

**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JUNE 9, 2022**

**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

June 9, 2022, at 9:00 a.m.

The offices of Inframark, LLC

Located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607

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	Inframark, LLC	Gene Roberts
District Attorney	Straley Robin Vericker	Vivek Babbar
District Engineer	Landmark Engineering	Todd C. Amaden

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

The regular meeting will begin on 9:00 am 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.

June 9, 2022

Board of Supervisors
Touchstone Community Development District

Dear Board Members:

The Regular Meeting of Touchstone Community Development District will be held on **June 9, 2022, at 9:00 a.m. at the offices of Inframark, LLC located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607**. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call in Number: 1-866-906-9330

Access Code: 7979718#

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Acceptance of Board of Supervisors Resignation - Paulo Beckert.....Tab 01
 - B. Discussion on Resident Resume.....Tab 02
 - C. Consideration of Resolution 2022-03; Adopting FY 2023 Proposed Budget
& Setting Public HearingTab 03
 - D. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting May 12, 2022..... Tab 04
 - B. Consideration of Operation and Maintenance Expenditures April 2022..... Tab 05
- 5. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING April 30, 2022.....Tab 06**
- 6. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - i. Amenity Center Purchase Update
 - B. District Engineer
 - C. District Manager Tab 07
 - i. Community Inspection Report
- 7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 8. PUBLIC COMMENTS**
- 9. 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

Gene,

I, Paulo Beckert submit my resignation from Touchstone Community Development effective June 13th 2022.

Thank you.

Paulo Beckert
Land Project Manager

paulo.beckert@lennar.com

Office: 813-574-5657

Cell: 813-455-3886

Fax: 813-574-5701

4301 W Boy Scout Blvd, Suite 600
Tampa, FL 33607

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CANDIDATE INFORMATION SHEET

NAME: *Bruce Wells*

ADDRESS: *3608 Cat Mint St.*

PERSONAL BACKGROUND:

I have over 30 years of management experience from Retail Management as well as hotel management with up to 40 employees. With that amount of experience comes the knowledge of how to communicate as well as listen to understand concerns.

PRIOR HOA EXPERIENCE:

COMMENTS ABOUT BOARD CANDIDACY:

I have a vested interest in what goes on in my community as I am a homeowner.

This form is provided for your convenience. You are under no obligation to follow its format. All submissions must be on one side of an 8 1/2" by 11" sheet and it will be photocopied as submitted.

Please return your candidate intent form and information sheet by May 27, 2022 to kperkins@homeriver.com. You can also mail it to Touchstone Community Association 12906 Tampa Oaks Blvd Suite 100 Temple Terrace, FL 33637.

12906 Tampa Oaks Blvd, Suite
100 Temple Terrace, FL 33637
Office: 813-600-5090. Fax: 813-830-7316

Gregory Elliot

3607 Romano Busciglio Street

Tampa, FL 33619

Email ; gelliot@tampabay.rr.com

Education:

Graduated Michigan State University

BA School of Business

Hotel, Restaurant and Institutional Management

Private Pilot License

Captain License for a 200-ton vessel

CDL License

Burger King Corporate 1976 - 1989

Director Burger King In charge of 4300 restaurants

Operations - all new menu, marketing, and packaging. My department would determine how to.

NutriSystem 1990 - 1992

VP Operations.

Handled growing area with 130 direct employees

ITD 1992 - 1993

VP Operations for startup telecommunications company

Brunchery Restaurants

G. Elliot's Catering 1993 to present.

Run several Brunchery and Catering companies.

Have Lived in MI, San Diego, Los Angeles, CA

NH, Albany, NY, North Port Long Island, NY

Medford, NJ Miami, Pittsburg

References upon request.

PROGRAM MANAGEMENT | SECURITY OPERATIONS

Military Veteran with a Secret Security Clearance and over 20 years of proven experience in organizational leadership, logistics, and human capital development. Utilized innovative strategies to direct strategic organizational oversight while managing multiple large-scale projects in complex, fast-paced environments. Exceptional cross-functional partner, consensus builder, and thought leader in driving transformation and scaling operations; reputation for establishing cultures of excellence and inspiring diversified groups.

- Supply Chain Management
- Quality Assurance
- Data Analysis
- Safety & Compliance
- Interagency Coordination
- Policy Implementation
- Equipment Management
- Inspections & Auditing
- Workflow Adaptation

OVERVIEW OF KEY CONTRIBUTIONS

- **Program Management**– Proven track record for leading multi-dimensional teams in high pressure, high tempo environments producing deliverables on schedule and within required parameters. Created plans by adapting technology and best practices that aligned with the scope and vision of the organization to promote schedule, budget, and task completion.
- **Operations Management** – Demonstrated leadership in numerous multinational operations by creating support plans, logistical coordination, supply analysis, and personnel oversight.
- **Training and Development** – A versatile and innovative management individual who is skilled at seeing the “big picture” while able to focus on the details through the entire process. Demonstrated ability to assimilate to new ideas, concepts, methods, and technologies. Dedicated and innovative team builder with a superior work ethic.

PROFESSIONAL EXPERIENCE

United States Army Various Locations Personnel Manager

July 2016 – Present

Coordinated resolution of complex problems with supervisor, member, and appropriate support agencies. Performed quality performance reviews and ensured timely processing of performance reports, awards, promotions, demotions, quality control actions, and disciplinary actions.

- Supervised use of and maintenance of department property valued over \$2M
- Oversaw headquarters Organization Inspection Program (OIP) and department inspections resulting in 100% passing rates
- Managed return of more than 40K items and ensured accountability for \$2M in government equipment with zero losses
- Assisted and supervised organization’s administrative, logistic, training, and security requirements; provided timely, accurate, and predictive intelligence to Senior Leadership

Clinical Operations Manager | Senior Medical Manager

September 2011 – July 2016

Analyzed, developed, and implemented a comprehensive, effective clinical / medical readiness program for a multi-component supply, maintenance, support, and training. Planned, coordinated for assets, and oversaw movement of department to establish operations without hinderance to team mission.

- Streamlined logistical operations, interagency communication, and set efficient and sustainable standards for future executive leaders
- Monitored, evaluated, and recorded training activities; tracked program effectiveness ensuring critical information was available to senior level leadership
- Strictly and consistently enforced safety, ethical, moral, equal employment opportunity standards setting the example for other employees to follow resulting in a non-hostile workplace and zero safety related incidents
- Coached, mentored and professionally developed 20 adaptable, agile, balanced and innovative leaders responsible for executing organizational objectives and enhancing team proficiency
- Maintained strict accountability and security for 100% of section equipment valued over \$80K
- Ensured more than \$300M worth of equipment was maintained and properly utilized

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Touchstone Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

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

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

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

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

DATE: August 11, 2022

HOUR: _____

LOCATION: Touchstone Clubhouse
4205 Wild Sienna Blvd.
Tampa, Florida 33619

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

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

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

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

PASSED AND ADOPTED ON JUNE 9, 2022.

Attest:

**Touchstone Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2022/2023

2023

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
PROPOSED ANNUAL OPERATING BUDGET

June 9, 2022



TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

PROPOSED ANNUAL OPERATING BUDGET

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June 9, 2022

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 2023, which begins on October 1, 2022. 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 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 03/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	433,685.04	497,463.96	0.00	497,463.96	63,778.92
Operations & Maintenance Assmts-Off Roll	132,649.10	0.00	68,870.18	68,870.18	-63,778.92
TOTAL SPECIAL ASSESSMENTS	566,334.14	497,463.96	68,870.18	566,334.14	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	566,334.14	497,463.96	68,870.18	566,334.14	0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	3,000.00	6,000.00	9,000.00	9,000.00
TOTAL LEGISLATIVE	0.00	3,000.00	6,000.00	9,000.00	9,000.00
FINANCIAL & ADMINISTRATIVE					
District Manager	45,000.00	22,500.00	22,500.00	45,000.00	0.00
District Engineer	7,500.00	0.00	2,000.00	2,000.00	-5,500.00
Disclosure Report	12,600.00	8,100.00	2,400.00	10,500.00	-2,100.00
Trustees Fees	10,000.00	2,612.94	5,587.06	8,200.00	-1,800.00
Accounting Services	4,500.00	675.00	1,575.00	2,250.00	-2,250.00
Auditing Services	7,600.00	58.00	6,042.00	6,100.00	-1,500.00
Postage, Phone, Faxes, Copies	1,000.00	102.51	2,541.49	2,644.00	1,644.00
Public Officials Insurance	2,500.00	0.00	2,500.00	2,500.00	0.00
Legal Advertising	2,500.00	495.00	2,005.00	2,500.00	0.00
Bank Fees	500.00	0.00	500.00	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	106.63	0.00	106.63	106.63
Email Hosting	600.00	0.00	600.00	600.00	0.00
Website Administration	1,800.00	800.00	1,000.00	1,800.00	0.00
ADA Website Vendor	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	98,100.00	37,125.08	49,575.55	86,700.63	-11,399.37
LEGAL COUNSEL					
District Counsel	15,000.00	5,601.90	5,601.90	11,203.80	-3,796.20
TOTAL LEGAL COUNSEL	15,000.00	5,601.90	5,601.90	11,203.80	-3,796.20
ELECTRIC UTILITY SERVICES					
Electric Utility Services	100,000.00	51,337.02	51,337.98	102,675.00	2,675.00
TOTAL ELECTRIC UTILITY SERVICES	100,000.00	51,337.02	51,337.98	102,675.00	2,675.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	15,000.00	2,585.78	2,585.78	5,171.56	-9,828.44
Waterway Management Misc.	0.00	0.00	0.00	0.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	15,000.00	2,585.78	2,585.78	5,171.56	-9,828.44
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	10,000.00	0.00	4,087.00	4,087.00	-5,913.00
General Liability Insurance	3,500.00	0.00	3,500.00	3,500.00	0.00
Landscape Maintenance - Contract	175,000.00	77,531.76	84,750.24	162,282.00	-12,718.00
Repairs & Maintenance	20,000.00	935.00	3,065.00	4,000.00	-16,000.00
Wetland Maintenance	2,000.00	0.00	1,500.00	1,500.00	-500.00
Plant Replacement Program	30,000.00	3,450.00	3,450.00	6,900.00	-23,100.00
Mulch	35,000.00	0.00	35,000.00	35,000.00	0.00
Waterway Management Services	10,000.00	4,050.00	4,050.00	8,100.00	-1,900.00
Irrigation Maintenance	16,600.00	5,581.00	6,581.00	12,162.00	-4,438.00
TOTAL OTHER PHYSICAL ENVIRONMENT	302,100.00	91,547.76	145,983.24	237,531.00	-64,569.00
ROAD & STREET FACILITIES					
Pavement and Drainage Repairs & Maintenance	10,000.00	0.00	4,000.00	4,000.00	-6,000.00
TOTAL ROAD & STREET FACILITIES	10,000.00	0.00	4,000.00	4,000.00	-6,000.00
AMENITY FACILITY MAINTENANCE					
Onsite Payroll	0.00	0.00	0.00	0.00	0.00
Payroll Taxes & Admin Fees	0.00	0.00	0.00	0.00	0.00
Property & Casualty Insurance	0.00	0.00	0.00	0.00	0.00
Pest Control	0.00	0.00	0.00	0.00	0.00
Pool Maintenance	0.00	0.00	0.00	0.00	0.00
Landscape Maint Contract	0.00	0.00	0.00	0.00	0.00
Janitorial Maintenance	0.00	0.00	0.00	0.00	0.00
Building Maintenance	0.00	0.00	0.00	0.00	0.00
Lighting Maintenance	0.00	0.00	0.00	0.00	0.00
HVAC	0.00	0.00	0.00	0.00	0.00
Cleaning Supplies	0.00	0.00	0.00	0.00	0.00
Gate - Repair Maint	0.00	0.00	0.00	0.00	0.00
General Maintenance	0.00	0.00	0.00	0.00	0.00
Access Monitoring & Fobs	0.00	0.00	0.00	0.00	0.00
Furniture/Furnishings	0.00	0.00	0.00	0.00	0.00
Fitness Equipment	0.00	0.00	0.00	0.00	0.00
Holiday Decorations	0.00	0.00	0.00	0.00	0.00

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 03/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
Electric Clubhouse/Pool	0.00	0.00	0.00	0.00	0.00
Water Clubhouse	0.00	0.00	0.00	0.00	0.00
Trash/Waste	0.00	0.00	0.00	0.00	0.00
TOTAL AMENITY FACILITY MAINTENANCE	0.00	0.00	0.00	0.00	0.00
RESERVE					
Capital Reserve	26,134.14	0.00	0.00	0.00	-26,134.14
TOTAL RESERVE	26,134.14	0.00	0.00	0.00	-26,134.14
TOTAL EXPENDITURES	566,334.14	191,197.54	265,084.45	456,281.99	-110,052.15
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	306,266.42	-196,214.27	110,052.15	110,052.15

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 09/30/22	Over/(Under) Budget Through 09/30/22	Fiscal Year 2023 Proposed Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	433,685.04	497,463.96	63,778.92	844,346.96	410,661.92
Operations & Maintenance Assmts-Off Roll	132,649.10	68,870.18	-63,778.92	84,624.04	-48,025.06
TOTAL SPECIAL ASSESSMENTS	566,334.14	566,334.14	0.00	928,971.00	362,636.86
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	566,334.14	566,334.14	0.00	928,971.00	362,636.86
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	9,000.00	9,000.00	12,000.00	12,000.00
TOTAL LEGISLATIVE	0.00	9,000.00	9,000.00	12,000.00	12,000.00
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	5,000.00	-2,500.00
Disclosure Report	12,600.00	10,500.00	-2,100.00	12,600.00	0.00
Trustees Fees	10,000.00	8,200.00	-1,800.00	12,300.00	2,300.00
Accounting Services	4,500.00	2,250.00	-2,250.00	9,000.00	4,500.00
Auditing Services	7,600.00	6,100.00	-1,500.00	7,800.00	200.00
Postage, Phone, Faxes, Copies	1,000.00	2,644.00	1,644.00	3,000.00	2,000.00
Public Officials Insurance	2,500.00	2,500.00	0.00	3,007.00	507.00
Legal Advertising	2,500.00	2,500.00	0.00	2,500.00	0.00
Bank Fees	500.00	500.00	0.00	750.00	250.00
Dues, Licenses & Fees	200.00	200.00	0.00	450.00	250.00
Miscellaneous Fees	300.00	300.00	0.00	500.00	200.00
Office Supplies	0.00	106.63	106.63	200.00	200.00
Email Hosting	600.00	600.00	0.00	600.00	0.00
Website Administration	1,800.00	1,800.00	0.00	1,800.00	0.00
ADA Website Vendor	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	98,100.00	86,700.63	-11,399.37	106,007.00	7,907.00
LEGAL COUNSEL					
District Counsel	15,000.00	11,203.80	-3,796.20	15,000.00	0.00
TOTAL LEGAL COUNSEL	15,000.00	11,203.80	-3,796.20	15,000.00	0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	0.00	0.00	0.00	120,000.00	120,000.00
TOTAL ELECTRIC UTILITY SERVICES	100,000.00	102,675.00	2,675.00	120,000.00	20,000.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	15,000.00	5,171.56	-9,828.44	15,000.00	0.00
Waterway Management Misc.	0.00	0.00	0.00	0.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	15,000.00	5,171.56	-9,828.44	15,000.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	10,000.00	4,087.00	-5,913.00	4,087.00	-5,913.00
General Liability Insurance	3,500.00	3,500.00	0.00	3,677.00	177.00
Landscape Maintenance - Contract	175,000.00	162,282.00	-12,718.00	191,500.00	16,500.00
Repairs & Maintenance	20,000.00	4,000.00	-16,000.00	20,000.00	0.00
Wetland Maintenance	2,000.00	1,500.00	-500.00	1,500.00	-500.00
Plant Replacement Program	30,000.00	6,900.00	-23,100.00	20,000.00	-10,000.00
Mulch	35,000.00	35,000.00	0.00	45,000.00	10,000.00
Waterway Management Services	10,000.00	8,100.00	-1,900.00	9,200.00	-800.00
Irrigation Maintenance	16,600.00	12,162.00	-4,438.00	17,600.00	1,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	302,100.00	237,531.00	-64,569.00	312,564.00	10,464.00
ROAD & STREET FACILITIES					
Pavement and Drainage Repairs & Maintenance	10,000.00	4,000.00	-6,000.00	5,000.00	-5,000.00
TOTAL ROAD & STREET FACILITIES	10,000.00	4,000.00	-6,000.00	5,000.00	-5,000.00
AMENITY FACILITY MAINTENANCE					
Onsite Payroll	0.00	0.00	0.00	110,000.00	110,000.00
Payroll Taxes & Admin Fees	0.00	0.00	0.00	48,000.00	48,000.00
Property & Casualty Insurance	0.00	0.00	0.00	15,000.00	15,000.00
Pest Control	0.00	0.00	0.00	800.00	800.00
Pool Maintenance	0.00	0.00	0.00	28,400.00	28,400.00
Landscape Maint Contract	0.00	0.00	0.00	22,000.00	22,000.00
Janitorial Maintenance	0.00	0.00	0.00	25,000.00	25,000.00
Building Maintenance	0.00	0.00	0.00	3,500.00	3,500.00
Lighting Maintenance	0.00	0.00	0.00	1,000.00	1,000.00
HVAC	0.00	0.00	0.00	1,000.00	1,000.00
Cleaning Supplies	0.00	0.00	0.00	1,000.00	1,000.00
Gate - Repair Maint	0.00	0.00	0.00	2,000.00	2,000.00
General Maintenance	0.00	0.00	0.00	5,000.00	5,000.00
Access Monitoring & Fobs	0.00	0.00	0.00	2,500.00	2,500.00
Furniture/Furnishings	0.00	0.00	0.00	1,000.00	1,000.00
Fitness Equipment	0.00	0.00	0.00	2,200.00	2,200.00
Holiday Decorations	0.00	0.00	0.00	5,000.00	5,000.00

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 09/30/22	Over/(Under) Budget Through 09/30/22	Fiscal Year 2023 Proposed Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
Electric Clubhouse/Pool	0.00	0.00	0.00	25,000.00	25,000.00
Water Clubhouse	0.00	0.00	0.00	17,000.00	17,000.00
Trash/Waste	0.00	0.00	0.00	3,000.00	3,000.00
TOTAL AMENITY FACILITY MAINTENANCE	0.00	0.00	0.00	318,400.00	318,400.00
RESERVE					
Capital Reserve	26,134.14	0.00	-26,134.14	25,000.00	-1,134.14
TOTAL RESERVE	26,134.14	0.00	-26,134.14	25,000.00	-1,134.14
TOTAL EXPENDITURES	566,334.14	456,281.99	-110,052.15	928,971.00	362,636.86
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	110,052.15	110,052.15	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	\$	333,900
TOTAL REVENUES	\$	333,900

EXPENDITURES

Series 2018 June Bond Principal Payment	\$	105,000
Series 2018 June Bond Interest Payment	\$	115,369
Series 2018 December Bond Interest Payment	\$	113,531
TOTAL EXPENDITURES	\$	333,900
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2022	\$	4,985,000
Principal Payment Applied Toward Series 2018 Bonds	\$	105,000
Bonds Outstanding - Period Ending 12/15/2023	\$	4,880,000

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

FY 2023 payments are 6/15/23 and 12/15/23

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2019

REVENUES

CDD Debt Service Assessments	\$	565,222
TOTAL REVENUES	\$	565,222

EXPENDITURES

Series 2019 June Bond Interest Payment	\$	181,713
Series 2019 December Bond Principal Payment	\$	205,000
Series 2019 December Bond Interest Payment	\$	178,509
TOTAL EXPENDITURES	\$	565,222
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2022	\$	9,230,000
Principal Payment Applied Toward Series 2019 Bonds	\$	205,000
Bonds Outstanding - Period Ending 12/15/2023	\$	9,025,000

* Semi-annual Payments are made on 6/15 and 12/15 of each year.
FY 2023 payments are 6/15/23 and 12/15/23

FISCAL YEAR 2023
PROPOSED ANNUAL OPERATING BUDGET

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2022

REVENUES

CDD Debt Service Assessments	\$	-
TOTAL REVENUES	\$	-

EXPENDITURES

Series 2022 June Bond Interest Payment	\$	-
Series 2022 December Bond Principal Payment	\$	-
Series 2022 December Bond Interest Payment	\$	-
TOTAL EXPENDITURES	\$	-
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2022	\$	-
Principal Payment Applied Toward Series 2022 Bonds	\$	-
Bonds Outstanding - Period Ending 12/15/2023	\$	-

Series 2022 bonds annual Principal and Interest payments to be established at issuance.

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

FY 2023 payments are 6/15/23 and 12/15/23

FISCAL YEAR 2023

PROPOSED ANNUAL OPERATING BUDGET

TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EAU Value	Unit Count	FISCAL YEAR 2022			FISCAL YEAR 2023				Assessment Variance from Previous Year ⁽²⁾
			Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment ⁽¹⁾	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service ⁽³⁾	O&M Per Unit	FY 2023 Total Assessment ⁽¹⁾	
SERIES 2018 - PHASES 1 & 2										
Townhome	0.51	162	\$ 468.34	\$ 301.15	\$ 769.49	\$ 468.34		\$ 481.00	\$ 949.34	\$ 179.85
SF 35'	1.00	93	\$ 910.65	\$ 583.69	\$ 1,494.34	\$ 910.65		\$ 935.28	\$ 1,845.93	\$ 351.59
SF 40'	1.14	124	\$ 1,040.75	\$ 667.52	\$ 1,708.27	\$ 1,040.75		\$ 1,068.89	\$ 2,109.64	\$ 401.37
SF 50'	1.43	51	\$ 1,300.93	\$ 834.11	\$ 2,135.04	\$ 1,300.93		\$ 1,336.11	\$ 2,637.04	\$ 502.00
Subtotal		430								
SERIES 2019 - PHASES 3 - 7										
Townhome	0.51	74	\$ 468.39	\$ 301.15	\$ 769.54	\$ 468.39		\$ 481.00	\$ 949.39	\$ 179.85
SF 35'	1.00	196	\$ 910.76	\$ 583.69	\$ 1,494.45	\$ 910.76		\$ 935.28	\$ 1,846.04	\$ 351.59
SF 40'	1.14	219	\$ 1,040.87	\$ 667.52	\$ 1,708.39	\$ 1,040.87		\$ 1,068.89	\$ 2,109.76	\$ 401.37
SF 50'	1.43	127	\$ 1,301.08	\$ 834.11	\$ 2,135.19	\$ 1,301.08		\$ 1,336.11	\$ 2,637.19	\$ 502.00
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.

⁽³⁾ Amenity Bonds Debt Service assessment to be established at bonds issuance.

FISCAL YEAR 2023
PROPOSED ANNUAL OPERATING BUDGET

**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

May 12, 2022, 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, May 12, 2022, at 9:00 a.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Touchstone Community Development District to order on **Thursday, May 12, 2022, at 9:00 a.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Laura Coffey	Vice-Chair
Lori Campagna	Supervisor
Becky Wilson	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Gene Roberts	District Manager, Meritus
Vivek Babbar	District Counsel, Straley Robin Vericker

There were no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Resident Resume

The Board discussed adding two residents as supervisors to the board in June and another in November. Supervisor Campagna will assist staff on having the HOA send out an email blast stating we are accepting applications for review to fill those positions. District Counsel Babbar suggested having the next meeting on zoom so if applicants can't attend the meeting in person for the interview they can attend via zoom.

B. Announcement of Qualified Electors

District Manager Lamb said we have received notice from Supervisor of Elections at this time Touchstone has one thousand and forty-five (1045) qualified electors.

49 **C. Consideration of Resolution 2022-02; Announcing Landowner Election**
50 **i. Sample Ballot & Proxy**

51
52 The Board reviewed and discussed the resolution. Mr. Lamb stated that supervisor seats 1,2 & 4
53 are up for election this November and he discussed the election process.
54

MOTION TO:	Approve Resolution 2022-02.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

61
62 **D. General Matters of the District**

63
64 There were no general matters of the district at this time.
65

66 **4. CONSENT AGENDA**

67 **A. Consideration of Minutes of the Regular Meeting March 10, 2022**

68 **B. Consideration of Operation and Maintenance Expenditures February 2022**

69 **C. Consideration of Operation and Maintenance Expenditures March 2022.**
70

71 The Board reviewed the Consent Agenda items.
72

MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

73
74
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79
80 **5. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING March 31, 2022**

81
82 There were no comments on the financial statements.
83

84 **6. VENDOR/STAFF REPORTS**

85 **A. District Counsel**

86 **B. District Engineer**
87

88 District Counsel Babbar stated he has the final cost for the purchase to the amenity center and
89 he's waiting on the engineer's report to finalize, anticipating a November closing. He also stated
90 he's working on conveying phases 3-7 over to the District.
91

92 **C. District Manager**

93 **i. Community Inspection Report**

94
95 District Manger Roberts stated he has a proposal from Steadfast to add additional plants at the
96 entrance. Supervisor Evans told staff to proceed.

97
98 **7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

99
100 There were no supervisors request or comments at this time.

101
102 **8. PUBLIC COMMENTS**

103
104 There were no public comments.

105
106 **9. ADJOURNMENT**

107
108 MOTION TO: Adjourn.
109 MADE BY: Supervisor Evans
110 SECONDED BY: Supervisor Coffey
111 DISCUSSION: None further
112 RESULT: Called to Vote: Motion PASSED
113 4/0 - Motion Passed Unanimously

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**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

Signature

Printed Name

Printed Name

Title:

- Secretary**
- Assistant Secretary**

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				
Sitex Aquatics	6039B	\$ 675.00		Lake Maintenance - 04.01.2022
SteadFast	6377	14,125.00		Landscape Maintenance - April
Monthly Contract Sub-Total		\$ 14,800.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	1081055608 041222	\$ 276.10		Water And Sewer Service thru 04.05.2022
Tampa Electric	211023749768 040622	22.01		Electric Service Thru 3.31.2022
Tampa Electric	221007137385 040622	6,977.99		Electric Service Thru 3.31.2022
Tampa Electric	221008101554 040622	1,076.29		Electric Service Thru 3.31.2022
Tampa Electric	221008192751 040622	660.45		Electric Service Thru 3.31.2022
Tampa Electric	221008369474 040622	295.60	\$ 9,032.34	Electric Service Thru 3.31.2022
Utilities Sub-Total		\$ 9,308.44		
Regular Services				
JNJ Cleaning Services	0013	\$ 100.00		Cleaning Service - 4.01.2022
US Bank	6404311	3,717.38		US Bank Wire Transfer - 1.25.2022
Regular Services Sub-Total		\$ 3,817.38		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 27,925.82		

Touchstone Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary



Invoice

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

Date	Invoice #
4/1/2022	6039B

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 6 Waterways-April	675.00	675.00
539w 4609 LSD			
		Balance Due	\$675.00



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

Invoice

Date	Invoice #
4/1/2022	SM-6377

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

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1028 Touchstone CDD LM
Quantity	Description	Rate	Serviced Date	Amount	
1	Landscape Maintenance for the month of April 2021				
1	Core Landscape Maintenance	10,266.67		10,266.67	
1	Water Management	997.25		997.25	
1	Fertilization and Pesticide	700.00		700.00	
1	Addendum# 1 from November 2021 approved by Gene Roberts.	0.00			
1	Core Landscape Maintenance	1,073.33		1,073.33	
1	Water Management	202.75		202.75	
1	Fertilization and Pesticide	150.00		150.00	
1	Addendum# 2 from January 2022 approved by Gene Roberts.	0.00			
1	Core Landscape Maintenance	630.00		630.00	
1	Water Management	30.00		30.00	
1	Fertilization and Pesticide	75.00		75.00	

53900 - 4604
 WL

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

Total	\$14,125.00
Payments/Credits	\$0.00
Balance Due	\$14,125.00



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	04/12/2022	05/03/2022

Service Address: 7651 CAMDEN FIELD PKWY

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61024546	03/07/2022	217702	04/05/2022	224105	640300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$237.99

Miscellaneous Charges

Late Payment Charge \$38.11

Total Miscellaneous Charges \$38.11

Summary of Account Charges

Previous Balance \$1,240.65

Net Payments - Thank You \$-1,240.65

Bill Adjustments \$38.11

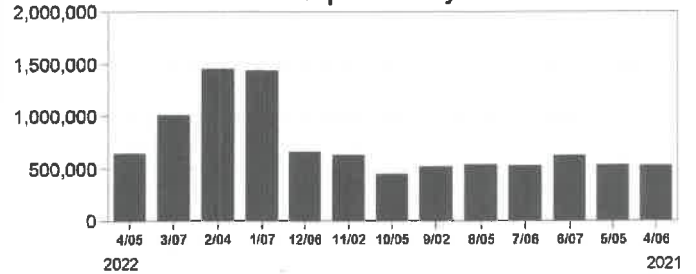
Total Account Charges \$237.99

AMOUNT DUE \$276.10

Important Message

Bill Payment System Updates Coming April 28. All customers will need to re-register for online services during bill payment system changes to enhance data security and improve services. Visit HCFLGov.net/WaterBill for details.

Consumption History



Hillsborough County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 1081055608



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!

Received

APR 18 2022

688 8



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

DUE DATE	05/03/2022
AMOUNT DUE	\$276.10
AMOUNT PAID	

0010810556083 00000276105



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2022
Account: 211023749768

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

Current month's charges:	\$22.01
Total amount due:	\$22.01
Payment Due By:	04/27/2022

Your Account Summary

Previous Amount Due	\$49.02
Payment(s) Received Since Last Statement	-\$49.02
Current Month's Charges	\$22.01
Total Amount Due	\$22.01

One Less Worry :)

Paperless Billing -
Contact free;
worry free!



Sign up for free today!

tampaelectric.com/paperless

00000826-0002240-Page 1 of 12

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

CALL
811

WAIT two
business days

Start
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: 211023749768

Current month's charges:	\$22.01
Total amount due:	\$22.01
Payment Due By:	04/27/2022

Amount Enclosed \$

656321950916

00000826 02 AV 0.42 33607 FTECO104062223524510 00000 03 01000000 014 02 14719 006



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

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



6563219509162110237497680000000022011



ACCOUNT INVOICE

tampaelectric.com



Account: **211023749768**
 Statement Date: **04/06/2022**
 Current month's charges due **04/27/2022**

Details of Charges – Service from 03/03/2022 to 03/31/2022

Service for: 7011 CAMDEN FIELD PKWY, RIVERVIEW, FL 33578

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000845380	03/31/2022	0		0		0 kWh	1	29 Days

Daily Basic Service Charge 29 days @ \$0.74000
 Florida Gross Receipt Tax
Electric Service Cost

\$21.46
 \$0.55
\$22.01

Total Current Month's Charges

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

APR 2022	0
MAR	0
FEB	0
JAN	0
DEC	0

00000826-0002241-Page 3 of 12





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2022
Account: 221007137385

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

Current month's charges:	\$6,977.99
Total amount due:	\$6,977.99
Payment Due By:	04/27/2022

Your Account Summary

Previous Amount Due	\$6,938.10
Payment(s) Received Since Last Statement	-\$6,938.10
Current Month's Charges	\$6,977.99
Total Amount Due	\$6,977.99

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Paperless Billing -
Contact free;
worry free!



Sign up for free today!

tampaelectric.com/paperless

0000026-000244-Page 9 of 12

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

CALL
811

WAIT two
business days

Start
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:	\$6,977.99
Total amount due:	\$6,977.99
Payment Due By:	04/27/2022

Amount Enclosed \$ _____
645210878571



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

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

6452108785712210071373850000006977999

Account: 221007137385
Statement Date: 04/06/2022
Current month's charges due 04/27/2022

Details of Charges – Service from 03/03/2022 to 03/31/2022

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	03/31/2022	1,895		1,827		68 kWh	1	29 Days

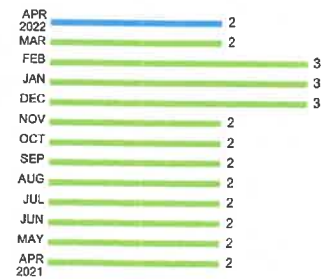
Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	68 kWh @ \$0.07035/kWh	\$4.78
Fuel Charge	68 kWh @ \$0.04126/kWh	\$2.81
Storm Protection Charge	68 kWh @ \$0.00315/kWh	\$0.21
Clean Energy Transition Mechanism	68 kWh @ \$0.00402/kWh	\$0.27
Florida Gross Receipt Tax		\$0.76

Electric Service Cost

\$30.29

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Details of Charges – Service from 03/03/2022 to 03/31/2022

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	3658 kWh @ \$0.03079/kWh	\$112.63
Fixture & Maintenance Charge	174 Fixtures	\$2801.68
Lighting Pole / Wire	174 Poles	\$3838.38
Lighting Fuel Charge	3658 kWh @ \$0.04060/kWh	\$148.51
Storm Protection Charge	3658 kWh @ \$0.01028/kWh	\$37.60
Clean Energy Transition Mechanism	3658 kWh @ \$0.00033/kWh	\$1.21
Florida Gross Receipt Tax		\$7.69

Lighting Charges

\$6,947.70

Total Current Month's Charges

\$6,977.99

00000826-0002245-Page 11 of 12





ACCOUNT INVOICE

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

Statement Date: 04/06/2022
Account: 221008101554

Current month's charges:	\$1,076.29
Total amount due:	\$1,076.29
Payment Due By:	04/27/2022

Your Account Summary

Previous Amount Due	\$1,070.11
Payment(s) Received Since Last Statement	-\$1,070.11
Current Month's Charges	\$1,076.29
Total Amount Due	\$1,076.29

00000728-0001951-Page 1 of 4

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online

pay agent

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Account: 221008101554

Current month's charges:	\$1,076.29
Total amount due:	\$1,076.29
Payment Due By:	04/27/2022

Amount Enclosed \$ _____
619285005894

00000728 01 AV 0 42 33607 FTECO104062223524510 00000 03 01000000 014 02 14621 002

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529



Received
APR 11 2022

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

6192850058942210081015540000001076299



ACCOUNT INVOICE

tampaelectric.com



Account: 221008101554
Statement Date: 04/06/2022
Current month's charges due 04/27/2022

Details of Charges – Service from 03/03/2022 to 03/31/2022

Service for: S 78TH ST AND CAMDEN FIELD PKWY PH4, TAMPA, FL 33619

Rate Schedule: Lighting Service

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

Lighting Energy Charge	532 kWh @ \$0.03079/kWh	\$16.38
Fixture & Maintenance Charge	28 Fixtures	\$422.24
Lighting Pole / Wire	28 Poles	\$540.40
Lighting Fuel Charge	532 kWh @ \$0.04060/kWh	\$21.60
Storm Protection Charge	532 kWh @ \$0.01028/kWh	\$5.47
Clean Energy Transition Mechanism	532 kWh @ \$0.00033/kWh	\$0.18
Florida Gross Receipt Tax		-\$1.12
Franchise Fee		\$65.98
Municipal Public Service Tax		\$2.92

Lighting Charges

\$1,076.29

Total Current Month's Charges

\$1,076.29

00000728-0001952- Page 3 of 4





ACCOUNT INVOICE

tampaelectric.com | f t p g+ i

Statement Date: 04/06/2022
Account: 221008192751

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

Current month's charges:	\$1,187.29
Total amount due:	\$660.45
Payment Due By:	04/27/2022

Your Account Summary

Previous Amount Due	\$1,269.47
Payment(s) Received Since Last Statement	-\$1,269.47
Miscellaneous Credits	-\$526.84
Credit balance after payments and credits	-\$526.84
Current Month's Charges	\$1,187.29
Total Amount Due	\$660.45

00000770-0002035-Page 1 of 4

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Account: 221008192751

Current month's charges:	\$1,187.29
Total amount due:	\$660.45
Payment Due By:	04/27/2022
Amount Enclosed	\$

619285006030

00000770 01 AV 0.42 33607 FTECO104062223524510 00000 03 01000000 014 02 14663 002



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

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

RECEIVED
APR 11 2022

6192850060302210081927510000000660459

Account: 221008192751
Statement Date: 04/06/2022
Current month's charges due 04/27/2022

Details of Charges – Service from 03/03/2022 to 03/31/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	627 kWh @ \$0.03079/kWh	\$19.31
Fixture & Maintenance Charge	33 Fixtures	\$497.64
Lighting Pole / Wire	33 Poles	\$636.90
Lighting Fuel Charge	627 kWh @ \$0.04060/kWh	\$25.46
Storm Protection Charge	627 kWh @ \$0.01028/kWh	\$6.45
Clean Energy Transition Mechanism	627 kWh @ \$0.00033/kWh	\$0.21
Florida Gross Receipt Tax		\$1.32

Lighting Charges **\$1,187.29**

Total Current Month's Charges **\$1,187.29**

Miscellaneous Credits

Sales Tax Credit -\$526.84

Total Current Month's Credits **-\$526.84**

00000770-0002036-Page 3 of 4





ACCOUNT INVOICE

tampaelectric.com |

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

Statement Date: 04/06/2022
Account: 221008369474

Current month's charges:	\$295.60
Total amount due:	\$295.60
Payment Due By:	04/27/2022

Your Account Summary

Previous Amount Due	\$274.21
Payment(s) Received Since Last Statement	-\$274.21
Current Month's Charges	\$295.60
Total Amount Due	\$295.60

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00000826-0002242-Page 5 of 12

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Account: 221008369474

Current month's charges:	\$295.60
Total amount due:	\$295.60
Payment Due By:	04/27/2022

Amount Enclosed \$ _____
648914567594



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

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

6489145675942210083694740000000295605



ACCOUNT INVOICE

tampaelectric.com



Account: 221008369474
Statement Date: 04/06/2022
Current month's charges due 04/27/2022

Details of Charges – Service from 03/03/2022 to 03/31/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	133 kWh @ \$0.03079/kWh	\$4.10
Fixture & Maintenance Charge	7 Fixtures	\$105.56
Lighting Pole / Wire	7 Poles	\$178.85
Lighting Fuel Charge	133 kWh @ \$0.04060/kWh	\$5.40
Storm Protection Charge	133 kWh @ \$0.01028/kWh	\$1.37
Clean Energy Transition Mechanism	133 kWh @ \$0.00033/kWh	\$0.04
Florida Gross Receipt Tax		\$0.28

Lighting Charges

\$295.60

Total Current Month's Charges

\$295.60

0000826-0002243-Page 7 of 12



Invoice from JNJ Cleaning Services

[Download PDF](#)



Invoice #0013
Issued : Apr 1, 2022
Due : Apr 15, 2022

Last updated on **April 3, 2022**
at **9:39:12 AM PDT**

JNJ Cleaning Services

Cesmarie Irizarry Velez
7804 Davie Ray Dr
Zephyrhills, FL 33540
UNITED STATES
www.jnjcleanservices.com

+1 813-781-8999 • services@jnjcleanservices.com

\$100.00
DUE

Balance due: \$100.00

Pay \$100.00

Bill to

Touchstone CDD

Meritus Corp
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
UNITED STATES
districtinvoices@merituscop.com

Items

Trash	\$100.00
1 x \$100.00 Remove and replace 3 large trash bags. Clean and disinfect trash bins as needed.	
Subtotal	\$100.00
Shipping	\$0.00
Total	\$100.00

Note to customer

Services for Touchstone CDD on March 2022. ****PLEASE SUBMIT PAYMENT TO ADDRESS SHOWN ABOVE****

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53900 4605
402



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

"Copy of Previously Printed Invoice" Number:

Account Number:
 Invoice Date:
 Direct Inquiries To:
 Phone:

6404311
 226529000
 01/25/2022
 STACEY JOHNSON
 407-835-3805

TOUCHSTONE COMM DEVELOPMENT DISTRICT
 ATTN DISTRICT MANAGER
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA FL 33607

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BOND, SERIES 2019
 (2019 PROJECT)

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE	\$3,717.38
------------------	------------

All invoices are due upon receipt.

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

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
 SPECIAL ASSESSMENT BOND, SERIES 2019 (2019
 PROJECT)

Invoice Number:	6404311
Account Number:	226529000
Current Due:	\$3,717.38
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

Wire Instructions:
 U.S. Bank
 ABA # 091000022
 Acct # 1-801-5013-5135
 Trust Acct # 226529000
 Invoice # 6404311
 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.
 "Copy of Previously Printed Invoice"

Invoice Number: 6404311
 Invoice Date: 01/25/2022
 Account Number: 226529000
 Direct Inquiries To: STACEY JOHNSON
 Phone: 407-835-3805

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
 SPECIAL ASSESSMENT BOND, SERIES 2019 (2019
 PROJECT)

Accounts Included 226529000 226529001 226529002 226529003 226529004 226529005
 In This Relationship: 226529006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,450.00	100.00%	\$3,450.00
Subtotal Administration Fees - In Advance 01/01/2022 - 12/31/2022				\$3,450.00
Incidental Expenses	3,450.00	0.0775		\$267.38
Subtotal Incidental Expenses				\$267.38
TOTAL AMOUNT DUE				\$3,717.38

Touchstone Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2022



Inframark LLC
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 4/30/2022
(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	393,388	0	0	0	0	0	0	393,388
Investment-Revenue 2018 (5000)	0	343,885	0	0	0	0	0	343,885
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	0	0	0	0	0	0	0
Investment-Construction 2018 (5005)	0	0	0	60	0	0	0	60
Investment-Revenue 2019 (9000)	0	0	486,496	0	0	0	0	486,496
Investment-Interest 2019 (9001)	0	0	0	0	0	0	0	0
Investment-Sinking 2019 (9002)	0	0	0	0	0	0	0	0
Investment-Reserve 2019 (9003)	0	0	284,988	0	0	0	0	284,988
Investment-Construction 2019 (9005)	0	0	0	0	0	0	0	0
Investment-Annexation 2019 (9006)	0	0	0	0	2	0	0	2
Investment-Cost of Issuance 2019 (9007)	0	0	0	0	0	0	0	0
Accounts Receivable - Other	(549)	0	0	0	0	0	0	(549)
Due From Developer	0	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	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	3,071	0	0	0	0	0	0	3,071
Deposits	248	0	0	0	0	0	0	248
Construction Work In Progress	0	0	0	0	0	13,985,456	0	13,985,456
Amount Available-Debt Service	0	0	0	0	0	0	576,804	576,804
Amount To Be Provided-Debt Service	0	0	0	0	0	0	13,938,196	13,938,196
Other	0	0	0	0	0	0	0	0
Total Assets	<u>396,157</u>	<u>511,247</u>	<u>771,483</u>	<u>60</u>	<u>2</u>	<u>13,985,456</u>	<u>14,515,000</u>	<u>30,179,406</u>
Liabilities								
Accounts Payable	5,128	0	0	0	0	0	0	5,128
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	5,085,000	5,085,000
Revenue Bonds Payable-Series 2019	0	0	0	0	0	0	9,430,000	9,430,000
Total Liabilities	<u>5,128</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,515,000</u>	<u>14,520,128</u>

Touchstone Community Development District

Balance Sheet

As of 4/30/2022
(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 Equity & Other Credits								
Fund Balance-All Other Reserves	0	292,414	439,116	60	364,237	0	0	1,095,826
Fund Balance-Unreserved	85,354	0	0	0	0	0	0	85,354
Investment In General Fixed Assets	0	0	0	0	0	13,985,456	0	13,985,456
Other	<u>305,676</u>	<u>218,834</u>	<u>332,368</u>	<u>0</u>	<u>(364,235)</u>	<u>0</u>	<u>0</u>	<u>492,642</u>
Total Fund Equity & Other Credits	<u>391,030</u>	<u>511,247</u>	<u>771,483</u>	<u>60</u>	<u>2</u>	<u>13,985,456</u>	<u>0</u>	<u>15,659,278</u>
Total Liabilities & Fund Equity	<u><u>396,157</u></u>	<u><u>511,247</u></u>	<u><u>771,483</u></u>	<u><u>60</u></u>	<u><u>2</u></u>	<u><u>13,985,456</u></u>	<u><u>14,515,000</u></u>	<u><u>30,179,406</u></u>

Touchstone Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2021 Through 4/30/2022
(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	433,685	527,383	93,698	22 %
O&M Assmts - Off Roll	132,649	0	(132,649)	(100)%
Total Revenues	566,334	527,383	(38,952)	(7)%
Expenditures				
Legislative				
Supervisor Fees	0	3,000	(3,000)	0 %
Financial & Administrative				
District Manager	45,000	26,250	18,750	42 %
District Engineer	7,500	0	7,500	100 %
Disclosure Report	12,600	8,800	3,800	30 %
Trustees Fees	10,000	3,259	6,741	67 %
Accounting Services	4,500	1,050	3,450	77 %
Auditing Services	7,600	58	7,542	99 %
Postage, Phone, Faxes, Copies	1,000	155	845	84 %
Public Officials Insurance	2,500	0	2,500	100 %
Legal Advertising	2,500	495	2,005	80 %
Bank Fees	500	0	500	100 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	300	0	300	100 %
Office Supplies	0	107	(107)	0 %
Email Hosting	600	0	600	100 %
Website Administration	1,800	925	875	49 %
ADA Website Vendor	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	15,000	5,602	9,398	63 %
Electric Utility Services				
Electric Utility Services	100,000	60,896	39,104	39 %
Water-Sewer Combination Services				
Water Utility Services	15,000	2,862	12,138	81 %
Other Physical Environment				
Property & Casualty Insurance	10,000	0	10,000	100 %
General Liability Insurance	3,500	0	3,500	100 %
Landscape Maintenance - Contract	175,000	91,657	83,343	48 %
Repairs & Maintenance	20,000	1,160	18,840	94 %
Wetland Maintenance	2,000	0	2,000	100 %
Plant Replacement Program	30,000	3,450	26,550	89 %
Mulch	35,000	0	35,000	100 %
Waterway Management Services	10,000	4,725	5,275	53 %
Irrigation Maintenance	16,600	5,581	11,019	66 %
Road & Street Facilities				
Drainage Repairs & Maintenance	10,000	0	10,000	100 %
Reserve				
Capital Reserve	26,134	0	26,134	100 %
Total Expenditures	566,334	221,707	344,627	61 %
Excess of Revenues Over (Under) Expenditures	0	305,676	305,676	0 %
Fund Balance, Beginning of Period	0	85,354	85,354	0 %
Fund Balance, End of Period	0	391,030	391,030	0 %

Touchstone Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2021 Through 4/30/2022
(In Whole Numbers)

Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
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Touchstone Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2018

From 10/1/2021 Through 4/30/2022

(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	332,250	335,820	3,570	1 %
Interest Earnings				
Interest Earnings	0	13	13	0 %
Total Revenues	332,250	335,834	3,584	1 %
Expenditures				
Debt Service Payments				
Interest Payment	232,250	117,000	115,250	50 %
Principal Payment	100,000	0	100,000	100 %
Total Expenditures	332,250	117,000	215,250	65 %
Excess of Revenues Over (Under) Expenditures	0	218,834	218,834	0 %
Fund Balance, Beginning of Period	0	292,414	292,414	0 %
Fund Balance, End of Period	0	511,247	511,247	0 %

Touchstone Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2019

From 10/1/2021 Through 4/30/2022

(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	569,675	486,480	(83,195)	(15)%
DS Assmts - Off Roll	0	223,674	223,674	0%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>21</u>	<u>21</u>	<u>0%</u>
Total Revenues	<u>569,675</u>	<u>710,174</u>	<u>140,499</u>	<u>25%</u>
Expenditures				
Debt Service Payments				
Interest Payment	369,676	187,806	181,870	49%
Principal Payment	<u>200,000</u>	<u>190,000</u>	<u>10,000</u>	<u>5%</u>
Total Expenditures	<u>569,676</u>	<u>377,806</u>	<u>191,870</u>	<u>34%</u>
Excess of Revenues Over (Under) Expenditures	<u>(1)</u>	<u>332,368</u>	<u>332,369</u>	<u>(33,236,867)%</u>
Fund Balance, Beginning of Period	0	439,116	439,116	0%
Fund Balance, End of Period	<u><u>(1)</u></u>	<u><u>771,483</u></u>	<u><u>771,484</u></u>	<u><u>(77,148,445)%</u></u>

Touchstone Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2021 Through 4/30/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	60	60	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>60</u></u>	<u><u>60</u></u>	<u><u>0 %</u></u>

Touchstone Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2019

From 10/1/2021 Through 4/30/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	11	11	0 %
Total Revenues	<u>0</u>	<u>11</u>	<u>11</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	364,245	(364,245)	0 %
Total Expenditures	<u>0</u>	<u>364,245</u>	<u>(364,245)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(364,235)</u>	<u>(364,235)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	364,237	364,237	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>2</u></u>	<u><u>2</u></u>	<u><u>0 %</u></u>

Touchstone Community Development District
Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2021 Through 4/30/2022
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	13,985,456	13,985,456	0 %
Fund Balance, End of Period	0	13,985,456	13,621,210	0 %

Touchstone Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Bank Balance	423,194.28
Less Outstanding Checks/Vouchers	29,806.30
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	393,387.98
Balance Per Books	<u>393,387.98</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: 4.30.2022
Reconciliation Date: 4/30/2022
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1334	8/2/2021	System Generated Check/Voucher	11,963.92	HC Property Maintenance dba Steadfast
1456	4/28/2022	System Generated Check/Voucher	14,125.00	Steadfast Contractors Alliance
1457	4/28/2022	System Generated Check/Voucher	3,717.38	U.S. Bank
Outstanding Checks/Vouchers			<u>29,806.30</u>	

Touchstone Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1442	3/17/2022	System Generated Check/Voucher	200.00	Lori A. Campagna
1447	3/31/2022	System Generated Check/Voucher	4,959.87	Meritus Districts
1448	3/31/2022	System Generated Check/Voucher	34,675.00	Steadfast Contractors Alliance
1449	3/31/2022	System Generated Check/Voucher	296.00	Straley Robin Vericker
1450	4/6/2022	Series 2019 FY22 Tax Dist ID 569	27,664.31	Touchstone CDD
1451	4/6/2022	Series 2018 FY22 Tax Dist ID 569	18,985.20	Touchstone CDD
1452	4/14/2022	System Generated Check/Voucher	100.00	JNJ Cleaning Services
1453	4/14/2022	System Generated Check/Voucher	675.00	Sitex Aquatics
1454	4/14/2022	System Generated Check/Voucher	9,032.34	Tampa Electric
1455	4/21/2022	System Generated Check/Voucher	276.10	BOCC
Cleared Checks/Vouchers			<u>96,863.82</u>	

Touchstone Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 4.30.2022
Reconciliation Date: 4/30/2022
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR116	4/6/2022	Tax Distribution 4.06.2022	<u>76,568.19</u>	
Cleared Deposits			<u>76,568.19</u>	



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Touchstone

Date: 6/8/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	Trash in some of the ponds
INVASIVE MATERIAL (FLOATING)	20	18	-2	No algae observed
INVASIVE MATERIAL (SUBMERSED)	20	20	0	None observed
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: 6/8/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	35	-5	Annuals should be changed soon.
RECREATIONAL AREAS	30	25	-5	Weed pressure in the turf at Pocket Parks
SUBDIVISION MONUMENTS	30	30	0	Good
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	County
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: _____

Touchstone CDD June



The annuals will need to be changed out soon.



The landscape and turf along Camden Fields first section is in good condition.



The landscape bed at the entrance has been filled in with additional Society Garlic.



The landscape near the entrance along 78th street is in good condition.



Steadfast is having trouble keeping the trees staked up along 78th street further North of the entrance where the landscape was turned over not too long ago.



There are several dead Podocarpus plants also in this area.



There are some mimosa weeds that need to be sprayed on the exit side of Camden Fields.



The turf color is improving along Camden Fields extension.



The thryallis plants damaged by the frost should be cut back.



The common areas on Wild Senna needs to be treated for weeds.



The Ixora plants at the end of Wild Senna are not doing well and maybe be replaced with a different plant species.



The turf in the common area next to Samuel Ivy is a little chlorotic.



The dog park is in good condition.



The ponds are in good condition but there is trash in a few of them.





