

**TOUCHSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
AUGUST 31, 2022**

**TOUCHSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA**

**August 31, 2022, at 6:00 p.m.**

The Hilton Garden Inn

Located at 4328 Garden Vista Drive, Riverview, Florida 33578

<b>District Board of Supervisors</b>	Chairman Vice-Chair Assistant Secretary Assistant Secretary Assistant Secretary	Kelly Evans Anson Angail Gregory Elliot Timothy (Tim) Fisher Lori Campagna
<b>District Manager</b>	Inframark, LLC	Gene Roberts
<b>District Attorney</b>	Straley Robin Vericker	Vivek Babbar
<b>District Engineer</b>	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 on 6:00 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.

August 31, 2022

Board of Supervisors  
**Touchstone Community Development District**

Dear Board Members:

The Public Hearing & Regular Meeting of Touchstone Community Development District will be held on **August 31, 2022, at 6:00 p.m. at the Hilton Garden Inn located at 4328 Garden Vista Drive, Riverview, Florida 33578.** 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. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET**
  - A. Open Public Hearing on Final Fiscal Year 2023 Budget
  - B. Staff Presentations
  - C. Public Comments
  - D. Consideration of Resolution 2022-06; Adopting Final Fiscal Year 2023 Budget..... Tab 01
  - E. Close Public Hearing on Final Fiscal Year 2023 Budget
- 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 2022-07; Levying O&M Assessments ..... Tab 02
  - E. Close Public Hearing on Levying O&M Assessments
- 6. PUBLIC HEARING ON IMPOSING & LEVYING SPECIAL ASSESSMENTS**
  - A. Open Public Hearing on Imposing & Levy Special Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2022-08; Imposing & Levy Special Assessments ..... Tab 03
  - E. Close Public Hearing on Imposing & Levy Special Assessments
- 7. RETURN TO REGULAR MEETING**
- 8. BUSINESS ITEMS**
  - A. Ratification of Affidavit to Authorize Agent.....Tab 04
  - B. Consideration of Resolution 2022-09; Setting Fiscal Year 2023 Meeting Schedule ..... Tab 05
  - C. General Matters of the District
- 9. CONSENT AGENDA**
  - A. Consideration of Minutes of the Special Meeting June 30, 2022..... Tab 06
  - B. Consideration of Minutes of the Regular Meeting July 14, 2022..... Tab 07
  - C. Consideration of Operation and Maintenance Expenditures July 2022..... Tab 08
- 10. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING July 31, 2022.....Tab 09**
- 11. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager ..... Tab 10
    - i. Community Inspection Report
- 12. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 13. PUBLIC COMMENTS**
- 14. 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 2022-06

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, 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 2021-2022 and/or revised projections for fiscal year 2022-2023.
- 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, 2022, and Ending September 30, 2023.”

- 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, 2022, and ending September 30, 2023, the sum of \$1,828,093.00, 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	\$ 928,971.00
Debt Service Funds	\$ 333,900.00
Debt Service Funds	\$ 565,222.00
<b>Total All Funds*</b>	<b>\$1,828,093.00</b>

\*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 making 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 subparagraph 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 August 31, 2022.**

Attested By:

**Touchstone Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2022-2023 Adopted Budget**

2023

# TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023  
FINAL ANNUAL OPERATING BUDGET



August 31, 2022

# TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

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August **31**, 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
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
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
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>566,334.14</b>	<b>497,463.96</b>	<b>68,870.18</b>	<b>566,334.14</b>	<b>0.00</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>566,334.14</b>	<b>497,463.96</b>	<b>68,870.18</b>	<b>566,334.14</b>	<b>0.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	0.00	3,000.00	6,000.00	9,000.00	9,000.00
<b>TOTAL LEGISLATIVE</b>	<b>0.00</b>	<b>3,000.00</b>	<b>6,000.00</b>	<b>9,000.00</b>	<b>9,000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
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
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>98,100.00</b>	<b>37,125.08</b>	<b>49,575.55</b>	<b>86,700.63</b>	<b>-11,399.37</b>
<b>LEGAL COUNSEL</b>					
District Counsel	15,000.00	5,601.90	5,601.90	11,203.80	-3,796.20
<b>TOTAL LEGAL COUNSEL</b>	<b>15,000.00</b>	<b>5,601.90</b>	<b>5,601.90</b>	<b>11,203.80</b>	<b>-3,796.20</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	100,000.00	51,337.02	51,337.98	102,675.00	2,675.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>100,000.00</b>	<b>51,337.02</b>	<b>51,337.98</b>	<b>102,675.00</b>	<b>2,675.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
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
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>15,000.00</b>	<b>2,585.78</b>	<b>2,585.78</b>	<b>5,171.56</b>	<b>-9,828.44</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
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
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>302,100.00</b>	<b>91,547.76</b>	<b>145,983.24</b>	<b>237,531.00</b>	<b>-64,569.00</b>
<b>ROAD &amp; STREET FACILITIES</b>					
Pavement and Drainage Repairs & Maintenance	10,000.00	0.00	4,000.00	4,000.00	-6,000.00
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>10,000.00</b>	<b>0.00</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>-6,000.00</b>
<b>AMENITY FACILITY MAINTENANCE</b>					
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
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
<b>TOTAL AMENITY FACILITY MAINTENANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>RESERVE</b>					
Capital Reserve	26,134.14	0.00	0.00	0.00	-26,134.14
<b>TOTAL RESERVE</b>	<b>26,134.14</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-26,134.14</b>
<b>TOTAL EXPENDITURES</b>	<b>566,334.14</b>	<b>191,197.54</b>	<b>265,084.45</b>	<b>456,281.99</b>	<b>-110,052.15</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>0.00</b>	<b>306,266.42</b>	<b>-196,214.27</b>	<b>110,052.15</b>	<b>110,052.15</b>

# 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 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
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
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>566,334.14</b>	<b>566,334.14</b>	<b>0.00</b>	<b>928,971.00</b>	<b>362,636.86</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>566,334.14</b>	<b>566,334.14</b>	<b>0.00</b>	<b>928,971.00</b>	<b>362,636.86</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	0.00	9,000.00	9,000.00	12,000.00	12,000.00
<b>TOTAL LEGISLATIVE</b>	<b>0.00</b>	<b>9,000.00</b>	<b>9,000.00</b>	<b>12,000.00</b>	<b>12,000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
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
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>98,100.00</b>	<b>86,700.63</b>	<b>-11,399.37</b>	<b>106,007.00</b>	<b>7,907.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	15,000.00	11,203.80	-3,796.20	15,000.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>15,000.00</b>	<b>11,203.80</b>	<b>-3,796.20</b>	<b>15,000.00</b>	<b>0.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	0.00	0.00	0.00	120,000.00	120,000.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>100,000.00</b>	<b>102,675.00</b>	<b>2,675.00</b>	<b>120,000.00</b>	<b>20,000.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
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
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>15,000.00</b>	<b>5,171.56</b>	<b>-9,828.44</b>	<b>15,000.00</b>	<b>0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
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
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>302,100.00</b>	<b>237,531.00</b>	<b>-64,569.00</b>	<b>312,564.00</b>	<b>10,464.00</b>
<b>ROAD &amp; STREET FACILITIES</b>					
Pavement and Drainage Repairs & Maintenance	10,000.00	4,000.00	-6,000.00	5,000.00	-5,000.00
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>10,000.00</b>	<b>4,000.00</b>	<b>-6,000.00</b>	<b>5,000.00</b>	<b>-5,000.00</b>
<b>AMENITY FACILITY MAINTENANCE</b>					
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
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
<b>TOTAL AMENITY FACILITY MAINTENANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>318,400.00</b>	<b>318,400.00</b>
<b>RESERVE</b>					
Capital Reserve	26,134.14	0.00	-26,134.14	25,000.00	-1,134.14
<b>TOTAL RESERVE</b>	<b>26,134.14</b>	<b>0.00</b>	<b>-26,134.14</b>	<b>25,000.00</b>	<b>-1,134.14</b>
<b>TOTAL EXPENDITURES</b>	<b>566,334.14</b>	<b>456,281.99</b>	<b>-110,052.15</b>	<b>928,971.00</b>	<b>362,636.86</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>0.00</b>	<b>110,052.15</b>	<b>110,052.15</b>	<b>0.00</b>	<b>0.00</b>

FISCAL YEAR 2023  
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.

## FISCAL YEAR 2023

### FINAL ANNUAL OERATING BUDGET

# 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.

FISCAL YEAR 2023  
FINAL ANNUAL OPERATING BUDGET

# TOUCHSTONE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2018

#### REVENUES

CDD Debt Service Assessments	\$	333,900
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>333,900</b>

#### 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
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>333,900</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

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

\* 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 FINAL ANNUAL OPERATING  
BUDGET

# TOUCHSTONE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2019

#### REVENUES

CDD Debt Service Assessments	\$	565,222
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>565,222</b>

#### 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
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>565,222</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

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

\* 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 FINAL ANNUAL OPERATING  
BUDGET

# TOUCHSTONE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2022

#### REVENUES

CDD Debt Service Assessments	\$	-
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>-</b>

#### EXPENDITURES

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

#### ANALYSIS OF BONDS OUTSTANDING

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

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 FINAL 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 <sup>(2)</sup>
			Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment <sup>(1)</sup>	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service <sup>(3)</sup>	O&M Per Unit	FY 2023 Total Assessment <sup>(1)</sup>	
<b>SERIES 2018 - PHASES 1 &amp; 2</b>										
Townhome	0.51	162	\$ 468.34	\$ 301.15	\$ 769.49	\$ 468.34		\$ 481.42	\$ 949.76	\$ 180.27
SF 35'	1.00	93	\$ 910.65	\$ 583.69	\$ 1,494.34	\$ 910.65		\$ 936.09	\$ 1,846.74	\$ 352.40
SF 40'	1.14	124	\$ 1,040.75	\$ 667.52	\$ 1,708.27	\$ 1,040.75		\$ 1,069.81	\$ 2,110.56	\$ 402.29
SF 50'	1.43	51	\$ 1,300.93	\$ 834.11	\$ 2,135.04	\$ 1,300.93		\$ 1,337.27	\$ 2,638.20	\$ 503.16
Subtotal		430								
<b>SERIES 2019 - PHASES 3 - 7</b>										
Townhome	0.51	50	\$ 468.39	\$ 301.15	\$ 769.54	\$ 468.39		\$ 481.42	\$ 949.81	\$ 180.27
SF 35'	1.00	208	\$ 910.76	\$ 583.69	\$ 1,494.45	\$ 910.76		\$ 936.09	\$ 1,846.85	\$ 352.40
SF 40'	1.14	221	\$ 1,040.87	\$ 667.52	\$ 1,708.39	\$ 1,040.87		\$ 1,069.81	\$ 2,110.68	\$ 402.29
SF 50'	1.43	125	\$ 1,301.08	\$ 834.11	\$ 2,135.19	\$ 1,301.08		\$ 1,337.27	\$ 2,638.35	\$ 503.16
Subtotal		604								
<b>TOTAL</b>		1034								

Notations:

- <sup>(1)</sup> Annual assessments are adjusted for collection costs and early payment discounts of 6%.
- <sup>(2)</sup> An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.
- <sup>(3)</sup> Amenity Bonds Debt Service assessment to be established at bonds issuance.

FISCAL YEAR 2023  
FINAL ANNUAL OPERATING BUDGET

**RESOLUTION 2022-07**

**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; 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 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 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 2022-2023 Budget;

**WHEREAS**, the provision of the activities described in the FY 2022-2023 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 2022-2023 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 2022-2023 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; and

**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.

**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 2022-2023 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 2022-2023 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 2022-2023 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, 2022; 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, 2022
  2. 25% due no later than February 1, 2023
  3. 25% due no later than May 1, 2023
- 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 2022-2023 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. Direct Bill for Certain O&M Assessments.**

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than December 1, 2022
  2. 25% due no later than February 1, 2023
  3. 25% due no later than April 1, 2023
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M 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 and costs of collection and enforcement.

- d. 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. 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 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 31, 2022.**

Attested By:

**Touchstone Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2022-2023 Budget**

2023

# TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023  
FINAL ANNUAL OPERATING BUDGET



August 31, 2022

# TOUCHSTONE

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

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August **31**, 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
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
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
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>566,334.14</b>	<b>497,463.96</b>	<b>68,870.18</b>	<b>566,334.14</b>	<b>0.00</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>566,334.14</b>	<b>497,463.96</b>	<b>68,870.18</b>	<b>566,334.14</b>	<b>0.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	0.00	3,000.00	6,000.00	9,000.00	9,000.00
<b>TOTAL LEGISLATIVE</b>	<b>0.00</b>	<b>3,000.00</b>	<b>6,000.00</b>	<b>9,000.00</b>	<b>9,000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
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
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>98,100.00</b>	<b>37,125.08</b>	<b>49,575.55</b>	<b>86,700.63</b>	<b>-11,399.37</b>
<b>LEGAL COUNSEL</b>					
District Counsel	15,000.00	5,601.90	5,601.90	11,203.80	-3,796.20
<b>TOTAL LEGAL COUNSEL</b>	<b>15,000.00</b>	<b>5,601.90</b>	<b>5,601.90</b>	<b>11,203.80</b>	<b>-3,796.20</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	100,000.00	51,337.02	51,337.98	102,675.00	2,675.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>100,000.00</b>	<b>51,337.02</b>	<b>51,337.98</b>	<b>102,675.00</b>	<b>2,675.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
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
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>15,000.00</b>	<b>2,585.78</b>	<b>2,585.78</b>	<b>5,171.56</b>	<b>-9,828.44</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
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
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>302,100.00</b>	<b>91,547.76</b>	<b>145,983.24</b>	<b>237,531.00</b>	<b>-64,569.00</b>
<b>ROAD &amp; STREET FACILITIES</b>					
Pavement and Drainage Repairs & Maintenance	10,000.00	0.00	4,000.00	4,000.00	-6,000.00
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>10,000.00</b>	<b>0.00</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>-6,000.00</b>
<b>AMENITY FACILITY MAINTENANCE</b>					
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
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
<b>TOTAL AMENITY FACILITY MAINTENANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>RESERVE</b>					
Capital Reserve	26,134.14	0.00	0.00	0.00	-26,134.14
<b>TOTAL RESERVE</b>	<b>26,134.14</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-26,134.14</b>
<b>TOTAL EXPENDITURES</b>	<b>566,334.14</b>	<b>191,197.54</b>	<b>265,084.45</b>	<b>456,281.99</b>	<b>-110,052.15</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>0.00</b>	<b>306,266.42</b>	<b>-196,214.27</b>	<b>110,052.15</b>	<b>110,052.15</b>

# 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 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
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
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>566,334.14</b>	<b>566,334.14</b>	<b>0.00</b>	<b>928,971.00</b>	<b>362,636.86</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>566,334.14</b>	<b>566,334.14</b>	<b>0.00</b>	<b>928,971.00</b>	<b>362,636.86</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	0.00	9,000.00	9,000.00	12,000.00	12,000.00
<b>TOTAL LEGISLATIVE</b>	<b>0.00</b>	<b>9,000.00</b>	<b>9,000.00</b>	<b>12,000.00</b>	<b>12,000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
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
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>98,100.00</b>	<b>86,700.63</b>	<b>-11,399.37</b>	<b>106,007.00</b>	<b>7,907.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	15,000.00	11,203.80	-3,796.20	15,000.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>15,000.00</b>	<b>11,203.80</b>	<b>-3,796.20</b>	<b>15,000.00</b>	<b>0.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	0.00	0.00	0.00	120,000.00	120,000.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>100,000.00</b>	<b>102,675.00</b>	<b>2,675.00</b>	<b>120,000.00</b>	<b>20,000.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
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
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>15,000.00</b>	<b>5,171.56</b>	<b>-9,828.44</b>	<b>15,000.00</b>	<b>0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
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
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>302,100.00</b>	<b>237,531.00</b>	<b>-64,569.00</b>	<b>312,564.00</b>	<b>10,464.00</b>
<b>ROAD &amp; STREET FACILITIES</b>					
Pavement and Drainage Repairs & Maintenance	10,000.00	4,000.00	-6,000.00	5,000.00	-5,000.00
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>10,000.00</b>	<b>4,000.00</b>	<b>-6,000.00</b>	<b>5,000.00</b>	<b>-5,000.00</b>
<b>AMENITY FACILITY MAINTENANCE</b>					
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
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
<b>TOTAL AMENITY FACILITY MAINTENANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>318,400.00</b>	<b>318,400.00</b>
<b>RESERVE</b>					
Capital Reserve	26,134.14	0.00	-26,134.14	25,000.00	-1,134.14
<b>TOTAL RESERVE</b>	<b>26,134.14</b>	<b>0.00</b>	<b>-26,134.14</b>	<b>25,000.00</b>	<b>-1,134.14</b>
<b>TOTAL EXPENDITURES</b>	<b>566,334.14</b>	<b>456,281.99</b>	<b>-110,052.15</b>	<b>928,971.00</b>	<b>362,636.86</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>0.00</b>	<b>110,052.15</b>	<b>110,052.15</b>	<b>0.00</b>	<b>0.00</b>

FISCAL YEAR 2023  
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.

## FISCAL YEAR 2023

# FINAL ANNUAL OPERATING BUDGET



# 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.

FISCAL YEAR 2023  
FINAL ANNUAL OPERATING BUDGET

# TOUCHSTONE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2018

#### REVENUES

CDD Debt Service Assessments	\$	333,900
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>333,900</b>

#### 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
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>333,900</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

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

\* 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 FINAL ANNUAL OPERATING  
BUDGET

# TOUCHSTONE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2019

#### REVENUES

CDD Debt Service Assessments	\$	565,222
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>565,222</b>

#### 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
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>565,222</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

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

\* 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 FINAL ANNUAL OPERATING  
BUDGET

# TOUCHSTONE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2022

#### REVENUES

CDD Debt Service Assessments	\$	-
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>-</b>

#### EXPENDITURES

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

#### ANALYSIS OF BONDS OUTSTANDING

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

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 FINAL 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 <sup>(2)</sup>
			Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment <sup>(1)</sup>	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service <sup>(3)</sup>	O&M Per Unit	FY 2023 Total Assessment <sup>(1)</sup>	
<b>SERIES 2018 - PHASES 1 &amp; 2</b>										
Townhome	0.51	162	\$ 468.34	\$ 301.15	\$ 769.49	\$ 468.34		\$ 481.42	\$ 949.76	\$ 180.27
SF 35'	1.00	93	\$ 910.65	\$ 583.69	\$ 1,494.34	\$ 910.65		\$ 936.09	\$ 1,846.74	\$ 352.40
SF 40'	1.14	124	\$ 1,040.75	\$ 667.52	\$ 1,708.27	\$ 1,040.75		\$ 1,069.81	\$ 2,110.56	\$ 402.29
SF 50'	1.43	51	\$ 1,300.93	\$ 834.11	\$ 2,135.04	\$ 1,300.93		\$ 1,337.27	\$ 2,638.20	\$ 503.16
Subtotal		430								
<b>SERIES 2019 - PHASES 3 - 7</b>										
Townhome	0.51	50	\$ 468.39	\$ 301.15	\$ 769.54	\$ 468.39		\$ 481.42	\$ 949.81	\$ 180.27
SF 35'	1.00	208	\$ 910.76	\$ 583.69	\$ 1,494.45	\$ 910.76		\$ 936.09	\$ 1,846.85	\$ 352.40
SF 40'	1.14	221	\$ 1,040.87	\$ 667.52	\$ 1,708.39	\$ 1,040.87		\$ 1,069.81	\$ 2,110.68	\$ 402.29
SF 50'	1.43	125	\$ 1,301.08	\$ 834.11	\$ 2,135.19	\$ 1,301.08		\$ 1,337.27	\$ 2,638.35	\$ 503.16
Subtotal		604								
<b>TOTAL</b>		1034								

Notations:

- <sup>(1)</sup> Annual assessments are adjusted for collection costs and early payment discounts of 6%.
- <sup>(2)</sup> An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.
- <sup>(3)</sup> Amenity Bonds Debt Service assessment to be established at bonds issuance.

FISCAL YEAR 2023  
FINAL ANNUAL OPERATING BUDGET

**RESOLUTION 2022-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACQUISITION AND CONSTRUCTION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

**SECTION 2. FINDINGS.** The Board of Supervisors (the “**Board**”) of the Touchstone Community Development District (the “**District**”) hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to acquire and construct certain capital public improvements as described in the *Report of the District Engineer dated January 2022* (the “**Recreational Project**”), attached hereto as **Exhibit “A.”**

(c) The District is authorized by Chapters 170, 190, and 197, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Recreational Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170, 190, and 197, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District acquire the Recreational Project on certain lands within the District, the nature and location of which are described in Resolution 2022-04 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Recreational Project be assessed against the lands specially benefited thereby, and that the District issue its special assessment bonds (the “**Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the Recreational Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of acquiring and constructing the Recreational Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2022-04, the Board determined to implement the Recreational Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2022-04 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2022-04 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2022-05 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Recreational Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the costs of the Recreational Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Recreational Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the *Amenity Master Special Assessment Methodology Report dated June 30, 2022* (the "**Assessment Report**") attached hereto as **Exhibit "B,"** and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Recreational Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Recreational Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Debt Assessments be paid and collected as herein provided.

**SECTION 3. DEFINITIONS.** Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, "**Debt Assessment**" or "**Debt Assessments**" means the non-ad valorem special assessments imposed to repay the Bonds which are being

issued to finance the acquisition and construction of the Recreational Project as described in the Assessment Report.

**SECTION 4. AUTHORIZATION OF RECREATIONAL PROJECT.** The Recreational Project described in Resolution 2022-04, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be acquired and constructed following the issuance of Bonds referred to herein.

**SECTION 5. ESTIMATED COST OF RECREATIONAL PROJECT.** The total estimated costs of the Recreational Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

**SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS.** The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed, and levied. Upon satisfaction of the conditions of Closing under the Agreement for Sale and Purchase between the District and Len-Touchstone, LLC, the Debt Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "**Improvement Lien Book.**" The Debt Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

**SECTION 7. FINALIZATION OF DEBT ASSESSMENTS.** When the Recreational Project has been acquired and constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Recreational Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Recreational Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Recreational Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Recreational Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Recreational Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the Recreational Project benefiting the benefited parcels plus financing costs.

**SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS.** Because it is contemplated in the Assessment Report that the acquisition of the Recreational Project confers a special benefit to the lands of all residential units within the District, the Board deems it desirable to establish a method for fairly and reasonably allocating the total Debt Assessment among the residential units so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board. The Board has determined that all residential units will equally have the ability to enjoy and use the Recreational Project (regardless of product type, front footage, or square footage), and therefore they all receive an equal benefit, so the costs should be equally



allocated among all property owners, and as a result the Debt Assessments should be allocated on an equalized basis as outlined in the Assessment Report.

**SECTION 9. PAYMENT OF DEBT ASSESSMENTS.** At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November. Pursuant to Section 197.3632 (10)(b)3. the District has elected to not allow any owner of land against which a Debt Assessment has been levied to pay the entire principal balance of such Debt Assessment without also paying the interest applicable to such property. After the completion and acceptance of the Recreational Project, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

**SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT.** Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee of the Bonds makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

**SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES.** The District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. In the event the Debt Assessments are not being collected pursuant to the uniform method, the District shall invoice and collect such Debt Assessments directly, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year, and such Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law.

**SECTION 12. CONFIRMATION OF INTENTION TO ISSUE BONDS.** The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay the cost of the Recreational Project assessed against the specially benefited property.

**SECTION 13. DEBT ASSESSMENT CHALLENGES.** The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt 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 Debt Assessments, and the levy, collection, and lien of the Debt 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 14. PROCEDURAL IRREGULARITIES.** Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

**SECTION 15. SEVERABILITY.** If any Section or part of a Section of this Resolution be 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.

**SECTION 16. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 17. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**Passed and Adopted on August 31, 2022.**

**Attest:**

**Touchstone  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair / Vice Chair of the Board of Supervisors

**Exhibit “A” –Engineer’s Report dated January 2022**

**Exhibit “B” – Amenity Master Special Assessment Methodology Report dated June 30, 2022**



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**TOUCHSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

**REPORT OF THE DISTRICT ENGINEER**

**Prepared for:**

**BOARD OF SUPERVISORS  
TOUCHSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

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

**JANUARY 2022**

**TOUCHSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

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3.0	PUBLIC IMPROVEMENTS & COMMUNITY FACILITIES .....	2
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**LIST OF EXHIBITS**

Exhibit 1 – Location Map

Exhibit 2 – Overall Site Plan

Exhibit 3 – District Boundary Map

Exhibit 4 - Legal Description

Exhibit 5 – Site Plan

Exhibit 6 – Photographs

# **REPORT OF THE DISTRICT ENGINEER TOUCHSTONE CDD**

## **1.0 INTRODUCTION**

The Touchstone Community Development District (the “District” or the “CDD”) is located in the unincorporated area of Hillsborough County, Florida (the “County”), and is approximately bounded on the north by 36<sup>th</sup> Avenue South, on the east by 78<sup>th</sup> Street South, on the south by 49<sup>th</sup> Avenue South, and on the west by 70<sup>th</sup> Street South. The District currently contains approximately 222.2 acres.

See Exhibit 4 for the Legal Description of the District.

## **2.0 PURPOSE & SCOPE**

The District was established under Hillsborough County Ordinance No. 17-24, which was enacted by the Board of County Commissioners on September 20, 2017 and became effective on September 26, 2017. The District was expanded via Ordinance 21-32, which was enacted by the Board of County Commissioners on September 8, 2021 and became effective on September 9, 2021.

The purpose of this Report of the District Engineer is to provide a description and acquisition cost of the 2022 public improvements and community facilities which exclusively includes the Touchstone Clubhouse & Amenity Center.

### **3.0 PUBLIC IMPROVEMENTS & COMMUNITY FACILITIES**

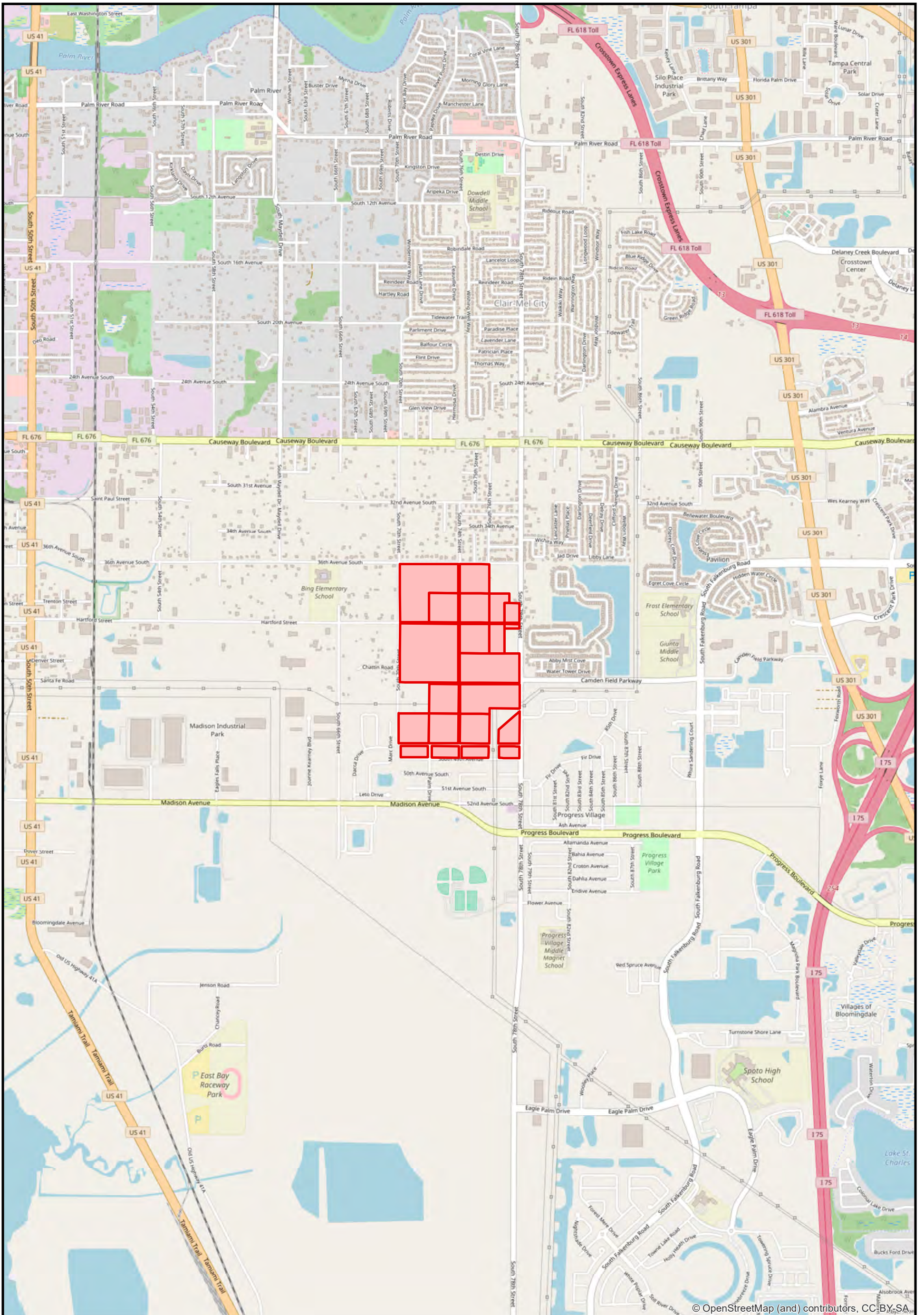
The Clubhouse & Amenity Center consists of 3.24 acres of land, together with the existing clubhouse building, all the facilities (pool playground area, parking lot, green space, landscaping /irrigation/hardscaping, and other existing sitework and appurtenant improvements), fixtures and personal property constructed, completed, and located within Parcel L of the Touchstone Phase 1 plat (PB 132 Pages 37-51).

See Exhibit 5 for a site plan of the Touchstone Clubhouse & Amenity Center.

### **4.0 RECOMMENDATION**

The not-to-exceed \$6,500,000 purchase price of the Touchstone Clubhouse & Amenity Center was determined by the purchase option formula for homeowners to purchase the Clubhouse and Amenity Center from the property owner, and the final purchase price will be determined by an arms-length negotiation between the District Board and the property owner. In addition, \$400,000 has been included for future maintenance and repairs.





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# Exhibit 1 - Location Map

## Touchstone CDD

Data provided by ESRI, FGDL, Hillsborough County and SWFMD

JN: 2150068  
 Date: 01/27/16

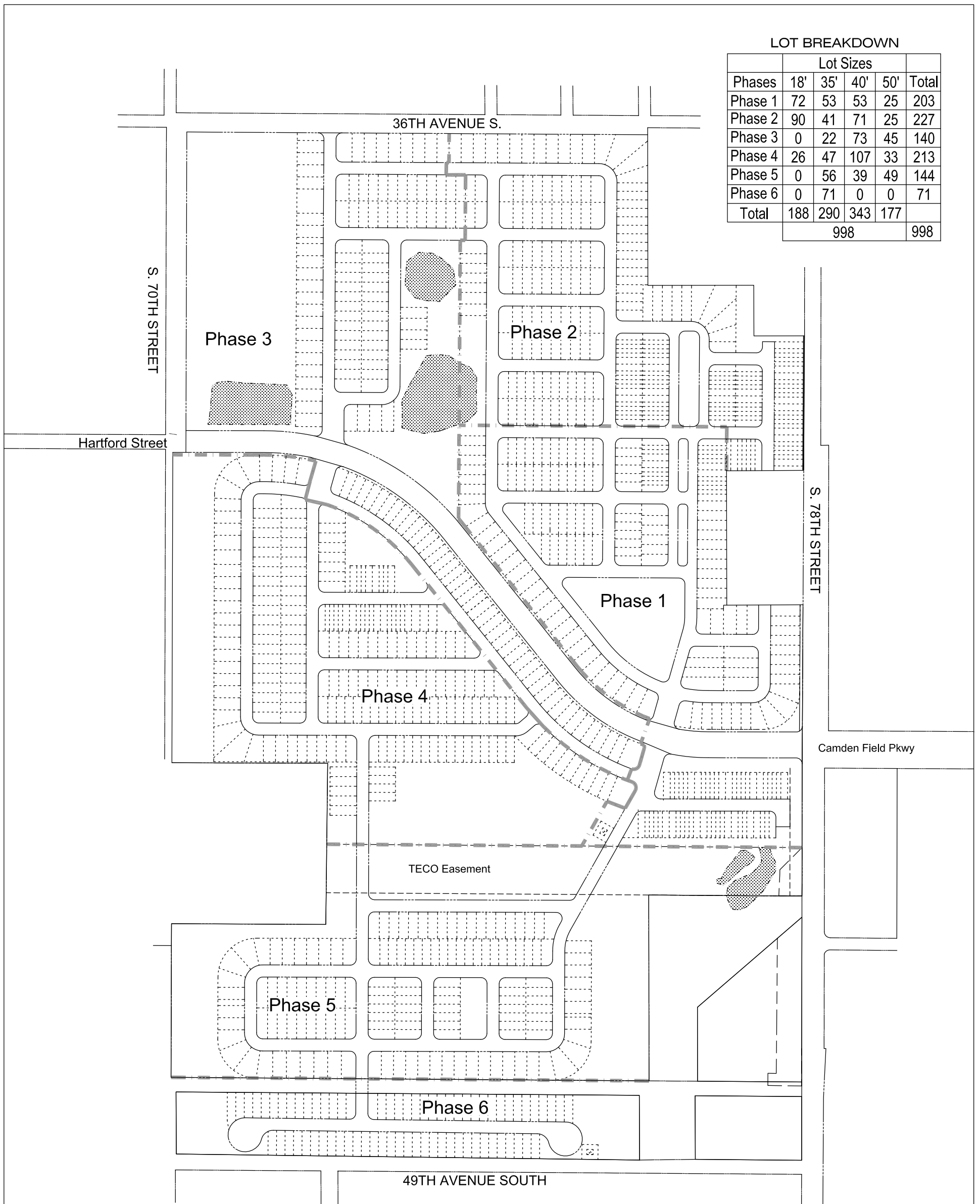
1 inch = 2,000 feet





LOT BREAKDOWN

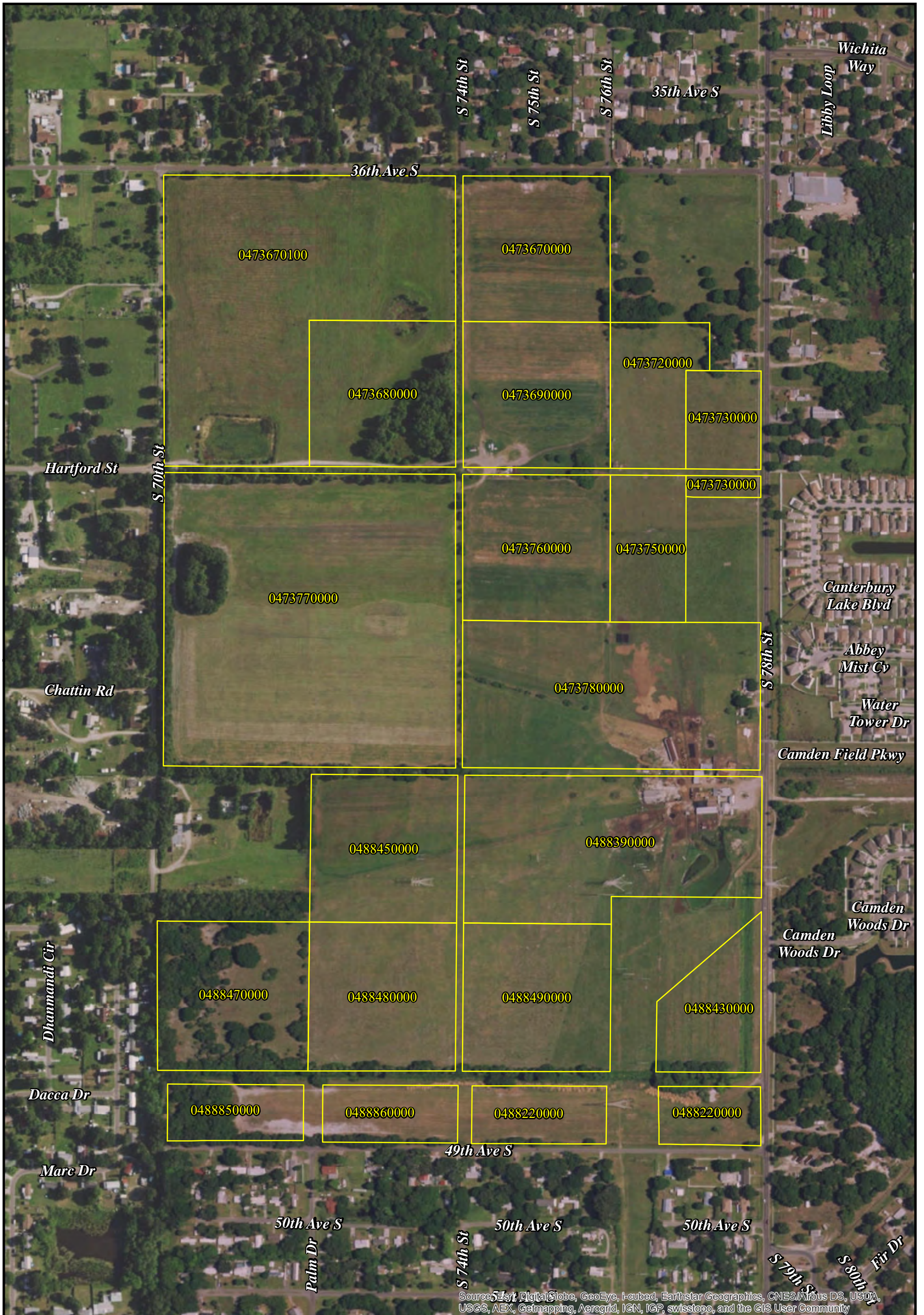
Phases	Lot Sizes				Total
	18'	35'	40'	50'	
Phase 1	72	53	53	25	203
Phase 2	90	41	71	25	227
Phase 3	0	22	73	45	140
Phase 4	26	47	107	33	213
Phase 5	0	56	39	49	144
Phase 6	0	71	0	0	71
<b>Total</b>	<b>188</b>	<b>290</b>	<b>343</b>	<b>177</b>	
		998			998



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## Exhibit 2 - Overall Site Plan TOUCHSTONE CDD





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



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

Data provided by ESRI, FGDL, Hillsborough County and SWFMWD

JN: 2150068  
 Date: 01/27/16

1 inch = 400 feet





**DESCRIPTION SKETCH**  
(NOT A SURVEY)

**EXHIBIT 4**

DESCRIPTION:

PARCEL 1A:

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

PARCEL 1B:

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

LESS AND EXCEPT the following:

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

PARCEL 1C:

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

PARCEL 1D:

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

(DESCRIPTION CONTINUED ON SHEETS 2 AND 3)

**LEGEND:**

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

**NOTES:**

1. LANDMARK ENGINEERING & SURVEYING CORPORATIONS Certificate of Authorization Number to provide surveying is LB3913.

2. This drawing not valid without the signature and original seal of a Florida Registered Surveyor & Mapper.

3. No instruments of record reflecting easements, rights-of-way and/or ownership were furnished to this surveyor except as shown hereon.

**NOTE:**

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

**SHEET**  
**1 OF 5**

**REVISIONS**

Description	Date	Dwn.	Ck'd	Order No.
Added Phase 7	4-15-21	MAC		2170033

**SURVEYORS CERTIFICATE**

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



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Drawn: MAC	Client No.: 2005	DATE OF SIGNATURE
Checked:	<b>SCOTT R. FOWLER</b>	5185
Original No.: 2150068	Current No.: 2170033	FLORIDA REGISTERED LAND SURVEYOR NO.
Drawing Date: 5-24-17		

DESCRIPTION SKETCH

(NOT A SURVEY)

DESCRIPTION: (Continued)

PARCEL 1E:

Tracts 1 and 8, lying partially in the NE ¼ of Section 2, Township 30 South, Range 19 East and partially in the NW 1/4 of Section 1, Township 30 South, Range 19 East, West of S. 78th Street, SOUTH TAMPA, according to map or plat thereof recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, TOGETHER WITH the South 1/2 of that portion of vacated right of way described as Right-of-Way Vacation Area 3 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida, lying North of said Tract 1.

LESS AND EXCEPT the following:

A portion of Tracts 1 and 8, lying partially in the Northeast quarter of Section 2, Township 30 South, Range 19 East, and partially in the NW 1/4 of Section 1, Township 30 South, Range 19 East, SOUTH TAMPA, according to map or plat thereof recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, which portion is described as follows: Beginning at the Southwest corner of said Tract 8 run thence North along the West boundary of Tract 8 and said Tract 1 to a point located 200 feet South of the Northwest corner of the South one-half of said Tract 1, thence run East to the East boundary of Tract 1, thence run South to a point located 40 feet North of the Southeast corner of said Tract 1, thence run in a Southwesterly direction to a point located 200 feet East of and 320 feet North of the said Southwest corner of Tract 8; thence run South 320 feet thence run West 200 feet to the Point of Beginning.

PARCEL 1F:

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

PARCEL 1G:

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

LESS AND EXCEPT the following:

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

PARCEL 2A:

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

PARCEL 2B:

The East 1/2 of Tract 8 less North 208.75 feet together with the North 90 feet of East 1/2 of Tract 9, lying partially in the SE ¼ of Section 35, Township 29 South, Range 19 East and partially in the SW 1/4 of Section 36, Township 29 South, Range 19 East, West of S. 78th Street, SOUTH TAMPA, according to the map or plat thereof as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, TOGETHER WITH that portion of vacated right of way described as Right-of-Way Vacation Area 2 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida, lying South of said East 1/2 of Tract 8 and North of said East 1/2 of Tract 9.

(DESCRIPTION CONTINUED ON SHEET 3)

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SHEET  
2 OF 5

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

Job No.: 2150068

**DESCRIPTION SKETCH**  
(NOT A SURVEY)

**DESCRIPTION: (Continued)**

PARCEL 3:

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

ALL containing 218.22 Acres, more or less.

TOGETHER WITH:

PHASE 7:

A portion of Tract 9, SOUTH TAMPA, as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, lying within the Southeast 1/4 of Section 35, Township 29 South, Range 19 East and in the Southwest 1/4 of Section 36, Township 29 South, Range 19 East, Hillsborough County Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of said Section 35, said point also being the Northwest corner of the Southwest 1/4 of said Section 36; thence S00°27'49"W., 1425.04 feet along the Easterly boundary line of the Southeast 1/4 of said Section 35 said line also being the Westerly boundary line of the Southwest 1/4 of said Section 36, to the POINT OF BEGINNING, said point being on the Southerly boundary line of the North 90.00 feet of said Tract 9 and the Southerly boundary line of Tract "D", TOUCHSTONE PHASE 2, as recorded in Plat Book 135, Pages 12-19, of the Public Records of Hillsborough County, Florida; thence N.89°43'42"E., 31.16 feet along said Southerly boundary line of the North 90.00 feet of said Tract 9, said Southerly boundary line of said Tract "D" and along the Southerly boundary line of Tract "K, TOUCHSTONE PHASE 1, as recorded in Plat Book 132, Pages 37-51, of the Public Records of Hillsborough County, Florida, to the Westerly right-of-way line of S. 78TH STREET, said line also being the Easterly boundary line of said Tract 9; thence S.00°17'48"W., 554.35 feet along said Westerly right-of-way line and said Easterly boundary line to the Northeast corner of Tract "J" of said TOUCHSTONE PHASE 1; thence S.89°41'28"W., 314.54 feet along the Southerly boundary line of said Tract 9, said line also being the Northerly boundary line of said Tract "J", the Northerly right-of-way line of GLOBE THISTLE DRIVE, and the Northerly boundary line of Lots 19-22, Block 1, of said TOUCHSTONE PHASE 1 to the Southwest corner of the East 1/2 of said Tract 9; thence N.00°06'21"W., 554.53 feet along the Westerly boundary line of the East 1/2 of said Tract 9 and the Easterly boundary line of Lots 25-41, Block 1 of said TOUCHSTONE PHASE 1 to the Southerly boundary line of the North 90.00 feet of said Tract 9 said point also being the Southwest corner of Tract "E", of said TOUCHSTONE PHASE 2, thence N.89°43'42"E., 287.28 feet along said Southerly boundary line of the North 90.00 feet of said Tract 9 and the Southerly boundary line of said Tract "E", Southerly boundary line of Lots 48-53, Block 1, of said TOUCHSTONE PHASE 2, the Southerly right-of-way line of SHOOTING STAR PLACE and the Southerly boundary line of said Tract "D" to the POINT OF BEGINNING.

Containing 4.03 Acres, more or less.

OVERALL AREA containing 222.25 Acres, more or less.

Line #	Bearing	Distance
L1	S00°04'53"E	650.49'
L2	N89°55'52"E	436.64'
L3	S00°09'40"E	208.75'
L4	N89°55'52"E	208.75'
L5	S00°20'47"W	435.10'
L6	S00°17'48"W	120.01'
L7	S89°43'42"W	318.44'
L8	S00°06'21"E	554.53'
	N00°06'21"W	554.53'
L9	N89°41'28"E	314.54'
	S89°41'28"W	314.54'
L10	S00°17'48"W	643.96'
L11	S00°18'00"W	30.00'

Line #	Bearing	Distance
L12	S00°05'26"W	327.73'
L13	S00°06'07"W	200.00'
L14	N89°35'32"W	631.94'
L15	S00°04'53"E	766.76'
L16	N89°34'37"W	1971.30'
L17	N00°09'46"E	633.88'
L18	S89°42'28"E	636.61'
L19	N00°39'25"E	665.36'
L20	N89°50'19"W	642.35'
L21	N00°09'46"E	2631.27'
L22	S89°39'22"E	1954.54'
L23	N89°34'37"W	429.91'
L24	N00°04'53"W	305.00'

Line #	Bearing	Distance
L25	N49°13'37"E	569.35'
L26	S00°05'28"W	542.26'
L27	S00°00'28"E	137.74'
L28	S00°01'15"E	263.04'
L29	N89°29'37"W	438.74'
L30	N00°11'32"W	262.41'
L31	S89°34'37"E	439.52'
L32	S00°11'54"E	266.80'
L33	N89°15'19"W	1910.96'
L34	N00°12'31"W	256.06'
L35	S89°34'37"E	1910.85'
L36	S00°17'48"W	554.35'
L37	S89°43'42"W	287.28'
L38	S89°43'42"W	31.16'



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**SHEET**  
**3 OF 5**

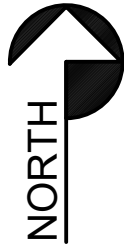
**NOTE:**  
SEE SHEET 3 FOR TABLES AND SHEETS 4 & 5 FOR SKETCH.

Job No.: 2150068

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DESCRIPTION SKETCH  
(NOT A SURVEY)

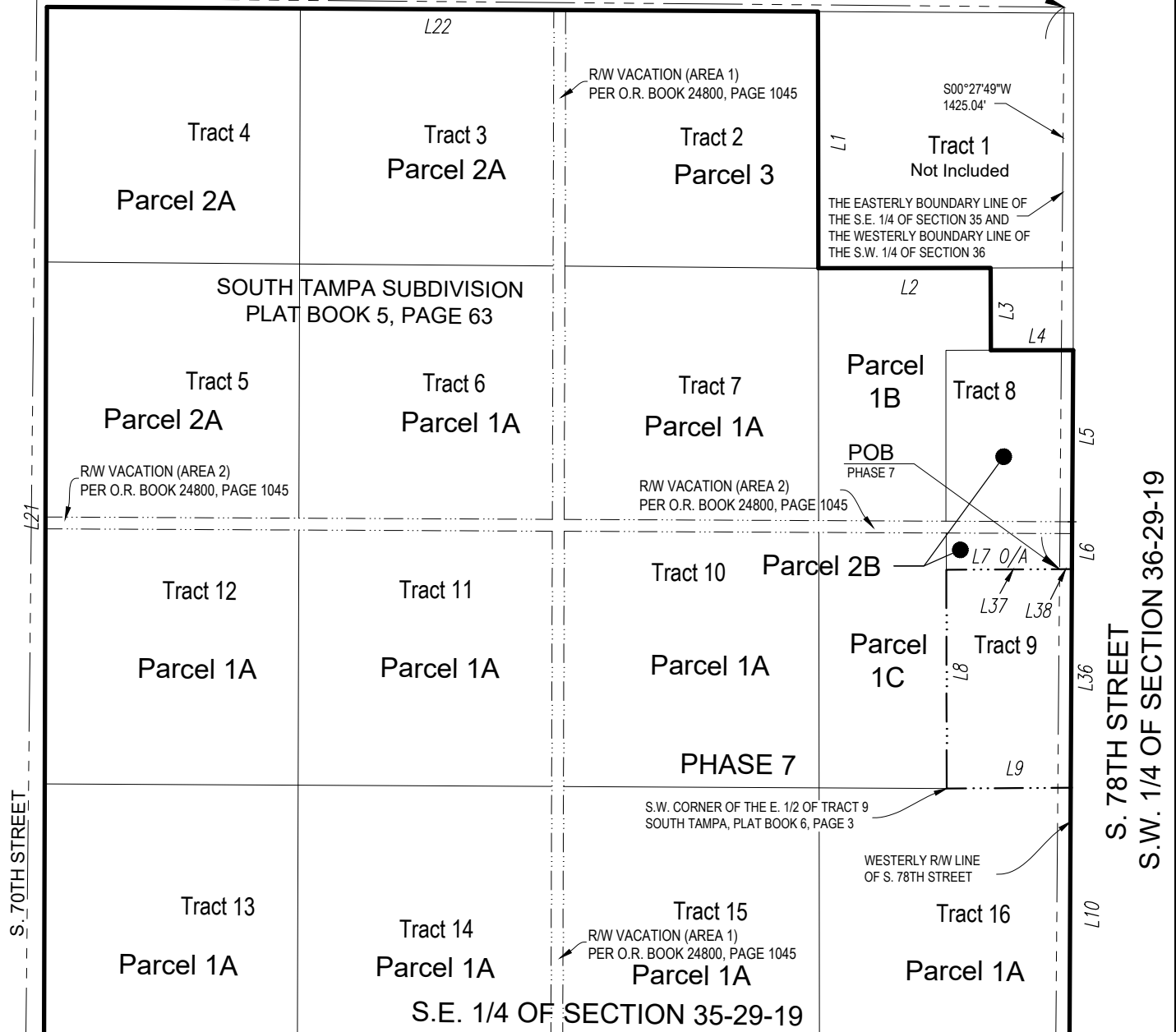
BASIS OF BEARINGS:  
NORTHERLY BOUNDARY LINE OF  
THE S.E. 1/4 OF SECTION 35  
BEARS S.89°29'32"E., (GRID).



Scale: 1" = 400'

POC PHASE 7  
N.E. CORNER OF S.E. 1/4 OF SECTION 35  
N.W. CORNER OF S.W. 1/4 OF SECTION 36

36TH AVENUE S.



S.E. 1/4 OF SECTION 35-29-19  
**SEE SHEET 5 OF 5**

**LANDMARK**  
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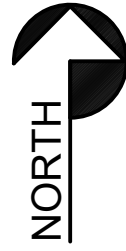
**SHEET**  
**4 OF 5**

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

Job No.: 2150068

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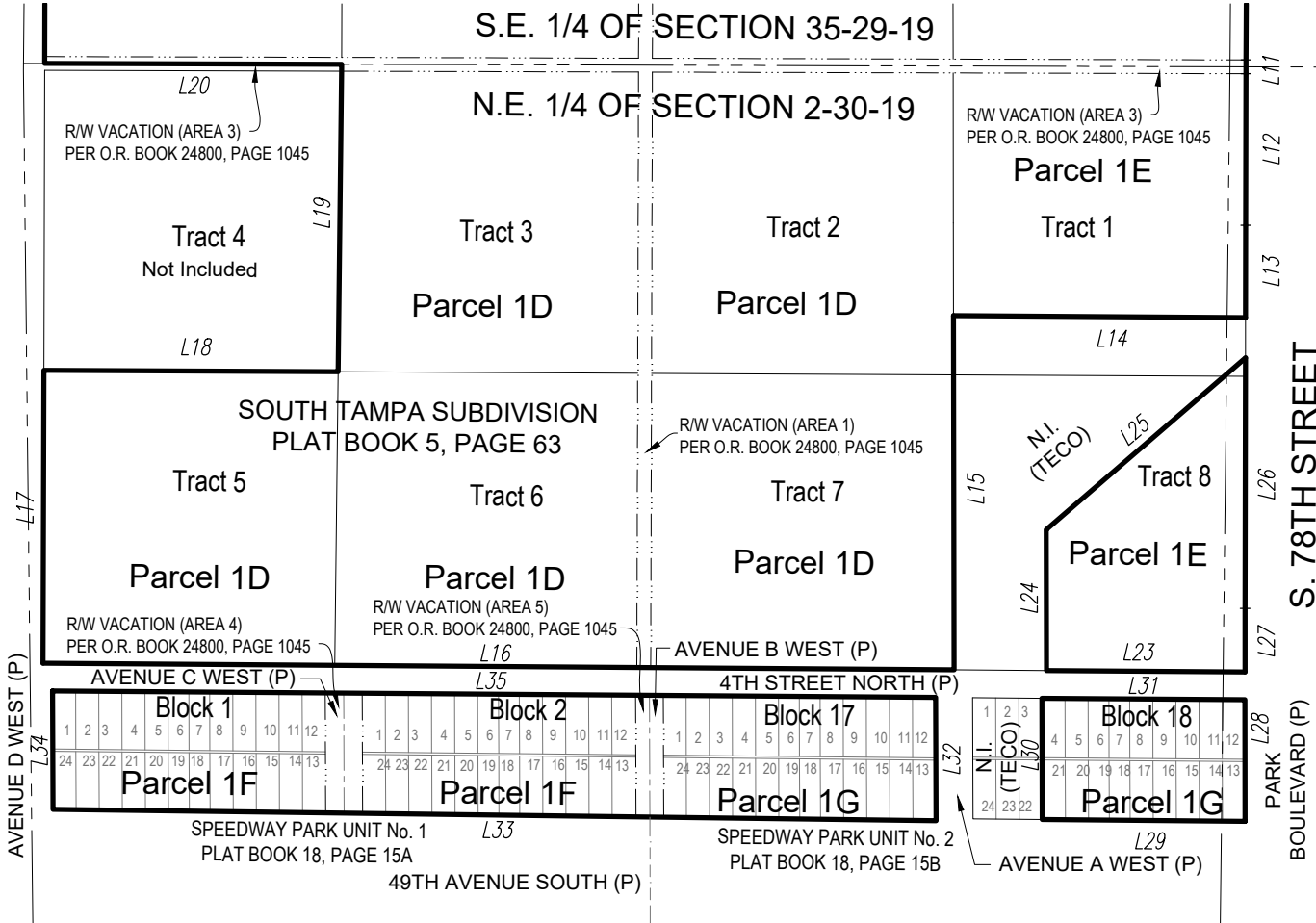


Scale: 1" = 400'

SEE SHEET 4 OF 5

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

S. 78TH STREET  
N.W. 1/4 OF SECTION 1-30-19



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SHEET  
5 OF 5

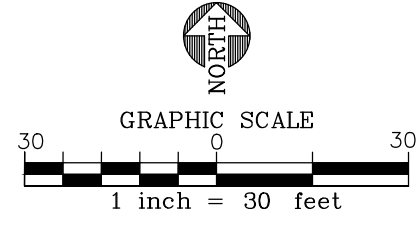
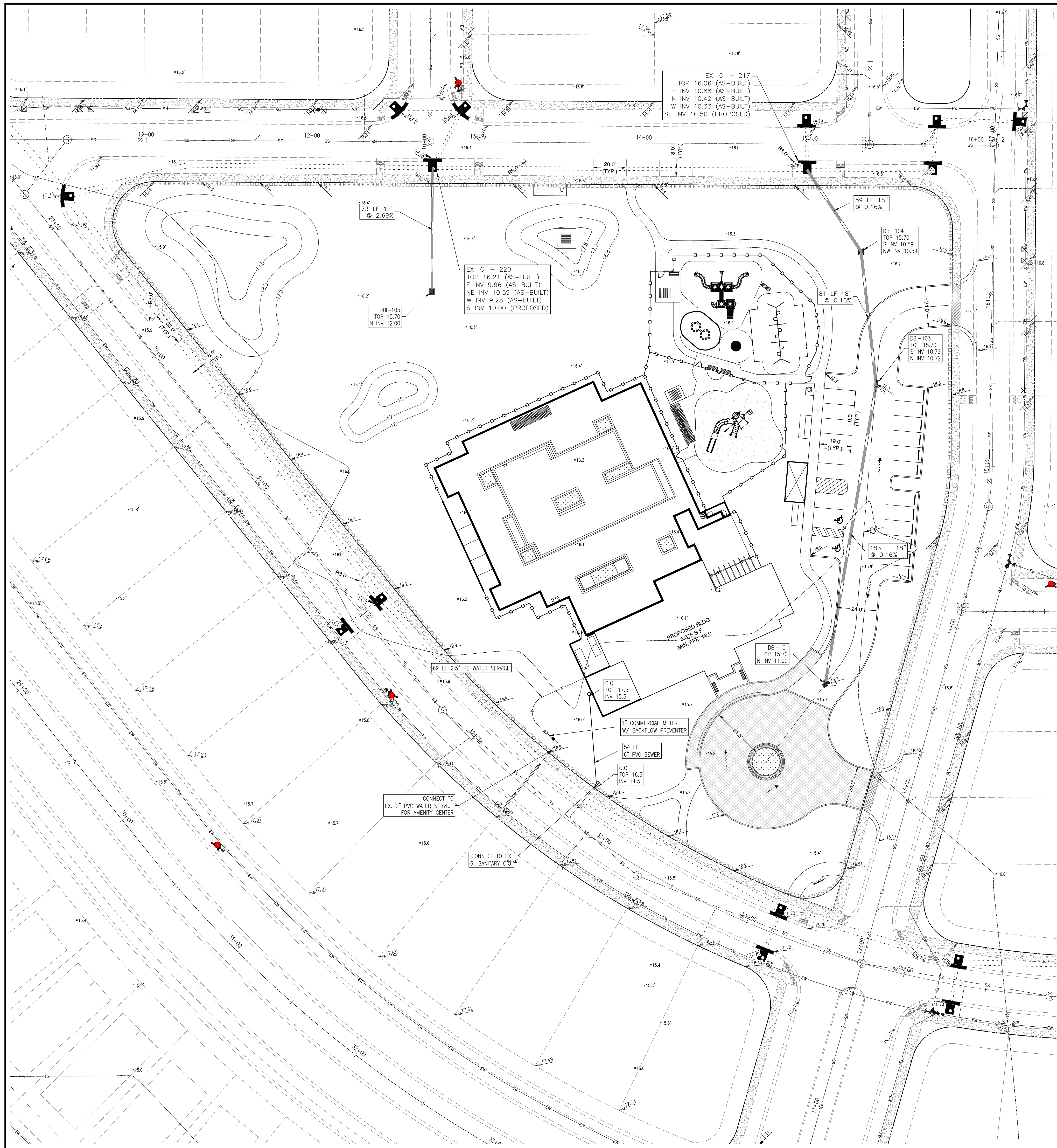
NOTE:  
SEE SHEET 3 FOR TABLES. SEE SHEET 1 FOR NOTES AND LEGEND.  
SEE SHEETS 1, 2, AND 3 FOR DESCRIPTIONS.

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- ### GENERAL NOTES
- ALL ELEVATIONS REFER TO N.A.V.D. (1988).
  - THIS PROJECT IS LOCATED WITHIN FLOOD ZONES X, A, & AE PER FEMA FLOOD INSURANCE RATE MAPS 12057C-0367H, 369H, 388H, 386J, ALL DATED 08/28/2008.
  - THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN THE AREA PRIOR TO CONSTRUCTION AND CALL THE SUNSHINE STATE ONE CALL 1-800-432-4770.
  - ALL STORM SEWER AND UTILITIES MUST BE INSTALLED PRIOR TO BASE AND SURFACE COURSE CONSTRUCTION.
  - ALL DRAINAGE PIPE IS REINFORCED CONCRETE UNLESS OTHERWISE NOTED.
  - ANY CONFLICTS RESULTING BETWEEN WATER LINES AND DRAINAGE SYSTEM SHALL BE RESOLVED BY ADJUSTING THE WATER LINES.
  - THE MAINTENANCE ENTITY SHALL PERIODICALLY CHECK ALL INLETS, END SECTIONS, AND CONTROL STRUCTURES FOR BLOCKAGES. THESE STRUCTURES SHALL BE CLEANED TO INSURE THEIR CONTINUED FUNCTION AND TO PREVENT FLOODING.
  - ALL DRAINAGE EASEMENTS WILL BE DEDICATED TO HILLSBOROUGH COUNTY.
  - EROSION CONTROL OR SEDIMENTATION BARRIER: THE CONTRACTOR IS TO PROVIDE EROSION CONTROL OR SEDIMENTATION BARRIER (HAY BALES OR SILT SCREEN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, DETENTION PONDS, STORM SEWERS AND WATERWAYS, AND TO MAINTAIN THE EROSION CONTROL OR SEDIMENTATION BARRIER IN AN EFFECTIVE WORKING MANNER FOR THE DURATION OF CONSTRUCTION. ADDITIONALLY, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ACCESS THE SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR THE LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF SOIL ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID SOIL AND REPAIR THE DAMAGED OR INEFFECTIVE EROSION CONTROL OR SEDIMENTATION BARRIER TO THE SATISFACTION OF THE ENGINEER AND/OR THE LOCAL AUTHORITIES. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SEDIMENTATION BARRIER SHALL BE IMMEDIATELY REMOVED AND REPLACED IN UPLAND AREAS.
  - ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
  - ALL CONSTRUCTION LAYOUT AND STAKING IS TO BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED LAND SURVEYOR.
  - ALL WORK SHOWN IN THE EXISTING RIGHT-OF-WAY, AS PERMITTED BY HILLSBOROUGH COUNTY RIGHT-OF-WAY PERMITS, SHALL MEET ALL CONDITIONS OF SUCH PERMITS, INCLUDING BUT NOT LIMITED TO, PAVEMENT RESTORATION, RESTORATION AND FINAL OVERLAY OF EXISTING STREETS.

### NOTE

THERE ARE NO JURISDICTIONAL TREES WITHIN THE PROJECT LIMITS.

- ### STORMWATER MAINTENANCE PLAN
- THE WORK SPECIFIED IN THIS STATEMENT CONSISTS OF THE OPERATION AND MAINTENANCE ACTIVITIES REQUIRED AS TO ENSURE ADEQUATE PERFORMANCE OF THE SYSTEM AND ITS CONTINUED SAFE OPERATION. THE MAINTENANCE AND OPERATION ENTITY SHOULD PERFORM THE FOLLOWING MAINTENANCE AND OPERATION PROCEDURES:
- DISCHARGE STRUCTURES/CONTROL DEVICES SHOULD BE MAINTAINED OPERATIONAL BY ELIMINATING CLOGGING OF THE BAFFLES, GRATES, ETC., CAUSED BY TRASH, DEBRIS AND SEDIMENT. THE INSPECTION FOR PROPER OPERATION AND MAINTENANCE OF THESE DEVICES SHOULD BE CONDUCTED QUARTERLY. ADDITIONAL MONITORING AND MAINTENANCE SHOULD BE CONDUCTED AFTER SEVERE RAINFALL EVENTS.
  - INTERNAL STORM WATER SYSTEM INLETS AND MANHOLES SHOULD BE MAINTAINED OPERATIONAL BY ELIMINATING CLOGGING OF THE SLOTS, GRATES, INTERIOR PIPES, ETC. CAUSED BY SEDIMENT, VEGETATION AND TRASH. THE INSPECTION FOR PROPER OPERATION AND MAINTENANCE OF THESE DEVICES SHOULD BE CONDUCTED QUARTERLY. ADDITIONAL MONITORING AND MAINTENANCE SHOULD BE CONDUCTED AFTER SEVERE RAINFALL EVENTS.
  - DETENTION AREAS SHOULD BE MAINTAINED OPERATIONAL BY REMOVING SEDIMENTS AND TRASH WHICH CAN HINDER THEIR FUNCTION. THE INSPECTION OF THIS AREA SHOULD BE CONDUCTED QUARTERLY. ADDITIONAL MONITORING AND MAINTENANCE SHOULD BE CONDUCTED AFTER SEVERE RAINFALL EVENTS.
  - WET DETENTION SYSTEMS WITH LITTORAL ZONE CREATION SHOULD BE MAINTAINED OPERATIONAL THROUGH THE IMPLEMENTATION OF A PERIODIC MONITORING AND MANAGEMENT PROGRAM. REMOVAL OF NATIVE VEGETATION, INCLUDING CATTAILS, THAT BECOMES ESTABLISHED ON THE LITTORAL SHELF IS PROHIBITED. REMOVAL INCLUDES DREDGING, THE APPLICATION OF HERBICIDES, INTRODUCTION OF GRASS CARP AND CUTTING. THE MAINTENANCE ENTITY SHOULD ADDRESS ANY QUESTIONS REGARDING AUTHORIZED ACTIVITIES WITHIN THE WET DETENTION PONDS TO THE TAMPA PERMITTING DEPARTMENT OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.
  - ALL GRASS IN THE POND AREA, EXCLUDING THE LITTORAL ZONE SHOULD BE MOWED PERIODICALLY AND ALL CLIPPINGS RECOVERED AND DISPOSED OF OFF-SITE.
  - ANY ERODED AREAS THAT ARE NOTICED DURING ROUTINE MAINTENANCE SHOULD BE FILLED, AS SOON AS DISCOVERED, WITH SIMILAR SOILS AND GRASSED BY SODDING (STAKED) OR SEEDING AND HAVING MULCHING (CUT IN) DEPENDING ON THE SEASON.

- ### UTILITY NOTES
- THE CONTRACTOR/ENGINEER OF RECORD MUST CONTACT THE HILLSBOROUGH COUNTY PUBLIC UTILITY DEPARTMENT INSPECTION SECTION AND LINE MAINTENANCE TO SET UP THE PRE-CONSTRUCTION MEETING. CONTACT WILLIE LAVANDERIA @ 272-5977 EXT 43534 FOR INSPECTIONS AND THE SOUTH/CENTRAL LINE MAINTENANCE UNIT AT 671-7604 OR THE NORTHWEST LINE MAINTENANCE UNIT AT 554-5010.
  - ALL ELEVATIONS REFER TO N.A.V.D. (1988).

### LEGEND

	EXISTING RIGHT-OF-WAY		EXISTING GATE VALVE & BOX
	EXISTING CONTOUR		EXISTING FIRE HYDRANT ASSEMBLY
	AMENITY TRACT LINE		EXISTING STORM SEWER INLET
	EXISTING WATER MAIN		EXISTING STORM SEWER MANHOLE
	EXISTING SANITARY SEWER		EXISTING ELEVATION
	EXISTING STORM SEWER		PROPOSED ELEVATION
	PROPOSED FENCE		
	CONTINUOUS EROSION CONTROL		
	EXISTING SANITARY SEWER MANHOLE		EXISTING CONCRETE CURB TO BE REMOVED
	EXISTING TEE		EXISTING CONCRETE SIDEWALK
	EXISTING CROSS		PROPOSED CONCRETE SIDEWALK
	EXISTING BENDS		PROPOSED GREEN AEA/GRASS

NOTE: PROPOSED PIPES & STRUCTURES ARE SHOWN SOLID. EXISTING PIPES & STRUCTURES ARE SHOWN OPEN & DASHED

**EXHIBIT 5**

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<p>REVISIONS: 2017-10-09 ADD 2 UTILITY NOTES PER APPROVAL COMMENTS</p> <p>DATE: 06/16/2017 DRAWN BY: RMS CHECKED BY: TCA JOB NO.: 2150068</p>	<p>TOWER DAIRY AMENITY CENTER HILLSBOROUGH COUNTY, FLORIDA</p>	<p>LENNAR HOMES, LLC 4600 W. CYPRESS STREET TAMPA, FLORIDA 33607 Phone (813) 574-5700</p>	<p>LANDMARK Engineering &amp; Surveying Corporation Tampa, Florida, 33619 8515 Palm River Road (813) 821-7841 www.lesc.com</p>	<p>TODD C. AMADEN No. 5987 PROFESSIONAL ENGINEER</p> <p>NORTH AMERICAN VERTICAL DATUM 1988 (NAVVD88) Conversion from NAVD88 to NGVD29 = +0.87 Feet</p>
2	3			



## EXHIBIT 6 – PHOTOGRAPHS







TOUCHSTONE  
COMMUNITY  
DEVELOPMENT  
DISTRICT

AMENITY MASTER  
SPECIAL ASSESSMENT  
METHODOLOGY REPORT  
SERIES 2022

Report Date:  
June 30<sup>th</sup>, 2022

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**I. REPORT OBJECTIVE**

This *Amenity Master Special Assessment Methodology Report* (the “Assessment Report”) is being presented in anticipation of acquiring completed public improvements and amenity facilities by the Touchstone Community Development District (“District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. The District proposes to issue Special Assessment Bonds, Series 2022 (the “Series 2022 Bonds”), and has retained Inframark to prepare a methodology for allocating the special assessments expected to be levied by the District in connection with the transaction.

**II. DEFINED TERMS**

“**District**” – Touchstone Community Development District.

“**Engineer’s Report**” – *Report of the District Engineer for Touchstone Community Development District*, dated January 2022.

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

“**Maximum Assessments**” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

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

“**Series 2022 Project**” – The 2022 public improvements and community facilities which exclusively include the Touchstone Clubhouse and Amenity Center as outlined by the Engineer’s Report.

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

“**Master Report**” or “**Report**” – This *Amenity Master Special Assessment Methodology Report*, dated June 30<sup>th</sup>, 2022 as provided to support benefit and Maximum Assessment Liens on private developed property within the District.

The District will issue Special Assessment Revenue Bonds, Series 2022 (the “Bonds”) to finance all of the purchase of the Touchstone Clubhouse and Amenity Center which will provide special benefit to the whole District. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the Touchstone Clubhouse and Amenity Center within the District. Non-ad valorem assessments will be collected each year to provide funds for the payment of debt service on the Bonds. In addition, the District will continue to levy and collect non-ad valorem assessments for the ongoing maintenance of capital assets owned by the District and the ongoing administration of the District’s operations. This Assessment Report outlines the benefit, assessment methodology and financing structure for the Bonds to be issued by the District.

In summary, this Assessment Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis



for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

### **III. DISTRICT OVERVIEW**

The District area encompasses 218.22 +/- acres and is located in Hillsborough County, Florida, within Section 35, Township 29 South, Range 19 East.

### **IV. SERIES 2022 PROJECT**

The proceeds of the Series 2022 Bonds will be used to fund the acquisition of the Touchstone Clubhouse and Amenity Center. The total cost of the Series 2022 Project is \$6,900,000, which consists of \$6,500,000 for the purchase price of completed public improvements and amenity facilities and the club plan as well as \$400,000 for future maintenance and repairs incurred by the District. The completed improvements include a clubhouse with a pool, playground area, parking lot, green space, landscaping/irrigation/hardscaping and other existing sitework and appurtenant improvements as described in the District Engineer's Report dated January 2022. A breakdown of these costs can be found in Table 1. The District expects to issue bonds to fund the Series 2022 Project and sized at an issuance of \$8,340,000.

### **V. FINANCING**

The District will finance the Series 2022 Project through the issuance of the Bonds. A number of items comprise the Bond size such as a debt service reserve, capitalized interest, underwriter's discount, issuance costs and contingency as shown on Table 4.

### **VI. ALLOCATION METHODOLOGY**

Special assessments are allocated to each assessable property within the District on the basis of estimated special benefit received from the Series 2022 Project acquired by the District. A comparative analysis is utilized to determine the estimated special benefit received by an assessable property. The analysis evaluates the proportional special benefit received by an assessable property relative to its size in comparison to those special benefits received by other assessable properties within the District. According to F.S. 170.02, the methodology by which valid special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specifically benefited properties. The Series 2022 Project benefit and special assessment allocation rationale is detailed below and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the Series 2022 Project, are apportioned to the assessable properties within the District for levy and collection.

EQUIVALENT ASSESSMENT UNITS (EAU) ALLOCATION: The Series 2022 Project benefits all properties within the District. The level of relative benefit can be compared through the use of defining "equivalent" units of measurement by product type to compare dissimilar product types. In the case of the Series 2022 Project to be financed with the Bonds, all parcel types will equally benefit. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the system of capital improvements. The use



of equivalent assessment unit methodologies is well established throughout the State as a fair and reasonable proxy for estimating the benefit received by residential property. The costs associated with the Series 2022 Project are derived from the Engineer's Report and outlined within Table 1 and Table 3 of this Assessment Report.

**VII. DETERMINATION OF SPECIAL ASSESSMENT**

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

The District's Series 2022 Project is considered a "system of improvements," all of which are considered to be for an approved and assessable purpose (F.S. 170.01); this satisfies the first requirement for a valid special assessment as described above. Additionally, the Series 2022 Project will result in all properties within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01); this satisfies the second requirement, above. Finally, the benefit to the properties is equal to or exceeds the cost of the assessments levied on the benefited properties (F.S. 170.02); this satisfies the third requirement as outlined above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02, and described in the preceding section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. Although the District contains a mix of single family home sites, each parcel benefits equally from the Series 2022 Project to be financed by the Bonds.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the Series 2022 Project is expressed in terms of EAU factor in Table 2. For this Assessment Report, the District's single family units are assessed by product type, with each unit within its product type receiving the same EAU Factor.

The determination has therefore been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the property. These benefits are derived from the acquisition of the District's Series 2022 Project. The allocation of responsibility for payment of the Bond debt within the District has been apportioned to the property according to reasonable estimates of the special benefits each land use will receive equally. Accordingly, parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.





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

**VIII. ASSIGNMENT OF ASSESSMENTS**

This section sets out the manner in which special assessments will be assigned to properties within the District. The land within the District is platted and fully-developed.

**IX. ADDITIONAL STIPULATIONS**

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Series 2022 Project. Certain financing, development and engineering data was provided by members of District Staff and/or the landowner. The allocation methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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



TABLE 1. ACQUISITION COSTS

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT ACQUISITION COST ESTIMATE	
Description	Estimated Cost
Touchstone Clubhouse & Amenity Center	\$6,500,000
Future Maintenance & Repairs	\$400,000
	\$6,900,000

TABLE 2. DEVELOPMENT PROGRAM

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS			
PRODUCT	UNITS	PER UNIT EAU <sup>(1)</sup>	TOTAL EAUs
PHASES 1 & 2			
Townhome	162	1.00	162.00
Single Family 35'	93	1.00	93.00
Single Family 40'	124	1.00	124.00
Single Family 50'	51	1.00	51.00
	430		
PHASES 3-7			
Townhome	44	1.00	44.00
Single Family 35'	214	1.00	214.00
Single Family 40'	221	1.00	221.00
Single Family 50'	125	1.00	125.00
	604		
<b>TOTAL RESIDENTIAL</b>	<b>1,034</b>		

<sup>(1)</sup> Equivalent Assessment Unit





TABLE 3. ACQUISITION PLAN

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT ACQUISITION COST ESTIMATE	
Description	Funding Needs
Touchstone Clubhouse & Amenity Center	\$6,500,000
Future Maintenance & Repairs	\$400,000
	<u>\$6,900,000</u>
Net Proceeds from Bonds	\$6,900,000
Amount Required from District Funds or Other Sources	<u><u>\$0</u></u>



TABLE 4. BOND FINANCING

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
SPECIAL REVENUE BONDS - SERIES 2022		
Coupon Rate <sup>(1)</sup>		5.75%
Term (Years)		31
Principal Amortization Installments		30
<b>ISSUE SIZE</b>		<b>\$8,340,000</b>
Amenity Fund		\$6,900,000
Capitalized Interest (Months) <sup>(2)</sup>	12	\$479,550
Debt Service Reserve Fund	100.0%	\$589,773
Underwriter's Discount	2.0%	\$166,800
Cost of Issuance		\$200,000
Rounding		\$3,877
<b>ANNUAL ASSESSMENT</b>		
Annual Debt Service (Principal plus Interest)		\$589,773
Collection Costs and Discounts @	6.00%	\$37,645
<b>TOTAL ANNUAL ASSESSMENT</b>		<b>\$627,419</b>
<sup>(1)</sup> Based on conservative interest rate, subject to change based on market conditions.		
<sup>(2)</sup> Based on capitalized interest 12 months.		



TABLE 5. ASSESSMENT ALLOCATION

TOUCHSTONE  
 COMMUNITY DEVELOPMENT DISTRICT  
 CDD ASSESSMENT ANALYSIS

PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>	TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>
<b>PHASES 1 &amp; 2</b>								
Townhome	1.00	162.00	15.67%	162	1,306,654	98,300	\$8,065.76	\$606.79
Single Family 35'	1.00	93.00	8.99%	93	750,116	56,431	\$8,065.76	\$606.79
Single Family 40'	1.00	124.00	11.99%	124	1,000,155	75,242	\$8,065.76	\$606.79
Single Family 50'	1.00	51.00	4.93%	51	411,354	30,946	\$8,065.76	\$606.79
				430	\$3,468,279	\$260,919		
<b>PHASES 3-7</b>								
Townhome	1.00	44.00	4.26%	44	354,894	26,699	\$8,065.76	\$606.79
Single Family 35'	1.00	214.00	20.70%	214	1,726,074	129,853	\$8,065.76	\$606.79
Single Family 40'	1.00	221.00	21.37%	221	1,782,534	134,100	\$8,065.76	\$606.79
Single Family 50'	1.00	125.00	12.09%	125	1,008,221	75,848	\$8,065.76	\$606.79
				604	\$4,871,721	\$366,500		
<b>TOTAL</b>		<b>1,034</b>	<b>100%</b>	<b>1,034</b>	<b>\$8,340,000</b>	<b>\$627,419</b>		

<sup>(1)</sup> Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 12 month Capitalized Interest Period.

<sup>(2)</sup> Includes principal, interest and collection costs.



EXHIBIT A - ASSESSMENT ROLL

Folio	Site Address/Business Address	City, State & Zip	2022 Bonds	
			Principal Debt	Annual Assessment
0475180042	4301 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180044	4303 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180046	4305 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180048	4307 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180050	4309 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180052	4311 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180054	4313 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180056	4315 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180058	4317 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180060	4319 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180062	4321 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180064	4323 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180066	4325 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180068	4327 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180070	4329 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180072	4401 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180074	4403 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180076	4405 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180078	4407 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180080	7610 BLUE IRIS LN	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180082	7608 BLUE IRIS LN	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180084	7606 BLUE IRIS LN	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180086	7604 BLUE IRIS LN	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180088	7602 BLUE IRIS LN	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180090	4122 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180092	4120 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180094	4118 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180096	4116 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180098	4114 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180100	4112 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180102	4110 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180104	4108 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180106	4106 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180108	4104 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180110	4102 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180112	4028 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180114	4026 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180116	4024 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180118	4022 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180120	4020 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180122	4018 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180124	4012 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180126	4010 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180128	4008 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180130	4006 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180132	4004 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180134	4002 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180136	4227 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180138	4225 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180140	4223 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180142	4221 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180144	4219 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180146	4217 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180148	4215 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180150	4213 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180152	4211 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180154	4209 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180156	4207 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180158	4205 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180160	4203 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180162	4201 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180164	4117 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180166	4115 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180168	4113 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180170	4111 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180172	4109 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180174	4107 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180176	4105 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180178	4103 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180180	4101 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180182	4013 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180184	4011 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180186	4009 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180188	4007 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79

## EXHIBIT A - ASSESSMENT ROLL

Folio	Site Address/Business Address	City, State & Zip	2022 Bonds	
			Principal Debt	Annual Assessment
0475180190	4005 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180192	4003 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180194	4208 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180196	4206 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180198	4204 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180200	4202 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180202	4328 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180204	4326 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180206	4324 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180208	4322 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180210	7405 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180212	7407 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180214	7409 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180216	7411 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180218	7413 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180220	7415 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180222	7417 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180224	7419 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180226	7421 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180228	7423 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180230	7412 CACTUS DAHLIA AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180232	7410 CACTUS DAHLIA AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180234	7408 CACTUS DAHLIA AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180236	7406 CACTUS DAHLIA AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180238	7404 CACTUS DAHLIA AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180240	7402 CACTUS DAHLIA AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180242	4114 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180244	4112 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180246	4110 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180248	4108 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180250	4106 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180252	4104 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180254	4102 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180256	4103 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180258	4105 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180260	4107 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180262	4109 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180264	4111 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180266	4113 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180268	7401 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180270	7403 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180272	7405 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180274	7407 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180276	7409 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180278	7411 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180280	7413 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180282	7415 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180284	7417 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180286	7419 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180288	7421 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180290	7423 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180292	7424 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180294	7422 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180296	7420 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180298	7418 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180300	7416 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180302	7414 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180304	7412 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180306	7410 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180308	7408 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180310	7406 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180312	7404 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180314	7402 CLARY SAGE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180316	4012 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180318	4010 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180320	4008 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180322	4006 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180324	4004 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180326	4002 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180328	4001 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180330	4003 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180332	4005 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180334	4007 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180336	4013 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180338	4015 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180340	4017 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79

## EXHIBIT A - ASSESSMENT ROLL

Folio	Site Address/Business Address	City, State & Zip	2022 Bonds	
			Principal Debt	Annual Assessment
0475180342	4019 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180344	4021 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180346	4023 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180348	7614 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180350	7616 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180352	7618 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180354	7620 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180356	7622 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180358	7624 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180360	7630 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180362	7632 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180364	7634 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180366	7636 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180368	7638 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180370	7640 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180372	7646 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180374	7648 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180376	7650 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180378	7652 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180380	7654 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180382	7656 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180384	7668 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180386	7670 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180388	7672 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180390	7674 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180392	7676 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180394	7678 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180396	7601 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180398	7603 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180400	7605 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180402	7607 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180404	7609 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180406	7611 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180408	7617 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180410	7619 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180412	7621 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180414	7623 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180416	7625 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180418	7627 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180420	7633 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180422	7635 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180424	7637 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180426	7639 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180428	7641 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180430	7643 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180432	7649 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180434	7651 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180436	7653 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180438	7655 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180440	7667 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180442	7669 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180444	7671 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180446	7673 GINGER LILY CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180462	7621 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180464	7623 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180466	7625 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180468	7627 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180470	7629 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180472	7631 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180474	4503 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180476	4505 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180478	4507 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180480	4509 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180482	4511 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180484	4513 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180486	4519 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180488	4521 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180490	4523 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180492	4525 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180494	4527 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180496	4529 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180498	4535 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180500	4537 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180502	4539 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180504	4541 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180506	4543 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79

## EXHIBIT A - ASSESSMENT ROLL

Folio	Site Address/Business Address	City, State & Zip	2022 Bonds	
			Principal Debt	Annual Assessment
0475180508	4545 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180510	4551 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180512	4553 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180514	4555 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180516	4557 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180518	4559 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180520	4561 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180522	3914 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180524	3912 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180526	3910 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180528	3908 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180530	3906 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180532	3904 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180534	3902 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180536	3814 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180538	3812 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180540	3810 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180542	3844 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180544	3842 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180546	3840 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180548	3838 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180550	3836 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180552	3834 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180554	3828 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180556	3826 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180558	3824 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180560	3822 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180562	3820 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180564	3818 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180566	3812 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180568	3810 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180570	3808 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180572	3806 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180574	3804 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180576	3802 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180578	3734 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180580	3732 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180582	3730 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180584	3728 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180586	3726 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180588	3724 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180590	3722 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180592	3720 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180594	3718 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180596	3716 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180598	3714 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180600	3712 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180602	3710 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180604	3708 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180606	3706 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180608	3704 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180610	3702 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180612	3630 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180614	3628 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180616	3626 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180618	3624 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180620	3801 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180622	3711 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180624	3709 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180626	3707 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180628	3705 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180630	3703 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180632	3701 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180634	7401 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180636	7403 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180638	7405 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180640	7407 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180642	7409 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180644	7411 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180646	7413 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180648	7415 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180650	7417 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180652	7419 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180654	7421 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180656	7423 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180658	7424 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79

## EXHIBIT A - ASSESSMENT ROLL

Folio	Site Address/Business Address	City, State & Zip	2022 Bonds	
			Principal Debt	Annual Assessment
0475180660	7422 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180662	7420 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180664	7418 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180666	7416 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180668	7414 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180670	7412 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180672	7410 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180674	7408 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180676	7406 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180678	7404 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180680	7402 FRENCH MARIGOLD AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180682	3944 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180684	3942 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180686	3940 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180688	3938 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180690	3936 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180692	3934 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180694	3928 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180696	3926 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180698	3924 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180700	3922 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180702	3920 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180704	3918 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180706	3912 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180708	3910 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180710	3908 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180712	3906 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180714	3904 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180716	3902 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180718	3901 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180720	3909 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180722	3917 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180724	3921 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180726	3925 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180728	3929 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180730	3933 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180732	3937 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180734	3941 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180736	3942 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180738	3940 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180740	3938 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180742	3936 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180744	3934 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180746	3932 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180748	3928 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180750	3926 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180752	3924 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180754	3922 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180756	3920 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180758	3918 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180760	4550 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180762	4548 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180764	4546 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180766	4544 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180768	4542 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180770	4540 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180772	4532 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180774	4530 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180776	4528 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180778	4526 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180780	4524 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180782	4522 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180784	7401 ROSY PERIWINKLE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180786	7403 ROSY PERIWINKLE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180788	7405 ROSY PERIWINKLE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180790	7407 ROSY PERIWINKLE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180792	7409 ROSY PERIWINKLE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180794	7411 ROSY PERIWINKLE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180796	7413 ROSY PERIWINKLE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180798	7415 ROSY PERIWINKLE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180800	7417 ROSY PERIWINKLE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180802	7419 ROSY PERIWINKLE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180804	7424 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180806	7422 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180808	7420 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180810	7418 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79



## EXHIBIT A - ASSESSMENT ROLL

Folio	Site Address/Business Address	City, State & Zip	2022 Bonds	
			Principal Debt	Annual Assessment
0475180812	7416 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180814	7414 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180816	7412 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180818	7410 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180820	7408 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180822	7406 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180824	7404 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180826	7402 EVENING PRIMROSE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180828	7401 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180830	7403 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180832	7405 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180834	7407 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180836	7409 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180838	7411 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180840	7413 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180842	7415 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180844	7417 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180846	7419 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180848	7420 ROSY PERIWINKLE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180850	7418 ROSY PERIWINKLE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180852	7416 ROSY PERIWINKLE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180854	7414 ROSY PERIWINKLE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180856	7412 ROSY PERIWINKLE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180858	7410 ROSY PERIWINKLE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180860	7408 ROSY PERIWINKLE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180862	7406 ROSY PERIWINKLE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180864	7404 ROSY PERIWINKLE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180866	7402 ROSY PERIWINKLE CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180868	3701 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180870	3703 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180872	3705 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180874	3707 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180876	3709 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180878	3711 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180880	3713 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180882	3715 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180884	3717 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180886	3719 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180888	7420 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180890	7418 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180892	7416 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180894	7414 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180896	7412 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180898	7410 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180900	7408 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180902	7406 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180904	7404 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180906	7402 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180908	3627 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180910	3629 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180912	7318 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180914	7316 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180922	3622 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180924	3618 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180926	3616 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180928	3614 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180930	3612 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180932	3608 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180934	3606 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180936	3604 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180938	3602 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180940	3714 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180942	3716 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180944	3718 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180946	3720 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180948	3802 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180950	3804 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180952	3806 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180954	3808 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180956	3601 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180958	3603 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180960	3605 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180962	3607 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180964	3609 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180966	3611 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180968	3613 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79

## EXHIBIT A - ASSESSMENT ROLL

Folio	Site Address/Business Address	City, State & Zip	2022 Bonds	
			Principal Debt	Annual Assessment
0475180970	3615 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180972	3617 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180974	3619 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180976	3621 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180978	3623 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180980	3625 CAT MINT ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180982	7314 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180984	7312 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180986	7310 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180988	7308 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180990	7306 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180992	7304 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180994	7302 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180996	7212 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475180998	7210 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181000	7208 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181002	7206 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181004	7204 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181006	7202 PEARLY EVERLASTING AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181008	3903 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181010	3901 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181012	3813 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181014	3811 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181016	3809 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181018	3807 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181020	3805 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181022	3803 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181024	3801 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181026	3713 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181028	3711 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181030	3709 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181032	3707 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181034	3705 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181036	3703 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181038	3617 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181040	3615 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181042	3613 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181044	3611 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181046	3609 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181048	3607 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181050	3605 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181052	3603 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181054	3814 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181056	3812 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181058	3810 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181060	3808 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181062	3806 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181064	3804 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181066	3802 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181068	3716 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181070	3714 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181072	3712 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181074	3710 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181076	3708 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181078	3706 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181080	3704 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181082	3702 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181084	3701 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181086	3703 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181088	3705 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181090	3707 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181092	3709 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181094	3711 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181096	3713 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181098	3715 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181100	3717 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181102	3719 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181104	3721 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181106	3723 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181108	3725 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181110	3727 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181112	3729 DAISY BLOOM PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181114	7202 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181116	7204 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181118	7206 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181120	7208 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79



## EXHIBIT A - ASSESSMENT ROLL

Folio	Site Address/Business Address	City, State & Zip	2022 Bonds	
			Principal Debt	Annual Assessment
0475181284	7048 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181286	4407 SUMMER SAVORY ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181288	4409 SUMMER SAVORY ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181290	4411 SUMMER SAVORY ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181292	4413 SUMMER SAVORY ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181294	4415 SUMMER SAVORY ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181296	7115 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181298	7117 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181300	7119 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181302	7121 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181304	7123 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181306	7125 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181308	7127 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181310	7129 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181312	7131 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181314	7133 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181316	7135 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181318	7137 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181320	7139 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181322	7141 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181324	7143 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181326	7145 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181328	7147 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181330	7149 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181332	7151 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181334	7153 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181336	7155 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181338	7157 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181340	7159 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181342	4101 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181344	4103 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181346	4105 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181348	4107 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181350	4109 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181352	4111 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181354	4113 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181356	4115 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181358	4117 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181360	4119 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181362	4201 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181364	4203 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181366	4205 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181368	4207 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181370	4209 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181372	4211 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181374	4213 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181376	4301 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181378	4303 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181380	4305 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181382	4307 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181384	4309 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181386	4311 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181388	4104 ROMAN BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181390	4106 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181392	4108 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181394	4110 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181396	4112 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181398	4114 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181400	4116 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181402	4118 ROMANO BUSCIGLIO ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181404	7218 SWEET ALYSSUM CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181406	7220 SWEET ALYSSUM CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181408	7222 SWEET ALYSSUM CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181410	7224 SWEET ALYSSUM CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181412	7230 SWEET ALYSSUM CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181414	7232 SWEET ALYSSUM CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181416	7234 SWEET ALYSSUM CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181418	7236 SWEET ALYSSUM CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181420	7201 SWEET ALYSSUM CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181422	7203 SWEET ALYSSUM CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181424	7205 SWEET ALYSSUM CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181426	7207 SWEET ALYSSUM CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181428	7209 SWEET ALYSSUM CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181430	7211 SWEET ALYSSUM CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181432	7217 SWEET ALYSSUM CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181434	7219 SWEET ALYSSUM CT	TAMPA, FL 33619	\$8,065.76	\$606.79



## EXHIBIT A - ASSESSMENT ROLL

Folio	Site Address/Business Address	City, State & Zip	2022 Bonds	
			Principal Debt	Annual Assessment
0475181588	7036 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181590	7034 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181592	7032 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181594	7030 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181596	7028 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181598	7026 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181600	7024 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181602	7022 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181604	7020 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181606	7018 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181608	7016 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181610	7014 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181612	7012 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181614	7010 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181616	7501 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181618	7503 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181620	7505 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181622	7507 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181624	7509 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181626	7511 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181628	7513 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181630	7515 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181632	7517 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181634	7519 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181636	7521 SAMUEL IVY DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925292	4956 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925294	4954 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925296	4952 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925298	4950 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925300	4946 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925302	4944 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925304	4942 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925306	4940 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925308	4938 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925310	4936 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925312	4934 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925314	4930 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925316	4928 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925318	4926 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925320	4924 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925322	4922 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925324	4920 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925326	4918 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925328	4916 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925330	4914 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925332	4910 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925334	4908 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925336	4904 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925338	4902 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925340	7301 CANTERBURY BELLS CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925342	7303 CANTERBURY BELLS CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925344	7305 CANTERBURY BELLS CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925346	7307 CANTERBURY BELLS CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925348	7309 CANTERBURY BELLS CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925350	7311 CANTERBURY BELLS CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925352	7313 CANTERBURY BELLS CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925354	7315 CANTERBURY BELLS CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925356	7317 CANTERBURY BELLS CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925358	7319 CANTERBURY BELLS CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925360	7321 CANTERBURY BELLS CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925362	7323 CANTERBURY BELLS CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925364	7325 CANTERBURY BELLS CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925366	7327 CANTERBURY BELLS CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925368	7329 CANTERBURY BELLS CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925370	7331 CANTERBURY BELLS CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925372	7333 CANTERBURY BELLS CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925374	7335 CANTERBURY BELLS CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925376	7337 CANTERBURY BELLS CT	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925378	5042 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925380	5040 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925382	5038 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925384	5036 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925386	5034 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925388	5032 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925390	5030 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925392	5028 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79

## EXHIBIT A - ASSESSMENT ROLL

Folio	Site Address/Business Address	City, State & Zip	2022 Bonds	
			Principal Debt	Annual Assessment
0488925394	5026 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925396	5024 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925398	5022 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925400	5020 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925402	5018 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925404	5016 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925406	5014 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925408	5012 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925410	5010 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925412	5008 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925414	5006 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925416	5004 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925418	5002 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925420	4939 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925422	4941 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925424	4943 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925426	4945 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925428	4947 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925430	4949 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925432	4951 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925434	4953 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925436	4955 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925438	4957 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925440	4901 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925442	4903 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925444	4905 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925446	4907 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925448	4909 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925450	4911 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925452	4913 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925454	4915 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925456	4917 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925458	4919 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925460	4714 SUMMER SAVORY ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925462	4712 SUMMER SAVORY ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925464	4710 SUMMER SAVORY ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925466	4708 SUMMER SAVORY ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925468	4706 SUMMER SAVORY ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925470	4704 SUMMER SAVORY ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925472	4702 SUMMER SAVORY ST	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925474	4701 RON EDDIE PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925476	4703 RON EDDIE PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925478	4705 RON EDDIE PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925480	4707 RON EDDIE PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925482	4709 RON EDDIE PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925484	4711 RON EDDIE PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925486	4713 RON EDDIE PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925488	4714 RON EDDIE PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925490	4712 RON EDDIE PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925492	4710 RON EDDIE PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925494	4708 RON EDDIE PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925496	4706 RON EDDIE PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925498	4704 RON EDDIE PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925500	4702 RON EDDIE PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925502	4714 NORMAN OAK PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925504	4712 NORMAN OAK PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925506	4710 NORMAN OAK PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925508	4708 NORMAN OAK PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925510	4706 NORMAN OAK PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925512	4704 NORMAN OAK PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925514	4702 NORMAN OAK PL	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925516	4701 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925518	4703 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925520	4705 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925522	4707 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925524	4709 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925526	4711 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925528	4713 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925530	4820 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925532	4818 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925534	4816 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925536	4814 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925538	4812 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925540	4810 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925542	4808 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925544	4806 WILD SENNA BLVD	TAMPA, FL 33619	\$8,065.76	\$606.79





## EXHIBIT A - ASSESSMENT ROLL

Folio	Site Address/Business Address	City, State & Zip	2022 Bonds	
			Principal Debt	Annual Assessment
0488925720	7319 SPRING SNOWFLAKE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925722	7321 SPRING SNOWFLAKE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925724	7323 SPRING SNOWFLAKE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925726	7325 SPRING SNOWFLAKE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925728	7327 SPRING SNOWFLAKE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925730	7329 SPRING SNOWFLAKE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925732	7331 SPRING SNOWFLAKE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925734	7333 SPRING SNOWFLAKE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925736	7335 SPRING SNOWFLAKE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925738	7337 SPRING SNOWFLAKE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925740	7339 SPRING SNOWFLAKE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0488925742	7341 SPRING SNOWFLAKE AVE	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181652	4416 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181654	4420 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181656	4424 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181658	4428 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181660	4432 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181662	4436 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181664	4440 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181666	4444 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181668	4448 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181670	4452 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181672	4456 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181674	4460 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181676	4463 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181678	4461 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181680	4459 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181682	4457 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181684	4455 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181686	4453 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181688	4449 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181690	4447 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181692	4445 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181694	4443 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181696	4441 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181698	4439 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181700	4435 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181702	4433 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181704	4431 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181706	4429 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181708	4427 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181710	4425 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181712	4421 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181714	4419 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181716	4417 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181718	4415 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181720	4413 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
0475181722	4411 GLOBE THISTLE DR	TAMPA, FL 33619	\$8,065.76	\$606.79
			<b>\$8,340,000</b>	<b>\$627,419</b>

APPLICATION FORM

**AFFIDAVIT TO AUTHORIZE AGENT**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

Touchstone Community Development District

\_\_\_\_\_  
(NAME OF ALL PROPERTY OWNERS), being first duly sworn, depose(s) and say(s):

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:

ADDRESS OR GENERAL LOCATIONS: Tracts A & B of Touchstone Phase 6 Plat (PB 142, PG 163)  
East & West Terminus of Spring Snowflake Avenue  
FOLIO NO: 048892-5744

2. That this property constitutes the property for which a request for a:

\_\_\_\_\_  
Modification to Planned Development

\_\_\_\_\_  
(NATURE OF REQUEST)

is being applied to the Board of County Commissioners, Hillsborough County.

Lennar Homes, LLC and

3. That the undersigned (has/have) appointed Brooks, Sheppard, and Rocha, PLLC as (his/their) agent(s) to execute any permits or other documents necessary to affect such permit.

4. That this affidavit has been executed to induce Hillsborough County, Florida, to consider and act on the above-described property;

5. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

\_\_\_\_\_  
SIGNED (PROPERTY OWNER)

Kelly Evans, Chairperson

\_\_\_\_\_  
SIGNED (PROPERTY OWNER)

<p><b>STATE OF FLORIDA</b> <b>COUNTY OF HILLSBOROUGH</b> The foregoing instrument was acknowledged before me this (DATE) _____ by _____ who: (Property Owner) Personally known to me Florida driver's license Other type of identification: _____ And who: did did not take an oath. _____ (Signature of Notary taking acknowledgment) _____ Type or Print Name of Notary Public _____ Commission Number Expiration Date</p>	<p><b>STATE OF FLORIDA</b> <b>COUNTY OF HILLSBOROUGH</b> The foregoing instrument was acknowledged before me this (DATE) _____ by _____ who: (Property Owner) Personally known to me Florida driver's license Other type of identification: _____ And who: did did not take an oath. _____ (Signature of Notary taking acknowledgment) _____ Type or Print Name of Notary Public _____ Commission Number Expiration Date</p>
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**RESOLUTION 2022-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Touchstone Community Development District (hereinafter the “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 (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; 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 District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

**Section 1.** The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2023 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2023 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

**PASSED AND ADOPTED THIS 31<sup>ST</sup> DAY OF AUGUST, 2022**

**ATTEST:**

**TOUCHSTONE  
COMMUNITY DEVELOPMENT  
DISTRICT**

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**ASSISTANT SECRETARY  
GENE ROBERTS**

---

**CHAIRMAN  
KELLY EVANS**

**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023**

<b>October</b>	<b>13, 2022</b>	<b>9:00 A.M.</b>
<b>November</b>	<b>10, 2022</b>	<b>9:00 A.M.</b>
<b>December</b>	<b>08, 2022</b>	<b>9:00 A.M.</b>
<b>January</b>	<b>12, 2023</b>	<b>9:00 A.M.</b>
<b>February</b>	<b>09, 2023</b>	<b>9:00 A.M.</b>
<b>March</b>	<b>09, 2023</b>	<b>9:00 A.M.</b>
<b>April</b>	<b>13, 2023</b>	<b>9:00 A.M.</b>
<b>May</b>	<b>11, 2023</b>	<b>9:00 A.M.</b>
<b>June</b>	<b>08, 2023</b>	<b>9:00 A.M.</b>
<b>July</b>	<b>13, 2023</b>	<b>9:00 A.M.</b>
<b>August</b>	<b>10, 2023</b>	<b>9:00 A.M.</b>
<b>September</b>	<b>14, 2023</b>	<b>9:00 A.M.</b>

**All meetings will convene at the offices of Inframark  
located at 2005 Pan Am Circle Suit 300 Tampa, FL 33607**

**TOUCHSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

**June 30, 2022, Minutes of the Special Meeting**

**Minutes of the Special Meeting**

The Special Meeting of the Board of Supervisors for the Touchstone Community Development District was held on **Thursday, June 30, 2022, at 9:00 a.m.** at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**1. CALL TO ORDER/ROLL CALL**

Brian Lamb called the Special Meeting of the Touchstone Community Development District to order on **Thursday, June 30, 2022, at 9:05 a.m.**

**Board Members Present and Constituting a Quorum:**

Kelly Evans	Chair	
Anson Angail	Supervisor	<i>(Appointed during the meeting)</i>
Lori Campagna	Supervisor	
Gregory Elliot	Supervisor	
Tim Fisher	Supervisor	<i>(Appointed during the meeting)</i>

**Staff Members Present:**

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

There were three (3) resident member in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Acceptance of Board of Supervisors Resignation – Becky Wilson**

The Board discussed the acceptance of resignation for Supervisor Wilson.

MOTION TO:	Accept Becky Wilson resignation for Seat #2.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

47  
48 Laura Coffey submitted her resignation from the Board. The Board motioned to accept  
49 Supervisor Coffey resignation.

50	MOTION TO:	Accept Laura Coffey resignation for Seat #4.
51	MADE BY:	Supervisor Evans
52	SECONDED BY:	Supervisor Campagna
53	DISCUSSION:	None further
54	RESULT:	Called to a Vote: Motion PASSED
55		3/0 - Motion Passed Unanimously

56

57 **B. Discussion on Resident Resume**

58

59 Three residents present had submitted their resumes for consideration to fill the vacant Board  
60 seats. They introduced themselves to the Board and gave a brief summary of work history.

61

62 Mr. Lamb administered the Oath of Office to new Supervisor Tim Fisher.

63

64	MOTION TO:	To appoint Tim Fisher to serve for vacant Seat #4.
65	MADE BY:	Supervisor Evans
66	SECONDED BY:	Supervisor Campagna
67	DISCUSSION:	None further
68	RESULT:	Called to a Vote: Motion PASSED
69		3/0 - Motion Passed Unanimously

70

71 Mr. Lamb administered the Oath of Office to new Supervisor Anson Angail.

72

73	MOTION TO:	To appoint Anson Angail to serve for vacant Seat #2.
74	MADE BY:	Supervisor Evans
75	SECONDED BY:	Supervisor Campagna
76	DISCUSSION:	None further
77	RESULT:	Called to a Vote: Motion PASSED
78		4/0 - Motion Passed Unanimously

79

80 District Counsel summarized the Supervisors responsibilities and explained the Sunshine Law to  
81 the new supervisors.

82

83

84

85

86 **C. Consideration of District Engineer’s Report for Recreational Assessments 2022**

87  
88 Mr. Babbar went through the process of the district purchasing the amenity center from Lennar  
89 and discussed the Engineers Report.  
90

91 **D. Consideration of Special Assessment Methodology Report**

92  
93 Mr. Lamb discussed the Methodology Report and went over the proposed assessments.  
94

MOTION TO:	Approve Special Assessment Methodology Report C and D.
MADE BY:	Supervisor Fisher
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 5/0 - Motion Passed Unanimously

102  
103  
104 **E. Consideration of Resolution 2022-04; Declaring Preliminary Special Assessments**  
105 **for Recreational Project**

106  
107 Mr. Babbar explained the resolution and authorized staff to move forward with the amenity  
108 purchase process.  
109

MOTION TO:	Approve Resolution 2022-04.
MADE BY:	Supervisor Fisher
SECONDED BY:	Supervisor Angail
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 5/0 - Motion Passed Unanimously

116  
117  
118 **F. Consideration of Resolution 2022-05; Setting a Public Hearing on**  
119 **Special Assessments for Recreational Project**

120  
121 The Public Hearing Meeting Special Assessments for Recreational Project is set for August 31<sup>st</sup>  
122 at 6:00 P.M.  
123  
124  
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135

MOTION TO:	Approve Resolution 2022-05 with set hearing date for August 31, 2022, at 6 PM.
MADE BY:	Supervisor Elliot
SECONDED BY:	Supervisor Fisher
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 5/0 - Motion Passed Unanimously

136  
137

**6. VENDOR/STAFF REPORTS**

139  
140  
141

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

142  
143  
144

There were no staff reports on behalf of District Engineer and Manager.

145  
146

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

147  
148

There were no supervisors request or comments at this time.

149  
150

**8. PUBLIC COMMENTS**

151  
152  
153

There were no public comments.

**9. ADJOURNMENT**

154  
155  
156

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

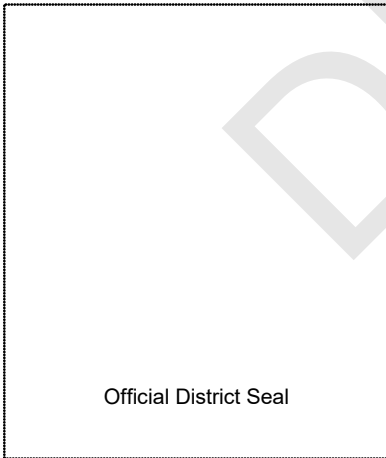
\_\_\_\_\_  
**Printed Name**

**Title:**

- Secretary**
- Assistant Secretary**

**Title:**

- Chairman**
- Vice Chairman**



*Recorded by Records Administrator*

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*Signature*

\_\_\_\_\_  
*Date*

**TOUCHSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

**July 14, 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, July 14, 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, July 14, 2022, at 9:00 a.m.**

**Board Members Present and Constituting a Quorum:**

Kelly Evans	Chair	
Anson Angail	Vice-Chair	
Tim Fisher	Supervisor	<i>(via conference call)</i>
Lori Campagna	Supervisor	
Gregory Elliot	Supervisor	

**Staff Members Present:**

Brian Lamb	District Manager, Inframark	<i>(via conference all)</i>
Gene Roberts	District Manager, Inframark	
Vivek Babbar	District Counsel, Straley Robin Vericker	
Jessica Mahoney	Mahoney Law Group	
Stephanie Cua	Mahoney Law Group	

There were no audience or member in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Discussion on Landscaping Enhancements**

Mr. Roberts stated that he has received a proposal from Steadfast to replace the struggling Bulbine plants throughout the community with Jasmine.

49 **4. CONSENT AGENDA**

50 **A. Consideration of Minutes of the Regular Meeting June 9, 2022**

51  
52 The Board reviewed the meeting minutes.  
53

MOTION TO:	Approve the Regular Meeting Minutes for June 9, 2022.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 5/0 - Motion Passed Unanimously

61  
62 **B. Consideration of Operation and Maintenance Expenditures May 2022**

63  
64 The Board reviewed the Operation and Maintenance Expenditures.  
65

MOTION TO:	Approve the O&Ms for May 2022.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 5/0 - Motion Passed Unanimously

72  
73 **C. Consideration of Operation and Maintenance Expenditures June 2022**

74  
75 The Board reviewed the Operation and Maintenance Expenditures.  
76

MOTION TO:	Approve the O&Ms for June 2022.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 5/0 - Motion Passed Unanimously

83  
84 **5. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING JUNE 30, 2022**

85  
86 Supervisor Fisher had a question regarding the Districts assets which Mr. Lamb answered.  
87  
88  
89

90 **6. VENDOR/STAFF REPORTS**

91 **A. District Counsel**

92 **i. Amenity Center Sale to CDD and Engagement as CDD Real Estate Counsel**

93  
94 District Counsel Babbar introduced Mrs. Mahoney and explained that her law firm specializes in  
95 real estate transactions. He recommended the District to consider using her firm the proposed  
96 purchase of the amenity center.

97  
98 Jessica Mahoney briefed the Board on her and her firm's background. She answered some of the  
99 Supervisors questions.

100  
101 Mr. Babbar told the Board that the current estimate to purchase the amenity is the high-water  
102 mark and should be lowered after analysis and inspections are completed. He stated the cost  
103 should be locked in by the Public Hearing.

104  
105 MOTION TO: Engage Mahoney Law Firm to represent Touchstone  
106 CDD in the amenity sale transaction.  
107 MADE BY: Supervisor Elliot  
108 SECONDED BY: Supervisor Angail  
109 DISCUSSION: None further  
110 RESULT: Called to Vote: Motion PASSED  
111 5/0 - Motion Passed Unanimously

112  
113 Mr. Babbar suggested that the Board do a re-designation of officers since there are new Board  
114 members.

115  
116 MOTION TO: Have Kelly Evans remain as the Chairman and  
117 nominating Anson Angail as Vice-Chair.  
118 MADE BY: Supervisor Evans  
119 SECONDED BY: Supervisor Elliot  
120 DISCUSSION: None further  
121 RESULT: Called to Vote: Motion PASSED  
122 5/0 - Motion Passed Unanimously

123  
124 **B. District Engineer**

125  
126 There are no reports on behalf of the District Engineer.

127  
128 **C. District Manager**

129 **i. Community Inspection Report**

130  
131 There were no staff report on behalf of the District Manager.

132

133 **7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**  
134

135 Supervisor Evans asked if the letters regarding the Budget workshop have been sent to the  
136 residents. Mr. Babbar said his staff will get them mailed out. She recommended that the regular  
137 scheduled meeting for August not be cancelled yet.  
138

139 Supervisor Angail asked the timeframe of when the decision to purchase the amenity center  
140 needs to be made. Mr. Babbar stated by September, looking at an October closing. Mr. Babbar  
141 explained the process of the workshop and Public Hearing.  
142

143 Supervisor Angail asked the process of the Board that want to make capital improvements such  
144 as adding basketball or pickle ball courts which Mr. Babbar explained.  
145

146 **8. PUBLIC COMMENTS**  
147

148 There were no public comments.  
149

150 **9. ADJOURNMENT**  
151

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

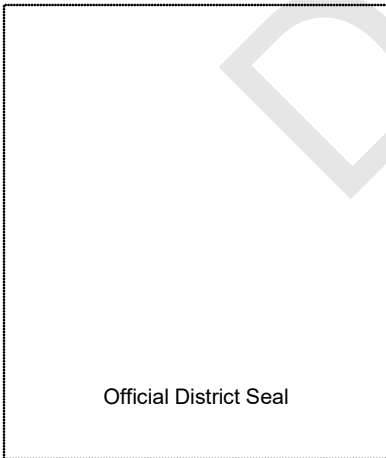
\_\_\_\_\_  
**Printed Name**

**Title:**

- Secretary**
- Assistant Secretary**

**Title:**

- Chairman**
- Vice Chairman**



*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Inframark	79425	\$ 4,957.95		District Management Service - 06/30/2022
Sitex Aquatics	6398B	675.00		Lake Maintenance - 07/01/2022
SteadFast	SM-6932	14,548.75		Landscape Maintenance - 07/01/2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 20,181.70</b>		

<b>Variable Contract</b>				
Supervisor: Anson Angail	AA 071422	\$ 200.00		Supervisor Fee - 07/14/2022
Supervisor: Anson Angail	AA 063022	200.00		Supervisor Fee - 06/30/2022
Supervisor: Gregory Elliot	GE 063022	200.00		Supervisor Fee - 06/30/2022
Supervisor: Gregory Elliot	GE 071422	200.00		Supervisor Fee - 07/14/2022
Supervisor: Kelly Evans	KE 063022	200.00		Supervisor Fee - 06/30/2022
Supervisor: Kelly Evans	KE 071422	200.00		Supervisor Fee - 07/14/2022
Supervisor: Laura Coffey	LAC 063022	200.00		Supervisor Fee - 06/30/2022
Supervisor: Lori Campagna	LC 063022	200.00		Supervisor Fee - 06/30/2022
Supervisor: Lori Campagna	LC 071422	200.00		Supervisor Fee - 07/14/2022
<b>Variable Contract Sub-Total</b>		<b>\$ 1,800.00</b>		

<b>Utilities</b>				
BOCC	1081055608 071222	\$ 421.10		Water Services - 07/12/2022
Tampa Electric	211023749768 070722	22.01		Electric Service thru - 07/07/2022
Tampa Electric	221007137385 070722	6,977.15		Electric Service thru - 07/07/2022
Tampa Electric	221008101554 070722	1,076.29		Electric Service thru - 07/07/2022
Tampa Electric	221008192751 070722	1,187.29		Electric Services - 07/07/2022
Tampa Electric	221008369474 070722	295.60		Electric Service thru - 07/07/2022
Tampa Electric	221008637573 070722	0.00	<b>\$ 9,558.34</b>	Electric Services - 07/07/2022
<b>Utilities Sub-Total</b>		<b>\$ 9,979.44</b>		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Regular Services</b>				
JNJ Cleaning Services	0091	\$ 300.00		Cleaning Services - 07/01/2022
SteadFast	SM-6995	4,258.00		Landscape Maintenance - 08/01/2022
Straley Robin Vericker	21758	1,002.80		Professional Services - 07/12/2022
Tampa Bay Times	166541 062222	376.00		Advertising Services - 06/22/2022
<b>Regular Services Sub-Total</b>		<b>\$ 5,936.80</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 37,897.94</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

**Title (check one):**

Chairman  Vice Chairman  Assistant Secretary





# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**  
#79425

**DATE**  
6/30/2022

**CUSTOMER ID**  
C2317

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
7/30/2022

**BILL TO**

Touchstone CDD  
2005 Pan Am Cir Ste 700  
Tampa FL 33607-2380  
United States

Services provided for the Month of: June 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Color Copies- May	2	Ea	0.50		1.00
B/W Copies- May	11	Ea	0.15		1.65
Postage- May	10	Ea	0.53		5.30
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	375.00		375.00
Dissemination Services	1	Ea	700.00		700.00
District Management	1	Ea	3,750.00		3,750.00
<b>Subtotal</b>					4,957.95

<b>Subtotal</b>	\$4,957.95
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$4,957.95

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.





**Invoice**

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

Date	Invoice #
7/1/2022	6398B

**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-July  <i>\$3900 - 4609 CR</i>	675.00	675.00
		<b>Balance Due</b>	<b>\$675.00</b>



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

# Invoice

Date	Invoice #
7/1/2022	SM-6932

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 July 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
	Subtotal				14,125.00
	Fuel Surcharge of 3% due to cost of fuel being over \$4.00 per gallon currently.	3.00%			423.75

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.

<b>Total</b>	<b>\$14,548.75</b>
Payments/Credits	\$0.00
<b>Balance Due</b>	<b>\$14,548.75</b>

53900-4604  
42

**TOUCHSTONE CDD**

**MEETING DATE: July 14, 2022**

**DMS:** \_\_\_\_\_ *JR*

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Kelly Evans	/	Salary Accepted	\$200
Anson Angail	/	Salary Accepted	\$200
Gregory Elliot	/	Salary Accepted	\$200
Timothy Fisher (Tim)	/	Salary Accepted	\$200
Lori Campagna	/	Salary Accepted	\$200

*AA 071422*

TOUCHSTONE CDD

MEETING DATE: June 30, 2022

DMS: \_\_\_\_\_ CLK

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans	/	Salary Accepted	\$200
<del>Laura Coffey</del>		Salary Accepted	\$200
Vacant	/	Salary Accepted	\$200
Greg Elliot		Salary Accepted	\$200
Becky Wilson		Salary Accepted	\$200
Lori Campagna	/	Salary Accepted	\$200

Anson Anquil /  
Tim Fisher /

AA063022

TOUCHSTONE CDD  
MEETING DATE: June 30, 2022  
DMS: \_\_\_\_\_

*CK*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans	/	Salary Accepted	\$200
<del>Laura Coffey</del>		Salary Accepted	\$200
Vacant <del>Greg Elliot</del>	/	Salary Accepted	\$200
<del>Becky Wilson</del>		Salary Accepted	\$200
Lori Campagna	/	Salary Accepted	\$200

Anson Anquil /  
Tim Fisher /

GE 063022

**TOUCHSTONE CDD**

MEETING DATE: July 14, 2022

DMS: \_\_\_\_\_ *JR*

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Kelly Evans	/	Salary Accepted	\$200
Anson Angail	/	Salary Accepted	\$200
Gregory Elliot	/	Salary Accepted	\$200
Timothy Fisher (Tim)	/	Salary Accepted	\$200
Lori Campagna	/	Salary Accepted	\$200

*GE 071422*

**TOUCHSTONE CDD**

MEETING DATE: June 30, 2022

DMS: \_\_\_\_\_ *CK*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans	/	Salary Accepted	\$200
Laura Coffey		Salary Accepted	\$200
Vacant <i>Greg Elliot</i>	/	Salary Accepted	\$200
Becky Wilson		Salary Accepted	\$200
Lori Campagna	/	Salary Accepted	\$200

*Anson Anquil /*  
*Tim Fisher /*

*KE 063022*



**TOUCHSTONE CDD**

**MEETING DATE: July 14, 2022**

**DMS:** \_\_\_\_\_ *GR*

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Kelly Evans	/	Salary Accepted	\$200
Anson Angail	/	Salary Accepted	\$200
Gregory Elliot	/	Salary Accepted	\$200
Timothy Fisher (Tim)	/	Salary Accepted	\$200
Lori Campagna	/	Salary Accepted	\$200

*KE 071422*

**TOUCHSTONE CDD**

MEETING DATE: June 30, 2022

DMS: \_\_\_\_\_

*llc*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans	/	Salary Accepted	\$200
<del>Laura Coffey</del>	Yes	Salary Accepted	\$200
Vacant (reg Elliot)	/	Salary Accepted	\$200
Becky Wilson		Salary Accepted	\$200
Lori Campagna	/	Salary Accepted	\$200

Anson Angrail /  
Tim Fisher /

hac 063022

**TOUCHSTONE CDD**

MEETING DATE: June 30, 2022

DMS: \_\_\_\_\_ *LC*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans	/	Salary Accepted	\$200
<del>Laura Coffey</del>		Salary Accepted	\$200
Vacant <i>Greg Elliot</i>	/	Salary Accepted	\$200
<del>Becky Wilson</del>		Salary Accepted	\$200
Lori Campagna	/	Salary Accepted	\$200

*Anson Anquil /*  
*Tim Fisher /*

*LC 063022*

**TOUCHSTONE CDD**

MEETING DATE: July 14, 2022

DMS: \_\_\_\_\_ *JR*

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Kelly Evans	/	Salary Accepted	\$200
Anson Angail	/	Salary Accepted	\$200
Gregory Elliot	/	Salary Accepted	\$200
Timothy Fisher (Tim)	/	Salary Accepted	\$200
Lori Campagna	/	Salary Accepted	\$200

*LC 071422*



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	07/12/2022	08/02/2022

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	06/03/2022	239606	07/06/2022	248826	922000 GAL	ACTUAL	RECLAIM

**Service Address Charges**

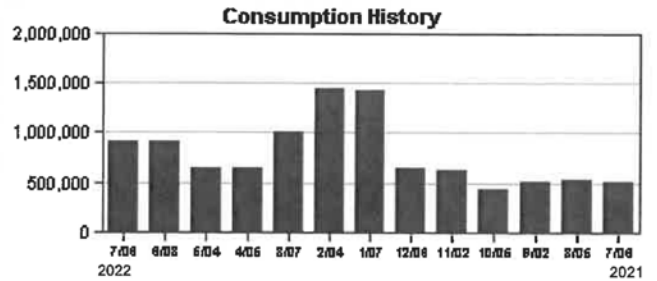
Reclaimed Water Charge \$421.10

**Summary of Account Charges**

Previous Balance	\$412.39
Net Payments - Thank You	\$-412.39
Total Account Charges	<b>\$421.10</b>
<b>AMOUNT DUE</b>	<b>\$421.10</b>

*Important Message*

The 2021 Water Quality Report is now available online at [HCFLGov.net/WaterQualityReport](http://HCFLGov.net/WaterQualityReport). To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.



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](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**

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

741 8

DUE DATE	08/02/2022
AMOUNT DUE	\$421.10
AMOUNT PAID	

0010810556083 00000421107



# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/07/2022  
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:	07/28/2022

### Your Account Summary

Previous Amount Due	\$22.77
Payment(s) Received Since Last Statement	-\$22.77
<b>Current Month's Charges</b>	<b>\$22.01</b>
<b>Total Amount Due</b>	<b>\$22.01</b>

00000074-0000799-Page 15 of 20



Donate today to help pay energy bills for families in need in your community.

[tampaelectric.com/share](http://tampaelectric.com/share)

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

## SCAM ALERT!

**Scammers are calling. Don't be a victim.**

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- Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

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:	07/28/2022

**Amount Enclosed** \$ \_\_\_\_\_  
647680061718

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

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

6476800617182110237497680000000022018



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211023749768  
**Statement Date:** 07/07/2022  
**Current month's charges due** 07/28/2022



## Details of Charges – Service from 06/02/2022 to 06/30/2022

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	06/30/2022	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**

**\$22.01**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

JUL 2022	0
JUN	0
MAY	0
APR	0
MAR	0
FEB	0
JAN	0
DEC	0

00000074-0000800-Page 17 of 20



# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/07/2022

Account: 221007137385

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



Current month's charges:	\$6,977.15
Total amount due:	\$6,977.15
Payment Due By:	07/28/2022

### Your Account Summary

Previous Amount Due	\$6,978.26
Payment(s) Received Since Last Statement	-\$6,978.26
<b>Current Month's Charges</b>	<b>\$6,977.15</b>
<b>Total Amount Due</b>	<b>\$6,977.15</b>

00000074-0000793-Page 3 of 20



Donate today to help pay energy bills for families in need in your community.

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## SCAM ALERT!

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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:	\$6,977.15
Total amount due:	\$6,977.15
Payment Due By:	07/28/2022

**Amount Enclosed** \$ \_\_\_\_\_  
674840441864

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

6748404418642210071373850000006977150





# ACCOUNT INVOICE

tampaelectric.com



**Account:** 221007137385  
**Statement Date:** 07/07/2022  
**Current month's charges due** 07/28/2022



## Details of Charges – Service from 06/02/2022 to 06/30/2022

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

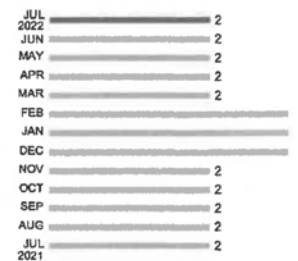
**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000708574	06/30/2022	2,091	2,030	61 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	61 kWh @ \$0.07035/kWh	\$4.29
Fuel Charge	61 kWh @ \$0.04126/kWh	\$2.52
Storm Protection Charge	61 kWh @ \$0.00315/kWh	\$0.19
Clean Energy Transition Mechanism	61 kWh @ \$0.00402/kWh	\$0.25
Florida Gross Receipt Tax		\$0.74
<b>Electric Service Cost</b>		<b>\$29.45</b>

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



## Details of Charges – Service from 06/02/2022 to 06/30/2022

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

**\$6,977.15**

00000074-000784-Page 5 of 20



# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/07/2022

Account: 221008101554

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

Current month's charges:	\$1,076.2
Total amount due:	\$1,076.2
Payment Due By:	07/28/202

### Your Account Summary

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

00004598-0014182-Page 1 of 6



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## SCAM ALERT!

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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: 221008101554

Current month's charges:	\$1,076.2
Total amount due:	\$1,076.2
Payment Due By:	07/28/202

Amount Enclosed \$ \_\_\_\_\_  
637803550221

00004598 01 AV 0.42 33607 FTECO107072223144210 00000 03 01000000 014 02 14232 003

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



Received  
JUL 13 2022

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

6378035502212210081015540000001076292



# ACCOUNT INVOICE

tampaelectric.com | [f](#) [t](#) [p](#) [g](#) [in](#)

**Account:** 221008101554  
**Statement Date:** 07/07/2022  
**Current month's charges due** 07/28/2022

## Details of Charges – Service from 06/02/2022 to 06/30/2022

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
<b>Lighting Charges</b>		<b>\$1,076.29</b>

**Total Current Month's Charges** \$1,076.29

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# ACCOUNT INVOICE

tampaelectric.com |

Statement Date: 07/07/2022  
Account: 221008192751

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

Current month's charges:	\$1,187.29
Total amount due:	\$1,187.29
Payment Due By:	07/28/2022

### Your Account Summary

Previous Amount Due	\$1,187.29
Payment(s) Received Since Last Statement	-\$1,187.29
<b>Current Month's Charges</b>	<b>\$1,187.29</b>
<b>Total Amount Due</b>	<b>\$1,187.29</b>



Donate today to help pay energy bills for families in need in your community.

[tampaelectric.com/share](http://tampaelectric.com/share)

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

## SCAM ALERT!

### Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

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: 221008192751

Current month's charges:	\$1,187.29
Total amount due:	\$1,187.29
Payment Due By:	07/28/2022

**Amount Enclosed** \$ \_\_\_\_\_  
637803550372

RECEIVED  
JUL 18 2022



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

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

6378035503722210081927510000001187290



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 221008192751  
**Statement Date:** 07/07/2022  
**Current month's charges due** 07/28/2022

## Details of Charges – Service from 06/02/2022 to 06/30/2022

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
<b>Lighting Charges</b>		<b>\$1,187.29</b>

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

00004675-0014460-Page 9 of 12





# ACCOUNT INVOICE

tampaelectric.com | f t p g+ in

Statement Date: 07/07/2022  
Account: 221008369474

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



Current month's charges:	\$295.60
Total amount due:	\$295.60
Payment Due By:	07/28/2022

### Your Account Summary

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

00000074-0000796-Page 8 of 20

**SHARE THE HOPE**

Donate today to help pay energy bills for families in need in your community.

[tampaelectric.com/share](http://tampaelectric.com/share)

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

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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: 221008369474

Current month's charges:	\$295.60
Total amount due:	\$295.60
Payment Due By:	07/28/2022

**Amount Enclosed** \$ \_\_\_\_\_

610643100665

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

610643100665221008369474000000295606



# ACCOUNT INVOICE

tampaelectric.com | [f](#) [t](#) [p](#) [g](#) [in](#)

**Account:** 221008369474  
**Statement Date:** 07/07/2022  
**Current month's charges due** 07/28/2022



## Details of Charges – Service from 06/02/2022 to 06/30/2022

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
<b>Lighting Charges</b>		<b>\$295.60</b>

**Total Current Month's Charges** \$295.60

00000074-0000797- Page 11 of 20

JUL 13 2022



# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/07/2022  
Account: 221008637573

TOUCHSTONE CDD  
78TH ST S TOWER DAIRY PH6  
TAMPA, FL 33619

Current month's charges:	\$0.00
Total amount due:	\$0.00
Payment Due By:	07/28/2022

### Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$0.00</b>
<b>Total Amount Due</b>	<b>\$0.00</b>



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[tampaelectric.com/share](http://tampaelectric.com/share)

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#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008637573

Current month's charges:	\$0.00
Total amount due:	\$0.00
Payment Due By:	07/28/2022

**Amount Enclosed** \$ \_\_\_\_\_  
641507235777

00004675 02 AV 0 42 33607 FTECO107072223144210 00000 03 01000000 014 02 14309 006



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

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



64150723577722100863757300000000000002





# ACCOUNT INVOICE

tampaelectric.com



**Account:** 221008637573  
**Statement Date:** 07/07/2022  
**Current month's charges due** 07/28/2022

## Details of Charges – Service from 06/09/2022 to 06/30/2022

### Lighting Service Items LS-1 (Bright Choices) for 22 days

Lighting Energy Charge	\$0.00
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Florida Gross Receipt Tax	\$0.00
<b>Lighting Charges</b>	<b>\$0.00</b>
<b>Total Current Month's Charges</b>	<b>\$0.00</b>

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## Important Messages

### Welcome to Tampa Electric!

Please visit [tampaelectric.com/rates](http://tampaelectric.com/rates) for information about your electric rates and charges.





**JNJ Cleaning Services**

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

Invoice #0091  
Issued : Jul 1, 2022  
Due : Jul 15, 2022

**\$300.00**  
**DUE**

**Balance due: \$300.00**

Pay \$300.00

Feedback

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

**Bill to**

**Touchstone CDD**

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

**Items**

<b>Trash</b>	<b>\$100.00</b>
1 x\$100.00	
Remove and replace 4 large trash bags once a week. Clean and disinfect trash bins as needed.	

<b>Dog stations</b>	<b>\$120.00</b>
1 x\$120.00	
Remove and replace 3 dog trash liners once a week. Place dog waste bags as needed.	

<b>Trash pickup</b>	<b>\$80.00</b>
1 x\$80.00	
Pick up trash along 78th st and Camden Field pkwy once a week.	

Subtotal	\$300.00
Shipping	\$0.00
<b>Total</b>	<b>\$300.00</b>

**Note to customer**

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

*53900 - 4665  
462*



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

**Invoice**

Date	Invoice #
8/1/2022	SM-6995

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

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
			Floyd Wyatt	Net 30	

Quantity	Description	Rate	Serviced Date	Amount
	Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:	0.00	7/21/2022	0.00
	Will include the 3- island end caps on Camden Field & fill in the area at the corner of Camden Field & Wild Senna	0.00	7/21/2022	0.00
400	Variegated Confederate Jasmine 1-gal	8.25	7/21/2022	3,300.00
40	Pine Bark Nugget Mulch - Bagged	10.95	7/21/2022	438.00
4	Landscape Labor- will include removal of old plant material & level areas in preparation for installation of the 4- areas the new plant material will be installed	45.00	7/21/2022	180.00
4	Irrigation Labor- will include adjustment and any drip that needs to be replaced to make sure new plant material is getting sufficient water.	85.00	7/21/2022	340.00

53900-4607  
 4R

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.

<b>Total</b>	<b>\$4,258.00</b>
Payments/Credits	\$0.00
<b>Balance Due</b>	<b>\$4,258.00</b>

# 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

July 12, 2022  
Client: 001492  
Matter: 000001  
Invoice #: 21758

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
6/8/2022	VKB	REVIEW AGENDA PACKAGE; TELEPHONE CALL TO B. LAMB RE: UPCOMING BOARD MEETING.	0.3	\$105.00
6/9/2022	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	1.3	\$455.00
Total Professional Services			1.6	\$560.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
6/9/2022	Simplefile E-Recording- Filing Fee- e-filing	\$405.00
6/15/2022	Photocopies	\$37.80
Total Disbursements		\$442.80

51400.3107

60

July 12, 2022  
Client: 001492  
Matter: 000001  
Invoice #: 21758

Page: 2

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Total Services	\$560.00	
Total Disbursements	\$442.80	
Total Current Charges		\$1,002.80
Previous Balance		\$1,014.00
Less Payments		(\$1,014.00)
<b>PAY THIS AMOUNT</b>		<b>\$1,002.80</b>

*Please Include Invoice Number on all Correspondence*

# Tampa Bay Times

tampabay.com

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone: 1 (877) 321-7355  
 Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
06/22/22		TOUCHSTONE	
Billing Date	Sales Rep	Customer Account	
06/22/2022	Deirdre Bonett	166541	
Total Amount Due		Ad Number	
\$376.00		0000232070	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/22/22	06/22/22	0000232070	Times	Legals CLS	Special Meeting	1	2x45 L	\$374.00
06/22/22	06/22/22	0000232070	Tampabay.com	Legals CLS	Special Meeting AffidavitMaterial	1	2x45 L	\$0.00 \$2.00

\$1300 42 4801

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 Run Dates		Advertiser Name	
06/22/22		TOUCHSTONE	
Billing Date	Sales Rep	Customer Account	
06/22/2022	Deirdre Bonett	166541	
Total Amount Due		Ad Number	
\$376.00		0000232070	

#### ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

Received  
 JUN 27 2022

REMIT TO:

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

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

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a **Legal Notice** in the matter **RE: Special Meeting** was published in said newspaper by print in the issues of: **6/22/22** or by publication on the newspaper's website, if authorized, on

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

*DB*

Signature Affiant

Sworn to and subscribed before me this **06/22/2022**

*[Handwritten Signature]*

Signature of Notary Public

Personally known  or produced identification

Type of identification produced \_\_\_\_\_

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF SPECIAL MEETING**

A special meeting of the Board of Supervisors ("Board") of the Touchstone Community Development District will be held on June 30, 2022 at 9:00 A.M at the office of Inframark LLC located at 2005 Pan Am Circle Suite 300 Tampa, FL 33607. The purpose of the meeting is to consider such matters as may properly come before the Board, including but not limited to action relating to the Fiscal Year 2023 Budget. A copy of the agenda for this meeting may be obtained from the District Manager at Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Ph: (813) 873-7300 ("District Office").

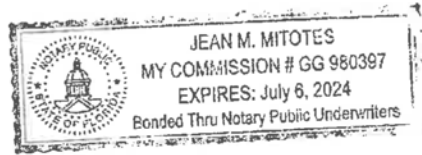
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that 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 such appeal is to be based.

Gene Roberts  
District Manager

Run Date: June 22, 2022 0000232070



# Touchstone Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 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 7/31/2022

(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
<b>Assets</b>								
Cash-Operating Account	314,857.00	0.00	0.00	0.00	0.00	0.00	0.00	314,857.00
Investment-Revenue 2018 (5000)	0.00	130,388.00	0.00	0.00	0.00	0.00	0.00	130,388.00
Investment-Interest 2018 (5001)	0.00	1.00	0.00	0.00	0.00	0.00	0.00	1.00
Investment-Sinking 2018 (5002)	0.00	1.00	0.00	0.00	0.00	0.00	0.00	1.00
Investment-Reserve 2018 (5003)	0.00	167,363.00	0.00	0.00	0.00	0.00	0.00	167,363.00
Investment-Prepayment 2018 (5004)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment-Construction 2018 (5005)	0.00	0.00	0.00	60.00	0.00	0.00	0.00	60.00
Investment-Revenue 2019 (9000)	0.00	0.00	306,839.00	0.00	0.00	0.00	0.00	306,839.00
Investment-Interest 2019 (9001)	0.00	0.00	2.00	0.00	0.00	0.00	0.00	2.00
Investment-Sinking 2019 (9002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment-Reserve 2019 (9003)	0.00	0.00	284,988.00	0.00	0.00	0.00	0.00	284,988.00
Investment-Construction 2019 (9005)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment-Annexation 2019 (9006)	0.00	0.00	0.00	0.00	2.00	0.00	0.00	2.00
Investment-Cost of Issuance 2019 (9007)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due From Developer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Professional Liability	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	5,819.00	0.00	0.00	0.00	0.00	0.00	0.00	5,819.00
Deposits	248.00	0.00	0.00	0.00	0.00	0.00	0.00	248.00
Construction Work In Progress	0.00	0.00	0.00	0.00	0.00	13,985,456.00	0.00	13,985,456.00
Amount Available-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	576,804.00	576,804.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	13,838,196.00	13,838,196.00
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Assets</b>	<b><u>320,923.00</u></b>	<b><u>297,753.00</u></b>	<b><u>591,828.00</u></b>	<b><u>60.00</u></b>	<b><u>2.00</u></b>	<b><u>13,985,456.00</u></b>	<b><u>14,415,000.00</u></b>	<b><u>29,611,021.00</u></b>
<b>Liabilities</b>								
Accounts Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due to Developer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unearned Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unearned Revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Touchstone Community Development District  
 Balance Sheet  
 As of 7/31/2022

Revenue Bonds Payable-Series 2018	0.00	0.00	0.00	0.00	0.00	0.00	4,985,000.00	4,985,000.00
Revenue Bonds Payable-Series 2019	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>9,430,000.00</u>	<u>9,430,000.00</u>
Total Liabilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>14,415,000.00</u>	<u>14,415,000.00</u>

Touchstone Community Development District  
 Balance Sheet  
 As of 7/31/2022

(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	0.00	292,414.00	439,116.00	60.00	364,237.00	0.00	0.00	1,095,826.00
Fund Balance-Unreserved	96,184.00	0.00	0.00	0.00	0.00	0.00	0.00	96,184.00
Investment In General Fixed Assets	0.00	0.00	0.00	0.00	0.00	13,985,456.00	0.00	13,985,456.00
Other	<u>224,739.00</u>	<u>5,339.00</u>	<u>152,712.00</u>	<u>0.00</u>	<u>(364,235.00)</u>	<u>0.00</u>	<u>0.00</u>	<u>18,556.00</u>
Total Fund Equity & Other Credits	<u>320,923.00</u>	<u>297,753.00</u>	<u>591,828.00</u>	<u>60.00</u>	<u>2.00</u>	<u>13,985,456.00</u>	<u>0.00</u>	<u>15,196,021.00</u>
Total Liabilities & Fund Equity	<u>320,923.00</u>	<u>297,753.00</u>	<u>591,828.00</u>	<u>60.00</u>	<u>2.00</u>	<u>13,985,456.00</u>	<u>14,415,000.00</u>	<u>29,611,021.00</u>

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

From 10/1/2021 Through 7/31/2022

001 - General Fund  
(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	433,685.00	532,402.00	98,717.00	23 %
O&M Assmts - Off Roll	<u>132,649.00</u>	<u>0.00</u>	<u>(132,649.00)</u>	<u>(100)%</u>
<b>Total Revenues</b>	<u>566,334.00</u>	<u>532,402.00</u>	<u>(33,932.00)</u>	<u>(6)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	0.00	6,400.00	(6,400.00)	0 %
Financial & Administrative				
District Manager	45,000.00	33,750.00	11,250.00	25 %
District Engineer	7,500.00	0.00	7,500.00	100 %
Disclosure Report	12,600.00	10,200.00	2,400.00	19 %
Trustees Fees	10,000.00	4,552.00	5,448.00	54 %
Accounting Services	4,500.00	1,800.00	2,700.00	60 %
Auditing Services	7,600.00	58.00	7,542.00	99 %
Postage, Phone, Faxes, Copies	1,000.00	217.00	783.00	78 %
Public Officials Insurance	2,500.00	2,506.00	(6.00)	(0)%
Legal Advertising	2,500.00	871.00	1,629.00	65 %
Bank Fees	500.00	0.00	500.00	100 %
Dues, Licenses & Fees	200.00	175.00	25.00	13 %
Miscellaneous Fees	300.00	0.00	300.00	100 %
Office Supplies	0.00	107.00	(107.00)	0 %
Email Hosting	600.00	0.00	600.00	100 %
Website Administration	1,800.00	1,175.00	625.00	35 %
ADA Website Vendor	1,500.00	1,500.00	0.00	0 %
Legal Counsel				
District Counsel	15,000.00	5,209.00	9,791.00	65 %
Electric Utility Services				
Electric Utility Services	100,000.00	81,418.00	18,582.00	19 %
Water-Sewer Combination Services				
Water Utility Services	15,000.00	3,845.00	11,155.00	74 %
Other Physical Environment				
Property & Casualty Insurance	10,000.00	3,406.00	6,594.00	66 %
General Liability Insurance	3,500.00	3,064.00	436.00	12 %
Landscape Maintenance - Contract	175,000.00	120,754.00	54,246.00	32 %
Repairs & Maintenance	20,000.00	3,310.00	16,690.00	83 %
Wetland Maintenance	2,000.00	0.00	2,000.00	100 %
Plant Replacement Program	30,000.00	9,433.00	20,567.00	69 %
Mulch	35,000.00	0.00	35,000.00	100 %
Waterway Management Services	10,000.00	6,750.00	3,250.00	33 %
Irrigation Maintenance	16,600.00	6,431.00	10,169.00	61 %
Road & Street Facilities				
Drainage Repairs & Maintenance	10,000.00	0.00	10,000.00	100 %
Reserve				
Capital Reserve	<u>26,134.00</u>	<u>732.00</u>	<u>25,402.00</u>	<u>97 %</u>
<b>Total Expenditures</b>	<u>566,334.00</u>	<u>307,663.00</u>	<u>258,671.00</u>	<u>46 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0.00</u>	<u>224,739.00</u>	<u>224,739.00</u>	<u>0 %</u>

Touchstone Community Development District  
Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

Fund Balance, Beginning of Period	0.00	96,184.00	96,184.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>320,923.00</u>	<u>320,923.00</u>	<u>0 %</u>

Touchstone Community Development District  
Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

200 - Debt Service Fund - Series 2018  
(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	332,250.00	339,006.00	6,756.00	2 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>333.00</u>	<u>333.00</u>	<u>0 %</u>
Total Revenues	<u>332,250.00</u>	<u>339,339.00</u>	<u>7,089.00</u>	<u>2 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	232,250.00	234,000.00	(1,750.00)	(1)%
Principal Payment	<u>100,000.00</u>	<u>100,000.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>332,250.00</u>	<u>334,000.00</u>	(1,750.00)	(1)%
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>5,339.00</u>	<u>5,339.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	292,414.00	292,414.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>297,753.00</u>	<u>297,753.00</u>	<u>0 %</u>

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

From 10/1/2021 Through 7/31/2022

201 - Debt Service Fund - Series 2019  
(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	569,675.00	491,121.00	(78,554.00)	(14)%
DS Assmts - Off Roll	0.00	223,674.00	223,674.00	0 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>561.00</u>	<u>561.00</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>569,675.00</u>	<u>715,356.00</u>	<u>145,681.00</u>	<u>26 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	369,676.00	372,644.00	(2,968.00)	(1)%
Principal Payment	<u>200,000.00</u>	<u>190,000.00</u>	<u>10,000.00</u>	<u>5 %</u>
<b>Total Expenditures</b>	<u>569,676.00</u>	<u>562,644.00</u>	<u>7,032.00</u>	<u>1 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>(1.00)</u>	<u>152,712.00</u>	<u>152,713.00</u>	<u>(15,271,324)%</u>
<b>Fund Balance, Beginning of Period</b>	0.00	439,116.00	439,116.00	0 %
<b>Fund Balance, End of Period</b>	<u>(1.00)</u>	<u>591,828.00</u>	<u>591,829.00</u>	<u>(59,182,902)%</u>

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

From 10/1/2021 Through 7/31/2022

300 - Capital Projects Fund - Series 2018  
(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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	60.00	60.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>60.00</u>	<u>60.00</u>	<u>0 %</u>



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

From 10/1/2021 Through 7/31/2022

301 - Capital Projects Fund - Series 2019  
(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	0.00	11.00	11.00	0 %
Total Revenues	<u>0.00</u>	<u>11.00</u>	<u>11.00</u>	<u>0 %</u>
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	0.00	364,245.00	(364,245.00)	0 %
Total Expenditures	<u>0.00</u>	<u>364,245.00</u>	<u>(364,245.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(364,235.00)</u>	<u>(364,235.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	364,237.00	364,237.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>2.00</u>	<u>2.00</u>	<u>0 %</u>

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

From 10/1/2021 Through 7/31/2022

900 - General Fixed Assets Account Group  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0.00	13,985,456.00	13,985,456.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>13,985,456.00</u>	<u>13,621,210.00</u>	<u>0 %</u>

Touchstone Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked

Bank Balance	324,472.66
Less Outstanding Checks/Vouchers	9,615.95
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	314,856.71
Balance Per Books	<u>314,856.71</u>
Unreconciled Difference	<u>0.00</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: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked  
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1490	7/7/2022	System Generated Check/Voucher	4,957.95	Inframark LLC
1497	7/14/2022	System Generated Check/Voucher	300.00	Touchstone CDD
1497	7/14/2022	System Generated Check/Voucher	(300.00)	Touchstone CDD
1499	7/21/2022	System Generated Check/Voucher	400.00	Anson Thomas Angall
1506	7/27/2022	System Generated Check/Voucher	<u>4,258.00</u>	Steadfast Contractors Alliance
Outstanding Checks/Vouchers			<u>9,615.95</u>	

Touchstone Community Development District  
Reconcile Cash Accounts

Detail  
Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked  
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1487	6/23/2022	System Generated Check/Voucher	732.00	Hilton Garden Inn
1489	7/7/2022	System Generated Check/Voucher	200.00	Gregory L. Elliot
1491	7/7/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1492	7/7/2022	System Generated Check/Voucher	200.00	Lori A. Campagna
1493	7/14/2022	System Generated Check/Voucher	200.00	Laura Coffey
1494	7/14/2022	System Generated Check/Voucher	675.00	Sitex Aquatics
1495	7/14/2022	System Generated Check/Voucher	14,548.75	Steadfast Contractors Alliance
1496	7/14/2022	System Generated Check/Voucher	376.00	Tampa Bay Times
1498	7/14/2022	System Generated Check/Voucher	300.00	JNJ Cleaning Services
1500	7/21/2022	System Generated Check/Voucher	421.10	BOCC
1501	7/21/2022	System Generated Check/Voucher	200.00	Gregory L. Elliot
1502	7/21/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1503	7/21/2022	System Generated Check/Voucher	200.00	Lori A. Campagna
1504	7/21/2022	System Generated Check/Voucher	1,002.80	Straley Robin Vericker
1505	7/21/2022	System Generated Check/Voucher	<u>9,558.34</u>	Tampa Electric
Cleared Checks/Vouchers			<u>29,013.99</u>	



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Touchstone

Date: 8/23/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	22	-3	Small amount of trash in the ponds
INVASIVE MATERIAL (FLOATING)	20	10	-10	Alligator weed/Cattails/Torpedo grass
INVASIVE MATERIAL (SUBMERSED)	20	15	-5	Ponds need to be sprayed for perimeter weeds
FOUNTAINS/AERATORS	20	20	0	N/A
DESIRABLE PLANTS	15	15	0	N/A
<b>AMENITIES</b>				
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	
<b>MONUMENTS AND SIGNS</b>				
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: 8/23/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	27	-3	Some weed detailing needed
SUBDIVISION MONUMENTS	30	30	0	Good
<b>HARDSCAPE ELEMENTS</b>				
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
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
<b>GATES</b>				
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
<b>SCORE</b>	<b>700</b>	<b>679</b>	<b>-21</b>	<b>97%</b>

Manager's Signature: Gene Roberts

Supervisor's Signature: \_\_\_\_\_



**MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET**

Site: Touchstone

Date: Tuesday, August 23, 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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**LANDSCAPE MAINTENANCE**

TURF	5	5	0	Good
TURF FERTILITY	10	8	-2	Fair
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	5	0	Good
TURF INSECT/DISEASE CONTROL	10	10	0	None Observed
PLANT FERTILITY	5	4	-1	Fair
WEED CONTROL - BED AREAS	5	4	-1	Tree wells have been sprayed
PLANT INSECT/DISEASE CONTROL	5	5	0	None observed
PRUNING	10	8	-2	Some pruning needed
CLEANLINESS	5	4	-1	Trash along Camden Fields
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	4	-1	Trash along the boulevards

**SEASONAL COLOR/PERENNIAL MAINTENANCE**

VIGOR/APPEARANCE	7	5	-2	Will need to be replaced soon
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

**SCORE**

100	90	-10	90%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: \_\_\_\_\_ GR

Supervisor's Signature: \_\_\_\_\_



Touchstone CDD August



The annuals at Touchstone will need to be changed out soon.





The turf along Camden Fields and Camden Fields extension is in good condition.







The landscape along 78<sup>th</sup> Street is in good condition.



Weeds in the tree wells have recently been sprayed.





Trucks have been rutting up the turf at the corner of Wild Senna and Camden Fields. We may want to concrete that section.



Steadfast has replaced the Bulbine with Jasmine along Camden Fields.





The tall Broom sedge needs to be removed from the Fountain grass bed on Wild Senna.



The turf at the last pocket park on Wild Senna is in good condition.





The Blue Plumbago has been struggling. This site may stay too wet for this plant.



The common areas along Samuel Ivy are in good condition.





A chain link fence has been installed around the TECO easement. They still have not mowed it despite a written and verbal request.



Several of the ponds need to be treated for alligator weeds and cattails.











