

**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
JULY 9, 2020**

**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
JULY 9, 2020 at 9:00 a.m.**

Zoom Meeting: <https://zoom.us/j/93115252139> Meeting ID: 931 1525 2139

District Board of Supervisors	Chairman Vice-Chair Assistant Secretary Assistant Secretary Assistant Secretary	Kelly Evans Laura Coffey Paulo Beckert Becky Wilson Lori Campagna
District Manager	Meritus Meritus	Brian Lamb Gene Roberts
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Landmark Engineering	Todd C. Amaden

All cellular phones and pagers must be turned off while in the meeting room

The Public Hearing & Regular Meeting will begin at **9:00 a.m.** with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final sections are called **Board of Supervisors Request and Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

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) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, 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.

July 9, 2020

Board of Supervisors
Touchstone Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of Touchstone Community Development District will be held on
Thursday, July 9, 2020 at 9:00 a.m. via Zoom at the information below:

Zoom Meeting: <https://zoom.us/j/93115252139> Meeting ID: 931 1525 2139

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2021 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Close Public Hearing on Proposed Fiscal Year 2021 Budget
 - E. Consideration of Resolution 2020-04; Adopting Fiscal Year 2021 Budget..... Tab 01
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2020-05; Levying O&M Assessments..... Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN AND PROCEED TO REGULAR MEETING**
- 7. BUSSINES ITEMS**
 - A. Acceptance of FY 2020-2021 Developer Funding Agreement Tab 03
 - B. Acceptance of Financial Report for the Fiscal Year Ended September 30, 2019 Tab 04
 - C. Consideration of Resolution 2020-06; Setting Fiscal Year 2021 Meeting Schedule Tab 05
 - D. Consideration of Resolution 2020-07; Amending FY 2020 Final Budget..... Tab 06
 - E. Consideration of Resolution 2020-08; Adopting Default Statutory Alternative
Investment Policies..... Tab 07
 - F. Annual Qualified Electors Tab 08
 - G. Consideration of Resolution 2020-09; Setting Landowner's Election & CDD Meeting Tab 09
- 8. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting April 9, 2020..... Tab 10
 - B. Consideration of Operation and Maintenance Expenditures March 2020..... Tab 11
 - C. Consideration of Operation and Maintenance Expenditures April 2020..... Tab 12
 - D. Consideration of Operation and Maintenance Expenditures May 2020..... Tab 13
 - E. Review of Financial Statements Month Ending May 31, 2020 Tab 14
- 9. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 15
 - i. Community Inspection Report
- 10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 11. PUBLIC COMMENTS**
- 12. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Gene Roberts,
District Manager

RESOLUTION 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2019-2020 and/or revised projections for fiscal year 2020-2021.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Touchstone Community Development District for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021”.

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of **\$1,462,847.14**, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$566,334.14</u>
Total Debt Service Funds	<u>\$896,513.00</u>
Total All Funds*	<u>\$1,462,847.14</u>

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

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

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

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

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

Passed and Adopted on July 9, 2020.

Attested By:

**Touchstone Community
Development District**

Secretary/Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Adopted Budget

2021



TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

JULY 9, 2020



TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 FINAL ANNUAL OPERATING BUDGET

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JULY 9, 2020

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Touchstone Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2021, which begins on October 1, 2020. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018 Special Assessment Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessment Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	102,318.70	204,486.92	9,956.35	214,443.27	112,124.57
Operations & Maintenance Assmts-Off Roll	112,124.57	0.00	0.00	0.00	(112,124.57)
TOTAL SPECIAL ASSESSMENTS	214,443.27	204,486.92	9,956.35	214,443.27	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	99.00	0.00	99.00	99.00
TOTAL INTEREST EARNINGS	0.00	99.00	0.00	99.00	99.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	351,890.87	38,772.74	0.00	38,772.74	(313,118.13)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	351,890.87	38,772.74	0.00	38,772.74	(313,118.13)
TOTAL REVENUES	\$566,334.14	\$243,259.66	\$9,956.35	\$253,216.01	(\$313,118.13)
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	0.00	0.00	0.00	0.00
TOTAL LEGISLATIVE	0.00	0.00	0.00	0.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	45,000.00	18,750.00	26,250.00	45,000.00	0.00
District Engineer	7,500.00	0.00	2,000.00	2,000.00	(5,500.00)
Disclosure Report	8,400.00	0.00	7,350.00	7,350.00	(1,050.00)
Trustees Fees	8,500.00	1,678.08	6,321.92	8,000.00	(500.00)
Accounting Services	1,500.00	625.00	3,125.00	3,750.00	2,250.00
Auditing Services	6,500.00	0.00	0.00	0.00	(6,500.00)
Postage, Phone, Faxes, Copies	1,000.00	106.28	93.72	200.00	(800.00)
Public Officials Insurance	2,500.00	2,306.00	0.00	2,306.00	(194.00)
Legal Advertising	2,500.00	0.00	1,000.00	1,000.00	(1,500.00)
Bank Fees	500.00	30.00	70.00	100.00	(400.00)
Dues, Licenses & Fees	200.00	175.00	0.00	175.00	(25.00)
Miscellaneous Fees	300.00	0.00	0.00	0.00	(300.00)
Office Supplies	0.00	0.00	0.00	0.00	0.00
Website Administration	1,500.00	2,125.00	1,050.00	3,175.00	1,675.00
TOTAL FINANCIAL & ADMINISTRATIVE	85,900.00	25,795.36	47,260.64	73,056.00	(12,844.00)
LEGAL COUNSEL					
District Counsel	9,500.00	2,316.62	2,683.38	5,000.00	(4,500.00)
TOTAL LEGAL COUNSEL	9,500.00	2,316.62	2,683.38	5,000.00	(4,500.00)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	156,834.14	10,169.64	18,199.36	28,369.00	(128,465.14)
TOTAL ELECTRIC UTILITY SERVICES	156,834.14	10,169.64	18,199.36	28,369.00	(128,465.14)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	25,000.00	0.00	0.00	0.00	(25,000.00)
Waterway Management Misc.	7,500.00	0.00	0.00	0.00	(7,500.00)
TOTAL WATER-SEWER COMBINATION SERVICES	32,500.00	0.00	0.00	0.00	(32,500.00)
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	12,000.00	0.00	0.00	0.00	(12,000.00)
General Liability Insurance	3,000.00	2,819.00	0.00	2,819.00	(181.00)
Landscape Maintenance - Contract	125,000.00	37,014.37	46,755.63	83,770.00	(41,230.00)
Repairs & Maintenance	20,000.00	2,956.15	4,137.85	7,094.00	(12,906.00)
Plant Replacement Program	25,000.00	9,772.76	14,907.24	24,680.00	(320.00)
Waterway Management Services	55,000.00	2,565.00	10,215.00	12,780.00	(42,220.00)
Irrigation Maintenance	16,600.00	1,252.50	1,751.50	3,004.00	(13,596.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	256,600.00	56,379.78	77,767.22	134,147.00	(122,453.00)
ROAD & STREET FACILITIES					
Pavement and Drainage Repairs & Maintenance	25,000.00	0.00	0.00	0.00	(25,000.00)
TOTAL ROAD & STREET FACILITIES	25,000.00	0.00	0.00	0.00	(25,000.00)
RESERVE					
Capital Reserve	0.00	0.00	12,644.01	12,644.01	12,644.01
TOTAL RESERVE	0.00	0.00	12,644.01	12,644.01	12,644.01
TOTAL EXPENDITURES	\$566,334.14	\$94,661.40	\$158,554.61	\$253,216.01	(\$313,118.13)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$148,598.26	(\$148,598.26)	\$0.00	\$0.00

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	102,318.70	214,443.27	112,124.57	307,524.26	205,205.56
Operations & Maintenance Assmts-Off Roll	112,124.57	0.00	(112,124.57)	258,809.88	146,685.31
TOTAL SPECIAL ASSESSMENTS	214,443.27	214,443.27	0.00	566,334.14	351,890.87
INTEREST EARNINGS					
Interest Earnings	0.00	99.00	99.00	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	99.00	99.00	0.00	0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	351,890.87	38,772.74	(313,118.13)	0.00	(351,890.87)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	351,890.87	38,772.74	(313,118.13)	0.00	(351,890.87)
TOTAL REVENUES	\$566,334.14	\$253,216.01	(\$313,118.13)	\$566,334.14	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	0.00	0.00	0.00	0.00
TOTAL LEGISLATIVE	0.00	0.00	0.00	0.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	45,000.00	45,000.00	0.00	45,000.00	0.00
District Engineer	7,500.00	2,000.00	(5,500.00)	7,500.00	0.00
Disclosure Report	8,400.00	7,350.00	(1,050.00)	8,400.00	0.00
Trustees Fees	8,500.00	8,000.00	(500.00)	8,000.00	(500.00)
Accounting Services	1,500.00	3,750.00	2,250.00	3,750.00	2,250.00
Auditing Services	6,500.00	0.00	(6,500.00)	6,000.00	(500.00)
Postage, Phone, Faxes, Copies	1,000.00	200.00	(800.00)	1,000.00	0.00
Public Officials Insurance	2,500.00	2,306.00	(194.00)	2,500.00	0.00
Legal Advertising	2,500.00	1,000.00	(1,500.00)	2,500.00	0.00
Bank Fees	500.00	100.00	(400.00)	500.00	0.00
Dues, Licenses & Fees	200.00	175.00	(25.00)	200.00	0.00
Miscellaneous Fees	300.00	0.00	(300.00)	300.00	0.00
Office Supplies	0.00	0.00	0.00	0.00	0.00
Email Hosting	0.00	0.00	0.00	600.00	600.00
ADA Website Vendor	0.00	0.00	0.00	1,500.00	1,500.00
Website Administration	1,500.00	3,175.00	1,675.00	1,800.00	300.00
TOTAL FINANCIAL & ADMINISTRATIVE	85,900.00	73,056.00	(12,844.00)	89,550.00	3,650.00
LEGAL COUNSEL					
District Counsel	9,500.00	5,000.00	(4,500.00)	9,500.00	0.00
TOTAL LEGAL COUNSEL	9,500.00	5,000.00	(4,500.00)	9,500.00	0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	156,834.14	28,369.00	(128,465.14)	100,000.00	(56,834.14)
TOTAL ELECTRIC UTILITY SERVICES	156,834.14	28,369.00	(128,465.14)	100,000.00	(56,834.14)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	25,000.00	0.00	(25,000.00)	25,000.00	0.00
Waterway Management Misc.	7,500.00	0.00	(7,500.00)	0.00	(7,500.00)
TOTAL WATER-SEWER COMBINATION SERVICES	32,500.00	0.00	(32,500.00)	25,000.00	(7,500.00)
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	12,000.00	0.00	(12,000.00)	12,000.00	0.00
General Liability Insurance	3,000.00	2,819.00	(181.00)	3,000.00	0.00
Landscape Maintenance - Contract	125,000.00	83,770.00	(41,230.00)	150,000.00	25,000.00
Mulch	0.00	0.00	0.00	25,000.00	25,000.00
Repairs & Maintenance	20,000.00	7,094.00	(12,906.00)	20,000.00	0.00
Plant Replacement Program	25,000.00	24,680.00	(320.00)	25,000.00	0.00
Wetland Maintenance	0.00	0.00	0.00	10,000.00	10,000.00
Waterway Management Services	55,000.00	12,780.00	(42,220.00)	20,000.00	(35,000.00)
Irrigation Maintenance	16,600.00	3,004.00	(13,596.00)	16,600.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	256,600.00	134,147.00	(122,453.00)	281,600.00	25,000.00
ROAD & STREET FACILITIES					
Drainage Repairs & Maintenance	25,000.00	0.00	(25,000.00)	25,000.00	0.00
TOTAL ROAD & STREET FACILITIES	25,000.00	0.00	(25,000.00)	25,000.00	0.00
RESERVE					
Capital Reserve	0.00	12,644.01	12,644.01	35,684.14	35,684.14
TOTAL RESERVE	0.00	12,644.01	12,644.01	35,684.14	35,684.14
TOTAL EXPENDITURES	\$566,334.14	\$253,216.01	(\$313,118.13)	\$566,334.14	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

FINANCIAL & ADMINISTRATIVE

District Manager

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

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Website Administration

Cost of maintenance and administration of the District's website

LEGAL COUNSEL

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

ELECTRIC UTILITY SERVICES

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

GARBAGE/SOLID WASTE CONTROL SERVICES

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

WATER-SEWER COMBINATION SERVICES

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

OTHER PHYSICAL ENVIRONMENT

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	330,900
TOTAL REVENUES	\$	330,900

EXPENDITURES

Series 2018 June Bond Principal Payment	\$	95,000
Series 2018 June Bond Interest Payment	\$	118,781
Series 2018 December Bond Interest Payment	\$	117,119
TOTAL EXPENDITURES	\$	330,900
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2020	\$	5,185,000
Principal Payment Applied Toward Series 2018 Bonds	\$	95,000
Bonds Outstanding - Period Ending 12/15/2021	\$	5,090,000

* Semi-annual Payments are made on 6/15 and 12/15 of each year.

FY 2021 payments are 6/15/21 and 12/15/21

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2019

REVENUES

CDD Debt Service Assessments	\$	565,613
TOTAL REVENUES	\$	565,613

EXPENDITURES

Series 2019 June Bond Interest Payment	\$	187,806
Series 2019 December Bond Principal Payment	\$	190,000
Series 2019 December Bond Interest Payment	\$	187,806
TOTAL EXPENDITURES	\$	565,613
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2020	\$	9,620,000
Principal Payment Applied Toward Series 2019 Bonds	\$	190,000
Bonds Outstanding - Period Ending 12/15/2021	\$	9,430,000

* Semi-annual Payments are made on 6/15 and 12/15 of each year.

FY 2021 payments are 6/15/21 and 12/15/21

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

			FISCAL YEAR 2020			FISCAL YEAR 2021			
Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment ⁽¹⁾	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment ⁽¹⁾	Assessment Variance from Previous Year ⁽²⁾
SERIES 2018 - PHASES 1 & 2									
Townhome	0.51	162	\$ 468.34	\$ 301.15	\$ 769.49	\$ 468.34	\$ 301.15	\$ 769.49	\$ -
SF 35'	1.00	93	\$ 910.65	\$ 583.69	\$ 1,494.34	\$ 910.65	\$ 583.69	\$ 1,494.34	\$ -
SF 40'	1.14	124	\$ 1,040.75	\$ 667.52	\$ 1,708.27	\$ 1,040.75	\$ 667.52	\$ 1,708.27	\$ -
SF 50'	1.43	51	\$ 1,300.93	\$ 834.11	\$ 2,135.04	\$ 1,300.93	\$ 834.11	\$ 2,135.04	\$ -
Subtotal		430							
SERIES 2019 - PHASES 3 - 7									
Townhome	0.51	74	\$ 468.39	\$ 301.15	\$ 769.54	\$ 468.39	\$ 301.15	\$ 769.54	\$ -
SF 35'	1.00	196	\$ 910.76	\$ 583.69	\$ 1,494.45	\$ 910.76	\$ 583.69	\$ 1,494.45	\$ -
SF 40'	1.14	219	\$ 1,040.87	\$ 667.52	\$ 1,708.39	\$ 1,040.87	\$ 667.52	\$ 1,708.39	\$ -
SF 50'	1.43	127	\$ 1,301.08	\$ 834.11	\$ 2,135.19	\$ 1,301.08	\$ 834.11	\$ 2,135.19	\$ -
Subtotal		616							
TOTAL	1046								

Notations:

⁽¹⁾ Annual assessments are adjusted for collection costs and early payment discounts of 6%.

⁽²⁾ An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.

RESOLUTION 2020-05

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2020-2021 attached hereto as **Exhibit A (“FY 2020-2021 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2020-2021 Budget;

WHEREAS, the provision of the activities described in the FY 2020-2021 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on

all assessable lands in the amount contained for each parcel's portion of the FY 2020-2021 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2020-2021 Budget;

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

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

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

WHEREAS, Lennar Homes, LLC, a Florida limited liability company ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments collected pursuant to the Uniform Method) up to \$258,809.88 of the FY 2020-2021 Budget as shown in the revenues line item of the FY 2020-2021 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2020-2021 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2020-2021 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2020-2021 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2020
 2. 25% due no later than February 1, 2021
 3. 25% due no later than May 1, 2021
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2020-2021 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M

Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

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

Section 8. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 9. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 9, 2020.

Attested By:

**Touchstone Community
Development District**

Secretary/Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Budget

2021



TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

JULY 9, 2020

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 FINAL ANNUAL OPERATING BUDGET

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JULY 9, 2020

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Touchstone Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2021, which begins on October 1, 2020. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018 Special Assessment Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessment Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	102,318.70	204,486.92	9,956.35	214,443.27	112,124.57
Operations & Maintenance Assmts-Off Roll	112,124.57	0.00	0.00	0.00	(112,124.57)
TOTAL SPECIAL ASSESSMENTS	214,443.27	204,486.92	9,956.35	214,443.27	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	99.00	0.00	99.00	99.00
TOTAL INTEREST EARNINGS	0.00	99.00	0.00	99.00	99.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	351,890.87	38,772.74	0.00	38,772.74	(313,118.13)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	351,890.87	38,772.74	0.00	38,772.74	(313,118.13)
TOTAL REVENUES	\$566,334.14	\$243,259.66	\$9,956.35	\$253,216.01	(\$313,118.13)
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	0.00	0.00	0.00	0.00
TOTAL LEGISLATIVE	0.00	0.00	0.00	0.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	45,000.00	18,750.00	26,250.00	45,000.00	0.00
District Engineer	7,500.00	0.00	2,000.00	2,000.00	(5,500.00)
Disclosure Report	8,400.00	0.00	7,350.00	7,350.00	(1,050.00)
Trustees Fees	8,500.00	1,678.08	6,321.92	8,000.00	(500.00)
Accounting Services	1,500.00	625.00	3,125.00	3,750.00	2,250.00
Auditing Services	6,500.00	0.00	0.00	0.00	(6,500.00)
Postage, Phone, Faxes, Copies	1,000.00	106.28	93.72	200.00	(800.00)
Public Officials Insurance	2,500.00	2,306.00	0.00	2,306.00	(194.00)
Legal Advertising	2,500.00	0.00	1,000.00	1,000.00	(1,500.00)
Bank Fees	500.00	30.00	70.00	100.00	(400.00)
Dues, Licenses & Fees	200.00	175.00	0.00	175.00	(25.00)
Miscellaneous Fees	300.00	0.00	0.00	0.00	(300.00)
Office Supplies	0.00	0.00	0.00	0.00	0.00
Website Administration	1,500.00	2,125.00	1,050.00	3,175.00	1,675.00
TOTAL FINANCIAL & ADMINISTRATIVE	85,900.00	25,795.36	47,260.64	73,056.00	(12,844.00)
LEGAL COUNSEL					
District Counsel	9,500.00	2,316.62	2,683.38	5,000.00	(4,500.00)
TOTAL LEGAL COUNSEL	9,500.00	2,316.62	2,683.38	5,000.00	(4,500.00)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	156,834.14	10,169.64	18,199.36	28,369.00	(128,465.14)
TOTAL ELECTRIC UTILITY SERVICES	156,834.14	10,169.64	18,199.36	28,369.00	(128,465.14)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	25,000.00	0.00	0.00	0.00	(25,000.00)
Waterway Management Misc.	7,500.00	0.00	0.00	0.00	(7,500.00)
TOTAL WATER-SEWER COMBINATION SERVICES	32,500.00	0.00	0.00	0.00	(32,500.00)
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	12,000.00	0.00	0.00	0.00	(12,000.00)
General Liability Insurance	3,000.00	2,819.00	0.00	2,819.00	(181.00)
Landscape Maintenance - Contract	125,000.00	37,014.37	46,755.63	83,770.00	(41,230.00)
Repairs & Maintenance	20,000.00	2,956.15	4,137.85	7,094.00	(12,906.00)
Plant Replacement Program	25,000.00	9,772.76	14,907.24	24,680.00	(320.00)
Waterway Management Services	55,000.00	2,565.00	10,215.00	12,780.00	(42,220.00)
Irrigation Maintenance	16,600.00	1,252.50	1,751.50	3,004.00	(13,596.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	256,600.00	56,379.78	77,767.22	134,147.00	(122,453.00)
ROAD & STREET FACILITIES					
Pavement and Drainage Repairs & Maintenance	25,000.00	0.00	0.00	0.00	(25,000.00)
TOTAL ROAD & STREET FACILITIES	25,000.00	0.00	0.00	0.00	(25,000.00)
RESERVE					
Capital Reserve	0.00	0.00	12,644.01	12,644.01	12,644.01
TOTAL RESERVE	0.00	0.00	12,644.01	12,644.01	12,644.01
TOTAL EXPENDITURES	\$566,334.14	\$94,661.40	\$158,554.61	\$253,216.01	(\$313,118.13)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$148,598.26	(\$148,598.26)	\$0.00	\$0.00

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	102,318.70	214,443.27	112,124.57	307,524.26	205,205.56
Operations & Maintenance Assmts-Off Roll	112,124.57	0.00	(112,124.57)	258,809.88	146,685.31
TOTAL SPECIAL ASSESSMENTS	214,443.27	214,443.27	0.00	566,334.14	351,890.87
INTEREST EARNINGS					
Interest Earnings	0.00	99.00	99.00	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	99.00	99.00	0.00	0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	351,890.87	38,772.74	(313,118.13)	0.00	(351,890.87)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	351,890.87	38,772.74	(313,118.13)	0.00	(351,890.87)
TOTAL REVENUES	\$566,334.14	\$253,216.01	(\$313,118.13)	\$566,334.14	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	0.00	0.00	0.00	0.00
TOTAL LEGISLATIVE	0.00	0.00	0.00	0.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	45,000.00	45,000.00	0.00	45,000.00	0.00
District Engineer	7,500.00	2,000.00	(5,500.00)	7,500.00	0.00
Disclosure Report	8,400.00	7,350.00	(1,050.00)	8,400.00	0.00
Trustees Fees	8,500.00	8,000.00	(500.00)	8,000.00	(500.00)
Accounting Services	1,500.00	3,750.00	2,250.00	3,750.00	2,250.00
Auditing Services	6,500.00	0.00	(6,500.00)	6,000.00	(500.00)
Postage, Phone, Faxes, Copies	1,000.00	200.00	(800.00)	1,000.00	0.00
Public Officials Insurance	2,500.00	2,306.00	(194.00)	2,500.00	0.00
Legal Advertising	2,500.00	1,000.00	(1,500.00)	2,500.00	0.00
Bank Fees	500.00	100.00	(400.00)	500.00	0.00
Dues, Licenses & Fees	200.00	175.00	(25.00)	200.00	0.00
Miscellaneous Fees	300.00	0.00	(300.00)	300.00	0.00
Office Supplies	0.00	0.00	0.00	0.00	0.00
Email Hosting	0.00	0.00	0.00	600.00	600.00
ADA Website Vendor	0.00	0.00	0.00	1,500.00	1,500.00
Website Administration	1,500.00	3,175.00	1,675.00	1,800.00	300.00
TOTAL FINANCIAL & ADMINISTRATIVE	85,900.00	73,056.00	(12,844.00)	89,550.00	3,650.00
LEGAL COUNSEL					
District Counsel	9,500.00	5,000.00	(4,500.00)	9,500.00	0.00
TOTAL LEGAL COUNSEL	9,500.00	5,000.00	(4,500.00)	9,500.00	0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	156,834.14	28,369.00	(128,465.14)	100,000.00	(56,834.14)
TOTAL ELECTRIC UTILITY SERVICES	156,834.14	28,369.00	(128,465.14)	100,000.00	(56,834.14)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	25,000.00	0.00	(25,000.00)	25,000.00	0.00
Waterway Management Misc.	7,500.00	0.00	(7,500.00)	0.00	(7,500.00)
TOTAL WATER-SEWER COMBINATION SERVICES	32,500.00	0.00	(32,500.00)	25,000.00	(7,500.00)
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	12,000.00	0.00	(12,000.00)	12,000.00	0.00
General Liability Insurance	3,000.00	2,819.00	(181.00)	3,000.00	0.00
Landscape Maintenance - Contract	125,000.00	83,770.00	(41,230.00)	150,000.00	25,000.00
Mulch	0.00	0.00	0.00	25,000.00	25,000.00
Repairs & Maintenance	20,000.00	7,094.00	(12,906.00)	20,000.00	0.00
Plant Replacement Program	25,000.00	24,680.00	(320.00)	25,000.00	0.00
Wetland Maintenance	0.00	0.00	0.00	10,000.00	10,000.00
Waterway Management Services	55,000.00	12,780.00	(42,220.00)	20,000.00	(35,000.00)
Irrigation Maintenance	16,600.00	3,004.00	(13,596.00)	16,600.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	256,600.00	134,147.00	(122,453.00)	281,600.00	25,000.00
ROAD & STREET FACILITIES					
Drainage Repairs & Maintenance	25,000.00	0.00	(25,000.00)	25,000.00	0.00
TOTAL ROAD & STREET FACILITIES	25,000.00	0.00	(25,000.00)	25,000.00	0.00
RESERVE					
Capital Reserve	0.00	12,644.01	12,644.01	35,684.14	35,684.14
TOTAL RESERVE	0.00	12,644.01	12,644.01	35,684.14	35,684.14
TOTAL EXPENDITURES	\$566,334.14	\$253,216.01	(\$313,118.13)	\$566,334.14	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

FINANCIAL & ADMINISTRATIVE

District Manager

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

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Website Administration

Cost of maintenance and administration of the District's website

LEGAL COUNSEL

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

ELECTRIC UTILITY SERVICES

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

GARBAGE/SOLID WASTE CONTROL SERVICES

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

WATER-SEWER COMBINATION SERVICES

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

OTHER PHYSICAL ENVIRONMENT

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	330,900
TOTAL REVENUES	\$	330,900

EXPENDITURES

Series 2018 June Bond Principal Payment	\$	95,000
Series 2018 June Bond Interest Payment	\$	118,781
Series 2018 December Bond Interest Payment	\$	117,119
TOTAL EXPENDITURES	\$	330,900
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2020	\$	5,185,000
Principal Payment Applied Toward Series 2018 Bonds	\$	95,000
Bonds Outstanding - Period Ending 12/15/2021	\$	5,090,000

* Semi-annual Payments are made on 6/15 and 12/15 of each year.

FY 2021 payments are 6/15/21 and 12/15/21

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2019

REVENUES

CDD Debt Service Assessments	\$	565,613
TOTAL REVENUES	\$	565,613

EXPENDITURES

Series 2019 June Bond Interest Payment	\$	187,806
Series 2019 December Bond Principal Payment	\$	190,000
Series 2019 December Bond Interest Payment	\$	187,806
TOTAL EXPENDITURES	\$	565,613
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2020	\$	9,620,000
Principal Payment Applied Toward Series 2019 Bonds	\$	190,000
Bonds Outstanding - Period Ending 12/15/2021	\$	9,430,000

* Semi-annual Payments are made on 6/15 and 12/15 of each year.

FY 2021 payments are 6/15/21 and 12/15/21

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

			FISCAL YEAR 2020			FISCAL YEAR 2021			
Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment ⁽¹⁾	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment ⁽¹⁾	Assessment Variance from Previous Year ⁽²⁾
SERIES 2018 - PHASES 1 & 2									
Townhome	0.51	162	\$ 468.34	\$ 301.15	\$ 769.49	\$ 468.34	\$ 301.15	\$ 769.49	\$ -
SF 35'	1.00	93	\$ 910.65	\$ 583.69	\$ 1,494.34	\$ 910.65	\$ 583.69	\$ 1,494.34	\$ -
SF 40'	1.14	124	\$ 1,040.75	\$ 667.52	\$ 1,708.27	\$ 1,040.75	\$ 667.52	\$ 1,708.27	\$ -
SF 50'	1.43	51	\$ 1,300.93	\$ 834.11	\$ 2,135.04	\$ 1,300.93	\$ 834.11	\$ 2,135.04	\$ -
Subtotal		430							
SERIES 2019 - PHASES 3 - 7									
Townhome	0.51	74	\$ 468.39	\$ 301.15	\$ 769.54	\$ 468.39	\$ 301.15	\$ 769.54	\$ -
SF 35'	1.00	196	\$ 910.76	\$ 583.69	\$ 1,494.45	\$ 910.76	\$ 583.69	\$ 1,494.45	\$ -
SF 40'	1.14	219	\$ 1,040.87	\$ 667.52	\$ 1,708.39	\$ 1,040.87	\$ 667.52	\$ 1,708.39	\$ -
SF 50'	1.43	127	\$ 1,301.08	\$ 834.11	\$ 2,135.19	\$ 1,301.08	\$ 834.11	\$ 2,135.19	\$ -
Subtotal		616							
TOTAL	1046								

Notations:

⁽¹⁾ Annual assessments are adjusted for collection costs and early payment discounts of 6%.

⁽²⁾ An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.

FY 2020-2021 Budget Funding Agreement
(Touchstone Community Development District)

This FY 2020-2021 Budget Funding Agreement (this “**Agreement**”) is made and entered into as of July 9, 2020, between the **Touchstone Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is c/o Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **Lennar Homes, LLC**, a Florida limited liability company (the “**Developer**”), whose mailing address is 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607.

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2020-2021 as attached hereto as **Exhibit A** (the “**FY 2020-2021 Budget**”), which commences on October 1, 2020, and concludes on September 30, 2021;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2020-2021 Budget, or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2020-2021 Budget so long as payment is timely provided;

WHEREAS, the Developer presently certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

WHEREAS, the Developer agrees that the activities of the District described in the FY 2020-2021 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2020-2021 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2020-2021 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2020-2021 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to **\$258,809.88** in accordance with the FY 2020-2021 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2020-2021 Budget Revisions.** The District and Developer agree that the FY 2020-2021 Budget shall be revised at the end of the 2020-2021 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2020 and ending on September 30, 2021. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2020-2021 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2020-2021 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
- a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2020 FY 2020-2021 Budget" in the public records of Hillsborough County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.
7. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2020-2021 fiscal year on September 30, 2021.

The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

- 9. Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 10. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 11. Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 12. Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 13. Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**Touchstone Community
Development District**

Kelly Evans
Chair of the Board of Supervisors

Lennar Homes, LLC,
a Florida limited liability company

Name: _____
Title: _____

Exhibit A: FY 2020-2021 FY 2020-2021 Budget

2021



TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021

FINAL ANNUAL OPERATING BUDGET

JULY 9, 2020

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 FINAL ANNUAL OPERATING BUDGET

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JULY 9, 2020

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Touchstone Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2021, which begins on October 1, 2020. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018 Special Assessment Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessment Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	102,318.70	204,486.92	9,956.35	214,443.27	112,124.57
Operations & Maintenance Assmts-Off Roll	112,124.57	0.00	0.00	0.00	(112,124.57)
TOTAL SPECIAL ASSESSMENTS	214,443.27	204,486.92	9,956.35	214,443.27	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	99.00	0.00	99.00	99.00
TOTAL INTEREST EARNINGS	0.00	99.00	0.00	99.00	99.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	351,890.87	38,772.74	0.00	38,772.74	(313,118.13)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	351,890.87	38,772.74	0.00	38,772.74	(313,118.13)
TOTAL REVENUES	\$566,334.14	\$243,259.66	\$9,956.35	\$253,216.01	(\$313,118.13)
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	0.00	0.00	0.00	0.00
TOTAL LEGISLATIVE	0.00	0.00	0.00	0.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	45,000.00	18,750.00	26,250.00	45,000.00	0.00
District Engineer	7,500.00	0.00	2,000.00	2,000.00	(5,500.00)
Disclosure Report	8,400.00	0.00	7,350.00	7,350.00	(1,050.00)
Trustees Fees	8,500.00	1,678.08	6,321.92	8,000.00	(500.00)
Accounting Services	1,500.00	625.00	3,125.00	3,750.00	2,250.00
Auditing Services	6,500.00	0.00	0.00	0.00	(6,500.00)
Postage, Phone, Faxes, Copies	1,000.00	106.28	93.72	200.00	(800.00)
Public Officials Insurance	2,500.00	2,306.00	0.00	2,306.00	(194.00)
Legal Advertising	2,500.00	0.00	1,000.00	1,000.00	(1,500.00)
Bank Fees	500.00	30.00	70.00	100.00	(400.00)
Dues, Licenses & Fees	200.00	175.00	0.00	175.00	(25.00)
Miscellaneous Fees	300.00	0.00	0.00	0.00	(300.00)
Office Supplies	0.00	0.00	0.00	0.00	0.00
Website Administration	1,500.00	2,125.00	1,050.00	3,175.00	1,675.00
TOTAL FINANCIAL & ADMINISTRATIVE	85,900.00	25,795.36	47,260.64	73,056.00	(12,844.00)
LEGAL COUNSEL					
District Counsel	9,500.00	2,316.62	2,683.38	5,000.00	(4,500.00)
TOTAL LEGAL COUNSEL	9,500.00	2,316.62	2,683.38	5,000.00	(4,500.00)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	156,834.14	10,169.64	18,199.36	28,369.00	(128,465.14)
TOTAL ELECTRIC UTILITY SERVICES	156,834.14	10,169.64	18,199.36	28,369.00	(128,465.14)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	25,000.00	0.00	0.00	0.00	(25,000.00)
Waterway Management Misc.	7,500.00	0.00	0.00	0.00	(7,500.00)
TOTAL WATER-SEWER COMBINATION SERVICES	32,500.00	0.00	0.00	0.00	(32,500.00)
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	12,000.00	0.00	0.00	0.00	(12,000.00)
General Liability Insurance	3,000.00	2,819.00	0.00	2,819.00	(181.00)
Landscape Maintenance - Contract	125,000.00	37,014.37	46,755.63	83,770.00	(41,230.00)
Repairs & Maintenance	20,000.00	2,956.15	4,137.85	7,094.00	(12,906.00)
Plant Replacement Program	25,000.00	9,772.76	14,907.24	24,680.00	(320.00)
Waterway Management Services	55,000.00	2,565.00	10,215.00	12,780.00	(42,220.00)
Irrigation Maintenance	16,600.00	1,252.50	1,751.50	3,004.00	(13,596.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	256,600.00	56,379.78	77,767.22	134,147.00	(122,453.00)
ROAD & STREET FACILITIES					
Pavement and Drainage Repairs & Maintenance	25,000.00	0.00	0.00	0.00	(25,000.00)
TOTAL ROAD & STREET FACILITIES	25,000.00	0.00	0.00	0.00	(25,000.00)
RESERVE					
Capital Reserve	0.00	0.00	12,644.01	12,644.01	12,644.01
TOTAL RESERVE	0.00	0.00	12,644.01	12,644.01	12,644.01
TOTAL EXPENDITURES	\$566,334.14	\$94,661.40	\$158,554.61	\$253,216.01	(\$313,118.13)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$148,598.26	(\$148,598.26)	\$0.00	\$0.00

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	102,318.70	214,443.27	112,124.57	307,524.26	205,205.56
Operations & Maintenance Assmts-Off Roll	112,124.57	0.00	(112,124.57)	258,809.88	146,685.31
TOTAL SPECIAL ASSESSMENTS	214,443.27	214,443.27	0.00	566,334.14	351,890.87
INTEREST EARNINGS					
Interest Earnings	0.00	99.00	99.00	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	99.00	99.00	0.00	0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	351,890.87	38,772.74	(313,118.13)	0.00	(351,890.87)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	351,890.87	38,772.74	(313,118.13)	0.00	(351,890.87)
TOTAL REVENUES	\$566,334.14	\$253,216.01	(\$313,118.13)	\$566,334.14	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	0.00	0.00	0.00	0.00
TOTAL LEGISLATIVE	0.00	0.00	0.00	0.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	45,000.00	45,000.00	0.00	45,000.00	0.00
District Engineer	7,500.00	2,000.00	(5,500.00)	7,500.00	0.00
Disclosure Report	8,400.00	7,350.00	(1,050.00)	8,400.00	0.00
Trustees Fees	8,500.00	8,000.00	(500.00)	8,000.00	(500.00)
Accounting Services	1,500.00	3,750.00	2,250.00	3,750.00	2,250.00
Auditing Services	6,500.00	0.00	(6,500.00)	6,000.00	(500.00)
Postage, Phone, Faxes, Copies	1,000.00	200.00	(800.00)	1,000.00	0.00
Public Officials Insurance	2,500.00	2,306.00	(194.00)	2,500.00	0.00
Legal Advertising	2,500.00	1,000.00	(1,500.00)	2,500.00	0.00
Bank Fees	500.00	100.00	(400.00)	500.00	0.00
Dues, Licenses & Fees	200.00	175.00	(25.00)	200.00	0.00
Miscellaneous Fees	300.00	0.00	(300.00)	300.00	0.00
Office Supplies	0.00	0.00	0.00	0.00	0.00
Email Hosting	0.00	0.00	0.00	600.00	600.00
ADA Website Vendor	0.00	0.00	0.00	1,500.00	1,500.00
Website Administration	1,500.00	3,175.00	1,675.00	1,800.00	300.00
TOTAL FINANCIAL & ADMINISTRATIVE	85,900.00	73,056.00	(12,844.00)	89,550.00	3,650.00
LEGAL COUNSEL					
District Counsel	9,500.00	5,000.00	(4,500.00)	9,500.00	0.00
TOTAL LEGAL COUNSEL	9,500.00	5,000.00	(4,500.00)	9,500.00	0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	156,834.14	28,369.00	(128,465.14)	100,000.00	(56,834.14)
TOTAL ELECTRIC UTILITY SERVICES	156,834.14	28,369.00	(128,465.14)	100,000.00	(56,834.14)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	25,000.00	0.00	(25,000.00)	25,000.00	0.00
Waterway Management Misc.	7,500.00	0.00	(7,500.00)	0.00	(7,500.00)
TOTAL WATER-SEWER COMBINATION SERVICES	32,500.00	0.00	(32,500.00)	25,000.00	(7,500.00)
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	12,000.00	0.00	(12,000.00)	12,000.00	0.00
General Liability Insurance	3,000.00	2,819.00	(181.00)	3,000.00	0.00
Landscape Maintenance - Contract	125,000.00	83,770.00	(41,230.00)	150,000.00	25,000.00
Mulch	0.00	0.00	0.00	25,000.00	25,000.00
Repairs & Maintenance	20,000.00	7,094.00	(12,906.00)	20,000.00	0.00
Plant Replacement Program	25,000.00	24,680.00	(320.00)	25,000.00	0.00
Wetland Maintenance	0.00	0.00	0.00	10,000.00	10,000.00
Waterway Management Services	55,000.00	12,780.00	(42,220.00)	20,000.00	(35,000.00)
Irrigation Maintenance	16,600.00	3,004.00	(13,596.00)	16,600.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	256,600.00	134,147.00	(122,453.00)	281,600.00	25,000.00
ROAD & STREET FACILITIES					
Drainage Repairs & Maintenance	25,000.00	0.00	(25,000.00)	25,000.00	0.00
TOTAL ROAD & STREET FACILITIES	25,000.00	0.00	(25,000.00)	25,000.00	0.00
RESERVE					
Capital Reserve	0.00	12,644.01	12,644.01	35,684.14	35,684.14
TOTAL RESERVE	0.00	12,644.01	12,644.01	35,684.14	35,684.14
TOTAL EXPENDITURES	\$566,334.14	\$253,216.01	(\$313,118.13)	\$566,334.14	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

FINANCIAL & ADMINISTRATIVE

District Manager

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

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Website Administration

Cost of maintenance and administration of the District's website

LEGAL COUNSEL

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

ELECTRIC UTILITY SERVICES

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

GARBAGE/SOLID WASTE CONTROL SERVICES

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

WATER-SEWER COMBINATION SERVICES

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

OTHER PHYSICAL ENVIRONMENT

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	330,900
TOTAL REVENUES	\$	330,900

EXPENDITURES

Series 2018 June Bond Principal Payment	\$	95,000
Series 2018 June Bond Interest Payment	\$	118,781
Series 2018 December Bond Interest Payment	\$	117,119
TOTAL EXPENDITURES	\$	330,900
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2020	\$	5,185,000
Principal Payment Applied Toward Series 2018 Bonds	\$	95,000
Bonds Outstanding - Period Ending 12/15/2021	\$	5,090,000

* Semi-annual Payments are made on 6/15 and 12/15 of each year.

FY 2021 payments are 6/15/21 and 12/15/21

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2019

REVENUES

CDD Debt Service Assessments	\$	565,613
TOTAL REVENUES	\$	565,613

EXPENDITURES

Series 2019 June Bond Interest Payment	\$	187,806
Series 2019 December Bond Principal Payment	\$	190,000
Series 2019 December Bond Interest Payment	\$	187,806
TOTAL EXPENDITURES	\$	565,613
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2020	\$	9,620,000
Principal Payment Applied Toward Series 2019 Bonds	\$	190,000
Bonds Outstanding - Period Ending 12/15/2021	\$	9,430,000

* Semi-annual Payments are made on 6/15 and 12/15 of each year.

FY 2021 payments are 6/15/21 and 12/15/21

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

			FISCAL YEAR 2020			FISCAL YEAR 2021			
Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment ⁽¹⁾	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment ⁽¹⁾	Assessment Variance from Previous Year ⁽²⁾
SERIES 2018 - PHASES 1 & 2									
Townhome	0.51	162	\$ 468.34	\$ 301.15	\$ 769.49	\$ 468.34	\$ 301.15	\$ 769.49	\$ -
SF 35'	1.00	93	\$ 910.65	\$ 583.69	\$ 1,494.34	\$ 910.65	\$ 583.69	\$ 1,494.34	\$ -
SF 40'	1.14	124	\$ 1,040.75	\$ 667.52	\$ 1,708.27	\$ 1,040.75	\$ 667.52	\$ 1,708.27	\$ -
SF 50'	1.43	51	\$ 1,300.93	\$ 834.11	\$ 2,135.04	\$ 1,300.93	\$ 834.11	\$ 2,135.04	\$ -
Subtotal		430							
SERIES 2019 - PHASES 3 - 7									
Townhome	0.51	74	\$ 468.39	\$ 301.15	\$ 769.54	\$ 468.39	\$ 301.15	\$ 769.54	\$ -
SF 35'	1.00	196	\$ 910.76	\$ 583.69	\$ 1,494.45	\$ 910.76	\$ 583.69	\$ 1,494.45	\$ -
SF 40'	1.14	219	\$ 1,040.87	\$ 667.52	\$ 1,708.39	\$ 1,040.87	\$ 667.52	\$ 1,708.39	\$ -
SF 50'	1.43	127	\$ 1,301.08	\$ 834.11	\$ 2,135.19	\$ 1,301.08	\$ 834.11	\$ 2,135.19	\$ -
Subtotal		616							
TOTAL	1046								

Notations:

⁽¹⁾ Annual assessments are adjusted for collection costs and early payment discounts of 6%.

⁽²⁾ An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.

**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2019**

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Touchstone Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Touchstone Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2019, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 19, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 19, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Touchstone Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$1,622,788).
- The change in the District's total net position in comparison with the prior fiscal year was (\$1,202,580), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$168,675, a decrease of \$133,856 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2019	2018	
Assets, excluding capital assets	\$ 197,884	\$ 353,391	
Capital assets, net of depreciation	3,527,386	4,668,147	
Total assets	3,725,270	5,021,538	
Current liabilities	99,468	104,250	
Long-term liabilities	5,248,590	5,337,496	
Total liabilities	5,348,058	5,441,746	
Net Position			
Net investment in capital assets	(1,721,145)	(517,812)	
Restricted	98,357	97,604	
Total net position	\$ (1,622,788)	\$ (420,208)	

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased during the most recent fiscal year. The majority of the decrease is due primarily to the conveyance of infrastructure to other governmental entities for operation and maintenance.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2019	2018
Revenues:		
Program revenues		
Charges for services	\$ 261,815	\$ -
Operating grants and contributions	205,431	110,979
Capital grants and contributions	7,750,305	5,745
Total revenues	8,217,551	116,724
Expenses:		
General government	68,222	108,255
Maintenance and operations	150,478	1,305
Conveyance of capital assets	8,957,219	-
Bond issuance costs	-	282,299
Interest	244,212	145,073
Total expenses	9,420,131	536,932
Change in net position	(1,202,580)	(420,208)
Net position - beginning	(420,208)	-
Net position - ending	\$ (1,622,788)	\$ (420,208)

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2019 was \$9,420,131. The costs of the District's activities were funded by program revenues. Program revenues of the District are comprised primarily of Developer contributions and assessments in the current and prior fiscal years. The District also received funds from investment earnings which are included in program revenues. The increase in the current fiscal year is due primarily to the contribution of capital assets by the Developer. In total, expenses increased due primarily to the conveyance of infrastructure to other governmental entities for operation and maintenance. This was partially offset by nonrecurring Bond issuance costs incurred in the prior fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2019, the District had \$3,612,711 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$85,325 has been taken, which resulted in a net book value of \$3,527,386. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2019, the District had \$5,280,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase as the District is being built out.

Subsequent to the end of the fiscal year, the District issued \$9,800,000 in Series 2019 Special Assessment Bonds to finance Phases 3 to 7 of the development project – see Note 11 for additional information. Furthermore the District has begun discussions on expanding the boundaries of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Touchstone Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

	Governmental Activities
ASSETS	
Cash	\$ 9,937
Due from Developer	17,594
Prepaid items	1,678
Restricted assets:	
Investments	168,675
Capital assets:	
Nondepreciable	1,052,952
Depreciable, net	2,474,434
Total assets	<u>3,725,270</u>
LIABILITIES	
Accounts payable and accrued expenses	29,209
Accrued interest payable	70,259
Non-current liabilities:	
Due within one year	95,000
Due in more than one year	5,153,590
Total liabilities	<u>5,348,058</u>
NET POSITION	
Net investment in capital assets	(1,721,145)
Restricted for debt service	98,357
Total net position	<u>\$ (1,622,788)</u>

See notes to the financial statements

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 68,222	\$ 68,222	\$ 31,056	\$ -	\$ 31,056
Maintenance and operations	150,478	34,097	-	7,750,305	7,633,924
Interest on long-term debt	244,212	159,496	174,375	-	89,659
Conveyance of capital assets	8,957,219	-	-	-	(8,957,219)
Total governmental activities	9,420,131	261,815	205,431	7,750,305	(1,202,580)
			Change in net position		(1,202,580)
			Net position - beginning		(420,208)
			Net position - ending		<u>\$ (1,622,788)</u>

See notes to the financial statements

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 9,937	\$ -	\$ -	\$ 9,937
Investments	-	168,616	59	168,675
Due from Developer	17,594	-	-	17,594
Prepaid items	1,678	-	-	1,678
Total assets	<u>\$ 29,209</u>	<u>\$ 168,616</u>	<u>\$ 59</u>	<u>\$ 197,884</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 29,209	\$ -	\$ -	\$ 29,209
Total liabilities	<u>29,209</u>	<u>-</u>	<u>-</u>	<u>29,209</u>
Fund balances:				
Restricted for:				
Debt service	-	168,616	-	168,616
Capital projects	-	-	59	59
Total fund balances	<u>-</u>	<u>168,616</u>	<u>59</u>	<u>168,675</u>
Total liabilities and fund balances	<u>\$ 29,209</u>	<u>\$ 168,616</u>	<u>\$ 59</u>	<u>\$ 197,884</u>

See notes to the financial statements

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

Total fund balances - governmental funds \$ 168,675

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	3,612,711	
Accumulated depreciation	<u>(85,325)</u>	3,527,386

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(70,259)	
Original issue discount	31,410	
Bonds payable	<u>(5,280,000)</u>	<u>(5,318,849)</u>
Net position of governmental activities		<u><u>\$ (1,622,788)</u></u>

See notes to the financial statements

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 102,319	\$ 159,496	\$ -	\$ 261,815
Developer contributions	48,844	170,458	-	219,302
Interest income	-	3,917	1,214	5,131
Total revenues	151,163	333,871	1,214	486,248
EXPENDITURES				
Current:				
General government	68,222	-	-	68,222
Maintenance and operations	65,153	-	-	65,153
Debt Service:				
Principal	-	90,000	-	90,000
Interest	-	244,037	-	244,037
Capital outlay	-	-	152,692	152,692
Total expenditures	133,375	334,037	152,692	620,104
Excess (deficiency) of revenues over (under) expenditures	17,788	(166)	(151,478)	(133,856)
Fund balances - beginning	(17,788)	168,782	151,537	302,531
Fund balances - ending	\$ -	\$ 168,616	\$ 59	\$ 168,675

See notes to the financial statements

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds	\$	(133,856)
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.		152,692
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Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		90,000
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Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(85,325)
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The statement of activities reports noncash contributions as revenues, but these revenues are not reported in the governmental fund financial statements.		7,749,091
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Certain revenues were unavailable for the fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.		(17,788)
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Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:

Amortization of original issue discount		(1,094)
Conveyance of capital assets		(8,957,219)
Change in accrued interest		919

Change in net position of governmental activities	\$	<u>(1,202,580)</u>
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See notes to the financial statements

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Touchstone Community Development District ("District") was established on September 26, 2017, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 17-24. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2019, all of the Board members are affiliated with Lennar Homes ("Developer").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District was partially funded with Developer contributions in the current fiscal year.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements other than buildings	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2019:

	Amortized cost	Credit Risk	Maturities
			Weighted average maturity:
First American Government Oblig Fd Cl Y	\$ 168,675	S&P AAAM	24 days
Total Investments	<u>\$ 168,675</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2019 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 4,668,147	\$ 7,901,783	\$ 11,516,978	\$ 1,052,952
Total capital assets, not being depreciated	4,668,147	7,901,783	11,516,978	1,052,952
Capital assets, being depreciated				
Improvements other than buildings	-	2,559,759	-	2,559,759
Total capital assets, being depreciated	-	2,559,759	-	2,559,759
Less accumulated depreciation for:				
Improvements other than buildings	-	85,325	-	85,325
Total accumulated depreciation	-	85,325	-	85,325
Total capital assets, being depreciated, net	-	2,474,434	-	2,474,434
Governmental activities capital assets, net	\$ 4,668,147	\$ 10,376,217	\$ 11,516,978	\$ 3,527,386

NOTE 5 – CAPITAL ASSETS (Continued)

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$32,344,000. The project will be constructed in seven phases. The infrastructure will include roadways, potable water and wastewater systems, storm water systems, and land improvements. A portion of the project costs for Phase 1 and 2 was expected to be financed with the proceeds from the issuance of the Series 2018 Bonds. Phases 1 and 2 are estimated at approximately \$14.74 million.

In conjunction with the project, the District has entered into an acquisition agreement with the Developer to acquire the total project infrastructure. The District also executed a promissory note for the anticipated project acquisition – see Note 6 for additional information. The infrastructure in the 2018 and 2019 fiscal years was acquired from the Developer. The remainder of the project is expected to be funded by future Bond issuances.

During the current fiscal year, \$7,749,091 in capital assets were contributed to the District by the Developer. In addition, the District conveyed \$8,957,219 to other entities for operation and maintenance.

NOTE 6 – LONG-TERM LIABILITIES

Series 2018

In February 2018, the District issued \$5,370,000 of Special Assessment Bonds. The Series 2018 consists of multiple term bonds with maturity dates from June 15, 2023 to June 15, 2048. The Bonds bear fixed interest rates from 3.5% to 4.75%. The Bonds were issued to provide funds for the costs of acquiring a portion of the Project. Interest is to be paid semiannually on each December 15 and June 15, commencing June 15, 2018. Principal on the Bonds is to be paid serially commencing June 15, 2019 through June 15, 2048.

The Series 2018 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after June 15, 2028. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

Promissory Notes

In conjunction with the issuance of the Series 2018 Bonds, the District entered into Promissory Notes and Development Acquisition Agreements with the Developer, Lennar Homes, LLC for a principal amount not to exceed \$32,344,000. The promissory note amount was based on cost estimates available at that time to construct the District's Capital Improvement Project. The District planned on acquiring the Capital Improvement Project constructed by the Developer and documented this in the Development Acquisition Agreement. In accordance with the Acquisition Agreement, the District acquired certain improvements from the Developer during the 2018 and 2019 fiscal years – see Note 5.

The promissory notes are limited obligations payable solely from the funds within the Trust Estate for the District's Bonds. It is anticipated that the District will issue additional Bonds to acquire additional portions of the project, however the Developer has no rights under the agreement to compel such Bond issuances or to loan payments from any other source. When the Capital Improvement Project is declared complete, the actual amounts owed to the Developer from the Trust Estate will be finalized based on the actual costs of the Capital Improvement Project. The principal amounts of the promissory notes have not been included in the debt service schedule below.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2018	\$ 5,370,000	\$ -	\$ 90,000	\$ 5,280,000	\$ 95,000
Less Bond discount	32,504	-	1,094	31,410	-
Total	<u>\$ 5,337,496</u>	<u>\$ -</u>	<u>\$ 88,906</u>	<u>\$ 5,248,590</u>	<u>\$ 95,000</u>

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2020	\$ 95,000	\$ 240,888	\$ 335,888
2021	95,000	237,563	332,563
2022	100,000	234,238	334,238
2023	105,000	230,738	335,738
2024	110,000	227,063	337,063
2025-2029	605,000	1,063,063	1,668,063
2030-2034	770,000	913,088	1,683,088
2035-2039	965,000	717,450	1,682,450
2040-2044	1,225,000	467,638	1,692,638
2045-2048	1,210,000	147,250	1,357,250
Total	<u>\$ 5,280,000</u>	<u>\$ 4,478,979</u>	<u>\$ 9,758,979</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$48,844, which includes a receivable of \$17,594 at September 30, 2019. In addition, contributions to the debt service fund were \$170,458.

The Developer owns all of land within the District; therefore, assessment revenues in the general and debt service funds are the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developers, the loss of which would have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE 11 – SUBSEQUENT EVENTS

Bond Issuance

Subsequent to fiscal year end, the District issued \$9,800,000 of Series 2019 Bonds, consisting of multiple term bonds with due dates ranging from December 15, 2025 - December 15, 2049 and fixed interest rates ranging from 3.17% to 4.125%. The Bonds were issued to finance the acquisition and construction of certain improvements within Phase 3-7 for the benefit of the District.

Petition to Expand the District's Boundaries

The District has begun discussions on potentially expanding the boundaries of the District to add approximately 4.03 acres. No formal petition has yet been made.

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 214,443	\$ 102,319	\$ (112,124)
Developer contributions	351,891	48,844	(303,047)
Total revenues	<u>566,334</u>	<u>151,163</u>	<u>(415,171)</u>
EXPENDITURES			
Current:			
General government	107,500	68,222	39,278
Maintenance and operations	458,834	65,153	393,681
Total expenditures	<u>566,334</u>	<u>133,375</u>	<u>432,959</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	17,788	<u>\$ 17,788</u>
Fund balance - beginning		<u>(17,788)</u>	
Fund balance - ending		<u>\$ -</u>	

See notes to required supplementary information

**TOUCHSTONECOMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Touchstone Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Touchstone Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 19, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 19, 2020



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Touchstone Community Development District
Hillsborough County, Florida

We have examined Touchstone Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2019. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Touchstone Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 19, 2020



Grau & Associates

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Touchstone Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Touchstone Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated May 19, 2020.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 19, 2020, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Touchstone Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Touchstone Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 19, 2020

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2018.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2019. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

RESOLUTION 2020- 06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2020/2021, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2020/2021, shall be held as provided on the schedule attached as **Exhibit A**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Hillsborough County a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 9th DAY OF JULY, 2020.

**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

EXHIBIT A

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE**

FISCAL YEAR 2020/2021

October 8, 2020	9:00 a.m.
November 12, 2020	9:00 a.m.
December 10, 2020	9:00 a.m.
January 14, 2021	9:00 a.m.
February 11, 2021	9:00 a.m.
March 11, 2021	9:00 a.m.
April 08, 2021	9:00 a.m.
May 11, 2021	9:00 a.m.
June 10, 2021	9:00 a.m.
July 08, 2021	9:00 a.m.
August 12, 2021	9:00 a.m.
September 09, 2021	9:00 a.m.

All meetings will convene at the offices of Lennar Homes located at 4600 W. Cypress Street Suite
200, Tampa, FL 33607.

RESOLUTION 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT AMENDING THE GENERAL FUND BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 189.016, Florida Statutes the Board desires to reallocate funds budgeted to reflect re-appropriated revenues and expenses approved during Fiscal Year 2019/2020.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Amending the General Fund Budget for Fiscal Year 2019/2020.** The General Fund Budget for Fiscal Year 2019/2020 is hereby amended as shown in **Exhibit A** attached hereto. The District Manager shall post the amended budget on the District’s official website within 5 days after adoption and ensure it remains on the website for at least 2 years.
2. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 9TH DAY OF July, 2020.

Attest:

**Touchstone Community
Development District**

Gene Roberts
Secretary/Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

Exhibit A: Amended General Fund Budget for Fiscal Year 2019/2020

2020



TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

AMENDED FISCAL YEAR 2020 FINAL ANNUAL OPERATING BUDGET

July 9, 2020

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

AMENDED FISCAL YEAR 2020 FINAL ANNUAL OPERATING BUDGET

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July 9, 2020

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Touchstone Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2020, which begins on October 1, 2019. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018 Special Assessment Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessment Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	102,318.70	0.00	0.00	0.00	(102,318.70)
Operations & Maintenance Assmts-Off Roll	112,124.57	102,318.70	0.00	102,318.70	(9,805.87)
TOTAL SPECIAL ASSESSMENTS	214,443.27	102,318.70	0.00	102,318.70	(112,124.57)
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	351,890.87	31,250.00	0.00	31,250.00	(320,640.87)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	351,890.87	31,250.00	0.00	31,250.00	(320,640.87)
TOTAL REVENUES	\$566,334.14	\$133,568.70	\$0.00	\$133,568.70	(\$432,765.44)
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	0.00	0.00	0.00	0.00
TOTAL LEGISLATIVE	0.00	0.00	0.00	0.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	45,000.00	18,750.00	26,250.00	45,000.00	0.00
District Engineer	15,000.00	0.00	0.00	0.00	(15,000.00)
Disclosure Report	6,000.00	0.00	4,200.00	4,200.00	(1,800.00)
Trustees Fees	10,000.00	0.00	4,200.00	4,200.00	(5,800.00)
Accounting Services	1,500.00	0.00	750.00	750.00	(750.00)
Auditing Services	6,000.00	0.00	4,500.00	4,500.00	(1,500.00)
Postage, Phone, Faxes, Copies	1,000.00	2.46	3.44	5.90	(994.10)
Public Officials Insurance	5,000.00	2,250.00	3,150.00	5,400.00	400.00
Legal Advertising	4,000.00	0.00	0.00	0.00	(4,000.00)
Bank Fees	500.00	41.36	57.90	99.26	(400.74)
Dues, Licenses & Fees	200.00	175.00	245.00	420.00	220.00
Miscellaneous Fees	300.00	0.00	0.00	0.00	(300.00)
Office Supplies	0.00	0.00	0.00	0.00	0.00
Website Administration	0.00	2,950.00	4,130.00	7,080.00	7,080.00
TOTAL FINANCIAL & ADMINISTRATIVE	94,500.00	24,168.82	47,486.35	71,655.17	(22,844.83)
LEGAL COUNSEL					
District Counsel	13,000.00	763.50	1,068.90	1,832.40	(11,167.60)
TOTAL LEGAL COUNSEL	13,000.00	763.50	1,068.90	1,832.40	(11,167.60)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	156,834.14	214.97	300.96	515.93	(156,318.21)
TOTAL ELECTRIC UTILITY SERVICES	156,834.14	214.97	300.96	515.93	(156,318.21)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	25,000.00	0.00	0.00	0.00	(25,000.00)
Waterway Management Misc.	0.00	380.00	532.00	912.00	912.00
TOTAL WATER-SEWER COMBINATION SERVICES	25,000.00	380.00	532.00	912.00	(24,088.00)
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	12,000.00	0.00	0.00	0.00	(12,000.00)
General Liability Insurance	0.00	2,750.00	3,850.00	6,600.00	6,600.00
Landscape Maintenance-Contract	125,000.00	4,849.45	6,789.23	11,638.68	(113,361.32)
Repairs and Maintenance	15,000.00	670.13	938.18	1,608.31	(13,391.69)
Plant Replacement Program	25,000.00	0.00	0.00	0.00	(25,000.00)
Waterway Management Services	55,000.00	2,237.00	3,131.80	5,368.80	(49,631.20)
Irrigation Maintenance	10,000.00	0.00	0.00	0.00	(10,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	242,000.00	10,506.58	14,709.21	25,215.79	(216,784.21)
ROAD & STREET FACILITIES					
Pavement and Drainage Repairs & Maintenance	35,000.00	0.00	0.00	0.00	(35,000.00)
TOTAL ROAD & STREET FACILITIES	35,000.00	0.00	0.00	0.00	(35,000.00)
RESERVE					
Capital Reserve	0.00	0.00	33,437.41	33,437.41	33,437.41
TOTAL RESERVE	0.00	0.00	33,437.41	33,437.41	33,437.41
TOTAL EXPENDITURES	\$566,334.14	\$36,033.87	\$97,534.83	\$133,568.70	(\$432,765.44)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$97,534.83	(\$97,534.83)	\$0.00	\$0.00

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Final Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	102,318.70	0.00	(102,318.70)	214,678.67	112,359.97
Operations & Maintenance Assmts-Off Roll	112,124.57	102,318.70	(9,805.87)	0.00	(112,124.57)
TOTAL SPECIAL ASSESSMENTS	214,443.27	102,318.70	(112,124.57)	214,678.67	235.39
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	351,890.87	31,250.00	(320,640.87)	351,655.48	(235.39)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	351,890.87	31,250.00	(320,640.87)	351,655.48	(235.39)
TOTAL REVENUES	\$566,334.14	\$133,568.70	(\$432,765.44)	\$566,334.14	(\$0.00)
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	0.00	0.00	0.00	0.00
TOTAL LEGISLATIVE	0.00	0.00	0.00	0.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	45,000.00	45,000.00	0.00	45,000.00	0.00
District Engineer	15,000.00	0.00	(15,000.00)	7,500.00	(7,500.00)
Disclosure Report	6,000.00	4,200.00	(1,800.00)	8,400.00	2,400.00
Trustees Fees	10,000.00	4,200.00	(5,800.00)	8,500.00	(1,500.00)
Accounting Services	1,500.00	750.00	(750.00)	1,500.00	0.00
Auditing Services	6,000.00	4,500.00	(1,500.00)	6,500.00	500.00
Postage, Phone, Faxes, Copies	1,000.00	5.90	(994.10)	1,000.00	0.00
Public Officials Insurance	5,000.00	5,400.00	400.00	2,500.00	(2,500.00)
Legal Advertising	4,000.00	0.00	(4,000.00)	2,500.00	(1,500.00)
Bank Fees	500.00	99.26	(400.74)	500.00	0.00
Dues, Licenses & Fees	200.00	420.00	220.00	200.00	0.00
Miscellaneous Fees	300.00	0.00	(300.00)	300.00	0.00
Office Supplies	0.00	0.00	0.00	0.00	0.00
Website Administration	0.00	7,080.00	7,080.00	1,500.00	1,500.00
TOTAL FINANCIAL & ADMINISTRATIVE	94,500.00	71,655.17	(22,844.83)	85,900.00	(8,600.00)
LEGAL COUNSEL					
District Counsel	13,000.00	1,832.40	(11,167.60)	9,500.00	(3,500.00)
TOTAL LEGAL COUNSEL	13,000.00	1,832.40	(11,167.60)	9,500.00	(3,500.00)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	156,834.14	515.93	(156,318.21)	156,834.14	0.00
TOTAL ELECTRIC UTILITY SERVICES	156,834.14	515.93	(156,318.21)	156,834.14	0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	25,000.00	0.00	(25,000.00)	25,000.00	0.00
Waterway Management Misc.	0.00	912.00	912.00	7,500.00	7,500.00
TOTAL WATER-SEWER COMBINATION SERVICES	25,000.00	912.00	(24,088.00)	32,500.00	7,500.00
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	12,000.00	0.00	(12,000.00)	12,000.00	0.00
General Liability Insurance	0.00	6,600.00	6,600.00	3,000.00	3,000.00
Landscape Maintenance-Contract	125,000.00	11,638.68	(113,361.32)	125,000.00	0.00
Repairs and Maintenance	15,000.00	1,608.31	(13,391.69)	20,000.00	5,000.00
Plant Replacement Program	25,000.00	0.00	(25,000.00)	25,000.00	0.00
Waterway Management Services	55,000.00	5,368.80	(49,631.20)	55,000.00	0.00
Irrigation Maintenance	10,000.00	0.00	(10,000.00)	16,600.00	6,600.00
TOTAL OTHER PHYSICAL ENVIRONMENT	242,000.00	25,215.79	(216,784.21)	256,600.00	14,600.00
ROAD & STREET FACILITIES					
Pavement and Drainage Repairs & Maintenance	35,000.00	0.00	(35,000.00)	25,000.00	(10,000.00)
TOTAL ROAD & STREET FACILITIES	35,000.00	0.00	(35,000.00)	25,000.00	(10,000.00)
RESERVE					
Capital Reserve	0.00	33,437.41	33,437.41	0.00	0.00
TOTAL RESERVE	0.00	33,437.41	33,437.41	0.00	0.00
TOTAL EXPENDITURES	\$566,334.14	\$133,568.70	(\$432,765.44)	\$566,334.14	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.00)

AMENDED
FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

FINANCIAL & ADMINISTRATIVE

District Manager

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

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Website Administration

Cost of maintenance and administration of the District's website

LEGAL COUNSEL

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

ELECTRIC UTILITY SERVICES

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

GARBAGE/SOLID WASTE CONTROL SERVICES

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

WATER-SEWER COMBINATION SERVICES

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

OTHER PHYSICAL ENVIRONMENT

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	334,225
TOTAL REVENUES	\$	334,225

EXPENDITURES

Series 2018 June Bond Principal Payment	\$	95,000
Series 2018 June Bond Interest Payment	\$	120,444
Series 2018 December Bond Interest Payment	\$	118,781
TOTAL EXPENDITURES	\$	334,225
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2019	\$	5,280,000
Principal Payment Applied Toward Series 2018 Bonds	\$	95,000
Bonds Outstanding - Period Ending 12/15/2020	\$	5,185,000

* Semi-annual Payments are made on 6/15 and 12/15 of each year.

FY 2020 payments are 6/15/20 and 12/15/20

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2019

REVENUES

CDD Debt Service Assessments	\$	566,532
TOTAL REVENUES	\$	566,532

EXPENDITURES

Series 2019 June Bond Interest Payment	\$	195,914
Series 2019 December Bond Principal Payment	\$	180,000
Series 2019 December Bond Interest Payment	\$	190,619
TOTAL EXPENDITURES	\$	566,532
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2019	\$	9,800,000
Principal Payment Applied Toward Series 2019 Bonds	\$	180,000
Bonds Outstanding - Period Ending 12/15/2020	\$	9,620,000

* Semi-annual Payments are made on 6/15 and 12/15 of each year.

FY 2020 payments are 6/15/20 and 12/15/20

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

			FISCAL YEAR 2019			FISCAL YEAR 2020			
Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2019 Total Assessment ⁽¹⁾	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment ⁽¹⁾	Assessment Variance from Previous Year ⁽²⁾
SERIES 2018 - PHASES 1 & 2									
Townhome	0.51	162	\$ 468.34	\$ 301.15	\$ 769.49	\$ 468.34	\$ 301.15	\$ 769.49	\$ -
SF 35'	1.00	93	\$ 910.65	\$ 583.69	\$ 1,494.34	\$ 910.65	\$ 583.69	\$ 1,494.34	\$ -
SF 40'	1.14	124	\$ 1,040.75	\$ 667.52	\$ 1,708.27	\$ 1,040.75	\$ 667.52	\$ 1,708.27	\$ -
SF 50'	1.43	51	\$ 1,300.93	\$ 834.11	\$ 2,135.04	\$ 1,300.93	\$ 834.11	\$ 2,135.04	\$ -
Subtotal		430							
SERIES 2019 - PHASES 3-7									
Townhome	0.51	74	\$ 468.39	\$ 301.15	\$ 769.54	\$ 468.39	\$ 301.15	\$ 769.54	\$ -
SF 35'	1.00	196	\$ 910.76	\$ 583.69	\$ 1,494.45	\$ 910.76	\$ 583.69	\$ 1,494.45	\$ -
SF 40'	1.14	219	\$ 1,040.87	\$ 667.52	\$ 1,708.39	\$ 1,040.87	\$ 667.52	\$ 1,708.39	\$ -
SF 50'	1.43	127	\$ 1,301.08	\$ 834.11	\$ 2,135.19	\$ 1,301.08	\$ 834.11	\$ 2,135.19	\$ -
Subtotal		616							
TOTAL	1046								

Notations:

⁽¹⁾ Annual assessments are adjusted for collection costs and early payment discounts of 6%.

⁽²⁾ An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.

AMENDED

FISCAL YEAR 2020

FINAL ANNUAL OPERATING BUDGET

RESOLUTION 2020-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2018-19 AND ANY OTHER PRIOR INVESTMENT POLICIES AND ELECTING TO USE THE STATUTORY DEFAULT INVESTMENT POLICIES FOR INVESTING PUBLIC FUNDS IN EXCESS OF THE AMOUNTS NEEDED TO MEET CURRENT EXPENSES IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously adopted Resolution 2018-19 to establish a written investment policy in accordance with Section 218.415, Florida; and

WHEREAS, the Board desires to rescind Resolution 2018-19 and any other prior investment policies, to not adopt a written investment policy, and instead use the statutory default investment policies for the investment of public funds in excess of amounts needed to meet current expenses, in accordance with Section 218.415 (17), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Rescindment of Prior Investment Policies.** The Board hereby rescinds Resolution 2018-19 and any other prior investment policies in their entirety.
2. **Use of Statutory Default Investment Policies.** The Board hereby elects to use the statutory default alternative investment policies for the investment of public funds in excess of the amounts needed to meet current expenses, in accordance with Section 218.415(17), Florida Statutes, as amended.
3. **Conflicts.** All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
4. **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.
5. **Effective Date.** This Resolution shall become effective upon adoption.

PASSED AND ADOPTED ON July 9, 2020.

ATTEST:

**TOUCHSTONE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors



April 24, 2020

To Whom It May Concern:

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2020, listed below.

Community Development District	Number of Registered Electors
Touchstone	303

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

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

Respectfully,

Enjoli White
Candidate Services Liaison



RESOLUTION 2020-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING A DATE, TIME AND LOCATION FOR A
LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION;
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Touchstone Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors ("Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, Florida Statutes; and

WHEREAS, the effective date of Ordinance No. 17-24 creating the District was the September 26, 2017; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

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

Section 1. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on November 3, 2020, at 9:00 a.m. at the offices of Lennar Homes, 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its July 9, 2020 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at the office of the District Manager, Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 9TH DAY OF July , 2020.

ATTEST:

**TOUCHSTONE COMMUNITY DEVELOPMENT
DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Touchstone Community Development District (the “**District**”), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 220 acres more or less, generally located west of 78th Street and south of Causeway Boulevard and north of Madison Avenue, Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2020
TIME: 9:00 a.m.
PLACE: The offices of Lennar Homes
4600 W. Cypress Street, Suite 200
Tampa, Florida 33607

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and shall be entitled to one vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Brian Lamb, District Manager

Run Date(s): October 7 and 14, 2020

EXHIBIT A

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **November 3, 2020**

TIME: **9:00 a.m.**

LOCATION: **The offices of Lennar Homes
4600 W. Cypress Street, Suite 200
Tampa, Florida 33607**

Pursuant to Chapter 190, Florida Statutes, and after a community development district ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("Board") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners, two (2) seats for a four year period and one (1) seat for a two year period. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

EXHIBIT A

LANDOWNER PROXY

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2020**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Touchstone Community Development District to be held at the offices of Lennar Homes, located at 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607, on November 3, 2020, at 9:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

EXHIBIT A

OFFICIAL BALLOT
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2020

For Election (Three (3) Supervisors): The two candidates receiving the highest number of votes will receive a four (4) year term, and the one candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for each of the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Touchstone Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowners' Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

Date: _____

Signed: _____
Printed Name: _____

**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

April 9, 2020 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, April 9, 2020 at 9:00 a.m.** via conference call at 1-866-906-9330 with access code 4863181.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of the Touchstone Community Development District to order on **Thursday, April 9, 2020 at 9:15 a.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Laura Coffey	Vice Chair
Becky Wilson	Supervisor
Paulo Beckert	Supervisor
Lori Campagna	Supervisor

Staff Members Present:

Gene Roberts	District Manager, Meritus
Nicole Hicks	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments.

3. BUSINESS ITEMS

A. Consideration of Resolution 2020-03; Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing

Mr. Roberts told the Board he and Kelly Evans had reviewed the budget and moved some money around in different line items, but that the budget will not increase from the 2020 budget and assessments will remain the same.

MOTION TO: Approve Resolution 2020-03.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Coffey
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

B. General Matters of the District

4. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting March 12, 2020

The Board reviewed the minutes.

MOTION TO: Approve the March 12, 2020 minutes.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Coffey
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

B. Consideration of the Operation and Maintenance Expenditures February 2020

The Board reviewed the February 2020 O&Ms.

MOTION TO: Approve the February 2020 O&Ms.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Campagna
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

C. Review of Financial Statements Month Ending February 29, 2020

The financials were reviewed and accepted.

5. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Vericker asked Supervisor Coffey if there were any updates on the timeframe of Phase 7. There were not any updates at this time.

B. District Engineer

There was nothing to report from the Engineer.

C. District Manager

i. Community Inspections

The Board reviewed the community inspection reports. Supervisor Evans asked when Sitex is taking over pond maintenance. Mr. Roberts said the first of May. Supervisor Evans asked for Mr. Roberts to make sure the current vendor continues addressing the ponds through the end of their contract.

6. SUPERVISOR REQUESTS AND COMMENTS

There were no supervisor requests at this time.

7. PUBLIC COMMENTS

There were no public comments.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Touchstone Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Aquatic Weed Control, Inc.	44826	\$ 328.00		Waterway Service - March
Field Stone	4132	1,830.00		Landscape Maintenance - Addendum - March
Field Stone	4133	4,849.45	\$ 6,679.45	Landscape Maintenance - March
Meritus Districts	9669	4,003.15		Management Services - March
Monthly Contract Sub-Total		\$ 11,010.60		
Variable Contract				
Straley Robin Vericker	18033	\$ 80.00		Professional Services - General - thru 02/15/20
Variable Contract Sub-Total		\$ 80.00		
Utilities				
Tampa Electric	221007137385 030620	\$ 2,522.35		Electric Service - thru 03/02/20
Utilities Sub-Total		\$ 2,522.35		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Field Stone	4001	\$ 67.25		Inspection Repairs - February
Field Stone	4324	200.80	\$ 268.05	Irrigation Repairs - 03/04/20
Additional Services Sub-Total		\$ 268.05		
TOTAL:		\$ 13,881.00		

Touchstone Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

**Aquatic Weed Control, Inc.**

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Invoice

Date	Invoice #
3/1/2020	44826

Bill To

Touchstone CDD/Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	3/31/2020

Description	Amount
Monthly waterway service for the month this invoice is dated for 7 lakes associated with Touchstone CDD, Tampa. <i>53900 4409 62</i>	328.00

Thank you for your business.

Total	\$328.00
Payments/Credits	\$0.00
Balance Due	\$328.00



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 4132

Date	PO#
03/01/20	
SalesRep	Terms
Scott LeRoy	Net 30

Bill To

Touchstone Commons & Ponds CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Property Address

Touchstone Commons & Ponds CDD
4223 Globe Thistle Dr.
Tampa, FL 33619

Item	Qty / UOM	Rate	Ext. Price	Amount
#2009 - Maintenance Addendum March 2020			\$1,830.00	\$1,830.00

Sales Tax	\$0.00
Grand Total	\$1,830.00

53900-4604
LR

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 4133

Date	PO#
03/01/20	
SalesRep	Terms
Scott LeRoy	Net 30

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

Property Address
Touchstone Commons & Ponds CDD 4223 Globe Thistle Dr. Tampa, FL 33619

Item	Qty / UOM	Rate	Ext. Price	Amount
#2509 - 2020 Maintenance Contract (Common Areas & Ponds) March 2020			\$4,849.45	\$4,849.45

Sales Tax	\$0.00
Grand Total	\$4,849.45

53960.4604
CJR

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE

Invoice Number: 9669
Invoice Date: Mar 1, 2020
Page: 1

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

Ship to:	

Customer ID	Customer PO	Payment Terms	
Touchstone CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		3/1/20

[illegible]

Subtotal	4,003.15
Sales Tax	
Total Invoice Amount	4,003.15
Payment/Credit Applied	
TOTAL	4,003.15

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 300

Tampa, FL 33607

February 25, 2020

Client: 001492

Matter: 000001

Invoice #: 18033

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2020

SERVICES

Date	Person	Description of Services	Hours	
2/13/2020	KMS	REVIEW AGENDA FOR BOARD OF SUPERVISORS MEETING.	0.2	
2/13/2020	LB	EMAILS TO AND FROM B. CRUTCHFIELD RE NOVEMBER LANDOWNERS ELECTIONS; RESEARCH RE SEATS UP IN NOVEMBER FOR THE LANDOWNERS ELECTION.	0.2	
Total Professional Services			0.4	\$80.00

PERSON RECAP

Person		Hours	Amount
KMS	Kristen M. Schalter	0.2	\$50.00
LB	Lynn Butler	0.2	\$30.00

51460 = 3107
42

February 25, 2020
Client: 001492
Matter: 000001
Invoice #: 18033

Page: 2

Total Services	\$80.00	
Total Disbursements	\$0.00	
Total Current Charges		\$80.00

PAY THIS AMOUNT

\$80.00

Please Include Invoice Number on all Correspondence



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/06/2020

Account: 221007137385

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

Current month's charges:	\$2,522.35
Total amount due:	\$2,522.35
Payment Due By:	03/27/2020

Your Account Summary

Previous Amount Due	\$2,521.61
Payment(s) Received Since Last Statement	-\$2,521.61
Current Month's Charges	\$2,522.35
Total Amount Due	\$2,522.35

Free installation through March 31, 2020.

Protect your valuable electronics with Zap Cap Systems® Premium Service and your wallet with free installation. Visit tampaelectric.com/zapcap or call 877-Surge22 to learn more and sign up.

Zap Cap
SYSTEMS®
A TAMPA ELECTRIC PROGRAM

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

Share

*I helped a
neighbor in
need!*

HELP YOUR NEIGHBORS. GET A MATCH.

Donate to our Share program and help your neighbors in need pay their electric or natural gas bills. We'll match your donation dollar for dollar, up to \$500,000. Visit tampaelectric.com/share or peoplesgas.com/share to learn more.



See reverse side for more information

charges:	\$2,522.35
e:	\$2,522.35
y:	03/27/2020

\$

00004832 01 AV 0.38 33607 FTECO103062023312810 00000 02 01000000 005 02 11890 002



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



MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received

MAR 13 2020

6538524288382210071373850000002522357

Account: 221007137385
 Statement Date: 03/06/2020
 Current month's charges due 03/27/2020

Details of Charges – Service from 02/01/2020 to 03/02/2020

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000708574	03/02/2020	119		43		76 kWh	1	31 Days

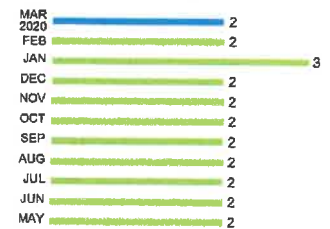
Basic Service Charge		\$18.06
Energy Charge	76 kWh @ \$0.06010/kWh	\$4.57
Fuel Charge	76 kWh @ \$0.03016/kWh	\$2.29
Florida Gross Receipt Tax		\$0.64

Electric Service Cost

\$25.56

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Details of Charges – Service from 02/01/2020 to 03/02/2020

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	1450 kWh @ \$0.02871/kWh	\$41.63
Fixture & Maintenance Charge	70 Fixtures	\$907.60
Lighting Pole / Wire	70 Poles	\$1502.04
Lighting Fuel Charge	1450 kWh @ \$0.02989/kWh	\$43.34
Florida Gross Receipt Tax		\$2.18

Lighting Charges

\$2,496.79

Total Current Month's Charges

\$2,522.35





4801 122nd Ave. N
Clearwater, FL 33762

Invoice 4001

Date	PO#
02/21/20	
SalesRep	Terms
Brian Stephens	Net 30

Bill To
Touchstone Commons & Ponds CDD c/o Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Property Address
Touchstone Commons & Ponds CDD 4223 Globe Thistle Dr. Tampa, FL 33619

Item	Qty / UOM	Rate	Ext. Price	Amount
#2900 - Feb. Inspection Repairs			\$67.25	\$67.25
Feb. Inspection Repairs				
<i>Irrigation Repairs - 02/23/2020</i>			\$67.25	

Sales Tax	\$0.00
Grand Total	\$67.25

53900 4611
CL

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com

Irrigation Repairs - 03/04/2020

\$200.80



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 4324

Date	PO#
03/04/20	
SalesRep	Terms
David Lora	Net 30

Bill To

Touchstone Commons & Ponds CDD
c/o Meritus Corp
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Property Address

Touchstone Commons & Ponds CDD
4223 Globe Thistle Dr.
Tampa, FL 33619

Item	Qty / UOM	Rate	Ext. Price	Amount
			\$200.80	\$200.80

#3247 - Irrigation Repairs 3.4.20

Repairs made along new roadway at the west end

53900
4611

Sales Tax	\$0.00
Grand Total	\$200.80

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

QR

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com

Touchstone Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Field Stone	4568	\$ 2,912.61		Landscape Maintenance Addendum - March
Field Stone	4479	1,830.00		Landscape Maintenance Addendum - April
Field Stone	4480	4,849.45		Landscape Maintenance - April
Field Stone	4569	2,912.61	\$ 12,504.67	Landscape Maintenance Addendum - April
Meritus Districts	9710	4,002.63		Management Services - April
Sitex Aquatics	3569B	675.00		Lake Service - April
Monthly Contract Sub-Total		\$ 17,182.30		
Variable Contract				
Grau and Associates	19459	\$ 3,800.00		FY19 Audit - 04/02/20
Landmark	2170033 08	900.00		Professional Services - March
Straley Robin Vericker	18148	457.50		Professional Services - General - thru 03/15/20
US Bank	5689371	4,040.63		Series 2018 Trustee Fee - 03/01/20-02/28/21
Variable Contract Sub-Total		\$ 9,198.13		
Utilities				
BOCC	BOCC042420DEP	\$ 425.00		Reclaimed Water Deposit - 04/24/20
Tampa Electric	221007137385 040620	2,521.43		Electric Service - thru 03/31/20
Utilities Sub-Total		\$ 2,946.43		
Regular Services				
Tampa Bay Times	75570 040220	\$ 495.00		Meeting - 04/02/20
Regular Services Sub-Total		\$ 495.00		

Touchstone Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 29,821.86		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 4568

Date	PO#
03/01/20	
SalesRep	Terms
Brian Stephens	Net 30

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

Property Address
Touchstone Commons & Ponds CDD 4223 Globe Thistle Dr. Tampa, FL 33619

Item	Qty / UOM	Rate	Ext. Price	Amount
#3304 - Maintenance Addendum -March 2020 Turnover March 2020			\$2,912.61	\$2,912.61

Sales Tax	\$0.00
Grand Total	\$2,912.61

53900-4604
LIR

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 4479

Date	PO#
04/01/20	
SalesRep	Terms
Scott LeRoy	Net 30

Bill To
Touchstone Commons & Ponds CDD c/o Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Property Address
Touchstone Commons & Ponds CDD 4223 Globe Thistle Dr. Tampa, FL 33619

Item	Qty / UOM	Rate	Ext. Price	Amount
#2009 - Maintenance Addendum April 2020			\$1,830.00	\$1,830.00

Sales Tax	\$0.00
Grand Total	\$1,830.00

53920-4604
LIZ

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

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Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 4480

Date	PO#
04/01/20	
SalesRep	Terms
Scott LeRoy	Net 30

Bill To
Touchstone Commons & Ponds CDD c/o Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Property Address
Touchstone Commons & Ponds CDD 4223 Globe Thistle Dr. Tampa, FL 33619

Item	Qty / UOM	Rate	Ext. Price	Amount
#2509 - 2020 Maintenance Contract (Common Areas & Ponds) April 2020			\$4,849.45	\$4,849.45

Sales Tax	\$0.00
Grand Total	\$4,849.45

53900.4604
6.2

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

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Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 4569

Date	PO#
04/01/20	
SalesRep	Terms
Brian Stephens	Net 30

Bill To
Touchstone Commons & Ponds CDD c/o Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Property Address
Touchstone Commons & Ponds CDD 4223 Globe Thistle Dr. Tampa, FL 33619

Item	Qty / UOM	Rate	Ext. Price	Amount
#3304 - Maintenance Addendum -March 2020 Turnover April 2020			\$2,912.61	\$2,912.61

Sales Tax	\$0.00
Grand Total	\$2,912.61

53960-4604
QR

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Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9710
Invoice Date: Apr 1, 2020
Page: 1

Bill To:

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Touchstone CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		4/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - April		3,750.00
		Accounting Services		125.00
		Website Administration		125.00
		Postage - February		2.63

Subtotal	4,002.63
Sales Tax	
Total Invoice Amount	4,002.63
Payment/Credit Applied	
TOTAL	4,002.63



Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
4/1/2020	3569B

Bill To

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monthly Lake Service- 6 Waterways	675.00	675.00
<div>Please note that our remittance address has changed. Our new remittance address is: 7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div> <p>53900 4609 CR</p>			
Total			\$675.00

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 19459
Date 04/02/2020

SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ <u>3,800.00</u>
Current Amount Due	\$ <u>3,800.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,800.00	0.00	0.00	0.00	0.00	3,800.00

Payment due upon receipt.



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

Invoice

Touchstone CDD
c/o Meritus
2005 Pan Am Circle Drive
Tampa, FL 33607

Invoice Date: Apr 15, 2020
Invoice No: 2170033-08
Billing Through: Mar 31, 2020

Touchstone CDD (2170033:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
2.1-DE	District Engineer				\$900.00
	Revise maintenance map per staff request; review & sign construction requisitions; create DWG file for TECO				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	6.00	\$150.00	\$900.00	

Amount Due This Invoice: \$900.00

51300.3103
GR

(Page 1 of 1)

INVOICES ARE DUE UPON RECEIPT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1-1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES AND ATTORNEY'S FEES ON APPEAL. ALL PAYMENTS RECEIVED ON PAST DUE ACCOUNTS WILL BE APPLIED FIRST TO INTEREST, THEN TO PRINCIPAL.

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 300

Tampa, FL 33607

March 23, 2020

Client: 001492

Matter: 000001

Invoice #: 18148

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2020

SERVICES

Date	Person	Description of Services	Hours	
3/2/2020	JMV	REVIEW LEGAL NOTICE.	0.1	
3/6/2020	JMV	REVIEW COMMUNICATION FROM M. ALVAREZ; REVIEW LEGAL NOTICE.	0.2	
3/11/2020	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	
3/12/2020	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	
Total Professional Services			1.5	\$457.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.5	\$457.50

51400-3107
412

March 23, 2020

Client: 001492

Matter: 000001

Invoice #: 18148

Page: 2

Total Services	\$457.50	
Total Disbursements	\$0.00	
Total Current Charges		\$457.50

PAY THIS AMOUNT

\$457.50

Please Include Invoice Number on all Correspondence



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5689371
Account Number: 278475000
Invoice Date: 03/25/2020
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

TOUCHSTONE CDD
ATTN DISTRICT MANAGER
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Received
APR 06 2020

TOUCHSTONE CDD SERIES 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

TOUCHSTONE CDD SERIES 2018

Invoice Number:	5689371
Account Number:	278475000
Current Due:	\$4,040.63
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 278475000
Invoice # 5689371
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5689371
Invoice Date: 03/25/2020
Account Number: 278475000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

3/3

TOUCHSTONE CDD SERIES 2018

Accounts Included 278475000 278475001 278475002 278475003 278475004 278475005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 03/01/2020 - 02/28/2021				\$3,750.00
Incidental Expenses	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





Hillsborough County Florida

PUBLIC UTILITIES

PO Box 1110 Tampa, FL 33601-1110

BOARD OF COUNTY COMMISSIONERS

Ken Hagan

Pat Kemp

Lesley "Les" Miller, Jr.

Sandra L. Murman

Kimberly Overman

Mariella Smith

Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES

ADMINISTRATOR

Lucia E. Garsys

APRIL 24, 2020

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

From: Hillsborough County Public Utilities Department

Hillsborough County Public Utilities Department requires a security deposit at the start of service. An account is established and remains in a pending status until funds for the deposit are collected. Because our billing cycles are generated from actual meter reads, no billing statement is available at this time. A billing statement, which includes an itemized deposit amount summary, will be provided to the customer once they have established service.

Account & Deposit Information

Account Name: TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Services Provided: RECLAIMED WATER
Pending Account#: 1081055608
Deposit Amount: \$400.00
Service Charge: \$ 25.00
Total Due: \$425.00

Please make checks payable to B.O.C.C. (Board Of County Commissioners). Payments can be made over the phone or mailed to: 332 N. Falkenburg Rd. Tampa, FL 33619. If you need additional information or assistance, please call Commercial Account Services Department at (813) 272-6680 and follow the prompts for Commercial Account Services.

Sincerely,

Hillsborough County
Public Utilities Department
Utilities Support Division

Statement Date: 04/06/2020

Account: 221007137385

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

Current month's charges:	\$2,521.43
Total amount due:	\$2,521.43
Payment Due By:	04/27/2020

Your Account Summary

Previous Amount Due	\$2,522.35
Payment(s) Received Since Last Statement	-\$2,522.35
Current Month's Charges	\$2,521.43
Total Amount Due	\$2,521.43

Go paperless!

Goodbye clutter. Hello convenience.

There's never been
a better time to
go paperless.

It's touch-free and
good for the environment.



Learn more and sign up > tampaelectric.com/paperless

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

Yard project?
Avoid damage and fines

Learn more at tampaelectric.com/811



two
business days



DIGGING!

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007137385

Current month's charges:	\$2,521.43
Total amount due:	\$2,521.43
Payment Due By:	04/27/2020

Amount Enclosed \$

678543729771

00002019 01 AV 0.38 93607 FTECO104062023425810 00000 02 01000000 006 02 6731 002

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

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6785437297712210071373850000002521438

Account: 221007137385
Statement Date: 04/06/2020
Current month's charges due 04/27/2020

Details of Charges – Service from 03/03/2020 to 03/31/2020

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

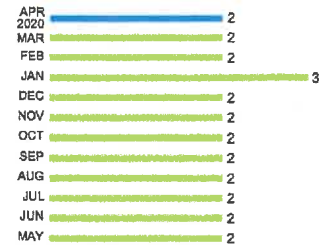
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000708574	03/31/2020	185		119		66 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	66 kWh @ \$0.06010/kWh	\$3.97
Fuel Charge	66 kWh @ \$0.03016/kWh	\$1.99
Florida Gross Receipt Tax		\$0.62
Electric Service Cost		\$24.64

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Details of Charges – Service from 03/03/2020 to 03/31/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1450 kWh @ \$0.02871/kWh	\$41.63
Fixture & Maintenance Charge	70 Fixtures	\$907.60
Lighting Pole / Wire	70 Poles	\$1502.04
Lighting Fuel Charge	1450 kWh @ \$0.02989/kWh	\$43.34
Florida Gross Receipt Tax		\$2.18

Lighting Charges

\$2,496.79

Total Current Month's Charges

\$2,521.43



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

Advertising Run Dates		Advertiser Name	
04/ 2/20		TOUCHSTONE	
Billing Date	Sales Rep	Customer Account	
04/02/2020	Deirdre Almeida	166541	
Total Amount Due		Ad Number	
\$495.00		0000075570	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/02/20	04/02/20	0000075570	Times	Legals CLS	Meeting	1	2x59 L	\$493.00
04/02/20	04/02/20	0000075570	Tampabay.com	Legals CLS	Meeting AffidavitMaterial	1	2x59 L	\$0.00 \$2.00

51300.4801
GR

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	
04/ 2/20		TOUCHSTONE	
Billing Date	Sales Rep	Customer Account	
04/02/2020	Deirdre Almeida	166541	
Total Amount Due		Ad Number	
\$495.00		0000075570	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

TOUCHSTONE
ATTN: MERITUS
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

Received
APR 08 2020

REMIT TO:

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

Touchstone Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Aquatic Weed Control, Inc.	45766	\$ 328.00		Waterway Service - April
Field Stone	5001	1,830.00		Landscape Maintenance - Addendum - May
Field Stone	5002	4,849.46		Landscape Maintenance - May
Field Stone	5012	2,912.61	\$ 9,592.07	Landscape Maintenance Addendum - May
Meritus Districts	9769	4,007.93		Management Services - May
Monthly Contract Sub-Total		\$ 13,928.00		
Variable Contract				
Aquatic Systems, Inc.	43685	\$ 925.00		Quarterly Wetland Maintenance - 12/31/19
Meritus Districts	9807	1,800.00		Series 2018 Dissemination Services - FY20
Meritus Districts	9808	900.00	\$ 2,700.00	Series 2019 Dissemination Services - FY20
Straley Robin Vericker	18254	1,186.45		Professional Services - General - thru 04/15/20
Variable Contract Sub-Total		\$ 4,811.45		
Utilities				
BOCC	1081055608 051220	\$ 28.90		Reclaim Water Service - thru 05/05/20
Utilities Sub-Total		\$ 28.90		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Field Stone	5159	\$ 250.00		Irrigation Repairs - 05/05/20
Field Stone	5160	130.00	\$ 380.00	Irrigation Repairs - 05/06/20
Kaeser & Blair	521142	145.90		Laser Checks - 05/27/20

Touchstone Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services Sub-Total		\$ 525.90		
TOTAL:		\$ 19,294.25		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Invoice

Date	Invoice #
4/30/2020	45766

Bill To

Touchstone CDD/Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	5/30/2020

Description	Amount
<p>Monthly waterway service for the month this invoice is dated for 7 lakes associated with Touchstone CDD, Tampa. Final waterway service completed 4/30/20.</p> <p>Thank you for the opportunity to service your waterways and please keep us in mind for future needs.</p> <p>53900 4307 42</p>	<p>328.00</p>

We appreciate your prompt payment.

Total	\$328.00
Payments/Credits	\$0.00
Balance Due	\$328.00



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 5001

Date	PO#
05/01/20	
SalesRep	Terms
Scott LeRoy	Net 30

Bill To
Touchstone Commons & Ponds CDD c/o Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Property Address
Touchstone Commons & Ponds CDD 4223 Globe Thistle Dr. Tampa, FL 33619

Item	Qty / UOM	Rate	Ext. Price	Amount
#2009 - Maintenance Addendum May 2020			\$1,830.00	\$1,830.00

Sales Tax	\$0.00
Grand Total	\$1,830.00

53900.4604
602

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Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 5002

Date	PO#
05/01/20	
SalesRep	Terms
Scott LeRoy	Net 30

Bill To
Touchstone Commons & Ponds CDD c/o Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Property Address
Touchstone Commons & Ponds CDD 4223 Globe Thistle Dr. Tampa, FL 33619

Item	Qty / UOM	Rate	Ext. Price	Amount
#2509 - 2020 Maintenance Contract (Common Areas & Ponds) May 2020			\$4,849.46	\$4,849.46

Sales Tax	\$0.00
Grand Total	\$4,849.46

53900-4604
R

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 5012

Date	PO#
05/01/20	
SalesRep	Terms
Brian Stephens	Net 30

Bill To
Touchstone Commons & Ponds CDD c/o Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Property Address
Touchstone Commons & Ponds CDD 4223 Globe Thistle Dr. Tampa, FL 33619

Item	Qty / UOM	Rate	Ext. Price	Amount
#3304 - Maintenance Addendum -March 2020 Turnover May 2020			\$2,912.61	\$2,912.61

Sales Tax	\$0.00
Grand Total	\$2,912.61

5390-4604
GK

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Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE


Invoice Number: 9769
Invoice Date: May 1, 2020
Page: 1

Bill To:

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Touchstone CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		5/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		3,750.00
		Accounting Services		125.00
		Website Administration		125.00
		Postage - March		7.93
				

Subtotal	4,007.93
Sales Tax	
Total Invoice Amount	4,007.93
Payment/Credit Applied	
TOTAL	4,007.93

**Aquatic Weed Control, Inc.**

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Invoice

Date	Invoice #
12/31/2019	43685

Bill To

Touchstone CDD/Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	1/30/2020

Description	Amount
Quarterly Wetland maintenance for 7 wetland areas associated with Touchstone CDD. Completed 01/08/2020.	925.00
<p>53900 4307 GIL</p>	

Thank you for your business.

Total	\$925.00
Payments/Credits	\$0.00
Balance Due	\$925.00

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9807
Invoice Date: May 6, 2020
Page: 1

Bill To:

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Touchstone CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		5/6/20

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Fiscal Year 2020 Bond Series 2018: Annual, Quarters 1 & 2		1,800.00

Subtotal	1,800.00
Sales Tax	
Total Invoice Amount	1,800.00
Payment/Credit Applied	
TOTAL	1,800.00

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9808
Invoice Date: May 6, 2020
Page: 1

Bill To:

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Touchstone CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		5/6/20

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Fiscal Year 2020 Bond Series 2019: Quarter 2		900.00

Subtotal	900.00
Sales Tax	
Total Invoice Amount	900.00
Payment/Credit Applied	
TOTAL	900.00

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 300
Tampa, FL 33607

April 23, 2020
Client: 001492
Matter: 000001
Invoice #: 18254

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2020

SERVICES

Date	Person	Description of Services	Hours
3/16/2020	JMV	REVIEW COMMUNICATION FROM A. LYALINA; DRAFT EMAIL TO A. LYALINA.	0.2
3/23/2020	JMV	REVIEW COMMUNICATION FROM G. ROBERTS; PREPARE LANDSCAPE AGREEMENT; DRAFT EMAIL TO G. ROBERTS.	0.9
3/24/2020	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2
3/31/2020	LB	REVIEW STATUS OF RECEIVING AUDITOR LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2019; PREPARE EMAIL TO DISTRICT MANAGER'S OFFICE RE STATUS OF AUDIT RE SAME.	0.1
4/1/2020	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2019; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5
4/2/2020	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	0.8
4/6/2020	JMV	REVIEW COMMUNICATION FROM M. ALVAREZ; REVIEW LEGAL NOTICE.	0.2
4/7/2020	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR CDD BONDHOLDERS.	0.3
4/8/2020	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4
4/9/2020	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4
4/10/2020	LB	PREPARE DRAFT RESOLUTION ELECTING TO USE DEFAULT STATUTORY ALTERNATIVE INVESTMENT POLICY.	0.4

56460.3107
140

April 23, 2020
Client: 001492
Matter: 000001
Invoice #: 18254

Page: 2

SERVICES

Date	Person	Description of Services	Hours	
4/15/2020	LB	FINALIZE QUARTERLY REPORT FOR MARCH 31, 2020; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
Total Professional Services			4.6	\$1,186.00

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	3.2	\$976.00
LB Lynn Butler	1.4	\$210.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
4/15/2020	Photocopies (3 @ \$0.15)	\$0.45
Total Disbursements		\$0.45

Total Services	\$1,186.00
Total Disbursements	\$0.45
Total Current Charges	\$1,186.45

PAY THIS AMOUNT	\$1,186.45
------------------------	-------------------

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	05/12/2020	06/02/2020

Service Address: 7651 CAMDEN FIELD PKWY

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61024546	04/24/2020	67531	05/05/2020	72056	452500	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Usage Charge	\$203.90
Deposit Amount	\$225.00
Service Setup Fee	\$25.00
Total Service Address Charges	\$453.90

Summary of Account Charges

Previous Balance	\$0.00
Net Payments - Thank You	(\$425.00)
Credit Amount	(\$425.00)
Total Account Charges	\$453.90

AMOUNT DUE	\$28.90
-------------------	----------------



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1081055608

Hillsborough
County Florida

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

1,050

DUE DATE	06/02/2020
AMOUNT DUE	\$28.90
AMOUNT PAID	

0010810556083

142
00000028902



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 5159

Date	PO#
05/18/20	
SalesRep	Terms
Zenaida Flecha	Net 30

Bill To
Touchstone Commons & Ponds CDD c/o Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Property Address
Touchstone Commons & Ponds CDD 4223 Globe Thistle Dr. Tampa, FL 33619

Item	Qty / UOM	Rate	Ext. Price	Amount
#3831 - REPAIRED MAIN LINE ON NEW ROADWAY			\$250.00	\$250.00
REPAIRED MAIN LINE ON NEW ROADWAY NEXT TO SMALL POND				
<i>Irrigation Repairs - 05/05/2020</i>			\$250.00	

Sales Tax	\$0.00
Grand Total	\$250.00

53900 - 4611
CR

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Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 5160

Date	PO#
05/18/20	
SalesRep	Terms
Zenaida Flecha	Net 30

Bill To
Touchstone Commons & Ponds CDD c/o Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Property Address
Touchstone Commons & Ponds CDD 4223 Globe Thistle Dr. Tampa, FL 33619

Item	Qty / UOM	Rate	Ext. Price	Amount
#3846 - CLEANED AND FLUSHED OUT VALVES CLEANED AND FLUSHED OUT VALVES THAT WERE STICKING ON NEAR THE LIFT STATION AT THE SOUTH SIDE OF PROPERTY. <i>Irrigation Repairs - 05/06/2020</i>			\$130.00 \$130.00	\$130.00

Sales Tax	\$0.00
Grand Total	\$130.00

53900 - 4661
62

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

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Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com



4236 Grissom Drive
Batavia, Ohio 45103
(800) 607-8824
FAX (800) 322-6000
credit@kaeser-blair.com

INVOICE

Promotional Advertising • Corporate Identity Wearables • Writing Implements • Calendars

INVOICE NO. 00521142

DATE: 5/29/20

CUSTOMER NUMBER 003074791

DEALER NUMBER 88178

BILL TO:
TOUCHSTONE CDD
ATTN:TERESA FARLOW X-340
2005 PAN AM CIRCLE, SUITE 300
TERESA FARLOW
TAMPA, FL 33607

SHIP TO:
TOUCHSTONE CDD
2005 PAN AM CIRCLE, SUITE 300
TERESA FARLOW
TAMPA, FL 33607

YOUR PO NUMBER	DATE SHIPPED	SHIP VIA	TERMS
TOUCHSTONE CHECKS	5/27/20	OTHER	NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	500 -LASER CHECKS, MARBLE BLUE	119.0000	119.00
1		PROOF	.0000	.00

YOUR AUTHORIZED K&B DEALER IS
MG Promotional Products
TO REORDER CALL 813-949-9000
OR EMAIL TO mikeg@mgpromotionalproducts.com

You can now pay your invoice online at
paykaeser.com

SUBTOTAL	119.00
** SALES TAX	11.44
LESS: PAYMENT/DEPOSIT	.00
SHIPPING & HANDLING	15.46
TOTAL DUE	145.90

PLEASE MAKE ALL CHECKS PAYABLE TO KAESER & BLAIR, INC.

Please enclose remittance coupon with payment. See back for additional information.



003074791

88178

3771 Solutions Center
Chicago, IL 60677-3007

TOUCHSTONE CDD
ATTN:TERESA FARLOW X-340
2005 PAN AM CIRCLE, SUITE 300
TERESA FARLOW
TAMPA, FL 33607

REMITTANCE

INVOICE NO. 00521142
DATE: 5/29/20

TOTAL DUE: 145.90
Amount Paid

☐ IF PAYING BY CREDIT CARD,
CHECK THIS BOX AND SEE THE
BACK OF THIS FORM.

Touchstone Community Development District

Preliminary Financial Statements
(Unaudited)

Period Ending
May 31, 2020



Meritus Districts
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 5/31/2020
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2018	Capital Projects Fund - Series 2019	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets								
Cash-Operating Account	73,073	0	0	0	0	0	0	73,073
Investment-Revenue 2018 (5000)	0	327,850	0	0	0	0	0	327,850
Investment-Interest 2018 (5001)	0	0	0	0	0	0	0	0
Investment-Sinking 2018 (5002)	0	0	0	0	0	0	0	0
Investment-Reserve 2018 (5003)	0	167,363	0	0	0	0	0	167,363
Investment-Prepayment 2018 (5004)	0	1,962	0	0	0	0	0	1,962
Investment-Construction 2018 (5005)	0	0	0	60	0	0	0	60
Investment-Revenue 2019 (9000)	0	0	911	0	0	0	0	911
Investment-Reserve 2019 (9003)	0	0	284,988	0	0	0	0	284,988
Investment-Construction 2019 (9005)	0	0	0	0	683,929	0	0	683,929
Investment-Annexation 2019 (9006)	0	0	0	0	364,203	0	0	364,203
Investment-Cost of Issuance 2019 (9007)	0	0	0	0	147	0	0	147
Accounts Receivable - Other	0	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	3,022	0	0	0	0	0	0	3,022
Deposits	400	0	0	0	0	0	0	400
Construction Work In Progress	0	0	0	0	0	12,937,281	0	12,937,281
Amount Available-Debt Service	0	0	0	0	0	0	168,616	168,616
Amount To Be Provided-Debt Service	0	0	0	0	0	0	14,911,385	14,911,385
Other	0	0	0	0	0	0	0	0
Total Assets	76,495	497,175	285,898	60	1,048,279	12,937,281	15,080,000	29,925,189
Liabilities								
Accounts Payable	669	0	0	0	0	0	0	669
Accounts Payable - Other	0	0	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0	0	0
Unearned Revenue	0	0	0	0	0	0	0	0
Unearned Revenues	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Revenue Bonds Payable-Series 2018	0	0	0	0	0	0	5,280,000	5,280,000
Revenue Bonds Payable-Series 2019	0	0	0	0	0	0	9,800,000	9,800,000
Total Liabilities	669	0	0	0	0	0	15,080,000	15,080,669
Fund Equity & Other Credits								147
Fund Balance-All Other Reserves	0	168,616	0	59	0	0	0	168,675

Touchstone Community Development District

Balance Sheet

As of 5/31/2020
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2018	Capital Projects Fund - Series 2019	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund Balance-Unreserved	0	0	0	0	0	0	0	0
Investment In General Fixed Assets	0	0	0	0	0	12,937,281	0	12,937,281
Other	<u>75,826</u>	<u>328,559</u>	<u>285,898</u>	<u>0</u>	<u>1,048,279</u>	<u>0</u>	<u>0</u>	<u>1,738,564</u>
Total Fund Equity & Other Credits	<u>75,826</u>	<u>497,175</u>	<u>285,898</u>	<u>60</u>	<u>1,048,279</u>	<u>12,937,281</u>	<u>0</u>	<u>14,844,520</u>
Total Liabilities & Fund Equity	<u><u>76,495</u></u>	<u><u>497,175</u></u>	<u><u>285,898</u></u>	<u><u>60</u></u>	<u><u>1,048,279</u></u>	<u><u>12,937,281</u></u>	<u><u>15,080,000</u></u>	<u><u>29,925,189</u></u>

Touchstone Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2019 Through 5/31/2020
(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 Assmts - Tax Roll	102,319	209,338	107,019	105 %
O&M Assessments - Off Roll	112,125	0	(112,125)	(100)%
Interest Earnings				
Interest Earnings	0	116	116	0 %
Contributions & Donations From Private Sources				
Developer Contributions	351,891	20,984	(330,907)	(94)%
Total Revenues	<u>566,334</u>	<u>230,438</u>	<u>(335,896)</u>	<u>(59)%</u>
Expenditures				
Financial & Administrative				
District Manager	45,000	30,000	15,000	33 %
District Engineer	7,500	900	6,600	88 %
Disclosure Report	8,400	2,700	5,700	68 %
Trustees Fees	8,500	2,697	5,803	68 %
Accounting Services	1,500	1,000	500	33 %
Auditing Services	6,500	3,800	2,700	42 %
Postage, Phone, Faxes, Copies	1,000	120	880	88 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	2,500	495	2,005	80 %
Bank Fees	500	30	470	94 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	300	0	300	100 %
Office Supplies	0	146	(146)	0 %
Website Administration	1,500	2,500	(1,000)	(67)%
Legal Counsel				
District Counsel	9,500	4,484	5,016	53 %
Electric Utility Services				
Electric Utility Services	156,834	15,213	141,621	90 %
Water-Sewer Combination Services				
Water Utility Services	25,000	54	24,946	100 %
Waterway Management Services	7,500	0	7,500	100 %
Other Physical Environment				
Property & Casualty Insurance	12,000	0	12,000	100 %
General Liability Insurance	3,000	2,819	181	6 %
Landscape Maintenance - Contract	125,000	65,791	59,209	47 %
Repairs & Maintenance	20,000	2,956	17,044	85 %
Plant Replacement Program	25,000	9,773	15,227	61 %
Waterway Management Services	55,000	4,821	50,179	91 %
Irrigation Maintenance	16,600	1,833	14,767	89 %
Road & Street Facilities				
Pavement & Drainage Maintenance	25,000	0	25,000	100 %
Total Expenditures	<u>566,334</u>	<u>154,612</u>	<u>411,722</u>	<u>73 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>75,826</u>	<u>75,826</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	0	0	0 %
Fund Balance, End of Period	<u>0</u>	<u>75,826</u>	<u>75,826</u>	<u>0 %</u>

Touchstone Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2018

From 10/1/2019 Through 5/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	334,225	326,280	(7,945)	(2)%
DS Assmts - Prepayments	0	1,962	1,962	0 %
DS Assmts - Developer	0	118,742	118,742	0 %
Interest Earnings				
Interest Earnings	0	2,019	2,019	0 %
Total Revenues	334,225	449,003	114,778	34 %
Expenditures				
Debt Service Payments				
Interest Payment	239,225	120,444	118,781	50 %
Principal Payment	95,000	0	95,000	100 %
Total Expenditures	334,225	120,444	213,781	64 %
Excess of Revenues Over (Under) Expenditures	0	328,559	328,559	0 %
Fund Balance, Beginning of Period	0	168,616	168,616	0 %
Fund Balance, End of Period	0	497,175	497,175	0 %

Touchstone Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2019

From 10/1/2019 Through 5/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	911	911	0 %
Total Revenues	0	911	911	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	284,988	284,988	0 %
Total Other Financing Sources	0	284,988	284,988	0 %
Excess of Revenues Over (Under) Expenditures	0	285,898	285,898	0 %
Fund Balance, End of Period	0	285,898	285,898	0 %

Touchstone Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2019 Through 5/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	0	0	0 %
Excess of Revenues Over (Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	59	59	0 %
Fund Balance, End of Period	0	60	60	0 %

Touchstone Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2019

From 10/1/2019 Through 5/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	29,225	29,225	0 %
Total Revenues	0	29,225	29,225	0 %
Expenditures				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
District Engineer	0	7,500	(7,500)	0 %
Trustees Fees	0	11,375	(11,375)	0 %
Underwriter	0	40,000	(40,000)	0 %
Original Issue Discount	0	2,940	(2,940)	0 %
Underwriter's Discount	0	196,000	(196,000)	0 %
Miscellaneous Fees	0	1,500	(1,500)	0 %
Legal Counsel				
District Counsel	0	35,500	(35,500)	0 %
Legal Counsel	0	50,000	(50,000)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	8,116,143	(8,116,143)	0 %
Total Expenditures	0	8,495,958	(8,495,958)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	9,515,013	9,515,013	0 %
Total Other Financing Sources	0	9,515,013	9,515,013	0 %
Excess of Revenues Over (Under) Expenditures	0	1,048,279	1,048,279	0 %
Fund Balance, End of Period	0	1,048,279	1,048,279	0 %

Touchstone Community Development District
Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group
From 10/1/2019 Through 5/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	<hr/>	<hr/>	<hr/>	<hr/>
Fund Balance, Beginning of Period	0	12,937,281	12,937,281	0 %
Fund Balance, End of Period	<u>0</u>	<u>12,937,281</u>	<u>4,821,137</u>	<u>0 %</u>

Touchstone Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/20

Reconciliation Date: 5/31/2020

Status: Locked

Bank Balance	73,073.18
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	73,073.18
Balance Per Books	<u>73,073.18</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Touchstone Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/20

Reconciliation Date: 5/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1157	5/1/2020	System Generated Check/Voucher	9,592.06	Field Stone Lanscape Services
1158	5/1/2020	System Generated Check/Voucher	900.00	Landmark Engineering & Surveying Corporation
1159	5/1/2020	System Generated Check/Voucher	4,007.93	Meritus Districts
1160	5/11/2020	System Generated Check/Voucher	2,700.00	Meritus Districts
1161	5/11/2020	System Generated Check/Voucher	1,186.45	Straley Robin Vericker
1162	5/11/2020	Series 2018 FY20 Tax Dist ID 470	1,019.80	Touchstone CDD
1163	5/15/2020	System Generated Check/Voucher	1,253.00	Aquatic Weed Control, Inc.
1164	5/15/2020	System Generated Check/Voucher	9,592.07	Field Stone Lanscape Services
1165	5/21/2020	System Generated Check/Voucher	28.90	BOCC
1166	5/21/2020	System Generated Check/Voucher	380.00	Field Stone Lanscape Services
Cleared Checks/Vouchers			30,660.21	

Touchstone Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/20

Reconciliation Date: 5/31/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR061	5/4/2020	Tax Distribution - 05.04.20	<u>1,674.10</u>
Cleared Deposits				<u>1,674.10</u>
				<u><u>1,674.10</u></u>



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Touchstone

Date: 5/14/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	None observed
INVASIVE MATERIAL (FLOATING)	20	15	-5	Algae
INVASIVE MATERIAL (SUBMERSED)	20	20	0	Ok
FOUNTAINS/AERATORS	20	20	0	N/A
DESIRABLE PLANTS	15	15	0	N/A

AMENITIES

CLUBHOUSE INTERIOR	4	4	0	
CLUBHOUSE EXTERIOR	3	3	0	
POOL WATER	10	10	0	
POOL TILES	10	10	0	
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	8	0	
FIRST AID/SAFETY ITEMS	10	10	0	
SIGNAGE (rules, pool, playground)	5	5	0	
PLAYGROUND EQUIPMENT	5	5	0	
RECREATIONAL FACILITIES	7	7	0	
RESTROOMS	6	6	0	
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	
IT/PHONE SYSTEM	3	3	0	
TRASH RECEPTACLES	3	3	0	
WATER FOUNTAINS	8	8	0	

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Touchstone

Date: 5/14/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	30	0	
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	28	-2	Section is broke at exit side of Camden Fields
SPECIALTY MONUMENTS	15	15	0	N/A
STREETS	25	25	0	
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	693	-7	99%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Touchstone

Date: Thursday, May 14, 2020

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	5	0	<u>Good</u>
TURF FERTILITY	10	8	-2	<u>Turf along Camden Fields is looking chky</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Some Mimosa weeds are present</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	5	0	<u>OK</u>
WEED CONTROL - BED AREAS	5	3	-2	<u>Detailing needed</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	8	-2	<u>Muhly grass needs to be cut back</u>
CLEANLINESS	5	5	0	<u>Looked clean</u>
MULCHING	5	4	-1	<u>Needs mulching</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	4	-1	<u>Bed detailing</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<u>Some were stolen</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

SCORE

100	91	-9	91%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Touchstone May



The Viburnum bed along the entrance needs to be edged and weed detailed.



The turf along the fist phase of Camden Fields is in need of fertilizer.



The Muhly grass was never trimmed back and is starting to lay over.



The landscape along 78th street looks good.



The Flax Lilies in the median need to be replaced.



The turf along Camden Fields extension is doing well.



Weed detailing is needed in some of the landscape beds.



The Island on Wild Senna needs additional plants.



The Coontie plants on Wild Senna are struggling. I suggest removing them and replace with the Society Garlic which is doing well.



A resident witnessed someone taking some Penta's. A police report was filed.



The ponds are looking good. Small amount of Pennywort and algae.







Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Touchstone

Date: 6/15/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	Debris in a few ponds
INVASIVE MATERIAL (FLOATING)	20	15	-5	Algae
INVASIVE MATERIAL (SUBMERSED)	20	20	0	Ok
FOUNTAINS/AERATORS	20	20	0	N/A
DESIRABLE PLANTS	15	15	0	N/A

AMENITIES

CLUBHOUSE INTERIOR	4	4	0	
CLUBHOUSE EXTERIOR	3	3	0	
POOL WATER	10	10	0	
POOL TILES	10	10	0	
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	8	0	
FIRST AID/SAFETY ITEMS	10	10	0	
SIGNAGE (rules, pool, playground)	5	5	0	
PLAYGROUND EQUIPMENT	5	5	0	
RECREATIONAL FACILITIES	7	7	0	
RESTROOMS	6	6	0	
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	
IT/PHONE SYSTEM	3	3	0	
TRASH RECEPTACLES	3	3	0	
WATER FOUNTAINS	8	8	0	

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Touchstone

Date: 6/15/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	30	0	
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	28	-2	
SPECIALTY MONUMENTS	15	15	0	N/A
STREETS	25	20	-5	Debris and trash in the curb
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	683	-17	98%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Touchstone

Date: Monday, June 15, 2020

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	5	0	<u>Good</u>
TURF FERTILITY	10	10	0	<u>Better</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Mimosa weeds still present</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	5	0	<u>OK</u>
WEED CONTROL - BED AREAS	5	3	-2	<u>Detailing needed</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Mites on Fakahatchee grass</u>
PRUNING	10	8	-2	<u>Fakahatchee grass</u>
CLEANLINESS	5	5	0	<u>Looked clean</u>
MULCHING	5	3	-2	<u>Needs mulching</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	4	-1	<u>Turf weeds/Bed detailing</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<u>Look Ok</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

SCORE

100	92	-8	92%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Touchstone June



The Society Garlic needs a fungicide treatment.



There are two dead Sabal palms in the median on Camden Field just before 70th street.



Some of the stone beds need weed detailing.



Fakahatchee grass needs to be treated for mites and trimmed back.



The Bulbine does not look healthy and should be treated with fungicide.



A new fence has been installed along the Camden Fields extension.



The Viburnum bed where the fence was installed needs to be re-mulched.



The turf on the exit side of Camden Fields has a lot of Mimosa vine weeds that needs to be treated.



Debris and dirt need to be removed from the street curbs.



The Muhly grass has been trimmed.



The entrance median needs additional plant material added.



The ponds have a little algae and trash around the perimeters.





