

# Touchstone Community Development District

Preliminary Financial Statements  
(Unaudited)

Period Ending  
September 30, 2020



Meritus Districts  
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# Touchstone Community Development District

## Balance Sheet

As of 9/30/2020  
(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
<b>Assets</b>								
Cash-Operating Account	10,672	0	0	0	0	0	0	10,672
Investment-Revenue 2018 (5000)	0	122,340	0	0	0	0	0	122,340
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	6	0	0	0	0	6
Investment-Interest 2019 (9001)	0	0	147	0	0	0	0	147
Investment-Reserve 2019 (9003)	0	0	284,988	0	0	0	0	284,988
Investment-Construction 2019 (9005)	0	0	0	0	4	0	0	4
Investment-Annexation 2019 (9006)	0	0	0	0	364,211	0	0	364,211
Investment-Cost of Issuance 2019 (9007)	0	0	0	0	0	0	0	0
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	1,672	0	0	0	0	0	0	1,672
Deposits	400	0	0	0	0	0	0	400
Construction Work In Progress	0	0	0	0	0	13,621,210	0	13,621,210
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	14,816,385	14,816,385
Other	0	0	0	0	0	0	0	0
<b>Total Assets</b>	<b>12,743</b>	<b>291,664</b>	<b>285,140</b>	<b>60</b>	<b>364,215</b>	<b>13,621,210</b>	<b>14,985,000</b>	<b>29,560,033</b>
<b>Liabilities</b>								
Accounts Payable	1,676	0	0	0	0	0	0	1,676
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	5,185,000	5,185,000
Revenue Bonds Payable-Series 2019	0	0	0	0	0	0	9,800,000	9,800,000
<b>Total Liabilities</b>	<b>1,676</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14,985,000</b>	<b>14,986,676</b>

Fund Equity & Other Credits

# Touchstone Community Development District

## Balance Sheet

As of 9/30/2020  
(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-All Other Reserves	0	168,616	0	59	0	0	0	168,675
Fund Balance-Unreserved	0	0	0	0	0	0	0	0
Investment In General Fixed Assets	0	0	0	0	0	13,621,210	0	13,621,210
Other	11,067	123,049	285,140	0	364,215	0	0	783,471
Total Fund Equity & Other Credits	<u>11,068</u>	<u>291,664</u>	<u>285,140</u>	<u>60</u>	<u>364,215</u>	<u>13,621,210</u>	<u>0</u>	<u>14,573,357</u>
Total Liabilities & Fund Equity	<u>12,743</u>	<u>291,664</u>	<u>285,140</u>	<u>60</u>	<u>364,215</u>	<u>13,621,210</u>	<u>14,985,000</u>	<u>29,560,033</u>

# Touchstone Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2019 Through 9/30/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	102,319	215,706	113,388	111 %
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)%
<b>Total Revenues</b>	<b>566,334</b>	<b>236,807</b>	<b>(329,528)</b>	<b>(58)%</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	45,000	45,000	0	0 %
District Engineer	7,500	2,175	5,325	71 %
Disclosure Report	8,400	5,400	3,000	36 %
Trustees Fees	8,500	4,047	4,453	52 %
Accounting Services	1,500	1,500	0	0 %
Auditing Services	6,500	3,800	2,700	42 %
Postage, Phone, Faxes, Copies	1,000	125	875	87 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	2,500	3,169	(669)	(27)%
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	3,000	(1,500)	(100)%
Legal Counsel				
District Counsel	9,500	6,464	3,036	32 %
Electric Utility Services				
Electric Utility Services	156,834	15,213	141,621	90 %
Water-Sewer Combination Services				
Water Utility Services	25,000	887	24,113	96 %
Waterway Management Services	7,500	0	7,500	100 %
Other Physical Environment				
Property & Casualty Insurance	12,000	472	11,528	96 %
General Liability Insurance	3,000	2,819	181	6 %
Landscape Maintenance - Contract	125,000	104,159	20,841	17 %
Repairs & Maintenance	20,000	3,131	16,869	84 %
Plant Replacement Program	25,000	10,765	14,235	57 %
Waterway Management Services	55,000	8,196	46,804	85 %
Irrigation Maintenance	16,600	2,760	13,840	83 %
Road & Street Facilities				
Drainage Repairs & Maintenance	25,000	0	25,000	100 %
<b>Total Expenditures</b>	<b>566,334</b>	<b>225,739</b>	<b>340,595</b>	<b>60 %</b>
Excess of Revenues Over (Under) Expenditures	0	11,067	11,067	0 %
Fund Balance, Beginning of Period	0	0	0	0 %
Fund Balance, End of Period	0	11,068	11,068	0 %

# Touchstone Community Development District

## Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2018

From 10/1/2019 Through 9/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	334,225	336,206	1,981	1 %
DS Assmts - Prepayments	0	1,962	1,962	0 %
DS Assmts - Developer	0	118,742	118,742	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2,027</u>	<u>2,027</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>334,225</u>	<u>458,936</u>	<u>124,711</u>	<u>37 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	239,225	240,888	(1,663)	(1)%
Principal Payment	<u>95,000</u>	<u>95,000</u>	<u>0</u>	<u>0 %</u>
<b>Total Expenditures</b>	<u>334,225</u>	<u>335,888</u>	<u>(1,663)</u>	<u>(0)%</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>123,049</u>	<u>123,049</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	0	168,616	168,616	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>291,664</u>	<u>291,664</u>	<u>0 %</u>

# Touchstone Community Development District

## Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2019

From 10/1/2019 Through 9/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assmts - Developer	0	195,003	195,003	0 %
Interest Earnings				
Interest Earnings	0	917	917	0 %
Total Revenues	0	195,920	195,920	0 %
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	0	195,914	(195,914)	0 %
Total Expenditures	0	195,914	(195,914)	0 %
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	147	147	0 %
Debt Proceeds				
Bond Proceeds	0	284,988	284,988	0 %
Total Other Financing Sources	0	285,134	285,134	0 %
Excess of Revenues Over (Under) Expenditures	0	285,140	285,140	0 %
Fund Balance, End of Period	0	285,140	285,140	0 %

**Touchstone Community Development District**  
**Statement of Revenues and Expenditures**

300 - Capital Projects Fund - Series 2018  
 From 10/1/2019 Through 9/30/2020  
 (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 9/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	29,237	29,237	0 %
Total Revenues	<u>0</u>	<u>29,237</u>	<u>29,237</u>	<u>0 %</u>
<b>Expenditures</b>				
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	8,800,073	(8,800,073)	0 %
Total Expenditures	<u>0</u>	<u>9,179,888</u>	<u>(9,179,888)</u>	<u>0 %</u>
<b>Other Financing Sources</b>				
Debt Proceeds				
Bond Proceeds	0	9,515,013	9,515,013	0 %
Interfund Transfer				
Interfund Transfer	0	(147)	(147)	0 %
Total Other Financing Sources	<u>0</u>	<u>9,514,866</u>	<u>9,514,866</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>364,215</u>	<u>364,215</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>364,215</u></u>	<u><u>364,215</u></u>	<u><u>0 %</u></u>



**Touchstone Community Development District**  
**Statement of Revenues and Expenditures**

900 - General Fixed Assets Account Group  
 From 10/1/2019 Through 9/30/2020  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	13,621,210	13,621,210	0 %
Fund Balance, End of Period	0	13,621,210	4,821,137	0 %

Touchstone Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 09/30/20  
Reconciliation Date: 9/30/2020  
Status: Locked

Bank Balance	10,710.98
Less Outstanding Checks/Vouchers	39.31
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	10,671.67
Balance Per Books	<u>10,671.67</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: 09/30/20  
Reconciliation Date: 9/30/2020  
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1201	9/24/2020	System Generated Check/Voucher	39.31	BOCC
Outstanding Checks/Vouchers			39.31	

Touchstone Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 09/30/20

Reconciliation Date: 9/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1191	9/1/2020	System Generated Check/Voucher	247.14	BOCC
1192	9/1/2020	System Generated Check/Voucher	1,059.00	Field Stone Lanscape Services
1193	9/1/2020	System Generated Check/Voucher	225.00	Landmark Engineering & Surveying Corporation
1194	9/1/2020	System Generated Check/Voucher	4,000.00	Meritus Districts
1195	9/1/2020	System Generated Check/Voucher	301.00	Straley Robin Vericker
1196	9/17/2020	System Generated Check/Voucher	472.00	Egis Insurance Advisors, LLC
1197	9/17/2020	System Generated Check/Voucher	9,666.17	Field Stone Lanscape Services
1198	9/17/2020	System Generated Check/Voucher	675.00	Sitex Aquatics
1199	9/17/2020	System Generated Check/Voucher	80.00	Spearem Enterprises
1200	9/17/2020	System Generated Check/Voucher	91.00	Straley Robin Vericker
1202	9/24/2020	System Generated Check/Voucher	300.00	Landmark Engineering & Surveying Corporation
Cleared Checks/Vouchers			17,116.31	
			17,116.31	