

**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
OCTOBER 19, 2022**

**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

October 19, 2022, at 9:00 a.m .

The offices of Inframark, IMS

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

District Board of Supervisors	Chairman Vice-Chair Assistant Secretary Assistant Secretary Assistant Secretary	Kelly Evans Anson Angail Gregory Elliot Timothy (Tim) Fisher Lori Campagna
District Manager	Inframark, IMS	Gene Roberts
District Attorney	Straley Robin Vericker	Vivek Babbar
District Engineer	Landmark Engineering	Todd C. Amaden

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

The Regular Meeting 9:00 a.m will begin on 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.

October 19, 2022

Board of Supervisors
Touchstone Community Development District

Dear Board Members:

The Regular Meeting of Touchstone Community Development District will be held on **October 19, 2022, at 9:00 a.m. at the offices of Inframark, IMS located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call in Number: 1-866-906-9330

Access Code: 7979718#

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-01; Delegated Award.....Tab 01
 - i. Bond Purchase Contract
 - ii. Preliminary Limited Offering Memorandum
 - iii. Continuing Disclosure Agreement
 - iv. Third Supplemental Trust Indenture
 - B. Discussion on HOA Turkey Trot 5k Walk and RunTab 02
 - C. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting September 8, 2022 Tab 03
 - B. Consideration of Operation and Maintenance Expenditures August 2022..... Tab 04
 - C. Review of Financial Statements Month Ending August 31, 2022..... Tab 05
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 06
 - i. Community Inspection Report
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. PUBLIC COMMENTS**
- 8. 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 NO. 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT EXCEEDING IN TOTAL AGGREGATE PRINCIPAL AMOUNT OF \$8,340,000 CONSISTING OF ITS TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT SENIOR SPECIAL ASSESSMENT BONDS SERIES 2022A-1 (2022 PROJECT) AND ITS TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT SUBORDINATE SPECIAL ASSESSMENT BONDS, SERIES 2022A-2 (2022 PROJECT) TO BE ISSUED AS TWO (2) SERIES (COLLECTIVELY, THE “BONDS”), TO FINANCE THE ACQUISITION AND IMPROVEMENT OF CERTAIN RECREATIONAL FACILITIES; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPOINTING THE UNDERWRITER FOR THE OFFERING OF THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE BONDS; APPROVING THE USE OF THAT CERTAIN MASTER TRUST INDENTURE DATED FEBRUARY 1, 2018 BY AND BETWEEN THE DISTRICT AND THE TRUSTEE NAMED THEREIN, AND APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A THIRD SUPPLEMENTAL TRUST INDENTURE FOR THE TWO (2) SERIES OF BONDS SECURING THE BONDS; APPOINTING A TRUSTEE; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT, AND APPOINTING A DISSEMINATION AGENT; APPROVING THE APPLICATION OF BOND PROCEEDS; DESIGNATING CERTAIN BONDS AS “QUALIFIED TAX-EXEMPT OBLIGATIONS” WITHIN THE MEANING OF SECTION 265(b)(3) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND ENGINEER’S REPORT, IF REQUIRED; PROVIDING FOR THE REGISTRATION OF THE BONDS PURSUANT TO THE DTC BOOK- ENTRY ONLY SYSTEM; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Touchstone Community Development District (the “District”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), created by Ordinance No. 17-24, duly enacted by the Board of County Commissioners of Hillsborough County, Florida (the “BCC”), on September 20, 2017 and becoming effective on September 26, 2017, as such Ordinance was amended and supplemented by Ordinance No. 21-32 enacted by the BCC on September 8, 2021 and becoming effective on September 9, 2021; and

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction; and

WHEREAS, the Board of Supervisors of the District (herein, the “Board”) has previously adopted Resolution No. 2022-01 on February 10, 2022 (the “Initial Bond Resolution”), pursuant to which the District authorized the issuance of not to exceed \$12,000,000 of its Special Assessment Bonds to be issued in one or more series finance the District’s recreational project described therein; and

WHEREAS, any capitalized term used herein and not otherwise defined shall have the meaning ascribed to such term in the Initial Bond Resolution; and

WHEREAS, pursuant to the 2022 Indenture (as defined below), the Initial Bond Resolution and this Resolution, the Board hereby determines, subject to the next succeeding recital, to issue its Touchstone Community Development District Senior Special Assessment Bonds., Series 2022A-1 (2022 Project) (the “Senior Bonds”) and its Touchstone Community Development District Subordinate Special Assessment Bonds, Series 2022A-2 (2022 Project) (the “Subordinate Bonds” and, together with the Senior Bonds, the “Bonds”) in the principal amount of not exceeding \$8,340,000 for the purpose of financing the 2022 Project (as defined in the herein defined Third Supplemental Trust Indenture), making certain capital improvements to the 20232 Project, funding capitalized interest, funding reserve accounts and paying the costs of issuance; and

WHEREAS, the District does not intend to issue any other Bonds in calendar year 2022; and

WHEREAS, there has been submitted to this meeting with respect to the issuance and sale of the Bonds and submitted to the Board forms of:

(i) a Bond Purchase Contract with respect to the Bonds by and between FMSbonds, Inc., as the underwriter (the “Underwriter”) and the District, together with the form of a disclosure statement attached to the Bond Purchase Contract pursuant to Section 218.385, Florida Statutes, substantially in the form attached hereto as Exhibit A (the “Bond Purchase Contract”);

(ii) a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B (the “Preliminary Limited Offering Memorandum”);

(iii) a Continuing Disclosure Agreement between the District and the dissemination agent named therein, substantially in the form attached hereto as Exhibit C; and

(iv) the Third Supplemental Trust Indenture for the Bonds, between the District and the Trustee (as herein defined), substantially in the form attached hereto as Exhibit D.

WHEREAS, in connection with the sale of the Bonds, it may be necessary that certain modifications be made to the *Amenity Master Special Assessment Allocation Report* (“Assessment Methodology Report”) and the Report of the District Engineer (the “Engineer’s Report”) to conform such reports to the final terms of the Bonds; and

WHEREAS, the proceeds of the Bonds shall also fund one or more debt service reserve accounts, pay capitalized interest, fund certain capital improvements to the 2022 Project and pay the costs of the issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Touchstone Community Development District (the “Board”), as follows:

Section 1. Negotiated Limited Offering of Bonds. The District hereby finds that because of the complex nature of assessment bond financings in order to better time the sale of the Bonds to secure better rates, it is necessary and in the best interest of the District that the Bonds, in the total aggregate principal amount of not exceeding \$8,340,000, all be sold on a negotiated limited offering basis.

Section 2. Purpose. The District hereby determines it shall be in the best economic interest of the landowners and residents of the District to finance the 2022 Project.

Section 3. Sale of the Bonds. Except as otherwise provided in the last sentence of this Section 3, the proposal submitted by the Underwriter offering to purchase the Bonds at the purchase price established pursuant to the parameters set forth below and on the terms and conditions set forth in the Bond Purchase Contract (attached hereto as Exhibit A), are hereby approved and adopted by the District in substantially the form presented. Subject to the last sentence of this Section 3, the Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby authorized to execute and deliver on behalf of the District, and the Secretary of the District is hereby authorized (if so required) to affix the Seal of the District and attest to the execution of the Bond Purchase Contract in substantially the form presented at this meeting. The disclosure statements of the Underwriter, as required by Section 218.385, Florida Statutes, to be delivered to the District prior to the execution of the Bond Purchase Contract, a copy of which is attached as an exhibit to the Bond Purchase Contract, will be entered into the official records of the District. The Bond Purchase Contract, in final form as determined by counsel to the District, the District’s Bond Counsel and the Chairperson, may be executed by the District without further action provided that (i) the Bonds mature not later than the permitted statutory period; (ii) the principal amount of the Bonds issued does not exceed \$8,340,000; (iii) if the Bonds are subject to optional redemption which determination will be made on or before the sale date of the Bonds, the first optional call date shall be not later than

May 1, 2032 and the redemption price shall be equal to the principal amount of Bonds redeemed; (iv) the purchase price to be paid by the Underwriter for the Bonds is not less than 98% of the principal amount of the Bonds issued (exclusive of any original issuance discount); and (v) the interest rate on the Bonds shall not exceed the lesser of the maximum rate permitted under Florida law or 6.50%.

Section 4. The Limited Offering Memorandum. The Limited Offering Memorandum, in substantially the form of the Preliminary Limited Offering Memorandum (as herein defined and subject to the other conditions set forth herein) attached hereto as Exhibit B, with such changes as are necessary to conform to the details of the Bonds and the requirements of the Bond Purchase Contract, is hereby approved. The District hereby authorizes the execution of the Limited Offering Memorandum and the District hereby authorizes the Limited Offering Memorandum, when in final form, to be used in connection with the limited offering and sale of the Bonds. The District hereby authorizes and consents to the use by the Underwriter of a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B, in connection with the limited offering of the Bonds (the “Preliminary Limited Offering Memorandum”). The final form of a Preliminary Limited Offering Memorandum shall be determined by the Underwriter and the professional staff of the District, with final approval by the Chairperson (or any other member of the Board in the absence of the Chairperson). The Limited Offering Memorandum may be modified in a manner not inconsistent with the substance thereof and the terms of the Bonds as shall be deemed advisable by the Bond Counsel and counsel to the District, with final approval by the Chairperson (or any other member of the Board in the absence of the Chairperson). The Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby further authorized to execute and deliver on behalf of the District, the Limited Offering Memorandum and any amendment or supplement thereto, with such changes, modifications and deletions as the member of the Board executing the same may deem necessary and appropriate with the advice of Bond Counsel and counsel to the District, with final approval by the Chairperson (or any other member of the Board in the absence of the Chairperson), such execution and delivery to be conclusive evidence of the approval and authorization thereof by the District. The District hereby authorizes the Chairperson (or, in the absence of the Chairperson, any other member of the Board) to deem “final” the Preliminary Limited Offering Memorandum except for permitted omissions all within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934 and to execute a certificate in that regard.

Section 5. Details of the Bonds. The proceeds of the Bonds shall be applied in accordance with the provisions of the 2022 Indenture. The Bonds shall mature in the years and in the amounts, bear interest at such rates and be subject to redemption, all as provided in the 2022 Indenture. The execution of the 2022 Indenture shall constitute approval of such terms as set forth in the 2022 Indenture and this Resolution. The maximum aggregate principal amount of the Bonds authorized to be issued pursuant to this Resolution and the 2022 Indenture shall not exceed \$8,340,000.

Section 6. Continuing Disclosure; Dissemination Agent. The Board does hereby authorize and approve the execution and delivery of a Continuing Disclosure Agreement by the Chairperson (or, in the absence of the Chairperson, any other member of the Board) substantially in the form presented to this meeting and attached hereto as Exhibit C. The Continuing Disclosure Agreement is being executed by the District and the other parties thereto in order to

assist the Underwriter in the marketing of the Bonds and compliance with Rule 15c2-12 of the Securities and Exchange Commission. Rizzetta & Company, Inc. is hereby appointed the initial dissemination agent.

Section 7. Approval of Use of the Master Trust Indenture and the Authorization of Execution and Delivery of the Third Supplemental Trust Indenture. The District hereby authorizes the use of the Master Trust Indenture in connection with the issuance of the Bonds. The Master Trust Indenture and the Third Supplemental Trust Indenture is collectively referred to as the 2022 Indenture. The District does hereby authorize and approve the execution by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson or any other member of the Board) and the Secretary and the delivery of the Third Supplemental Indenture between the District and the Trustee. The Third Supplemental Indenture shall be substantially in the form attached hereto as Exhibit D and is hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the sale of the Bonds as shall be approved by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson, or any other member of the Board) executing the same, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of the Third Supplemental Indentures attached hereto as Exhibit D.

Section 8. Authorization and Ratification of Prior Actions. All actions previously taken by or on behalf of District in connection with the issuance of the Bonds are hereby authorized, ratified and confirmed.

Section 9. Appointment of Underwriter. The Board hereby formally appoints FMSbonds, Inc., as the Underwriter for the Bonds.

Section 10. Appointment of Trustee. The Board hereby appoints U.S. Bank Trust Company, National Association to serve as trustee, paying agent, and registrar (collectively, the "Trustee") under the 2022 Indenture.

Section 11. Book-Entry Only Registration System. The registration of the Bonds shall initially be by the book-entry only system established with The Depository Trust Company.

Section 12. Assessment Methodology Report. The Board hereby authorizes any modifications to the Assessment Methodology Report prepared by Inframark in connection with the Bonds if such modifications are determined to be appropriate in connection with the issuance of the Bonds.

Section 13. Engineer's Report. The Board hereby authorizes any modifications to the Engineer's Report prepared by Landmark Engineering & Surveying Corporation in connection with the Bonds if such modifications are determined to be appropriate in connection with the issuance of the Bonds.

Section 14. Bank Qualified Bonds. The tax-exempt Bonds are hereby designated as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code.

Section 15. Further Official Action. The Chairperson, the Vice Chairperson, the Secretary and each member of the Board and any other proper official or member of the

professional staff of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution including, but not limited to, the execution and delivery of the Acquisition Agreement (as defined in the Third Supplemental Trust Indenture. In the event that the Chairperson, the Vice Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District herein authorized. The Secretary or any Assistant Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation.

Section 16. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 17. Inconsistent Proceedings. All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

PASSED in public session of the Board of Supervisors of the Touchstone Community Development District this 19th day of October, 2022.

ATTEST:

**TOUCHSTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair / Vice Chair

EXHIBIT A
BOND PURCHASE CONTRACT

EXHIBIT B

PRELIMINARY LIMITED OFFERING MEMORANDUM

EXHIBIT C
CONTINUING DISCLOSURE AGREEMENT

EXHIBIT D
THIRD SUPPLEMENTAL TRUST INDENTURE

681339335v3/175072.010300

THIRD SUPPLEMENTAL TRUST INDENTURE

BETWEEN

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

AND

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

Dated as of November 1, 2022

Authorizing and Securing

\$ _____

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
SENIOR SPECIAL ASSESSMENT BONDS, SERIES 2022A-1 (TAX-EXEMPT)
(2022 PROJECT)

and

\$ _____

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
SENIOR SPECIAL ASSESSMENT BONDS, SERIES 2022A-1 (TAXABLE)
(2022 PROJECT)

and

\$ _____

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
SUBORDINATE SPECIAL ASSESSMENT BONDS, SERIES 2022A-2 (TAX-EXEMPT)
(2022 PROJECT)

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EXHIBIT B	FORMS OF SERIES 2022 BONDS
EXHIBIT C	FORMS OF REQUISITIONS
EXHIBIT D	FORM OF INVESTOR LETTER

THIS THIRD SUPPLEMENTAL TRUST INDENTURE (the “Third Supplemental Indenture”), dated as of November 1, 2022 between the TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT (together with its successors and assigns, the “Issuer”), a local unit of special-purpose government organized and existing under the laws of the State of Florida, and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, a national banking association duly organized and existing under the laws of the United States of America and having a corporate trust office in Orlando, Florida, as trustee (said banking corporation and any bank or trust company becoming successor trustee under this Third Supplemental Indenture being hereinafter referred to as the “Trustee”);

W I T N E S S E T H:

WHEREAS, the Issuer is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), by Ordinance No. 17-24 enacted by the Board of County Commissioners of Hillsborough County, Florida (the “County”), on September 20, 2017, becoming effective on September 26, 2017 (the “Original Ordinance”), as amended by Ordinance No. 21-32 enacted on September 8, 2021 and becoming effective on September 9, 2021 (the “Annexation Ordinance” and, together with the Original Ordinance, the “Ordinance”); and

WHEREAS, the premises governed by the Issuer, as described more fully in the Original Ordinance, consisting of approximately 222.25 acres of land (herein, the “District Lands” or “District”), are located entirely within the unincorporated area of the County; and

WHEREAS, the Issuer has been created for the purpose of delivering certain community development services and facilities for the benefit of the District Lands; and

WHEREAS, based on arms-length negotiations between the Board and representatives of LEN-Touchstone, LLC, a Florida limited liability company (the “Clubhouse Owner”), the Board at the request of the HOA (as defined below) has agreed to purchase certain recreational facilities currently owned by the Clubhouse Owner and the Clubhouse Owner has agreed to sell such facilities to the District; and

WHEREAS, Clubhouse Owner is the owner of an approximately _____ square foot clubhouse building which includes, without limitation, a fitness center, offices and restrooms, a _____ square foot pool patio area with patio furniture and related pool equipment, a pool and a parking area for ___ parking spaces located on approximately 3.24 acres within the District (collectively, the “Clubhouse Property”); and

WHEREAS, at the request of The Touchstone Community Association, Inc. (the “HOA”), the Issuer has determined that it would be in the best interests of the residents and landowners within the Touchstone residential community within the District to acquire the Clubhouse Property from the Clubhouse Owner and Clubhouse Owner has agreed to sell the Clubhouse Property to the District at a negotiated purchase price; and

WHEREAS, the Issuer has determined to finance the acquisition of the Clubhouse Property and to make certain capital improvements thereto (the “2022 Project”); and

WHEREAS, the details regarding the 2022 Project are set forth in the Report of the District Engineer, dated January 2022 (the “Engineer’s Report”) prepared by Landmark Engineering and Surveying Corporation (the “District Engineer”); and

WHEREAS, the terms of such sale and purchase of the 2022 Project are set forth in that certain Agreement for Sale and Purchase (Touchstone Club), effective _____, 2022, by and between the Issuer and the Clubhouse Owner (the “Purchase and Sale Agreement”); and

WHEREAS, the Issuer has previously adopted Resolution No. 2022-01 on February 10, 2022, authorizing the issuance of not to exceed \$12,000,000 in aggregate principal amount of its special assessment bonds (the “Bonds”) to finance the 2022 Project and to pay certain operation and maintenance expenses relating to the Clubhouse Property for the special benefit of the District Lands or portions thereof and approving the form of and authorizing the execution and delivery of this Third Supplemental Indenture; and

WHEREAS, pursuant to that certain Master Trust Indenture dated as of February 1, 2018 (the “Master Indenture”) and this Third Supplemental Indenture, both by and between the Issuer and the Trustee, the Issuer proposes to issue its herein defined Series 2022 Bonds; and

WHEREAS, the Issuer has determined to issue two Series of Bonds designated as the Touchstone Community Development District Senior Special Assessment Bonds, Series 2022A-1 (Tax-Exempt) (2022 Project), and the Touchstone Community Development District Senior Special Assessment Bonds, Series 2022A-1 (Taxable) (2022 Project), constituting one Series and the Touchstone Community Development District Subordinate Special Assessment Bonds, Series 2022A-2 (Tax-Exempt) (2022 Project), constituting the second Series (collectively, the “Series 2022 Bonds”), pursuant to the Master Indenture and this Third Supplemental Indenture (hereinafter sometimes collectively referred to as the “Indenture”); and

WHEREAS, in the manner provided herein, the proceeds of the Series 2022 Bonds will be used to provide funds for (i) the Costs of acquiring the 2022 Project, (ii) paying certain operation and maintenance expenses relating to the Clubhouse Property, (iii) the funding of interest on the Series 2022 Bonds, (iv) the funding of the Reserve Accounts (as herein defined), and (v) the payment of the costs of issuance of the Series 2022 Bonds; and

WHEREAS, upon the advice of bond counsel to the District, a portion of the Senior Bonds (as herein defined) will be issued on a taxable basis and the interest thereon will be includable in gross income of the holders thereof for federal income tax purposes; and

WHEREAS, the Series 2022 Bonds will be secured by a pledge of Series 2022 Pledged Revenues (as hereinafter defined) to the extent and manner provided herein.

NOW, THEREFORE, THIS THIRD SUPPLEMENTAL INDENTURE WITNESSETH, that to provide for the issuance of the Series 2022 Bonds, the security and payment of the principal or redemption price thereof (as the case may be) and interest thereon, the rights of the Bondholders and the performance and observance of all of the covenants contained herein and in said Series 2022 Bonds, and for and in consideration of the mutual covenants herein contained and of the purchase and acceptance of the Series 2022 Bonds by the Owners thereof, from time to time, and of the acceptance by the Trustee of the trusts hereby created, and intending to be

legally bound hereby, the Issuer does hereby assign, transfer, set over and pledge to U.S. Bank Trust Company, National Association, as Trustee, its successors in trust and its assigns forever, and grants a lien on all of the right, title and interest of the Issuer in and to the Series 2022 Pledged Revenues as security for the payment of the principal, redemption or purchase price of (as the case may be) and interest on the Series 2022 Bonds issued hereunder, all in the manner hereinafter provided, and the Issuer further hereby agrees with and covenants unto the Trustee as follows:

TO HAVE AND TO HOLD the same and any other revenues, property, contracts or contract rights, accounts receivable, chattel paper, instruments, general intangibles or other rights and the proceeds thereof, which may, by delivery, assignment or otherwise, be subject to the lien created by the Indenture with respect to the Series 2022 Bonds.

IN TRUST NEVERTHELESS, for the equal and ratable benefit and security of all present and future Owners of the Series 2022 Bonds issued and to be issued under this Third Supplemental Indenture, without preference, priority or distinction as to lien or otherwise (except as otherwise specifically provided in this Third Supplemental Indenture) of any one Series 2022 Bond over any other Series 2022 Bond, all as provided in the Indenture.

PROVIDED, HOWEVER, that if the Issuer, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal or redemption price of the Series 2022 Bonds issued, secured and Outstanding hereunder and the interest due or to become due thereon, at the times and in the manner mentioned in such Series 2022 Bonds and the Indenture, according to the true intent and meaning thereof and hereof, and the Issuer shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions hereof, then upon such final payments this Third Supplemental Indenture and the rights hereby granted shall cease and terminate, otherwise this Third Supplemental Indenture to be and remain in full force and effect.

ARTICLE I DEFINITIONS

In this Third Supplemental Indenture capitalized terms used without definition shall have the meanings ascribed thereto in the Master Indenture and, in addition to certain terms defined in the recitals above, the following terms shall have the meanings specified below, unless otherwise expressly provided or unless the context otherwise requires:

“Acquisition Agreement” shall mean the Purchase and Sale Agreement as defined in the above recitals.

“Arbitrage Certificate” shall mean that certain Arbitrage Certificate, including arbitrage rebate covenants, of the Issuer, dated the date of delivery of the Series 2022 Bonds, relating to certain restrictions on arbitrage under the Code with respect to the Tax-Exempt Bonds.

“Assessment Resolutions” shall mean Resolution No. 2022-04, Resolution No. 2022-05, and Resolution 2022-08 of the Issuer adopted on June 30, 2022, June 30, 2022, and August 31, 2022, respectively, as amended and supplemented from time to time.

“Authorized Denomination” shall mean, with respect to the Series 2022 Bonds, on the date of issuance, in the denominations of \$5,000 and any integral multiple thereof provided, however, if any initial beneficial owner does not purchase at least \$100,000 of the Subordinate Bonds at the time of initial delivery of the Subordinate Bonds, such beneficial owner must either execute and deliver to the Underwriter on the date of delivery of the Subordinate Bonds the investor letter substantially in the form attached hereto as Exhibit D or otherwise establish to the satisfaction of the Underwriter that such Beneficial Owner is an “accredited investor,” as described in Rule 501(a) under Regulation D of the Securities Act of 1933, as amended.

“Bonds” shall mean the Issuer’s Special Assessments Bonds issued pursuant to the Master Indenture.

“Continuing Disclosure Agreement” shall mean the Continuing Disclosure Agreement for the benefit of the owners of the Series 2022 Bonds, dated the date of delivery of the Series 2022 Bonds, by and among the Issuer, the dissemination agent named therein, and joined by the parties named therein, in connection with the issuance of the Series 2022 Bonds.

“District Manager” shall mean the manager of the District doing business under the trade name of Inframark, and its successors and assigns.

“Indenture” shall mean collectively, the Master Indenture and this Third Supplemental Indenture.

“Interest Payment Date” shall mean May 1 and November 1 of each year, commencing May 1, 2023, and any other date the principal of the Series 2022 Bonds is paid.

“Majority Holders” means the beneficial owners of more than fifty percent (50%) of the Senior Bonds Outstanding, unless there are no longer any Senior Bonds Outstanding, then the beneficial owners of more than fifty percent (50%) of the Subordinate Bonds Outstanding.

“Master Indenture” shall mean the Master Trust Indenture, dated as of February 1, 2018, by and between the Issuer and the Trustee, as supplemented and amended with respect to matters pertaining solely to the Master Indenture or the Series 2022 Bonds (as opposed to supplements or amendments relating to any Series of Bonds other than the Series 2022 Bonds as specifically defined in this Third Supplemental Indenture).

“O&M Subaccount” shall mean the subaccount so designated, established as a separate subaccount within the Series 2022 Acquisition Account.

“Paying Agent” shall mean U.S. Bank Trust Company, National Association, and its successors and assigns as Paying Agent hereunder.

“Prepayment” shall mean the payment by any owner of property within the District of the amount of the Series 2022 Special Assessments encumbering its property, in whole or in part,

prior to its scheduled due date, including optional prepayments. The term “Prepayment” also means any proceeds received as a result of accelerating and/or foreclosing the Series 2022 Special Assessments. “Prepayments” shall include, without limitation, Series 2022 Prepayment Principal.

“Prior Bonds” shall mean the Issuer’s Outstanding Special Assessment Bonds, Series 2018 and its Special Assessment Bonds, Series 2019 (2019 Project).

“Redemption Price” shall mean the principal amount of any Series 2022 Bond payable upon redemption thereof pursuant to this Third Supplemental Indenture.

“Registrar” shall mean U.S. Bank Trust Company, National Association and its successors and assigns as Registrar hereunder.

“Regular Record Date” shall mean the fifteenth day (whether or not a Business Day) of the calendar month preceding an Interest Payment Date occurs or the date on which the principal of a Bond is to be paid.

“Reserve Accounts” shall mean both the Series 2022A-1 Reserve Account (including the Series 2022A-1 Reserve Subaccount therein) and the Series 2022A-2 Reserve Account.

“Resolution” shall mean, collectively, (i) Resolution No. 2022-01 of the Issuer adopted on February 10, 2022, pursuant to which the Issuer authorized the issuance of not exceeding \$12,000,000 aggregate principal amount of its Bonds to finance the acquisition of the 2022 Project, and (ii) Resolution No. 2023-01 of the Issuer adopted on October 19, 2022, pursuant to which the Issuer authorized, among other things, the issuance of the Series 2022 Bonds in an aggregate principal amount of \$8,340,000 to finance the acquisition of the 2022 Project, specifying the details of the Series 2022 Bonds and awarding the Series 2022 Bonds to the underwriter of the Series 2022 Bonds.

“Senior Bonds” shall mean the Touchstone Community Development District Senior Special Assessment Bonds, Series 2022A-1 (Tax-Exempt) (2022 Project) and the Touchstone Community Development District Senior Special Assessment Bonds, Series 2022A-1 (Taxable) (2022 Project)

“Series 2022 Acquisition Account” shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Third Supplemental Indenture.

“Series 2022 Bond Redemption Account” shall mean the Series 2022 Bond Redemption Account established as a separate Account within the Bond Redemption Fund pursuant to Section 4.01(g) of this Third Supplemental Indenture.

“Series 2022 Bonds” shall mean collectively the \$_____ aggregate principal amount of Touchstone Community Development District Senior Special Assessment Bonds, Series 2022A-1 (Tax-Exempt) (2022 Project) in the principal amount of \$_____, the Touchstone Community Development District Senior Special Assessment Bonds, Series 2022A-1 (Taxable) (2022 Project) in the principal amount of \$_____ and the Touchstone Community

Development District Subordinate Special Assessment Bonds, Series 2022A-2 (Tax-Exempt) (2022 Project) in the principal amount of \$_____ to be issued as fully registered Bonds in accordance with the provisions of the Master Indenture and this Third Supplemental Indenture, and secured and authorized by the Master Indenture and this Third Supplemental Indenture.

“Series 2022 Costs of Issuance Account” shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Third Supplemental Indenture.

“Series 2022 General Redemption Subaccount” shall mean the subaccount so designated, established as a separate subaccount within the Series 2022 Bond Redemption Account pursuant to Section 4.01(g) of this Third Supplemental Indenture.

“Series 2022 Interest Account” shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(d) of this Third Supplemental Indenture.

“Series 2022 Optional Redemption Subaccount” shall mean the subaccount so designated, established as a separate subaccount within the Series 2022 Bond Redemption Account pursuant to Section 4.01(g) of this Third Supplemental Indenture.

“Series 2022 Pledged Revenues” shall mean with respect to the Series 2022 Bonds (a) all revenues received by the Issuer from the Series 2022 Special Assessments levied and collected on the assessable lands within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Series 2022 Special Assessments or from the issuance and sale of tax certificates with respect to such Series 2022 Special Assessments, and (b) all moneys on deposit in the Funds, Accounts and subaccounts established under the Indenture created and established with respect to or for the benefit of the Series 2022 Bonds; provided, however, that Series 2022 Pledged Revenues shall not include (A) any moneys transferred to the Series 2022 Rebate Fund and investment earnings thereon, (B) moneys on deposit in the Series 2022 Costs of Issuance Account of the Acquisition and Construction Fund, and (C) “special assessments” levied and collected by the Issuer under Section 190.022 of the Act for maintenance purposes or “maintenance assessments” levied and collected by the Issuer under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A), (B) and (C) of this proviso). Notwithstanding the foregoing, if at any time the Series 2022 Pledged Revenues are not sufficient to satisfy the Debt Service Requirements of both the Series 2022A-1 Bonds and Series 2022A-2 Bonds on any Interest Payment Date, then the holders of the Series 2022A-1 Bonds shall have a first lien on the Series 2022 Pledged Revenues until the Debt Service Requirement has been satisfied with respect to the Series 2022A-1 Bonds on such Interest Payment Date.

“Series 2022 Prepayment Principal” shall mean the portion of a Prepayment corresponding to the principal amount of Series 2022 Special Assessments being prepaid pursuant to Section 4.01 and Section 4.05 of this Third Supplemental Indenture or as a result of an acceleration of the Series 2022 Special Assessments pursuant to Section 170.10, Florida Statutes, if such Series 2022 Special Assessments are being collected through a direct billing method.

“Series 2022 Prepayment Subaccount” shall mean the subaccount so designated, established as a separate subaccount within the Series 2022 Bond Redemption Account pursuant to Section 4.01(g) of this Third Supplemental Indenture.

“Series 2022 Principal Account” shall mean the account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(c) of this Third Supplemental Indenture.

“Series 2022 Rebate Fund” shall mean the Fund so designated, established pursuant to Section 4.01(j) of this Third Supplemental Indenture.

“Series 2022A-1 Reserve Account” shall mean the Series 2022A-1 Reserve Account established as a separate Account within the Debt Service Reserve Fund pursuant to Section 4.01(f) of this Third Supplemental Indenture.

“Series 2022A-1 Reserve Requirement” or “Senior Reserve Requirement” shall mean an amount equal to 50% of the maximum annual debt service with respect to the principal amount of the Senior Bonds determined on the date of issuance. Any amount in the Series 2022A-1 Reserve Account may, upon final maturity or redemption of all Outstanding Senior Bonds be used to pay principal of and interest on the Senior Bonds at that time. The Series 2022A-1 Reserve Requirement shall be equal to \$_____.

“Series 2022A-1 Reserve Subaccount” shall mean the subaccount so designated, established as a subaccount within the Series 2022A-1 Reserve Account pursuant to Section 4.01(f) of this Third Supplemental Indenture.

“Series 2022A-2 Reserve Account” shall mean the Series 2022A-2 Reserve Account established as a separate Account within the Debt Service Reserve Fund pursuant to Section 4.01(f) of this Third Supplemental Indenture.

“Series 2022A-2 Reserve Requirement” or “Subordinate Reserve Requirement” shall mean an amount equal to 50% of the maximum annual debt service with respect to the principal amount of the Subordinate Bonds determined on the date of issuance. Any amount in the Series 2022A-2 Reserve Account may, upon final maturity or redemption of all Outstanding Subordinate Bonds be used to pay principal of and interest on the Subordinate Bonds at that time. The Series 2022A-2 Reserve Requirement shall be equal to \$_____.

“Series 2022 Revenue Account” shall mean the Account so designated, established as a separate Account within the Revenue Fund pursuant to Section 4.01(b) of this Third Supplemental Indenture.

“Series 2022 Sinking Fund Account” shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(e) of this Third Supplemental Indenture.

“Series 2022 Special Assessments” shall mean the Special Assessments levied on the assessable lands within the District as a result of the Issuer’s acquisition and/or construction of

the 2022 Project, corresponding in amount to the debt service on the Series 2022 Bonds and designated as such in the methodology report relating thereto.

“Subordinate Bonds” shall mean Touchstone Community Development District Subordinate Special Assessment Bonds, Series 2022A-2 (Tax-Exempt) (2022 Project).

“Taxable Bonds” shall mean the Senior Bonds maturing on May 1, 2024, May 1, 2025 and May 1, 2026.

“Tax-Exempt Bonds” shall mean the Senior Bonds, excluding the Taxable Bonds and the Subordinate Bonds.

“Tax-Exempt Senior Bonds” shall mean the Issuer’s Senior Special Assessment Bonds, Series 2022A-1 (Tax-Exempt).

“2022 Project” shall mean the acquisition of the Clubhouse Property and the payment of certain operation and maintenance expenses relating to the Clubhouse Property.

“Underwriter” shall mean FMSbonds, Inc., the underwriter of the Series 2022 Bonds.

The words “hereof,” “herein,” “hereto,” “hereby,” and “hereunder” (except in the form of Series 2022 Bonds), refer to the entire Indenture.

Every “request,” “requisition,” “order,” “demand,” “application,” “notice,” “statement,” “certificate,” “consent,” or similar action hereunder by the Issuer shall, unless the form or execution thereof is otherwise specifically provided, be in writing signed by the Chairperson or Vice Chairperson and the Treasurer or Assistant Treasurer or the Secretary or Assistant Secretary or Responsible Officer of the Issuer.

All words and terms importing the singular number shall, where the context requires, import the plural number and vice versa.

[END OF ARTICLE I]

ARTICLE II
THE SERIES 2022 BONDS

SECTION 2.01. Amounts and Terms of Series 2022 Bonds; Issue of Series 2022 Bonds. No Series 2022 Bonds may be issued under this Third Supplemental Indenture except in accordance with the provisions of this Article and Articles II and III of the Master Indenture.

(a) The total principal amount of Series 2022 Bonds that may be issued under this Third Supplemental Indenture is expressly limited to \$_____. The Series 2022 Bonds shall be numbered consecutively from R-1 and upwards.

(b) Any and all Series 2022 Bonds shall be issued substantially in the forms attached hereto as Exhibit B, with such appropriate variations, omissions and insertions as are permitted or required by the Indenture and with such additional changes as may be necessary or appropriate to conform to the provisions of the Resolution. The Issuer shall issue the Series 2022 Bonds upon execution of this Third Supplemental Indenture and satisfaction of the requirements of Section 3.01 of the Master Indenture; and the Trustee shall, at the Issuer's request, authenticate such Series 2022 Bonds and deliver them as specified in the request.

SECTION 2.02. Execution. The Series 2022 Bonds shall be executed by the Issuer as set forth in the Master Indenture.

SECTION 2.03. Authentication. The Series 2022 Bonds shall be authenticated as set forth in the Master Indenture. No Series 2022 Bond shall be valid until the certificate of authentication shall have been duly executed by the Trustee, as provided in the Master Indenture.

SECTION 2.04. Purpose, Designation and Denominations of, and Interest Accruals on, the Series 2022 Bonds.

(a) The Series 2022 Bonds are being issued hereunder in order to provide funds (i) for the payment of the Costs of acquiring the 2022 Project, (ii) to fund a deposit into the O&M Subaccount, (iii) to fund the Reserve Accounts in an amount equal to the Senior Reserve Requirement or Subordinate Reserve Requirement, as applicable, (iv) to fund interest on the Series 2022 Bonds to at least November 1, 2023, and (v) to pay the costs of issuance of the Series 2022 Bonds. The Series 2022 Bonds shall be designated "Touchstone Community Development District Senior Special Assessment Bonds, Series 2022A-1 (Tax-Exempt) (2022 Project) (Tax-Exempt)," issued in the principal amount of \$_____, the "Touchstone Community Development District Senior Special Assessment Bonds, Series 2022A-1 (Taxable) (2022 Project)" issued in the principal amount of \$_____, and the "Touchstone Community Development District Subordinate Special Assessment Bonds, Series 2022A-2 (Tax-Exempt) (2022 Project)" issued in the principal amount of \$_____, and shall be issued as fully registered bonds without coupons in Authorized Denominations.

(b) The Series 2022 Bonds shall be dated as of the date of initial delivery. Regularly scheduled interest on the Series 2022 Bonds shall be payable on each Interest Payment Date to maturity or prior redemption. Interest on the Series 2022 Bonds shall be payable from the most recent Interest Payment Date next preceding the date of authentication thereof to which interest has been paid, unless the date of authentication thereof is a May 1 or November 1 to

which interest has been paid, in which case from such date of authentication, or unless the date of authentication thereof is prior to May 1, 2023, in which case from the date of initial delivery or unless the date of authentication thereof is between a Record Date and the next succeeding Interest Payment Date, in which case from such Interest Payment Date.

(c) Except as otherwise provided in Section 2.07 of this Third Supplemental Indenture in connection with a book entry only system of registration of the Series 2022 Bonds, the principal or Redemption Price of the Series 2022 Bonds shall be payable in lawful money of the United States of America at the designated corporate trust office of the Paying Agent upon presentation of such Series 2022 Bonds. Except as otherwise provided in Section 2.07 of this Third Supplemental Indenture in connection with a book entry only system of registration of the Series 2022 Bonds, the payment of interest on the Series 2022 Bonds shall be made on each Interest Payment Date to the Owners of the Series 2022 Bonds by check or draft drawn on the Paying Agent and mailed on the applicable Interest Payment Date to each Owner as such Owner appears on the Bond Register maintained by the Registrar as of the close of business on the Regular Record Date, at his address as it appears on the Bond Register. Any interest on any Series 2022 Bond which is payable, but is not punctually paid or provided for on any Interest Payment Date (hereinafter called “Defaulted Interest”) shall be paid to the Owner in whose name the Series 2022 Bond is registered at the close of business on a Special Record Date to be fixed by the Trustee, such date to be not more than fifteen (15) nor less than ten (10) days prior to the date of proposed payment. The Trustee shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first-class, postage-prepaid, to each Owner of record as of the fifth (5th) day prior to such mailing, at his address as it appears in the Bond Register not less than ten (10) days prior to such Special Record Date. The foregoing notwithstanding, any Owner of Series 2022 Bonds in an aggregate principal amount of at least \$1,000,000 shall be entitled to have interest paid by wire transfer to such Owner to the bank account number on file with the Paying Agent, upon requesting the same in a writing received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date, which writing shall specify the bank, which shall be a bank within the continental United States, and bank account number to which interest payments are to be wired. Any such request for interest payments by wire transfer shall remain in effect until rescinded or changed, in a writing delivered by the Owner to the Paying Agent, and any such rescission or change of wire transfer instructions must be received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date.

SECTION 2.05. Debt Service on the Series 2022 Bonds.

(a) The Series 2022 Bonds will mature on May 1 in the years and in the principal amounts, and bear interest at the rates all set forth below, subject to the right of prior redemption in accordance with their terms.

Senior Bonds

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
--------------------	----------------------	-----------------------------

*Taxable Bond
**Serial Bonds
***Term Bonds

Subordinate Bonds

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
--------------------	----------------------	-----------------------------

**Serial Bonds
***Term Bonds

(b) Interest on the Series 2022 Bonds will be computed in all cases on the basis of a 360 day year of twelve 30 day months. Interest on overdue principal and, to the extent lawful, on overdue interest will be payable at the numerical rate of interest borne by the Series 2022 Bonds on the day before the default occurred.

SECTION 2.06. Disposition of Series 2022 Bond Proceeds. From the net proceeds of the Senior Bonds and from the net proceeds of the Subordinate Bonds received by the Trustee in the amount of \$_____ and \$_____, respectively.

(a) \$_____ derived from the net proceeds of the Tax-Exempt Senior Bonds shall be deposited in the Series 2022A-1 Reserve Account of the Debt Service Reserve Fund and \$_____ derived from the net proceeds of the Taxable Bonds shall be deposited in the Series 2022A-1 Reserve Subaccount of the Debt Service Reserve Fund;

(b) \$_____ derived from the net proceeds of the Subordinate Bonds (which is an amount equal to the Subordinate Reserve Requirement) shall be deposited in the Series 2022A-2 Reserve Account of the Debt Service Reserve Fund;

(c) \$_____ derived from the net proceeds of the Tax-Exempt Senior Bonds, \$_____ derived from the net proceeds of the Taxable Bonds and \$_____ derived from the net proceeds of the Subordinate Bonds shall be deposited into the Series 2022 Costs of Issuance Account of the Acquisition and Construction Fund for payment of the costs of issuing the Series 2022 Bonds;

(d) \$_____ derived from the net proceeds of the Senior Bonds (Tax-Exempt) shall be deposited into the Series 2022A-1 Tax-Exempt Interest Account;

(e) \$_____ derived from the net proceeds of the Senior Bonds (Taxable) shall be deposited into the Series 2022A-1 Taxable Interest Account;

(f) \$_____ derived from the net proceeds of the Subordinate Bonds shall be deposited into the Series 2022A-2 Interest Account;

(g) \$_____ derived from the net proceeds of the Taxable Bonds (Tax-Exempt) shall be deposited into the O&M Subaccount within the Series 2022 Acquisition Account; and

(h) \$_____ representing the balance of the net proceeds of the Series 2022 Bonds shall be deposited in the Series 2022 Acquisition Account of the Acquisition and Construction Fund which the Issuer shall cause to be applied in accordance with the terms of the Purchase and Sale Agreement to purchase the 2022 Project.

SECTION 2.07. Book-Entry Form of Series 2022 Bonds. The Series 2022 Bonds shall be issued as one fully registered bond for each maturity of Series 2022 Bonds and deposited with The Depository Trust Company (“DTC”), New York, New York, which is responsible for establishing and maintaining records of ownership for its participants.

As long as the Series 2022 Bonds are held in book-entry-only form, Cede & Co. shall be considered the registered owner for all purposes hereof and in the Master Indenture. DTC shall be responsible for maintaining a book-entry-only system for recording the ownership interest of its participants (“DTC Participants”) and other institutions that clear through or maintain a custodial relationship with a DTC Participant, either directly or indirectly (“Indirect Participants”). The DTC Participants and Indirect Participants will be responsible for maintaining records with respect to the beneficial ownership interests of individual purchasers of the Series 2022 Bonds (“Beneficial Owners”).

Principal and interest on the Series 2022 Bonds registered in the name of Cede & Co. prior to and at maturity shall be payable directly to Cede & Co. in care of DTC. Disbursal of such amounts to DTC Participants shall be the responsibility of DTC. Payments by DTC Participants to Indirect Participants, and by DTC Participants and Indirect Participants to Beneficial Owners shall be the responsibility of DTC Participants and Indirect Participants and not of DTC, the Trustee or the Issuer.

Individuals may purchase beneficial interests in Authorized Denominations in book-entry-only form, without certificated Series 2022 Bonds, through DTC Participants and Indirect Participants.

During the period for which Cede & Co. is registered owner of the Series 2022 Bonds, any notices to be provided to any Beneficial Owner will be provided to Cede & Co. DTC shall be responsible for notices to DTC Participants and DTC Participants shall be responsible for notices to Indirect Participants, and DTC Participants and Indirect Participants shall be responsible for notices to Beneficial Owners.

The Issuer and the Trustee, if appropriate, shall enter into a blanket letter of representations with DTC providing for such book-entry-only system. Such agreement may be terminated at any time by either DTC or the Issuer in accordance with the procedures of DTC. In the event of such termination, the Issuer shall select another securities depository and in that event, all references herein to DTC or Cede & Co., shall be deemed to be for reference to such successor. If the Issuer does not replace DTC, the Trustee will register and deliver to the Beneficial Owners replacement Series 2022 Bonds in the form of fully registered Series 2022 Bonds in accordance with the instructions from Cede & Co.

In the event DTC, any successor of DTC or the Issuer, but only in accordance with the procedures of DTC, elects to discontinue the book-entry only system, the Trustee shall deliver bond certificates in accordance with the instructions from DTC or its successor and after such time Series 2022 Bonds may be exchanged for an equal aggregate principal amount of Series 2022 Bonds in other Authorized Denominations upon surrender thereof at the designated corporate trust office of the Trustee.

SECTION 2.08. Appointment of Registrar and Paying Agent. The Issuer shall keep, at the designated corporate trust office of the Registrar, books (the “Bond Register”) for the registration, transfer and exchange of the Series 2022 Bonds, and hereby appoints U.S. Bank Trust Company, National Association, as its Registrar to keep such books and make such registrations, transfers, and exchanges as required hereby. U.S. Bank Trust Company, National Association hereby accepts its appointment as Registrar and its duties and responsibilities as Registrar hereunder. Registrations, transfers and exchanges shall be without charge to the Bondholder requesting such registration, transfer or exchange, but such Bondholder shall pay any taxes or other governmental charges on all registrations, transfers and exchanges.

The Issuer hereby appoints U.S. Bank Trust Company, National Association as Paying Agent for the Series 2022 Bonds. U.S. Bank Trust Company, National Association hereby accepts its appointment as Paying Agent and its duties and responsibilities as Paying Agent hereunder.

SECTION 2.09. Conditions Precedent to Issuance of the Series 2022 Bonds. In addition to complying with the requirements set forth in the Master Indenture in connection with the issuance of the Series 2022 Bonds, all the Series 2022 Bonds shall be executed by the Issuer for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the Issuer or upon its order, but only upon the further receipt by the Trustee of:

- (a) Certified copies of the Assessment Resolutions;
- (b) Executed originals of the Master Indenture and this Third Supplemental Indenture;
- (c) An opinion of Counsel to the District, also addressed to the Trustee, the Underwriter and Bond Counsel substantially to the effect that (i) the Issuer has been duly established and validly exists as a community development district under the Act, (ii) the Issuer has good right and lawful authority under the Act, to purchase and improve the 2022 Project [and to pay a portion of the annual operation and maintenance costs of the Clubhouse being financed with the proceeds of the Series 2022 Bonds], subject to obtaining such licenses, orders or other

authorizations as are, at the date of such opinion, required to be obtained from any agency or regulatory body having lawful jurisdiction in order to own and operate the 2022 Project, (iii) all proceedings undertaken by the Issuer with respect to the Series 2022 Special Assessments have been in accordance with Florida law, (iv) the Issuer has taken all action necessary to levy and impose the Series 2022 Special Assessments, (v) the Series 2022 Special Assessments are legal, valid and binding liens upon the property against which such Series 2022 Special Assessments are made, coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles and claims, until paid, and (vi) the Series 2022 Bonds have been duly validated pursuant to Chapter 75, Florida Statutes, and no timely appeal has been filed; and

(d) A certificate of an Authorized Officer to the effect that, upon the authentication and delivery of the Series 2022 Bonds, the Issuer will not be in default in the performance of the terms and provisions of the Master Indenture or this Third Supplemental Indenture.

Receipt by the Trustee of the net proceeds from the initial sale of the Series 2022 Bonds shall constitute conclusive evidence of the fulfillment of the conditions precedent for the issuance of the Series 2022 Bonds set forth in this Section 2.09 satisfactory to the Issuer and the Underwriter.

[END OF ARTICLE II]

ARTICLE III
REDEMPTION OF SERIES 2022 BONDS

SECTION 3.01. Redemption Dates and Prices. The Series 2022 Bonds shall be subject to redemption at the times and in the manner provided in Article VIII of the Master Indenture and in this Article III. All payments of the Redemption Price of the Series 2022 Bonds shall be made on the dates hereinafter required. Except as otherwise provided in this Section 3.01, if less than all the Series 2022 Bonds are to be redeemed pursuant to an extraordinary mandatory redemption, the Trustee shall select the Series 2022 Bonds or portions of the Series 2022 Bonds to be redeemed pursuant to Section 8.04 of the Master Indenture. Partial redemptions of Series 2022 Bonds shall be made in such a manner that the remaining Series 2022 Bonds held by each Bondholder shall be in Authorized Denominations, except for the last remaining Series 2022 Bond.

The Series 2022 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the Redemption Price of the Series 2022 Bonds shall be made on the dates specified below.

(a) Optional Redemption. The Series 2022 Bonds of either or both Series may, at the option of the Issuer provided to the Trustee in writing at least forty-five (45) days prior to the redemption date, be called for redemption prior to maturity as a whole or in part, at any time, on or after May 1, 20XX (less than all Series 2022 Bonds of a maturity to be selected randomly), at a Redemption Price equal to the principal amount of Series 2022 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date from moneys on deposit in the Series 2022A-1 Optional Redemption Subaccount and/or the Series 2022A-2 Optional Redemption Subaccount, as applicable, of the Series 2022 Bond Redemption Account. If such optional redemption shall be in part, the Issuer shall select such principal amount of Series 2022 Bonds of the applicable Series to be optionally redeemed from each maturity so that debt service on the remaining Outstanding Series 2022 Bonds is substantially level.

(b) Extraordinary Mandatory Redemption in Whole or in Part. The Series 2022 Bonds of either or both Series are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, on any date at a Redemption Price equal to 100% of the principal amount of the Series 2022 Bonds to be redeemed, plus interest accrued to the redemption date, as follows:

(i) first for the extraordinary mandatory redemption of the Subordinate Bonds, from Series 2022 Prepayment Principal deposited into the Series 2022A-2 Prepayment Subaccount of the Series 2022 Bond Redemption Account following the prepayment in whole or in part of Series 2022 Special Assessments on any assessable property within the District until no Subordinate Bonds remain Outstanding and then to the Series 2022A-1 Prepayment Subaccount of the Series 2022 Bond Redemption Account in accordance with the provisions of Section 4.05 of this Third Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Series 2022 Funds, Accounts and subaccounts in the Funds and Accounts (other than the Series 2022 Rebate Fund, the Series 2022 Costs of Issuance Account and the Series 2022 Acquisition Account) sufficient

to pay and redeem all Outstanding Series 2022 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Master Indenture.

(iii) after the purchase of the 2022 Project from any funds remaining on deposit in the Series 2022 Acquisition Account not otherwise reserved to purchase the 2022 Project and which have been transferred to the Series 2022A-1 General Redemption Subaccount and the Series 2022A-2 General Redemption Subaccount of the Series 2022 Bond Redemption Account on a pro-rata basis based on the principal amount of each Series of the Series 2022 Bonds Outstanding.

Except with respect to subparagraph (i) above, if such extraordinary mandatory redemption shall be in part, the Issuer shall select such principal amount of Series 2022 Bonds of each Series to be redeemed from each maturity so that debt service on the remaining Outstanding Series 2022 Bonds is substantially level.

(c) Mandatory Sinking Fund Redemption. The Series 2022A-1 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2022A-1 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
-------------	-------------------------------------------------

*Maturity

The Series 2022A-1 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2022A-1 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
-------------	-------------------------------------------------

Year **Mandatory Sinking Fund
Redemption Amount**

*Maturity

The Series 2022A-2 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2022A-2 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

Year **Mandatory Sinking Fund
Redemption Amount**

*Maturity

The Series 2022A-2 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2022A-2 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

Year **Mandatory Sinking Fund
Redemption Amount**

*Maturity

The Series 2022A-2 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2022A-2 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a

redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
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*Maturity

The Series 2022A-2 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2022A-2 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
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*Maturity

Upon any redemption or purchase of Series 2022 Bonds other than in accordance with scheduled mandatory sinking fund redemptions, the District shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2022 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2022 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2022 Bonds in any year. In the event

of a redemption or purchase occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption or purchase occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

SECTION 3.02. Notice of Redemption. When required to redeem Series 2022 Bonds under any provision of this Third Supplemental Indenture or directed to redeem Series 2022 Bonds by the Issuer, the Trustee shall give or cause to be given to Owners of the Series 2022 Bonds to be redeemed, notice of the redemption, as set forth in Article VIII of the Master Indenture.

[END OF ARTICLE III]

ARTICLE IV
ESTABLISHMENT OF CERTAIN FUNDS, ACCOUNTS AND SUBACCOUNTS;
ADDITIONAL COVENANTS OF THE ISSUER; PREPAYMENTS;
REMOVAL OF SERIES 2022 SPECIAL ASSESSMENT LIENS

SECTION 4.01. Establishment of Certain Funds and Accounts.

(a) The Trustee shall establish a separate account within the Acquisition and Construction Fund designated as the “Series 2022 Acquisition Account” and within such Account and an O&M Subaccount. Proceeds of the Series 2022 Bonds shall be deposited into the Series 2022 Acquisition Account and the O&M Subaccount in the amounts and sources set forth in Section 2.06 of this Third Supplemental Trust Indenture, together with any moneys transferred to the Series 2022 Acquisition Account and moneys in the Series 2022 Acquisition Account shall be applied as set forth in the Purchase and Sale Agreement. Any moneys remaining in the Series 2022 Acquisition Account as of the date of purchase of the 2022 Project as evidenced in writing from the Issuer or from the District Manager, on behalf of the Issuer to the Trustee, shall be transferred to the Series 2022A-1 General Redemption Subaccount and the Series 2022A-2 General Redemption Subaccount of the Series 2022 Bond Redemption Account on a pro-rata basis as provided in Section 3.01(b)(iii), and the Series 2022 Acquisition Account and the O&M Subaccount therein shall be closed. Upon presentment to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit D, the Trustee shall withdraw moneys from the Series 2022 Acquisition Account and/or the O&M Subaccount. Pursuant to the Master Indenture, the Trustee shall establish a separate Account within the Acquisition and Construction Fund designated as the “Series 2022 Costs of Issuance Account.” Proceeds of the Series 2022 Bonds shall be deposited into the Series 2022 Costs of Issuance Account in the amounts set forth in Section 2.06 of this Third Supplemental Indenture. Upon presentment to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit D, the Trustee shall withdraw moneys from the Series 2022 Costs of Issuance Account to pay the costs of issuing the Series 2022 Bonds. Six months after the issuance of the Series 2022 Bonds, any moneys remaining in the Series 2022 Costs of Issuance Account in excess of the costs of issuing the Series 2022 Bonds requested to be disbursed by the Issuer shall be deposited into the Series 2022A-2 Interest Account and the Series 2022 Costs of Issuance Account shall be closed. Any deficiency in the amount allocated to pay the cost of issuing the Series 2022 Bonds shall be paid pursuant to THIRTEENTH of Section 4.02 hereof from excess Series 2022 Pledged Revenues on deposit in the Series 2022 Revenue Account upon receipt by the Trustee of written direction from the Issuer.

(b) Pursuant to Section 6.03 of the Master Indenture, the Trustee shall establish a separate Account within the Revenue Fund designated as the “Series 2022 Revenue Account.” Series 2022 Special Assessments (except for Prepayments of Series 2022 Special Assessments which shall be identified as such by the Issuer to the Trustee and deposited first in the Series 2022A-2 Prepayment Subaccount for as long as any Subordinate Bonds remain Outstanding and then to the Series 2022A-1 Prepayment Subaccount) shall be deposited by the Trustee into the Series 2022 Revenue Account which shall be applied as set forth in Section 6.03 of the Master Indenture and Section 4.02 of this Third Supplemental Indenture.

(c) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish two (2) separate Accounts within the Debt Service Fund designated as the “Series

2022A-1 Principal Account” and the “Series 2022A-2 Principal Account.” Moneys shall be deposited into the Series 2022A-1 Principal Account and the Series 2022A-2 Principal Account as provided in Section 6.04 of the Master Indenture and Section 4.02 of this Third Supplemental Indenture, and applied for the purposes provided therein.

(d) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish two (2) separate Accounts within the Debt Service Fund designated as the “Series 2022A-1 Interest Account” and the “Series 2022A-2 Interest Account.” Moneys deposited into the Series 2022A-1 Interest Account and the Series 2022A-2 Interest Account pursuant to Section 6.04 of the Master Indenture and Sections 2.06 and 4.02 of this Third Supplemental Indenture, shall be applied for the purposes provided therein and used to pay interest on the Senior Bonds and Subordinate Bonds, accordingly. Moneys on deposit in the Series 2022A-1 Interest Account and Series 2022A-2 Interest Account shall be used to pay interest on the respective Series of the Series 2022 Bonds, if any landowner prepays the 2022 Special Assessments levied on such landowner’s land pursuant to Chapter 170.09, Florida Statutes.

(e) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish two (2) separate Accounts within the Debt Service Fund designated as the “Series 2022A-1 Sinking Fund Account” and the “Series 2022A-2 Sinking Fund Account.” Moneys shall be deposited into the Series 2022A-1 Sinking Fund Account and the Series 2022A-2 Sinking Fund Account as provided in Section 6.04 of the Master Indenture, Section 4.02 of this Third Supplemental Indenture and applied for the purposes provided therein.

(f) Pursuant to Section 6.05 of the Master Indenture, the Trustee shall establish two (2) separate Accounts within the Reserve Fund designated as the “Series 2022A-1 Reserve Account,” and the “Series 2022A-2 Reserve Account” and within the Series 2022A-1 Reserve Account a subaccount referred to as the “Series 2022A-1 Reserve Subaccount.” Proceeds from the respective Series of the Series 2022 Bonds shall be deposited into the Series 2022A-1 Reserve Account and the Series 2022A-2 Reserve Account in the amounts set forth in Section 2.06 of this Third Supplemental Indenture, and such moneys, together with any other moneys deposited into the Reserve Accounts shall be applied for the purposes provided therein. Notwithstanding any provision in the Master Indenture to the contrary, the Issuer covenants not to substitute the cash and Investment Securities on deposit in the Reserve Accounts with a Debt Service Reserve Insurance Policy or a Debt Service Reserve Letter of Credit.

On each March 15 and September 15 (or, if such date is not a Business Day, on the Business Day next succeeding such day), the Trustee shall determine the amount on deposit in the Series 2022A-1 Reserve Account (excluding any amounts in the Series 2022A-1 Reserve Subaccount, the Series 2022A-1 Reserve Subaccount and/or Series 2022A-2 Reserve Account and transfer any excess therein above the applicable Reserve Requirement for the Series 2022 Bonds caused by investment earnings to be transferred to the Series 2022 Revenue Account in accordance with Section 4.02 hereof.

Notwithstanding any of the foregoing, amounts on deposit in the Series 2022A-1 Reserve Account (including amounts on deposit in the Series 2022A-1 Reserve Subaccount) and/or the Series 2022 A-2 Reserve Account shall be transferred by the Trustee, in the amounts directed in writing by the Majority Holders of the Series 2022A-1 Bonds first to the Series 2022A-1 General Redemption Subaccount of the Series 2022 Bond Redemption Account and after no Series

2022A-1 Bonds remain Outstanding to the Series 2022A-2 General Redemption Subaccount, if as a result of the application of Article X of the Master Indenture, the proceeds received from lands sold subject to the Series 2022 Special Assessments and applied to redeem a portion of the Series 2022 Bonds is less than the principal amount of Series 2022 Bonds indebtedness attributable to such lands.

(g) Pursuant to Section 6.06 of the Master Indenture, the Trustee shall establish a separate Series Bond Redemption Account within the Bond Redemption Fund designated as the “Series 2022 Bond Redemption Account” and within such Account, a “Series 2022A-1 General Redemption Subaccount,” a “Series 2022A-2 General Redemption Subaccount,” a “Series 2022A-1 Optional Redemption Subaccount,” a “Series 2022A-2 Optional Redemption Subaccount,” a “Series 2022A-1 Prepayment Subaccount” and a “Series 2022A-2 Prepayment Subaccount.” Except as otherwise provided in this Third Supplemental Indenture regarding Prepayments or in connection with the optional redemption of the Series 2022 Bonds, moneys to be deposited into the Series 2022 Bond Redemption Account as provided in Section 6.06 of the Master Indenture, shall be deposited to the Series 2022A-1 General Redemption Subaccount and the Series 2022A-2 General Redemption Subaccount of the Series 2022 Bond Redemption Account in accordance with Section 3.01(b)(ii) and (iii) hereof.

(h) Moneys that are deposited into the Series 2022A-1 General Redemption Subaccount and the Series 2022A-2 General Redemption Subaccount of the Series 2022 Bond Redemption Account (including all earnings on investments held therein) shall be used to call Series 2022 Bonds for the extraordinary mandatory redemption in whole, pursuant to Section 3.01(b)(ii) hereof or in part pursuant to Section 3.01(b)(iii) hereof.

(i) Moneys in the Series 2022A-1 Prepayment Subaccount and the Series 2022A-2 Prepayment Subaccount of the Series 2022 Bond Redemption Account (including all earnings on investments held in such Series 2022A-1 and Series 2022A-2 Prepayment Subaccounts of the Series 2022 Bond Redemption Account) shall be accumulated therein to be used to call for redemption pursuant to Section 3.01(b)(i) hereof an amount of Series 2022 Bonds of the applicable Series equal to the amount of money transferred to the Series 2022A-1 Prepayment Subaccount and the Series 2022A-2 Prepayment Subaccount of the Series 2022 Bond Redemption Account for the purpose of such extraordinary mandatory redemption on the dates and at the price provided in such Section 3.01(b)(i) hereof. All interest due in regard to such Series 2022 Prepayment Principal not received in connection with such Prepayment shall be paid from the Series 2022 Revenue Account. In addition, if the amount of the Prepayment is not sufficient to redeem a principal amount of the Subordinate Bonds or Senior Bonds in an Authorized Denomination of each such Series to be redeemed, the Trustee shall be authorized to withdraw amounts from the Series 2022 Revenue Account to round-up to the nearest Authorized Denomination. Notwithstanding the foregoing, no transfers from the Series 2022 Revenue Account shall be made to pay interest on and/or round-up principal for the Subordinate Bonds or Senior Bonds for the redemption pursuant to Section 3.01(b)(i) if as a result the deposits required under Section 4.02 FIRST through TWELFTH cannot be made in full. The Trustee may conclusively rely on the Issuer’s determination of what moneys constitute Prepayments. The Trustee shall calculate the amount available for the extraordinary mandatory redemption of the applicable Series 2022 Bonds pursuant to Section 3.01(b)(i) on each March 15 and September 15.

(j) The Issuer hereby directs the Trustee to establish a Series 2022 Rebate Fund designated as the “Series 2022 Rebate Fund.” Moneys shall be deposited into the Series 2022 Rebate Fund, as provided in the Arbitrage Certificate and applied for the purposes provided therein.

(k) Moneys on deposit in the Series 2022A-1 Optional Redemption Subaccount and the Series 2022A-2 Optional Redemption Subaccount shall be used to optionally redeem all or a portion of the Series 2022 Bonds of either or both Series, as applicable, pursuant to Section 3.01(a) hereof.

SECTION 4.02. Series 2022 Revenue Account. The Trustee shall transfer from amounts on deposit in the Series 2022 Revenue Account to the Funds and Accounts designated below, the following amounts, at the following times and in the following order of priority:

FIRST, upon receipt but no later than the Business Day next preceding each May 1 commencing May 1, 2023, to the Series 2022A-1 Interest Account of the Debt Service Fund, an amount equal to the interest on the Series 2022A-1 Bonds becoming due on the next succeeding May 1, less any amounts on deposit in the Series 2022A-1 Interest Account not previously credited;

SECOND, upon receipt but no later than the Business Day next preceding each November 1 commencing November 1, 2023, to the Series 2022A-1 Interest Account of the Debt Service Fund, an amount equal to the interest on the Series 2022A-1 Bonds becoming due on the next succeeding November 1, less any amount on deposit in the Series 2022A-1 Interest Account not previously credited;

THIRD, no later than the Business Day next preceding each May 1, commencing May 1, 2020, which is a principal payment date for any Series 2022A-1 Bonds, to the Series 2022A-1 Principal Account of the Debt Service Fund, an amount equal to the principal amount of Series 2022A-1 Bonds Outstanding maturing on such May 1, less any amounts on deposit in the Series 2022A-1 Principal Account not previously credited;

FOURTH, no later than the Business Day next preceding each May 1, commencing May 1, 20XX, to the Series 2022A-1 Sinking Fund Account of the Debt Service Fund, an amount equal to the principal amount of Series 2022A-1 Bonds subject to sinking fund redemption on such May 1, less any amount on deposit in the Series 2022A-1 Sinking Fund Account not previously credited;

FIFTH, notwithstanding the foregoing, at any time the Series 2022A-1 Bonds are subject to redemption on a date which is not an Interest Payment Date, the Trustee shall be authorized to transfer to the Series 2022A-1 Interest Account, the amount necessary to pay interest on the Series 2022A-1 Bonds subject to redemption on such date; and

SIXTH, upon receipt but no later than the Business Day next preceding each Interest Payment Date while Series 2022A-1 Bonds remain Outstanding, to the Series 2022A-1 Reserve Account (including the Series 2022A-1 Reserve Subaccount), an amount equal to the amount, if any, which is necessary to make the amount on deposit therein equal to the Senior Reserve Requirement for the Series 2022A-1 Bonds; and

SEVENTH, upon receipt but no later than the Business Day next preceding each May 1 commencing May 1, 2023, to the Series 2022A-2 Interest Account of the Debt Service Fund, an amount equal to the interest on the Series 2022A-2 Bonds becoming due on the next succeeding May 1, less any amounts on deposit in the Series 2022A-2 Interest Account not previously credited;

EIGHTH, upon receipt but no later than the Business Day next preceding each November 1 commencing November 1, 2023, to the Series 2022A-2 Interest Account of the Debt Service Fund, an amount equal to the interest on the Series 2022A-2 Bonds becoming due on the next succeeding November 1, less any amount on deposit in the Series 2022A-2 Interest Account not previously credited;

NINTH, no later than the Business Day next preceding each May 1, commencing May 1, 2023, to the Series 2022A-2 Sinking Fund Account of the Debt Service Fund, an amount equal to the principal amount of Series 2022A-2 Bonds subject to sinking fund redemption on such May 1, less any amount on deposit in the Series 2022A-2 Sinking Fund Account not previously credited;

TENTH, no later than the Business Day next preceding the May 1, which is the principal payment date for any Series 2022A-2 Bonds, to the Series 2022A-2 Principal Account of the Debt Service Fund, an amount equal to the principal amount of Series 2022A-2 Bonds Outstanding maturing on such May 1, less any amounts on deposit in the Series 2022A-2 Principal Account not previously credited;

ELEVENTH, notwithstanding the foregoing, at any time the Series 2022A-2 Bonds are subject to redemption on a date which is not an Interest Payment Date, the Trustee shall be authorized to transfer to the Series 2022A-2 Interest Account the amount necessary to pay interest on the Series 2022A-2 Bonds subject to redemption on such date; and

TWELFTH, upon receipt but no later than the Business Day next preceding each Interest Payment Date while Series 2022A-2 Bonds remain Outstanding, to the Series 2022A-2 Reserve Account, an amount equal to the amount, if any, which is necessary to make the amount on deposit therein equal to the Subordinate Reserve Requirement for the Series 2022A-2 Bonds;

THIRTEENTH, subject to the foregoing paragraphs, the balance of any moneys remaining after making the foregoing deposits shall be first deposited into the Series 2022 Costs of Issuance Account to cover any deficiencies in the amount allocated to pay the cost of issuing the Series 2022 Bonds, then next shall be used pursuant to Section 4.01(i) hereof and last, any balance in the Series 2022 Revenue Account shall remain on deposit in such Series 2022 Revenue Account, unless pursuant to the Arbitrage Certificate, it is necessary to make a deposit into the Series 2022 Rebate Fund, in which case, the Issuer shall direct the Trustee to make such deposit thereto.

SECTION 4.03. Power to Issue Series 2022 Bonds and Create Lien. The Issuer is duly authorized under the Act and all applicable laws of the State to issue the Series 2022 Bonds, to execute and deliver the Indenture and to pledge the Series 2022 Pledged Revenues for the

benefit of the Series 2022 Bonds to the extent and priority set forth herein. The Series 2022 Pledged Revenues are not and shall not be subject to any other lien senior to or on a parity with the lien created in favor of the Series 2022 Bonds, except as otherwise permitted under the Master Indenture. Notwithstanding the foregoing, the Special Assessments securing the Prior Bonds are levied on the same assessable lands as the Series 2022 Special Assessments, but all shall constitute separate liens. The Series 2022 Bonds and the provisions of the Indenture are and will be valid and legally enforceable obligations of the Issuer in accordance with their respective terms. The Issuer shall, at all times, to the extent permitted by law, defend, preserve and protect the pledge created by the Indenture and all the rights of the Owners of the Series 2022 Bonds under the Indenture against all claims and demands of all persons whomsoever.

SECTION 4.04. Project to Conform to Engineer's Report. Upon the issuance of the Series 2022 Bonds, the Issuer will promptly proceed to acquire the 2022 Project, as described in the Engineer's Report relating thereto, all pursuant to the terms and provisions of the Purchase and Sale Agreement.

SECTION 4.05. Prepayments; Removal of the Series 2022 Special Assessment Liens.

(a) At any time any owner of property within the District, which property is subject to the Series 2022 Special Assessments may, at its option, or as a result of acceleration of the Series 2022 Special Assessments because of non-payment thereof shall require the Issuer to reduce or release and extinguish the lien upon its property by virtue of the levy of the Series 2022 Special Assessments by paying or causing there to be paid, to the Issuer all or a portion of the Series 2022 Special Assessment, which shall constitute Series 2022 Prepayment Principal, plus, accrued interest to the next succeeding Interest Payment Date (or the succeeding Interest Payment Date if such Prepayment is made within forty-five (45) calendar days before an Interest Payment Date), attributable to the property subject to the Special Assessment owned by such owner.

(b) Upon receipt of Series 2022 Prepayment Principal as described in paragraph (a) above, subject to satisfaction of the conditions set forth therein, the Issuer shall immediately pay the amount so received to the Trustee, and the Issuer shall take such action as is necessary to record in the official records of the District that the Series 2022 Special Assessment has been paid in whole or in part and that such Series 2022 Special Assessment lien is thereby reduced, or released and extinguished, as the case may be.

The Trustee may conclusively rely on the Issuer's determination of what moneys constitute Prepayments. The Trustee shall calculate the amount available for the extraordinary mandatory redemption of the applicable Series of Series 2022 Bonds pursuant to Section 3.01(b)(i) forty-five (45) days prior to each Redemption Date. At any time such Prepayment is not in an integral multiple of \$5,000, the Trustee shall withdraw moneys from the Series 2022 Revenue Account to round-up to an integral multiple of \$5,000 and deposit such amount into the Series 2022 Prepayment Subaccount. Notwithstanding the foregoing, the Trustee shall not be authorized to withdraw any moneys from the Series 2022 Revenue Account unless all of the deposits required under Section 4.02 hereof have or can be made to the next succeeding Interest Payment Date.

[END OF ARTICLE IV]

ARTICLE V
COVENANTS AND DESIGNATIONS OF THE ISSUER

SECTION 5.01. Collection of Series 2022 Special Assessments. Pursuant to the terms and provisions of the Master Indenture and except as provided in the next succeeding sentence, the Issuer shall collect the Series 2022 Special Assessments relating to the acquisition and construction of the 2022 Project through the Uniform Method of Collection (the “Uniform Method”) afforded by Chapter 197, Florida Statutes. Pursuant to the terms and provisions of the Master Indenture, the Issuer shall, pursuant to the provisions of the Assessment Resolutions, directly collect the Series 2022 Special Assessments levied in lieu of the Uniform Method with respect to any assessable lands which have not yet been platted, or the timing for using the Uniform Method will not yet allow for using such method, unless the Trustee at the direction of the Majority Holders directs the Issuer otherwise. In addition, and not in limitation of, the covenants contained elsewhere in this Third Supplemental Indenture and in the Master Indenture, the Issuer covenants to comply with the terms of the proceedings heretofore adopted with respect to the Series 2022 Special Assessments, and to levy the Series 2022 Special Assessments in such manner as will generate funds sufficient to pay debt service on the Series 2022 Bonds when due. All Series 2022 Special Assessments that are collected directly by the Issuer shall be due and payable by the landowner not later than thirty (30) days prior to each Interest Payment Date.

SECTION 5.02. Continuing Disclosure. Contemporaneously with the execution and delivery hereof, the Issuer has executed and delivered a Continuing Disclosure Agreement in order to comply with the requirements of Rule 15c2-12 promulgated under the Securities and Exchange Act of 1934. The Issuer covenants and agrees to comply with the provisions of such Continuing Disclosure Agreement applicable to it; however, as set forth therein, failure to so comply shall not constitute an Event of Default hereunder, but shall instead be enforceable by mandamus or any other means of specific performance.

SECTION 5.03. Investment of Funds, Accounts and Subaccounts. The provisions of Section 7.02 of the Master Indenture shall apply to the investment and reinvestment of moneys in the Series 2022 Accounts and subaccounts therein created hereunder.

SECTION 5.04. Additional Obligations. The Issuer covenants not to issue any other Bonds or other debt obligations secured by the Series 2022 Special Assessments. Such covenant shall not prohibit the Issuer from issuing refunding Bonds.

SECTION 5.05. Acknowledgement Regarding Series 2022 Acquisition Account Moneys Following an Event of Default. In accordance with the provisions of the Indenture, the Series 2022 Bonds are payable solely from the Series 2022 Pledged Revenues. Anything in the Indenture to the contrary notwithstanding, the Issuer hereby acknowledges that, upon the occurrence of an Event of Default with respect to the Series 2022 Bonds, (i) the Series 2022 Pledged Revenues include, without limitation, any amounts on deposit in the Series 2022 Acquisition Account of the Acquisition and Construction Fund and Series 20232 Construction Subaccount then held by the Trustee, (ii) the Series 2022 Pledged Revenues may not be used by the Issuer (whether to pay costs of the 2022 Project or otherwise) without the consent of the Majority Holders, and (iii) the Series 2022 Pledged Revenues may be used by the Trustee, at the direction or with the approval of the Majority Holders, to pay the reasonable costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The Issuer covenants

not to enter into any contract regarding the 2022 Project from and after the occurrence of an Event of Default without the written direction of the Majority Holders.

[END OF ARTICLE V]

ARTICLE VI
THE TRUSTEE; THE PAYING AGENT AND REGISTRAR

SECTION 6.01. Acceptance of Trust. The Trustee accepts and agrees to execute the trusts hereby created and agrees to perform such trusts upon the terms and conditions set forth in the Indenture. The Trustee agrees to act as Paying Agent and Registrar for the Series 2022 Bonds.

SECTION 6.02. Trustee's Duties. The Trustee shall not be responsible in any manner for the due execution of this Third Supplemental Indenture by the Issuer or for the recitals contained herein (except for the certificate of authentication on the Series 2022 Bonds), all of which are made solely by the Issuer. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlement inuring to the Trustee under the Master Indenture.

SECTION 6.03. Brokerage Confirmations. The Issuer acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the Issuer the right to receive individual confirmations of security transactions at no additional cost, as they occur, the Issuer specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the Issuer periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

[END OF ARTICLE VI]

ARTICLE VII
MISCELLANEOUS PROVISIONS

SECTION 7.01. Interpretation of Third Supplemental Indenture. This Third Supplemental Indenture amends and supplements the Master Indenture with respect to the Series 2022 Bonds, and all of the provisions of the Master Indenture, to the extent not inconsistent herewith, are incorporated in this Third Supplemental Indenture by reference. To the maximum extent possible, the Master Indenture and the Third Supplemental Indenture shall be read and construed as one document.

SECTION 7.02. Amendments. Any amendments to this Third Supplemental Indenture shall be made pursuant to the provisions for amendment contained in the Master Indenture.

SECTION 7.03. Counterparts. This Third Supplemental Indenture may be executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall together constitute but one and the same instrument.

SECTION 7.04. Appendices and Exhibits. Any and all schedules, appendices or exhibits referred to in and attached to this Third Supplemental Indenture are hereby incorporated herein and made a part of this Third Supplemental Indenture for all purposes.

SECTION 7.05. Payment Dates. In any case in which an Interest Payment Date or the maturity date of the Series 2022 Bonds or the date fixed for the redemption of any Series 2022 Bonds shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.

SECTION 7.06. No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Holders of the Series 2022 Bonds.

SECTION 7.07. Patriot Act Requirements of the Trustee. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, Touchstone Community Development District has caused this Third Supplemental Trust Indenture to be executed by the Chairperson or Vice Chairperson of its Board of Supervisors and its corporate seal to be hereunto affixed and attested by the Secretary or an Assistant Secretary of its Board of Supervisors and U.S. Bank Trust Company, National Association has caused this Third Supplemental Trust Indenture to be executed by one of its authorized signatories, all as of the day and year above written.

TOUCHSTONE COMMUNITY
DEVELOPMENT DISTRICT

[SEAL]

Attest:

By: _____
Name: _____
Title: Chairperson/Vice Chairperson
Board of Supervisors

By: _____
Name: _____
Title: Secretary/Assistant Secretary
Board of Supervisors

U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, as Trustee,
Paying Agent and Registrar

By: _____
Name: Leanne M. Duffy
Title: Vice President

STATE OF FLORIDA)
) SS:
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2022, by _____, Chairperson/Vice Chairperson of the Board of Supervisors of Touchstone Community Development District, who acknowledged that he/she did sign the foregoing instrument as such officer, for and on behalf of Touchstone Community Development District; that the same is his/her free act and deed as such officer, and the free act and deed of Touchstone Community Development District; and that the seal affixed to said instrument is the seal of Touchstone Community Development District. He/she is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
NOTARY PUBLIC, STATE OF _____
My commission expires _____

STATE OF FLORIDA)
) SS:
 COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2022, by _____, Secretary/Assistant Secretary of the Board of Supervisors of Touchstone Community Development District, who acknowledged that he/she did sign the foregoing instrument as such officer, for and on behalf of Touchstone Community Development District; that the same is his/her free act and deed as such officer, and the free act and deed of Touchstone Community Development District; and that the seal affixed to said instrument is the seal of Touchstone Community Development District. He/she is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
 Print Name: _____
 NOTARY PUBLIC, STATE OF _____
 My commission expires _____

STATE OF FLORIDA)
) SS:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2022, by Leanne M. Duffy, a Vice President of U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), who acknowledged that she did so sign said instrument as such officer for and on behalf of the Trustee; that the same is her free act and deed as such officer and the free act and deed of the Trustee; that she appeared before me on this day in person and acknowledged that she, being thereunto duly authorized, signed, for the uses and purposes therein set forth. She is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
NOTARY PUBLIC, STATE OF _____
My commission expires _____

EXHIBIT A
DESCRIPTION OF 2022 PROJECT

The 2022 Project includes:

A 3.24 acre tract of land together with an existing clubhouse building (_____ square feet), pool, parking lot, green space, landscaping/hardscaping, fixtures and personal property, all located within Parcel L of the Touchstone Phase 1 plat;

Related soft and incidental costs including, if required, the funding of operation and maintenance costs relating thereto.

EXHIBIT B

[FORM OF SERIES 2022A-1 BOND]

[THE INTEREST ON THE SERIES 2022A-1 BONDS MATURING ON MAY 1, 2024, MAY 1, 2025 AND MAY 1, 2026 IS INCLUDABLE IN GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES.]

RA1

\$ _____

**UNITED STATES OF AMERICA
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
SENIOR SPECIAL ASSESSMENT BOND, SERIES 2022A-1 (TAX-EXEMPT)
(2022 PROJECT)**

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Date of Original Issuance</u>	<u>CUSIP</u>
_____ %			89154G

Registered Owner:-----Cede & Co.-----

Principal Amount:--

KNOW ALL PERSONS BY THESE PRESENTS that the Touchstone Community Development District (the "Issuer"), for value received, hereby promises to pay to the registered owner shown above or registered assigns, on the date specified above, from the sources hereinafter mentioned, upon presentation and surrender hereof (except while the herein defined Series 2022A-1 Bonds are in book-entry only form such presentation shall not be required) at the designated corporate trust office of U.S. Bank Trust Company, National Association, initially its designated corporate trust office located in Orlando, Florida, as paying agent (said U.S. Bank Trust Company, National Association and/or any bank or trust company to become successor paying agent being herein called the "Paying Agent"), the Principal Amount set forth above (with interest thereon at the Interest Rate per annum set forth above, computed on 360-day year of twelve 30-day months), said principal payable on the first day of May of each year commencing May 1, 2023. Principal of this Bond is payable at the designated corporate trust office of U.S. Bank Trust Company, National Association, initially its corporate trust office located in Orlando, Florida, in lawful money of the United States of America. Interest on this Bond is payable by check or draft of the Paying Agent made payable to the registered owner and mailed on each May 1 and November 1 (collectively, each an "Interest Payment Date"), commencing May 1, 2023 to the address of the registered owner as such name and address shall appear on the registry books of the Issuer maintained by U.S. Bank Trust Company, National Association, as registrar (said U.S. Bank Trust Company, National Association and any successor Registrar being herein called the "Registrar") at the close of business on the fifteenth day of the calendar month preceding each Interest Payment Date (the "Record Date"). Such interest shall be payable from the most recent Interest Payment Date next preceding the date of authentication hereof to which interest has been paid, unless the date of authentication hereof is a

May 1 or November 1 to which interest has been paid, in which case from the date of authentication hereof, or unless such date of authentication is prior to May 1, 2023, in which case from the date of initial delivery, or unless the date of authentication hereof is between a Record Date and the next succeeding Interest Payment Date, in which case from such Interest Payment Date. Any such interest not so punctually paid or duly provided for shall forthwith cease to be payable to the registered owner on such Record Date and may be paid to the person in whose name this Bond is registered at the close of business on a Special Record Date for the payment of such defaulted interest to be fixed by the Paying Agent, notice whereof shall be given to Bondholders of record as of the fifth (5th) day prior to such mailing, at their registered addresses, not less than ten (10) days prior to such Special Record Date, or may be paid, at any time in any other lawful manner, as more fully provided in the Indenture (defined below). Any capitalized term used in this Bond and not otherwise defined shall have the meaning ascribed to such term in the Indenture.

THE SERIES 2022 BONDS ARE LIMITED OBLIGATIONS OF THE ISSUER PAYABLE SOLELY OUT OF THE PLEDGED REVENUES PLEDGED THEREFOR UNDER THE INDENTURE AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE ISSUER, HILLSBOROUGH COUNTY, FLORIDA (THE "COUNTY"), THE STATE OF FLORIDA (THE "STATE"), OR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE SERIES 2022 BONDS, EXCEPT THAT THE ISSUER IS OBLIGATED UNDER THE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, SERIES 2022 SPECIAL ASSESSMENTS (AS DEFINED IN THE INDENTURE) TO SECURE AND PAY THE SERIES 2022 BONDS. THE SERIES 2022 BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, THE COUNTY, THE STATE, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by execution of the Trustee, or such other authenticating agent as may be appointed by the Trustee under the Indenture, of the certificate of authentication endorsed hereon.

This Bond is one of an authorized issue of Series 2022 Bonds of the Touchstone Community Development District, a community development district duly created, organized and existing under Chapter 190, Florida Statutes (the Uniform Community Development District Act of 1980), as amended (the "Act"), Ordinance No. 17-24 of the Board of County Commissioners of Hillsborough County, Florida, enacted on September 30, 2017 and effective on September 26, 2017, as amended by Ordinance No. 21-32 enacted on September 8, 2021 and becoming effective on September 9, 2021, designated as "Touchstone Community Development District Senior Special Assessment Bonds, Series 2022A-1 (Tax-Exempt) (2022 Project)" and the "Touchstone Community Development District Senior Special Assessment Bonds, Series 2022A-1 (Taxable) (2022 Project)" (collectively, the "Series 2022A-1 Bonds" or the "Senior Bonds"), in the aggregate principal amount of _____ MILLION _____ HUNDRED _____ THOUSAND AND 00/100 DOLLARS (\$_____.00) of like date, tenor and effect, except as to number. Simultaneously with the issuance of the Series

2022A-1 Bonds, the Issuer has issued its Touchstone Community Development District Subordinate Special Assessment Bonds, Series 2022A-2 (Tax-Exempt) (2022 Project) (the “Series 2022A-2 Bonds” or the “Subordinate Bonds” and, together with the Senior Bonds, the “Series 2022 Bonds”) in the aggregate principal amount of _____ MILLION _____ HUNDRED _____ THOUSAND AND 00/100 DOLLARS (\$_____.00). A portion of the Senior Bonds are being issued as Taxable Bonds. The Series 2022A-1 Bonds enjoy a prior lien on the Series 2022 Pledged Revenues over the Subordinate Bonds in the manner described in the hereinafter defined Indenture. The Series 2022 Bonds are being issued under authority of the laws and Constitution of the State of Florida, including particularly the Act, to pay the costs of acquiring the 2022 Project (as defined in the herein referred to Indenture). The Series 2022 Bonds shall be issued as fully registered bonds in authorized denominations, as set forth in the Indenture. The Bonds are issued under and secured by a Master Trust Indenture dated as of February 1, 2018 (the “Master Indenture”), as amended and supplemented by a Third Supplemental Trust Indenture dated as of November 1, 2022 (the “Third Supplemental Indenture” and together with the Master Indenture, the “Indenture”), each by and between the Issuer and the Trustee, executed counterparts of which are on file at the designated corporate trust office of the Trustee in Orlando, Florida.

Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the Series 2022 Bonds issued under the Indenture, the operation and application of the Series 2022A-1 Reserve Account and Series 2022A-2 Reserve Account within the Reserve Fund and other Funds and Accounts (each as defined in the Indenture) charged with and pledged to the payment of the principal of and the interest on the Series 2022 Bonds, the levy and the evidencing and certifying for collection, of the Series 2022 Special Assessments, the nature and extent of the security for the Series 2022 Bonds, the terms and conditions on which the Series 2022 Bonds are issued, the rights, duties and obligations of the Issuer and of the Trustee under the Indenture, the conditions under which such Indenture may be amended without the consent of the registered owners of the Series 2022 Bonds, the conditions under which such Indenture may be amended with the consent of the registered owners of a majority in aggregate principal amount of the Series 2022 Bonds outstanding, and as to other rights and remedies of the registered owners of the Series 2022 Bonds.

The owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Indenture or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

It is expressly agreed by the owner of this Bond that such owner shall never have the right to require or compel the exercise of the ad valorem taxing power of the Issuer, the County, the State or any other political subdivision thereof, or taxation in any form of any real or personal property of the Issuer, the County, the State or any other political subdivision thereof, for the payment of the principal of and interest on this Bond or the making of any other sinking fund and other payments provided for in the Indenture, except for Series 2022 Special Assessments to be assessed and levied by the Issuer as set forth in the Indenture.

By the acceptance of this Bond, the owner hereof assents to all the provisions of the Indenture.

This Bond is payable from and secured by Series 2022 Pledged Revenues, as such term is defined in the Indenture, all in the manner and priority provided in the Indenture. The Indenture provides for the levy and the evidencing and certifying, of non-ad valorem assessments in the form of Series 2022 Special Assessments to secure and pay the Bonds.

The Series 2022 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the redemption price of the Series 2022 Bonds shall be made on the dates specified below. Upon any redemption of Series 2022 Bonds other than in accordance with scheduled mandatory sinking fund redemption, the Issuer shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2022 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2022 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2022 Bonds in any year. In the event of a redemption or purchase occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption or purchase occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

Optional Redemption

The Series 2022 Bonds of either or both Series are subject to redemption prior to maturity at the option of the Issuer, as a whole or in part, at any time, on or after May 1, 20XX (less than all Series 2022 Bonds of a maturity to be selected randomly), at a Redemption Price equal to the principal amount of the Series 2022 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date.

Mandatory Sinking Fund Redemption

The Series 2022A-1 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2022A-1 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth above or purchased and cancelled pursuant to the provisions of the Indenture.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
-------------	-----------------------------------------------------

Year **Mandatory Sinking Fund
Redemption Amount**

*Maturity

The Series 2022A-1 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2022A-1 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth above or purchased and cancelled pursuant to the provisions of the Indenture.

Year **Mandatory Sinking Fund
Redemption Amount**

*Maturity

Extraordinary Mandatory Redemption in Whole or in Part

The Series 2022A-1 Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part on any date at an extraordinary mandatory redemption price equal to 100% of the principal amount of the Series 2022A-1 Bonds to be redeemed, plus interest accrued to the redemption date.

(i) from Series 2022 Prepayment Principal deposited into the Series 2022A-2 Prepayment Subaccount of the Series 2022 Bond Redemption Account following the prepayment in whole or in part of Series 2022 Special Assessments on any assessable property within the District until no Subordinate Bonds remain Outstanding and then to the Series 2022A-

1 Prepayment Subaccount of the Series 2022 Bond Redemption Account in accordance with the provisions of Section 4.05(a) of the Third Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Series 2022 Funds, Accounts and subaccounts in the Funds and Accounts (other than the Series 2022 Rebate Fund, the Series 2022 Costs of Issuance Account, the Series 2022 Acquisition Account and the Construction Subaccount) sufficient to pay and redeem all Outstanding Series 2022 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Master Indenture.

(iii) after the purchase of the 2022 Project and from any funds remaining on deposit in the Series 2022 Acquisition Account not otherwise reserved to purchase the 2022 Project and which have been transferred to the Series 2022A-1 General Redemption Subaccount and the Series 2022A-2 General Redemption Subaccount of the Series 2022 Bond Redemption Account on a pro-rata basis based on the principal amount of each Series of the Series 2022 Bonds Outstanding.

Except as otherwise provided in the Indenture, if less than all of the Series 2022 Bonds of a maturity subject to redemption shall be called for redemption, the particular portion of such Bonds to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

Notice of each redemption of the Series 2022 Bonds is required to be mailed by the Registrar, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of the Series 2022 Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2022 Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Series 2022 Bonds or such portions thereof on such date, interest on such Bonds or such portions thereof so called for redemption shall cease to accrue, such Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. Further notice of redemption shall be given by the Registrar to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed. Pursuant to the Master Indenture, the Issuer is authorized to direct the Trustee to give a conditional notice of redemption.

The Owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Bond which remain unclaimed for two (2) years after the date when such Bond has become due and payable, either at its stated maturity date or by call for earlier redemption shall be paid to the Issuer, thereupon and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the Issuer deposits or causes to be deposited with the Trustee funds or Defeasance Obligations (as defined in the Master Indenture) sufficient to pay the principal or Redemption Price of any the Series 2022 Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of such Bonds as to the Trust Estate with respect to the Series 2022 Bonds shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

The Issuer shall keep books for the registration of the Series 2022 Bonds at the designated corporate trust office of the Registrar in Orlando, Florida. Subject to the restrictions contained in the Indenture, the Series 2022 Bonds may be transferred or exchanged by the registered owner thereof in person or by his attorney duly authorized in writing only upon the books of the Issuer kept by the Registrar and only upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. In all cases in which the privilege of transferring or exchanging Bonds is exercised, the Issuer shall execute and the Trustee shall authenticate and deliver a new Bond or Bonds in authorized form and in like aggregate principal amount in accordance with the provisions of the Indenture. Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or the Registrar, duly executed by the Bondholder or his attorney duly authorized in writing. Transfers and exchanges shall be made without charge to the Bondholder, except that the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Series 2022 Bonds.

The Issuer, the Trustee, the Paying Agent and the Registrar shall deem and treat the person in whose name any Bond shall be registered upon the books kept by the Registrar as the absolute owner thereof (whether or not such Bond shall be overdue) for the purpose of receiving payment of or on account of the principal of and interest on such Bond as the same becomes due, and for all other purposes. All such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the Issuer, the Trustee, the Paying Agent, nor the Registrar shall be affected by any notice to the contrary.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed, precedent to and in the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable thereto, including particularly the Act, and that the issuance of this Bond, and of the issue of the Series 2022 Bonds of which this Bond is one, is in full compliance with all constitutional and statutory limitations or provisions.

IN WITNESS WHEREOF, Touchstone Community Development District has caused this Bond to be signed by the manual signature of the Chairperson of its Board of Supervisors and its seal to be imprinted hereon, and attested by the manual signature of an Assistant Secretary of its Board of Supervisors, all as of the date hereof.

TOUCHSTONE COMMUNITY DEVELOPMENT
DISTRICT

By: _____
Chairperson
Board of Supervisors

(SEAL)

Attest:

By: _____
Assistant Secretary
Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Series 2022 Bonds delivered pursuant to the within mentioned Indenture.

Date of Authentication: _____

U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, as Trustee

By: _____
Authorized Signatory

STATEMENT OF VALIDATION

This Bond is one of a series of Series 2022 Bonds which were validated by judgment of the Circuit Court of the Thirteenth Judicial Circuit of Florida, in and for Hillsborough County, Florida, rendered on the 9th day of August, 2022.

TOUCHSTONE COMMUNITY DEVELOPMENT
DISTRICT

By: _____
Chairperson
Board of Supervisors

(SEAL)

Attest:

By: _____
Secretary/Assistant Secretary
Board of Supervisors

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM - as tenants in common
TEN ENT - as tenants by the entirety
JT TEN - as joint tenants with rights of survivorship and
not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____
(Cust) (Minor)

Under Uniform Transfer to Minors Act _____
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto

(please print or typewrite name and address of assignee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

Attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Signature Guarantee:

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Please insert social security or other identifying number of Assignee.

RA2

\$ _____

UNITED STATES OF AMERICA
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
SUBORDINATE SPECIAL ASSESSMENT BOND, SERIES 2022A-2
(2022 PROJECT)

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Date of Original Issuance</u>	<u>CUSIP</u>
_____ %			89154G

Registered Owner:-----Cede & Co.-----

Principal Amount:--

KNOW ALL PERSONS BY THESE PRESENTS that the Touchstone Community Development District (the “Issuer”), for value received, hereby promises to pay to the registered owner shown above or registered assigns, on the date specified above, from the sources hereinafter mentioned, upon presentation and surrender hereof (except while the herein defined Series 2022A-2 Bonds are in book-entry only form such presentation shall not be required) at the designated corporate trust office of U.S. Bank Trust Company, National Association, initially its designated corporate trust office located in Orlando, Florida, as paying agent (said U.S. Bank Trust Company, National Association and/or any bank or trust company to become successor paying agent being herein called the “Paying Agent”), the Principal Amount set forth above (with interest thereon at the Interest Rate per annum set forth above, computed on 360-day year of twelve 30-day months), said principal payable on the first day of November of each year commencing May 1, 2023. Principal of this Bond is payable at the designated corporate trust office of U.S. Bank Trust Company, National Association, initially its corporate trust office located in Orlando, Florida, in lawful money of the United States of America. Interest on this Bond is payable by check or draft of the Paying Agent made payable to the registered owner and mailed on each May 1 and November 1 (collectively, each an “Interest Payment Date”), commencing May 1, 2023 to the address of the registered owner as such name and address shall appear on the registry books of the Issuer maintained by U.S. Bank Trust Company, National Association, as registrar (said U.S. Bank Trust Company, National Association and any successor Registrar being herein called the “Registrar”) at the close of business on the fifteenth day of the calendar month preceding each Interest Payment Date or the date on which the principal of a Bond is to be paid (the “Record Date”). Such interest shall be payable from the most recent Interest Payment Date next preceding the date of authentication hereof to which interest has been paid, unless the date of authentication hereof is a May 1 or November 1 to which interest has been paid, in which case from the date of authentication hereof, or unless such date of authentication is prior to May 1, 2023, in which case from the date of initial delivery, or unless the date of authentication hereof is between a Record Date and the next succeeding Interest Payment Date, in which case from such Interest Payment Date. Any such interest not so

punctually paid or duly provided for shall forthwith cease to be payable to the registered owner on such Record Date and may be paid to the person in whose name this Bond is registered at the close of business on a Special Record Date for the payment of such defaulted interest to be fixed by the Paying Agent, notice whereof shall be given to Bondholders of record as of the fifth (5th) day prior to such mailing, at their registered addresses, not less than ten (10) days prior to such Special Record Date, or may be paid, at any time in any other lawful manner, as more fully provided in the Indenture (defined below). Any capitalized term used in this Bond and not otherwise defined shall have the meaning ascribed to such term in the Indenture.

THE SERIES 2022 BONDS ARE LIMITED OBLIGATIONS OF THE ISSUER PAYABLE SOLELY OUT OF THE PLEDGED REVENUES PLEDGED THEREFOR UNDER THE INDENTURE AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE ISSUER, HILLSBOROUGH COUNTY, FLORIDA (THE "COUNTY"), THE STATE OF FLORIDA (THE "STATE"), OR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE SERIES 2022 BONDS, EXCEPT THAT THE ISSUER IS OBLIGATED UNDER THE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, SERIES 2022 SPECIAL ASSESSMENTS (AS DEFINED IN THE INDENTURE) TO SECURE AND PAY THE SERIES 2022 BONDS. THE SERIES 2022 BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, THE COUNTY, THE STATE, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by execution of the Trustee, or such other authenticating agent as may be appointed by the Trustee under the Indenture, of the certificate of authentication endorsed hereon.

This Bond is one of an authorized issue of Series 2022 Bonds of the Touchstone Community Development District, a community development district duly created, organized and existing under Chapter 190, Florida Statutes (the Uniform Community Development District Act of 1980), as amended (the "Act"), Ordinance No. 17-24 of the Board of County Commissioners of Hillsborough County, Florida, enacted on September 20, 2017 and becoming effective on September 26, 2017 as amended by Ordinance No. 21-32 enacted on September 8, 2021 and becoming effective on September 9, 2021, designated as "Touchstone Community Development District Subordinate Special Assessment Bonds, Series 2022A-1 (Tax-Exempt) (2022 Project)" and "Touchstone Community Development District Senior Special Assessment Bonds, Series 2022A-1 (Taxable) (2022 Project)" (collectively, the "Series 2022A-2 Bonds" or the "Subordinate Bonds"), in the aggregate principal amount of _____ MILLION _____ HUNDRED _____ THOUSAND AND 00/100 DOLLARS (\$ _____ .00) of like date, tenor and effect, except as to number. Simultaneously with the issuance of the Series 2022A-2 Bonds, the Issuer has issued its Touchstone Community Development District Senior Special Assessment Refunding Bonds, Series 2022A-1 (Tax-Exempt) (2022 Project) (the "Series 2022A-1 Bonds" or the "Senior Bonds" and, together with the Subordinate Bonds, the "Series 2022 Bonds") in the aggregate principal amount of _____ MILLION _____ HUNDRED _____ THOUSAND AND 00/100 DOLLARS (\$ _____ .00).

A portion of the Senior Bonds are being issued as Taxable Bonds. The Series 2022A-1 Bonds enjoy a prior lien on the Series 2022 Pledged Revenues over the Subordinate Bonds in the manner described in the hereinafter defined Indenture. The Series 2022 Bonds are being issued under authority of the laws and Constitution of the State of Florida, including particularly the Act, to pay the costs of acquiring the 2022 Project (as defined in the herein referred to Indenture). The Series 2022 Bonds shall be issued as fully registered bonds in authorized denominations, as set forth in the Indenture. The Bonds are issued under and secured by a Master Trust Indenture dated as of October 1, 2014 (the “Master Indenture”), as amended and supplemented by a Third Supplemental Trust Indenture dated as of August 1, 2022 (the “Third Supplemental Indenture” and together with the Master Indenture, the “Indenture”), each by and between the Issuer and the Trustee, executed counterparts of which are on file at the designated corporate trust office of the Trustee in Orlando, Florida.

Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the Series 2022 Bonds issued under the Indenture, the operation and application of the Series 2022A-2 Reserve Account and the Series 2022A-1 Reserve Account within the Reserve Fund and other Funds and Accounts (each as defined in the Indenture) charged with and pledged to the payment of the principal of and the interest on the Series 2022 Bonds, the levy and the evidencing and certifying for collection, of the Series 2022 Special Assessments, the nature and extent of the security for the Series 2022 Bonds, the terms and conditions on which the Series 2022 Bonds are issued, the rights, duties and obligations of the Issuer and of the Trustee under the Indenture, the conditions under which such Indenture may be amended without the consent of the registered owners of the Series 2022 Bonds, the conditions under which such Indenture may be amended with the consent of the registered owners of a majority in aggregate principal amount of the Series 2022 Bonds outstanding, and as to other rights and remedies of the registered owners of the Series 2022 Bonds.

The owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Indenture or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

It is expressly agreed by the owner of this Bond that such owner shall never have the right to require or compel the exercise of the ad valorem taxing power of the Issuer, the County, the State or any other political subdivision thereof, or taxation in any form of any real or personal property of the Issuer, the County, the State or any other political subdivision thereof, for the payment of the principal of and interest on this Bond or the making of any other sinking fund and other payments provided for in the Indenture, except for Series 2022 Special Assessments to be assessed and levied by the Issuer as set forth in the Indenture.

By the acceptance of this Bond, the owner hereof assents to all the provisions of the Indenture.

This Bond is payable from and secured by Series 2022 Pledged Revenues, as such term is defined in the Indenture, all in the manner and priority provided in the Indenture. The Indenture

provides for the levy and the evidencing and certifying, of non-ad valorem assessments in the form of Series 2022 Special Assessments to secure and pay the Bonds.

The Series 2022 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the redemption price of the Series 2022 Bonds shall be made on the dates specified below. Upon any redemption of Series 2022 Bonds other than in accordance with scheduled mandatory sinking fund redemption, the Issuer shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2022 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2022 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2022 Bonds in any year. In the event of a redemption or purchase occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption or purchase occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

Optional Redemption

The Series 2022 Bonds of either or both Series are subject to redemption prior to maturity at the option of the Issuer, as a whole or in part, at any time, on or after May 1, 20XX (less than all Series 2022 Bonds of a maturity to be selected randomly), at a Redemption Price equal to the principal amount of the Series 2022 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date.

Mandatory Sinking Fund Redemption

The Series 2022A-2 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2022A-2 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth above or purchased and cancelled pursuant to the provisions of the Indenture.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
-------------	-----------------------------------------------------

*Maturity

The Series 2022A-2 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2022A-2 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth above or purchased and cancelled pursuant to the provisions of the Indenture.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
-------------	-----------------------------------------------------

*Maturity

The Series 2022A-2 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2022A-2 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth above or purchased and cancelled pursuant to the provisions of the Indenture.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
-------------	-----------------------------------------------------

*Maturity

The Series 2022A-2 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2022A-2 Bonds redeemed pursuant to optional or extraordinary

mandatory redemption as set forth above or purchased and cancelled pursuant to the provisions of the Indenture.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
-------------	-----------------------------------------------------

*Maturity

Extraordinary Mandatory Redemption in Whole or in Part

The Series 2022A-2 Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part on any date at an extraordinary mandatory redemption price equal to 100% of the principal amount of the Series 2022A-2 Bonds to be redeemed, plus interest accrued to the redemption date.

(i) from Series 2022 Prepayment Principal deposited into the Series 2022A-2 Prepayment Subaccount of the Series 2022 Bond Redemption Account following the prepayment in whole or in part of Series 2022 Special Assessments on any assessable property within the District until no Subordinate Bonds remain Outstanding and then to the Series 2022A-1 Prepayment Subaccount of the Series 2022 Bond Redemption Account in accordance with the provisions of Section 4.05(a) of the Third Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Series 2022 Funds, Accounts and subaccounts in the Funds and Accounts (other than the Series 2022 Rebate Fund, the Series 2022 Costs of Issuance Account, the Series 2022 Acquisition Account and the Construction Subaccount) sufficient to pay and redeem all Outstanding Series 2022 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Master Indenture.

(iii) after the purchase of the 2022 Project, from any funds remaining on deposit in the Series 2022 Acquisition Account not otherwise reserved to purchase the 2022 Project and which have been transferred to the Series 2022A-1 General Redemption Subaccount and the Series 2022A-2 General Redemption Subaccount of the Series 2022 Bond Redemption Account on a pro-rata basis based on the principal amount of each Series of the Series 2022 Bonds Outstanding.

Except as otherwise provided in the Indenture, if less than all of the Series 2022 Bonds of a maturity subject to redemption shall be called for redemption, the particular portion of such Bonds to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

Notice of each redemption of the Series 2022 Bonds is required to be mailed by the Registrar, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of the Series 2022 Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2022 Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Series 2022 Bonds or such portions thereof on such date, interest on such Bonds or such portions thereof so called for redemption shall cease to accrue, such Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. Further notice of redemption shall be given by the Registrar to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed. Pursuant to the Master Indenture, the Issuer is authorized to direct the Trustee to give a conditional notice of redemption.

The Owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Bond which remain unclaimed for two (2) years after the date when such Bond has become due and payable, either at its stated maturity date or by call for earlier redemption shall be paid to the Issuer, thereupon and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the Issuer deposits or causes to be deposited with the Trustee funds or Defeasance Obligations (as defined in the Master Indenture) sufficient to pay the principal or Redemption Price of any the Series 2022 Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of such Bonds as to the Trust Estate with respect to the Series 2022 Bonds shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

The Issuer shall keep books for the registration of the Series 2022 Bonds at the designated corporate trust office of the Registrar in Orlando, Florida. Subject to the restrictions contained in the Indenture, the Series 2022 Bonds may be transferred or exchanged by the registered owner thereof in person or by his attorney duly authorized in writing only upon the books of the Issuer kept by the Registrar and only upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. In all cases in which the privilege of transferring or exchanging Bonds is exercised, the Issuer shall execute and the Trustee shall authenticate and deliver a new Bond or Bonds in authorized form and in like aggregate principal amount in accordance with the provisions of the Indenture. Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or the Registrar, duly executed by the Bondholder or his attorney duly authorized in writing. Transfers and exchanges shall be made without charge to the Bondholder, except that the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Series 2022 Bonds.

The Issuer, the Trustee, the Paying Agent and the Registrar shall deem and treat the person in whose name any Bond shall be registered upon the books kept by the Registrar as the absolute owner thereof (whether or not such Bond shall be overdue) for the purpose of receiving payment of or on account of the principal of and interest on such Bond as the same becomes due, and for all other purposes. All such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the Issuer, the Trustee, the Paying Agent, nor the Registrar shall be affected by any notice to the contrary.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed, precedent to and in the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable thereto, including particularly the Act, and that the issuance of this Bond, and of the issue of the Series 2022 Bonds of which this Bond is one, is in full compliance with all constitutional and statutory limitations or provisions.

IN WITNESS WHEREOF, Touchstone Community Development District has caused this Bond to be signed by the manual signature of the Chairperson of its Board of Supervisors and its seal to be imprinted hereon, and attested by the manual signature of the Secretary or Assistant Secretary of its Board of Supervisors, all as of the date hereof.

TOUCHSTONE COMMUNITY DEVELOPMENT
DISTRICT

By: _____
Chairperson
Board of Supervisors

(SEAL)

Attest:

By: _____
Assistant Secretary
Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Series 2022 Bonds delivered pursuant to the within mentioned Indenture.

Date of Authentication: _____

U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, as Trustee

By: _____
Authorized Signatory

STATEMENT OF VALIDATION

This Bond is one of a series of Series 2022 Bonds which were validated by judgment of the Circuit Court of the Thirteenth Judicial Circuit of Florida, in and for Hillsborough County, Florida, rendered on the 9th day of August, 2022.

TOUCHSTONE COMMUNITY DEVELOPMENT
DISTRICT

By: _____
Chairperson
Board of Supervisors

(SEAL)

Attest:

By: _____
Secretary/Assistant Secretary
Board of Supervisors

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM - as tenants in common
TEN ENT - as tenants by the entirety
JT TEN - as joint tenants with rights of survivorship and
not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____
(Cust) (Minor)

Under Uniform Transfer to Minors Act _____
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto

(please print or typewrite name and address of assignee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

Attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Signature Guarantee:

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Please insert social security or other identifying number of Assignee.

EXHIBIT C

FORMS OF REQUISITIONS

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022A-1 AND SERIES 2022A-2 (2022 PROJECT)

(Series 2022 Acquisition Account and/or O&M Subaccount)

The undersigned, a Responsible Officer of the Touchstone Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), dated as of February 1, 2018, as supplemented by that certain Third Supplemental Trust Indenture dated as of November 1, 2022 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number:
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee:
- (D) Amount Payable:
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*[Series 2022 Acquisition Account of the Acquisition Construction Fund]
and/or the [O&M Subaccount] [Only one disbursement from the O&M
Subaccount is required to deplete all moneys on deposit in the O&M
Subaccount]*

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2022 Acquisition Account and/or the O&M Subaccount;
3. each disbursement set forth above was incurred in connection with the Cost of the 2022 Project; and

4. each disbursement represents a Cost of 2022 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

TOUCHSTONE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2022 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2022A-1 AND SERIES 2022A-2
(2022 PROJECT)**

(Costs of Issuance)

The undersigned, a Responsible Officer of the Touchstone Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), dated as of February 1, 2018, as supplemented by that certain Third Supplemental Trust Indenture dated as of November 1, 2022 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number:

- (B) Amount Payable:

- (C) Purpose for which paid or incurred: Costs of Issuance

- (D) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2022 Costs of Issuance Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

1. this requisition is for costs of issuance payable from the Series 2022 Costs of Issuance Account that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Series 2022 Costs of Issuance Account;
3. each disbursement set forth above was incurred in connection with the issuance of the Series 2022 Bonds; and
4. each disbursement represents a cost of issuance which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

TOUCHSTONE COMMUNITY DEVELOPMENT
DISTRICT

By: _____
Responsible Officer

Date: _____

EXHIBIT D

FORM OF INVESTOR LETTER

[Date]

FMSbonds, Inc.
20660 W. Dixie Highway
North Miami Beach, FL 33180

Re: \$_____ Touchstone Community Development District Subordinate Special
Assessment Bonds, Series 2022 (2022 Project)

Ladies and Gentlemen:

The undersigned is authorized to sign this letter [on behalf of Name of Non-Individual Investor], as the beneficial owner (the “Investor”) of \$_____ of the above-referenced Bonds [state maturing on May 1, _____, bearing interest at the rate of ___% per annum and CUSIP #] (herein, the “Investor Bonds”).

In connection with the purchase of the Investor Bonds by the Investor, the Investor hereby makes the following representations upon which you may rely:

1. The Investor has authority to purchase the Investor Bonds and to execute this letter, any other instruments and documents required to be executed by the Investor in connection with the purchase of the Investor Bonds.

2. The Investor meets the criteria of an “accredited investor” as described in one or more of the categories derived from Rule 501(a) under Regulation D of the Securities Act of 1933, as amended (the “Securities Act”) summarized below, and therefore, has sufficient knowledge and experience in financial and business matters, including purchase and ownership of municipal and other tax-exempt obligations including those which are not rated or credit-enhanced, to be able to evaluate the risks and merits of the investment represented by the Investor Bonds. Please check the appropriate box below to indicate the type of accredited investor:

a bank, registered broker, dealer or investment adviser (or investment adviser exempt from registration under Section 203(l) or (m) within the meaning of the Investment Advisers Act of 1940), insurance company, registered investment company, business development company, small business investment company; or rural business investment company;

an employee benefit plan, within the meaning of the Employee Retirement Income Security Act of 1974, if a bank, insurance company, or registered investment adviser makes the investment decisions, or if the employee benefit plan has total assets in excess of \$5 million;

an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, corporation, Massachusetts or similar business trust

partnership, or limited liability company, not formed for the specific purpose of acquiring the Investor Bonds with assets exceeding \$5 million;

- a business in which all the equity owners are “accredited investors”;
- a natural person who has individual net worth, or joint net worth with the person’s spouse or spousal equivalent, that exceeds \$1 million at the time of the purchase, excluding the value of the primary residence of such person, except that mortgage indebtedness on the primary residence shall not be included as a liability;
- a natural person with income exceeding \$200,000 in each of the two most recent years or joint income with a spouse or spousal equivalent exceeding \$300,000 for those years and a reasonable expectation of the same income level in the current year;
- a trust with total assets in excess of \$5,000,000, not formed for the specific purpose of acquiring the Investor Bonds whose purchase is directed by a sophisticated person;
- an entity, of a type other than those set forth above, that owns investments in excess of \$5,000,000 and that was not formed for the specific purpose of acquiring the Investor Bonds;
- a natural person holding in good standing one or more professional certifications or designations or credentials from a designated accredited educational institution qualifying an individual for “accredited investor” status;
- a “family office” with at least \$5,000,000 in assets under management, that was not formed for the specific purpose of acquiring the Investor Bonds, and whose prospective investment is directed by a person capable of evaluating the merits and risks of the prospective investment; or
- a “family client” of a family office described in the prior bullet point whose prospective investment is directed by that family office.

3. The Investor has been supplied with an (electronic) copy of the Preliminary Limited Offering Memorandum dated _____, 2022 of the Issuer and relating to the above-referenced Bonds (the “Offering Document”) and has reviewed the Offering Document and represents that such Offering Document has provided full and meaningful disclosure in order to make an informed decision to invest in the Investor Bonds.

Capitalized terms used herein and not otherwise defined have the meanings given to such terms in the Indenture.

Very truly yours,

[Name], [Type of Entity]

By: _____

Name: _____

Title: _____

Date: _____

Or

[Name], an Individual

62342235v12/175072.010300

Good afternoon, Gene,

I am reaching out to obtain CDD approval for a neighborhood 5k walk/run.

I've attached the flyer and the run sign up link, which includes a very thorough liability waiver.

<https://runsignup.com/Race/FL/Tampa/TouchstoneTurkeyTrot2022> - here is the link for the run sign up.

I am being advised that the HOA will not assist with this event if I do not get approval from the CDD prior to doing so. Please advise if there is anything further you need from my office. I'm merely doing what I can to bring together our community during the holiday season and give back.



Mireya Lacayo


Attorney at Law

The Family Law Firm of Tampa Bay

 [813-563-8896](tel:813-563-8896)

 maq@tflfotb.com

 www.thefamilylawfirmoftampabay.com

 1600 East 8th Ave A200

**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

September 08, 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, September 08, 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, September 08, 2022, at 9:00 a.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Anson Angail	Vice-Chair
Timothy Fisher	Supervisor
Lori Campagna	Supervisor
Gregory Elliot	Supervisor

Staff Members Present:

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

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. Consideration of Resolution 2022-10; Re-Designation of Officers

Mr. Roberts went over the resolution with the Board with ratification.

MOTION TO:	Approve Resolution 2022-10 to ratify naming Kelly Evans as Chairman and Anson Angail as Vice-Chairman.
MADE BY:	Supervisor Angail
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

47 **B. Consideration of Agreement for Sale and Purchase - Touchstone Clubhouse**
48

49 Mr. Babbar summarized the resolution and said Lennar's legal counsel has reviewed the
50 agreement and recommended no changes. He said the final financials should be in by November
51 1st and would like to close the sale by November 15.
52

53	MOTION TO:	Approve the Agreement Sale and Purchase for
54		Touchstone Clubhouse.
55	MADE BY:	Supervisor Elliot
56	SECONDED BY:	Supervisor Angail
57	DISCUSSION:	None further
58	RESULT:	Called to Vote: Motion PASSED
59		3/2 – Motion Passed; Supervisor Evans and
60		Campagna abstained.

61
62 **C. Consideration of Phase I Environmental Site Assessment and Other Inspections**
63

64 Mr. Babbar stated this resolution was to approve LAS to perform the environmental assessment
65 required as part of the amenity purchase. He said the Mahoney Law Group has worked with this
66 firm previously.
67

68	MOTION TO:	Approve of Phase I Environmental Site Assessment
69	MADE BY:	Supervisor Fisher
70	SECONDED BY:	Supervisor Elliot
71	DISCUSSION:	None further
72	RESULT:	Called to Vote: Motion PASSED
73		5/0 - Motion Passed Unanimously

74		
75	MOTION TO:	Approve to authorize staff to proceed if any
76		additional inspections are needed.
77	MADE BY:	Supervisor Campagna
78	SECONDED BY:	Supervisor Fisher
79	DISCUSSION:	None further
80	RESULT:	Called to Vote: Motion PASSED
81		5/0 - Motion Passed Unanimously

82
83
84 **D. General Matters of the District**
85

86 There were no general matters at this time.
87

88 **4. VENDOR/STAFF REPORTS**

- 89 **A. District Counsel**
- 90 **B. District Engineer**
- 91 **C. District Manager**

92

93 There were no staff reports at this time.

94

95 **5. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

96

97 Mr. Angail stated he would like to explore the possibility of adding more parking spaces in the
98 future.

99

100 **6. PUBLIC COMMENTS**

101

102 There were no public comments.

103

104 **7. ADJOURNMENT**

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106

MOTION TO:	Adjourn.
MADE BY:	Supervisor Fisher
SECONDED BY:	Supervisor Evans
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

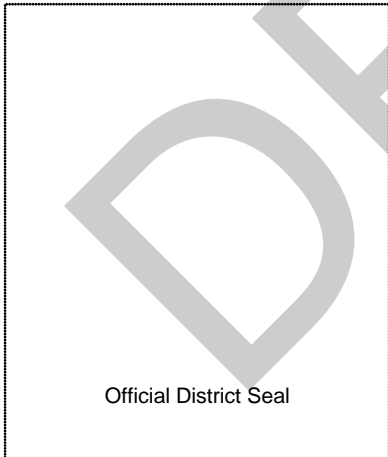
Printed Name

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
Monthly Contract				
Inframark	80880	\$ 4,958.55		District Invoices - July
Sitex Aquatics	6540B	675.00		Lake Maintenance - August
SteadFast	6718	14,125.00		Landscape Management - May
SteadFast	7109	14,548.75	\$ 28,673.75	Landscape - August
Monthly Contract Sub-Total		\$ 34,307.30		
Variable Contract				
Supervisor: Gregory Elliot	GE 081522	\$ 200.00		Supervisor Fee - 08/15/22
Supervisor: Kelly Evans	KE 081522	200.00		Supervisor Fee - 08/15/22
Supervisor: Lori Campagna	LC 081522	200.00		Supervisor Fee - 08/15/22
Supervisor: Tim Fisher	TF 063022	200.00		Supervisor Fee - 06/30/22
Supervisor: Tim Fisher	TF 071422	200.00		Supervisor Fee - 07/14/22
Supervisor: Timothy Fisher	TF 081522	200.00		Supervisor Fee - 08/15/22
Variable Contract Sub-Total		\$ 1,200.00		
Utilities				
BOCC	1081055608 081022	\$ 284.01		Water & Sewer Services - Thru 08/03/22
Tampa Electric	211023749768 080522	24.29		Electricity Service - Thru 08/01/22
Tampa Electric	221007137385 080522	6,980.14		Electricity Service - Thru 08/01/22
Tampa Electric	221008101554 080522	1,076.29		Electricity Service - Thru 08/01/22
Tampa Electric	221008192751 080522	1,187.29		Electricity Service - Thru 08/01/22
Tampa Electric	221008369474 080522	295.60		Electricity Service - Thru 08/01/22
Tampa Electric	221008637573 080522	0.00	\$ 9,563.61	Electricity Service - Thru 08/01/22
Utilities Sub-Total		\$ 9,847.62		
Regular Services				
Grau & Associates	23051	\$ 3,500.00		Audit FYE 09/30/2021

Touchstone Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
JNJ Cleaning Services	0101	300.00		Clean Up Services - 08/01/22
SteadFast	7060	1,182.50		Plant Services - 07/22/22
Straley Robin Vericker	21896	3,254.45		Professional Services - Thru 07/15/22
Tampa Bay Times	175651 072422	1,644.00		Case No. 2022-CA-004831 - 07/24/22
Tampa Bay Times	166541 080322	1,972.00		O&M Assessment - 07/27/22
Tampa Bay Times	166541080322	1,972.00		Debt Assessments - 08/03/22
Tampa Bay Times	166541080322	367.50		Ad #238527
Tampa Bay Times	166541 081022	410.00		FY 2023 Budget Hearing - 08/10/22
Tampa Bay Times	166541081022	1,968.00	\$ 8,333.50	Debt Assessment - 08/10/22
Regular Services Sub-Total		\$ 16,570.45		
Additional Services				
Mahoney Law Group	19807	\$ 1,450.00		Professional Service - Thru 07/25/22
Additional Services Sub-Total		\$ 1,450.00		
TOTAL:		\$ 63,375.37		

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#
#80880

DATE
7/31/2022

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

CUSTOMER ID
C2317

NET TERMS
Net 30

PO#

DUE DATE
8/30/2022

Services provided for the Month of: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Color Copies- June	2	Ea	0.50		1.00
B/W Copies- June	10	Ea	0.15		1.50
Postage- June	11	Ea	0.55		6.05
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
Subtotal					4,958.55

Subtotal	\$4,958.55
Tax	\$0.00
Total Due	\$4,958.55

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 #
8/1/2022	6540B

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-August	675.00	675.00
53900- 4609 02			
Balance Due			\$675.00



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

Invoice

Date	Invoice #
5/1/2022	SM-6718

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 May 2021				
1	Core Landscape Maintenance	10,266.67		10,266.67	
1	Water Management	997.25		997.25	
1	Fertilization and Pesticide	700.00		700.00	
1	Addendum# 1 from November 2021 approved by Gene Roberts.	0.00			
1	Core Landscape Maintenance	1,073.33		1,073.33	
1	Water Management	202.75		202.75	
1	Fertilization and Pesticide	150.00		150.00	
1	Addendum# 2 from January 2022 approved by Gene Roberts.	0.00			
1	Core Landscape Maintenance	630.00		630.00	
1	Water Management	30.00		30.00	
1	Fertilization and Pesticide	75.00		75.00	

53900-4604
 LM

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

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



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-7109

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 the date of this invoice.				
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.

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

53900-4604
 CR

TOUCHSTONE CDD

MEETING DATE: August 15, 2022

DMS: _____ *CR*

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

GE 081522

TOUCHSTONE CDD

MEETING DATE: August 15, 2022


DMS: CR

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
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 081522

TOUCHSTONE CDD

MEETING DATE: August 15, 2022

DMS: _____ 

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

LC 081522

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	/	Salary Accepted	\$200
Greg Elliot		Salary Accepted	\$200
Becky Wilson		Salary Accepted	\$200
Lori Campagna	/	Salary Accepted	\$200

Anson Anquil /
 Tim Fisher /

TF 063022

TOUCHSTONE CDD

MEETING DATE: July 14, 2022

DMS: _____ *PR*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
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

TF 071422

TOUCHSTONE CDD

MEETING DATE: August 15, 2022

DMS: _____ 

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

TF 081522



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT	1081055608	08/10/2022	08/31/2022

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	07/06/2022	248826	08/03/2022	255937	711100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$284.01

Summary of Account Charges

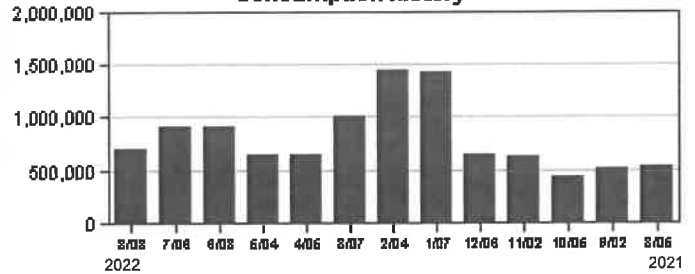
Previous Balance \$421.10
 Net Payments - Thank You \$-421.10
 Total Account Charges **\$284.01**

AMOUNT DUE	\$284.01
-------------------	-----------------

Important Message

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

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **1081055608**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
 Internet Payments: HCFLGov.net/WaterBill
 Additional Information: HCFLGov.net/Water



THANK YOU!



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

741 8

DUE DATE	08/31/2022
AMOUNT DUE	\$284.01
AMOUNT PAID	

101

0010810556083 00000284018

Statement Date: 08/05/2022
Account: 211023749768

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



Current month's charges:	\$24.29
Total amount due:	\$24.29
Payment Due By:	08/26/2022

Your Account Summary

Previous Amount Due	\$22.01
Payment(s) Received Since Last Statement	-\$22.01
Current Month's Charges	\$24.29
Total Amount Due	\$24.29

00000070-0000746-Page 8 of 20

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2022
TRUSTED
BUSINESS
PARTNER

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



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See reverse side for more information

Account: 211023749768

Current month's charges:	\$24.29
Total amount due:	\$24.29
Payment Due By:	08/26/2022

Amount Enclosed \$ _____
603235734154

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

Account: 211023749768
Statement Date: 08/05/2022
Current month's charges due 08/26/2022



Details of Charges – Service from 07/01/2022 to 08/01/2022

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	08/01/2022	0		0		0 kWh	1	32 Days

Daily Basic Service Charge 32 days @ \$0.74000
 Florida Gross Receipt Tax

\$23.68
 \$0.61
\$24.29

Total Current Month's Charges

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

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

0000070-0000747-Page 11 of 20

Important Messages

Seeking approval to increase bills less than 1 percent

Tampa Electric has requested an increase in its base rates and charges. If approved by the Florida Public Service Commission, the new rates will be effective with September bills. As part of Tampa Electric's base-rate settlement agreement, the company may adjust bills if interest rates reach certain levels. With rising interest rates, Tampa Electric must pay more to borrow money, and those costs are shared by all customers. Visit tampaelectric.com/ratecommunications to view the proposed rates for residential, small commercial, commercial and industrial and outdoor lighting customers.

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending June 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.

Statement Date: 08/05/2022
Account: 221007137385

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



Current month's charges:	\$6,980.14
Total amount due:	\$6,980.14
Payment Due By:	08/26/2022

Your Account Summary

Previous Amount Due	\$6,977.15
Payment(s) Received Since Last Statement	-\$6,977.15
Current Month's Charges	\$6,980.14
Total Amount Due	\$6,980.14

00000070-0000749-Page 15 of 20

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tampaelectric.com/news



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See reverse side for more information

Account: 221007137385

Current month's charges:	\$6,980.14
Total amount due:	\$6,980.14
Payment Due By:	08/26/2022
Amount Enclosed	\$ _____

602001196806

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

Account: 221007137385
Statement Date: 08/05/2022
Current month's charges due 08/26/2022



Details of Charges – Service from 07/01/2022 to 08/01/2022

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

Rate Schedule: General Service - Non Demand

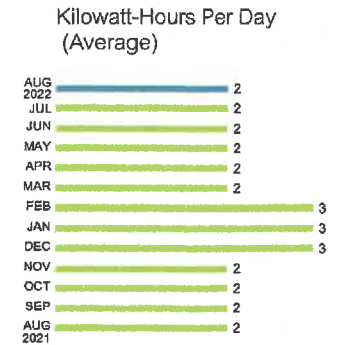
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000708574	08/01/2022	2,158		2,091		67 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	67 kWh @ \$0.07035/kWh	\$4.71
Fuel Charge	67 kWh @ \$0.04126/kWh	\$2.76
Storm Protection Charge	67 kWh @ \$0.00315/kWh	\$0.21
Clean Energy Transition Mechanism	67 kWh @ \$0.00402/kWh	\$0.27
Florida Gross Receipt Tax		\$0.81

Electric Service Cost

\$32.44

Tampa Electric Usage History



00000070-0000750-Page 17 of 20

Details of Charges – Service from 07/01/2022 to 08/01/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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

\$6,980.14

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

Statement Date: 08/05/2022
Account: 221008101554

Current month's charges:	\$1,076.29
Total amount due:	\$1,076.29
Payment Due By:	08/26/2022

Your Account Summary

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



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00004843-0014529-Page 1 of 5

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tampaelectric.com/news

2022 TRUSTED BUSINESS PARTNER
BUSINESS CUSTOMER

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008101554

Current month's charges:	\$1,076.29
Total amount due:	\$1,076.29
Payment Due By:	08/26/2022

Amount Enclosed \$ _____
650149211523

00004843 01 AV 0.45 33607 FTECO108062201284710 00000 03 01000000 014 02 14019 003

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

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

6501492115232210081015540000001076292



Account: 221008101554
Statement Date: 08/05/2022
Current month's charges due 08/26/2022

Details of Charges – Service from 07/01/2022 to 08/01/2022

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 32 days

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

Lighting Charges

\$1,076.29

Total Current Month's Charges

\$1,076.29

00004843-0014530-Page 3 of 6

Important Messages

Seeking approval to increase bills less than 1 percent

Tampa Electric has requested an increase in its base rates and charges. If approved by the Florida Public Service Commission, the new rates will be effective with September bills. As part of Tampa Electric's base-rate settlement agreement, the company may adjust bills if interest rates reach certain levels. With rising interest rates, Tampa Electric must pay more to borrow money, and those costs are shared by all customers. Visit tampaelectric.com/ratecommunications to view the proposed rates for residential, small commercial, commercial and industrial and outdoor lighting customers.

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending June 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.



Statement Date: 08/05/2022
Account: 221008192751

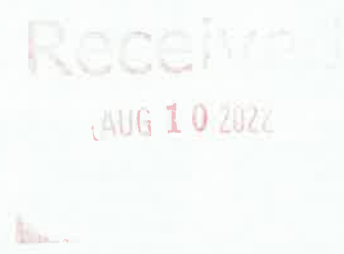
TOUCHSTONE CDD
78TH ST S, TOWER DAIRY, PH 5
TAMPA, FL 33619

Current month's charges:	\$1,187.29
Total amount due:	\$1,187.29
Payment Due By:	08/26/2022

Your Account Summary

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

00004953-0014946-Page 1 of 12



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tampaelectric.com/paperless

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

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tampaelectric.com/news

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

Account: 221008192751

Current month's charges:	\$1,187.29
Total amount due:	\$1,187.29
Payment Due By:	08/26/2022
Amount Enclosed	\$
650149211615	

00004953 02 AV 0.45 33607 FTECO108062201284710 00000 03 01000000 014 02 14129 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



Account: 221008192751
Statement Date: 08/05/2022
Current month's charges due 08/26/2022

Details of Charges – Service from 07/01/2022 to 08/01/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

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

Lighting Charges

\$1,187.29

Total Current Month's Charges

\$1,187.29

00004953-0014847-Page 3 of 12

Important Messages

Seeking approval to increase bills less than 1 percent

Tampa Electric has requested an increase in its base rates and charges. If approved by the Florida Public Service Commission, the new rates will be effective with September bills. As part of Tampa Electric's base-rate settlement agreement, the company may adjust bills if interest rates reach certain levels. With rising interest rates, Tampa Electric must pay more to borrow money, and those costs are shared by all customers. Visit tampaelectric.com/ratecommunications to view the proposed rates for residential, small commercial, commercial and industrial and outdoor lighting customers.

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ACCOUNT INVOICE

tampaelectric.com |

Statement Date: 08/05/2022
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:	08/26/2022



Your Account Summary

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

0000070-0000743-Page 3 of 20

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WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: 221008369474

Current month's charges:	\$295.60
Total amount due:	\$295.60
Payment Due By:	08/26/2022

Amount Enclosed \$
651383756597

Received
AUG 10 2022

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



ACCOUNT INVOICE

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

Account: 221008369474
Statement Date: 08/05/2022
Current month's charges due 08/26/2022



Details of Charges – Service from 07/01/2022 to 08/01/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

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

Lighting Charges **\$295.60**

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

00000070-0000744-Page 5 of 20

Important Messages

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

Statement Date: 08/05/2022
Account: 221008637573

Current month's charges:	\$0.00
Total amount due:	\$0.00
Payment Due By:	08/26/2022

Your Account Summary

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

00004853-0014848-Page 7 of 12

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EMAIL and
TEXT ALERTS

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tampaelectric.com/news

2022
TRUSTED
BUSINESS
PARTNER

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: 221008637573

Current month's charges:	\$0.00
Total amount due:	\$0.00
Payment Due By:	08/26/2022

Amount Enclosed \$ _____
682247839474



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

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

Account: 221008637573
Statement Date: 08/05/2022
Current month's charges due 08/26/2022

Details of Charges – Service from 07/01/2022 to 08/01/2022

Lighting Service Items LS-1 (Bright Choices) for 32 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
Lighting Charges	\$0.00
<hr/>	
Total Current Month's Charges	\$0.00
<hr/>	

00004953-0014950-Page 9 of 12

Important Messages

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Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 23051
Date 08/03/2022

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ <u>3,500.00</u>
Current Amount Due	\$ <u>3,500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,500.00	0.00	0.00	0.00	0.00	3,500.00

Payment due upon receipt.

INVOICE



JNJ Cleaning Services

Cesmarie Irizarry Velez
7804 Davie Ray Dr, Zephyrhills, FL 33540, UNITED STATES
Phone: +1 813-781-8999; services@jnjcleanservices.com; Website:
www.jnjcleanservices.com

Invoice No#: 0101
Invoice Date: Aug 1, 2022
Due Date: Aug 15, 2022

\$300.00
AMOUNT DUE

BILL TO

c/o Inframark, LLC
Touchstone CDD
2005 Pan Am Circle, Suite 300, Tampa, FL 33607, UNITED STATES
districtinvoices@inframark.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Trash Remove and replace 4 large trash bags once a week. Clean and disinfect trash bins as needed.	1	\$100.00	\$100.00
2	Dog stations Remove and replace 3 dog trash liners once a week. Place dog waste bags as needed.	1	\$120.00	\$120.00
3	Trash pickup Pick up trash along 78th st and Camden Field pkwy once a week.	1	\$80.00	\$80.00
			Subtotal	\$300.00
			Shipping	\$0.00
			TOTAL	\$300.00 USD

NOTES TO CUSTOMER

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

53900 - 4605
42



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

Invoice

Date	Invoice #
7/24/2022	SM-7060

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
					SM1028 Touchstone CDD LM
Quantity	Description		Rate	Serviced Date	Amount
400	Confederate Jasmine 1gal		2.95625	7/22/2022	1,182.50
	53960-4607 C/O				

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

Total	\$1,182.50
Payments/Credits	\$0.00
Balance Due	\$1,182.50

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 27, 2022

Client: 001492

Matter: 000001

Invoice #: 21896

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
6/22/2022	LB	REVISE RESOLUTION APPROVING PROPOSED FY 2022/2023 BUDGET AND SETTING PUBLIC HEARING; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2	\$32.00
6/23/2022	VKB	DRAFT RESOLUTIONS LEVYING PRELIMINARY DEBT ASSESSMENTS FOR POTENTIAL ACQUISITION OF RECREATIONAL FACILITIES AND SETTING PUBLIC HEARING; DRAFT EMAIL RE: SAME.	1.4	\$490.00
6/29/2022	VKB	REVIEW PLATS AND PUBLIC RECORDS; DRAFT DEED CONVEYING COMMON AREAS TO CDD AND GRANT OF EASEMENTS; REVIEW AGENDA PACKAGE; TELEPHONE CALL TO G. ROBERTS RE: UPCOMING BOARD MEETING.	1.6	\$560.00
6/30/2022	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	1.7	\$595.00
7/1/2022	VKB	DRAFT EMAIL TO J. MAHONEY RE: ENGAGEMENT LETTER AS REAL ESTATE COUNSEL FOR ACQUISITION OF CLUB.	0.3	\$105.00
7/1/2022	MS	RECEIVE, REVIEW AND PROCESS SPECIAL WARRANTY DEED AND GRANT OF EASEMENT TO BE E-RECORDED IN HILLSBOROUGH COUNTY.	0.4	\$64.00
7/5/2022	MS	RECEIVE, REVIEW AND PROCESS RECORDED COPY OF SPECIAL WARRANTY DEED AND GRANT OF EASEMENT.	0.4	\$64.00
7/6/2022	MS	PREPARE WELCOME PACKET FOR MR. ANGAIL; PREPARE WELCOME PACKET FOR MR. ELLIOT; PREPARE WELCOME PACKET FOR MR. FISHER.	1.2	\$192.00

51400-3107

LN

July 27, 2022

Client: 001492

Matter: 000001

Invoice #: 21896

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
7/11/2022	VKB	DRAFT JOINT MAILED NOTICE LETTER FOR O/M AND CLUBHOUSE ASSESSMENTS.	1.5	\$525.00
7/11/2022	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT RE 2018 BONDS AND 2019 BONDS.	0.2	\$32.00
7/13/2022	VKB	REVIEW AGENDA PACKAGE; TELEPHONE CALL TO G. ROBERTS RE: UPCOMING BOARD MEETING; TELECONFERENCE WITH J. MAHONEY RE: UPCOMING BOARD MEETING.	0.4	\$140.00
7/14/2022	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	1.3	\$455.00
Total Professional Services			10.6	\$3,254.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
7/15/2022	Photocopies	\$0.45
Total Disbursements		\$0.45

Total Services	\$3,254.00
Total Disbursements	\$0.45
Total Current Charges	\$3,254.45
Previous Balance	\$1,002.80
Less Payments	(\$1,002.80)
PAY THIS AMOUNT	\$3,254.45

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	
07/17/22 - 07/24/22		TOUCHSTONE	
Billing Date		Sales Rep	Customer Account
07/24/2022		Deirdre Bonett	175651
Total Amount Due		Ad Number	
\$1,644.00		0000236585	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/17/22	07/24/22	0000236585	Times	Legals CLS	CASE NO.: 2022-CA-004831	2	2x116 L	\$1,640.00
07/17/22	07/24/22	0000236585	Tampabay.com	Legals CLS	CASE NO.: 2022-CA-004831 AffidavitMaterial	2	2x116 L	\$0.00 \$4.00

51300.4801
 CB

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Advertising Run Dates		Advertiser Name	
07/17/22 - 07/24/22		TOUCHSTONE	
Billing Date		Sales Rep	Customer Account
07/24/2022		Deirdre Bonett	175651
Total Amount Due		Ad Number	
\$1,644.00		0000236585	

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REMIT TO:

TOUCHSTONE
 C/O STRALEY ROBIN VERICKER
 1510 W. CLEVELAND ST.
 TAMPA, FL 33606

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ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/ 3/22		TOUCHSTONE	
Billing Date	Sales Rep	Customer Account	
08/03/2022	Deirdre Bonett	166541	
Total Amount Due		Ad Number	
\$1,972.00		0000239260	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/03/22	08/03/22	0000239260	Times	Legals CLS	O&M Assessments	1	4x12.00 IN	\$1,968.00
08/03/22	08/03/22	0000239260	Tampabay.com	Legals CLS	O&M Assessments AffidavitMaterial	1	4x12.00 IN	\$0.00 \$4.00

51366-4801
CR

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Tampa Bay Times

tampabay.com

DEPT 3396
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 Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
08/ 3/22		TOUCHSTONE	
Billing Date	Sales Rep	Customer Account	
08/03/2022	Deirdre Bonett	166541	
Total Amount Due		Ad Number	
\$1,972.00		0000239260	

ADVERTISING INVOICE

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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

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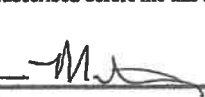
Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of **8/ 3/22** 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.



Signature Affiant

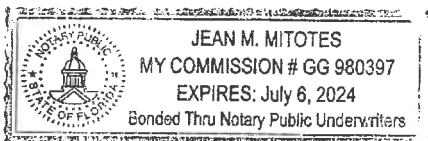
Sworn to and subscribed before me this **08/03/2022**



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____





tampabay.com

Times Publishing Company

DEPT 3396

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DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/ 3/22		TOUCHSTONE	
Billing Date	Sales Rep	Customer Account	
08/03/2022	Deirdre Bonett	166541	
Total Amount Due		Ad Number	
\$1,972.00		0000239090	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/03/22	08/03/22	0000239090	Times	Legals CLS	Debt Assessments	1	4x12.00 IN	\$1,968.00
08/03/22	08/03/22	0000239090	Tampabay.com	Legals CLS	Debt Assessments AffidavitMaterial	1	4x12.00 IN	\$0.00 \$4.00

1 of 2

*SI 300-4501
CR*

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DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

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Advertising Run Dates		Advertiser Name	
08/ 3/22		TOUCHSTONE	
Billing Date	Sales Rep	Customer Account	
08/03/2022	Deirdre Bonett	166541	
Total Amount Due		Ad Number	
\$1,972.00		0000239090	

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TIMES PUBLISHING COMPANY

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

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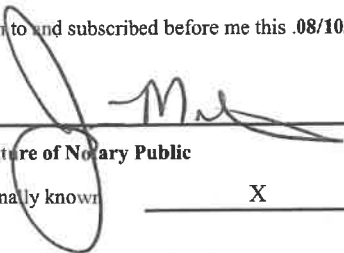
Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Debt Assessments** was published in said newspaper by print in the issues of: **8/ 3/22, 8/10/22** 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 not 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.



Signature Affiant

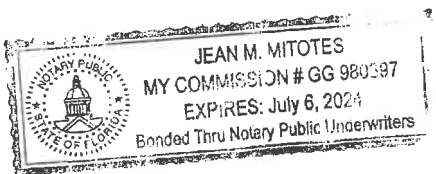
Sworn to and subscribed before me this **.08/10/2022**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____





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	
08/ 3/22		TOUCHSTONE	
Billing Date		Sales Rep	Customer Account
08/03/2022		Deirdre Bonett	166541
Total Amount Due		Ad Number	
\$367.50		0000238527	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/03/22	08/03/22	0000238527	Times	Legals CLS	Budget Workshop	1	2x43 L	\$365.50
08/03/22	08/03/22	0000238527	Tampabay.com	Legals CLS	Budget Workshop AffidavitMaterial	1	2x43 L	\$0.00 \$2.00

PAID
AUG 10 2022

51360-4501
42

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tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
08/ 3/22		TOUCHSTONE	
Billing Date		Sales Rep	Customer Account
08/03/2022		Deirdre Bonett	166541
Total Amount Due		Ad Number	
\$367.50		0000238527	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

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

} ss

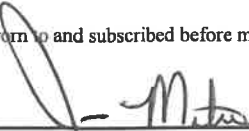
Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Workshop** was published in said newspaper by print in the issues of: **8/3/22** 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.



Signature Affiant

Sworn to and subscribed before me this **08/03/2022**



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____

**TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BUDGET WORKSHOP**

A workshop of the Board of Supervisors ("Board") of the Touchstone Community Development District will be held on August 15, 2022, at 6:00 PM at the Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578. 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").

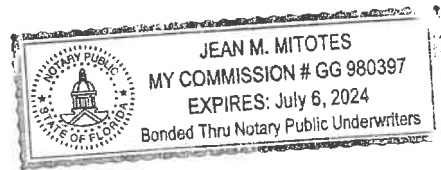
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member 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: August 3, 2022

0000238527





tampabay.com

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 DALLAS, TX 75312-3396
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ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/10/22		TOUCHSTONE	
Billing Date	Sales Rep	Customer Account	
08/10/2022	Deirdre Bonett	166541	
Total Amount Due		Ad Number	
\$410.00		0000239827	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/10/22	08/10/22	0000239827	Times	Legals CLS	FY 2023 Budget Public Hearing	1	2x49 L	\$408.00
08/10/22	08/10/22	0000239827	Tampabay.com	Legals CLS	FY 2023 Budget Public Hearing AffidavitMaterial	1	2x49 L	\$0.00 \$2.00

51300 - 4501
402

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Advertising Run Dates		Advertiser Name	
08/10/22		TOUCHSTONE	
Billing Date	Sales Rep	Customer Account	
08/10/2022	Deirdre Bonett	166541	
Total Amount Due		Ad Number	
\$410.00		0000239827	

ADVERTISING INVOICE

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REMIT TO:

TOUCHSTONE
ATTN: MERITUS
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TAMPA, FL 33607

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**Tampa Bay Times
Published Daily**

STATE OF FLORIDA
COUNTY OF Hillsborough

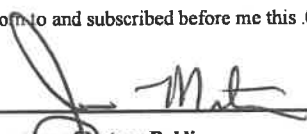
Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: FY 2023 Budget Public Hearing** was published in said newspaper by print in the issues of: **8/10/22** 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.



Signature Affiant

Sworn to and subscribed before me this **08/10/2022**



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____

Notice of Public Hearing and Board of Supervisors Meeting of the Touchstone Community Development District

The Board of Supervisors (the "Board") of the Touchstone Community Development District (the "District") will hold a public hearing and a meeting on August 31, 2022, at 6:00 p.m. at the Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.touchstonecdd.com, or may be obtained by contacting the District Manager's office via email at Gene.Roberts@inframark.com or via phone at (813) 873-7300.

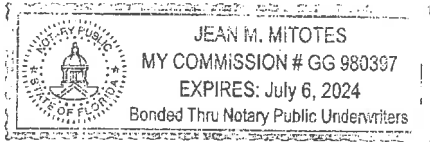
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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: August 10, 2022 0000239827



Tampa Bay Times

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 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/10/22		TOUCHSTONE	
Billing Date		Sales Rep	Customer Account
08/10/2022		Deirdre Bonett	166541
Total Amount Due		Ad Number	
\$1,968.00		0000239090	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/10/22	08/10/22	0000239090	Times	Legals CLS	Debt Assessments	1	4x12.00 IN	\$1,968.00
08/10/22	08/10/22	0000239090	Tampabay.com	Legals CLS	Debt Assessments	1	4x12.00 IN	\$0.00

51300-4801
CA

8/10/2022

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ADVERTISING INVOICE

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Advertising Run Dates		Advertiser Name	
08/10/22		TOUCHSTONE	
Billing Date		Sales Rep	Customer Account
08/10/2022		Deirdre Bonett	166541
Total Amount Due		Ad Number	
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TOUCHSTONE
 ATTN: MERITUS
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STATE OF FLORIDA
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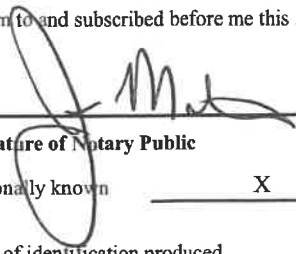
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Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered 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 not 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.



Signature of Affiant

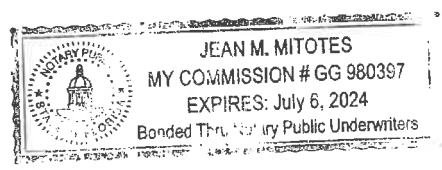
Sworn to and subscribed before me this **.08/10/2022**



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



Notice of Workshop and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Touchstone Community Development District

The Board of Supervisors ("Board") of the Touchstone Community Development District ("District") will hold a workshop on Monday August 15, 2022, at 6 p.m. at the Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578, and a Public Hearing meeting on Wednesday August 31, 2022, at 6 p.m. at the Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578.

The purpose of the workshop is to provide residents more information about the proposed acquisition of the clubhouse and recreational facilities within the District (the "Touchstone Clubhouse") as described in the Report of the District Engineer on file with the District and the proposed increase in its operations and maintenance assessments.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed Special Assessment Bonds that would be issued to acquire the Touchstone Clubhouse and includes a contingency for repairs and unexpected maintenance. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Amenity Master Special Assessment Methodology Report on file with the District. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The proposed schedule of assessments for all 1,034 product types in the District will be on an equalized basis with an annual assessment of \$606.79 per unit and a principal amount of \$8,065.76 (inclusive of interest, collection costs, and discounts for early payment). The District expects to collect sufficient revenues to retire no more than \$8,340,000 principal in debt.

The Debt Assessments are anticipated to be collected by the Hillsborough County Tax Collector. Alternatively, the District may directly collect the Debt Assessments in accordance with Chapter 190, Florida Statutes.

Failure to pay the assessments may cause a tax certificate to be issued against the property and/or subject the property to foreclosure, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

The workshop, Board meeting, and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The workshop, Board meeting, and/or the public hearing may be continued in progress to a date and time certain announced at the workshop, meeting, and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at 813-873-7300 (Extension 397) at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Gene Roberts,
District Manager

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Touchstone Community Development District (the "District") has determined to acquire and construct certain public improvements (the "Recreational Project") set forth in the plans and specifications described in the Report of the District Engineer dated January 2022 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the office of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Recreational Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Recreational Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report dated June 30, 2022 (the

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

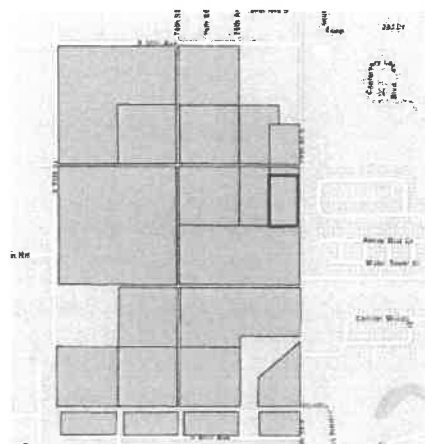
1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Recreational Project.
3. The nature of the Recreational Project generally consists of public improvements consisting of a 3.24-acre tract of land together with an existing clubhouse building, pool, parking lot, green space, landscaping/hardscaping, fixtures and personal property, all located within Parcel L of the Touchstone Phase 1 plat, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Recreational Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Recreational Project is approximately \$6,900,000 (hereinafter referred to as the "Estimated Cost").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$8,340,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment bonds.
7. As provided in further detail in the Assessment Report, the lands within the District are currently fully platted and the Debt Assessments will be levied on an equalized basis across all residential units as they will all benefit equally from the ability to enjoy and use the Recreational Project regardless of product type or front footage.
8. In the event the actual cost of the Recreational Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots, within the District, which are adjoining and contiguous or bounding and abutting upon the Recreational Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Recreational Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots assessed, the amount of benefit to and the assessment against each lot and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on June 30, 2022.

Attest: **Touchstone Community Development District**

/s/ Brian Lamb
Brian Lamb
Secretary

/s/ Kelly Evans
Kelly Evans
Chair of the Board of Supervisors



Invoice

Mahoney Law Group, P.A.
 2240 Belleair Road
 Suite 210
 Clearwater, FL 33764
 (727) 536-8003

Date	Invoice #
8/8/22	19807

Bill To	
Touchstone CDD c/o Gene Roberts at Inframark CDD Manager gene.roberts@inframark.com	
Project	Club Purchase

Date	Atty/Item	Description	Amount
7/12/22	JPM	Brief call with V. Babbar re: representation on club purchase by CDD.	40.00
7/14/22	JPM	Finalize and transmit engagement letter to V. Babbar; Attend CDD meeting regarding engagement; communications with L. Campagna regarding HOA waiver; revise engagement letter and transmit to CDD; circulate fully-executed engagement letter.	760.00
7/25/22	SMC	Review and analyze Touchstone Declaration and Club Plan for Association's purchase rights and calculation of purchase price; prepare draft written consent by Association Board and transmit to L. Campagna.	650.00
51300 - 3107 QR			

Payments/Credits	\$0.00
Balance Due	\$1,450.00

Touchstone Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 8/31/2022

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2018
Assets				
Cash-Operating Account	251,481.00	0.00	0.00	0.00
Investment-Revenue 2018 (5000)	0.00	130,667.00	0.00	0.00
Investment-Interest 2018 (5001)	0.00	1.00	0.00	0.00
Investment-Sinking 2018 (5002)	0.00	1.00	0.00	0.00
Investment-Reserve 2018 (5003)	0.00	167,363.00	0.00	0.00
Investment-Prepayment 2018 (5004)	0.00	0.00	0.00	0.00
Investment-Construction 2018 (5005)	0.00	0.00	0.00	60.00
Investment-Revenue 2019 (9000)	0.00	0.00	307,393.00	0.00
Investment-Interest 2019 (9001)	0.00	0.00	2.00	0.00
Investment-Sinking 2019 (9002)	0.00	0.00	0.00	0.00
Investment-Reserve 2019 (9003)	0.00	0.00	284,988.00	0.00
Investment-Construction 2019 (9005)	0.00	0.00	0.00	0.00
Investment-Annexation 2019 (9006)	0.00	0.00	0.00	0.00
Investment-Cost of Issuance 2019 (9007)	0.00	0.00	0.00	0.00
Accounts Receivable - Other	0.00	0.00	0.00	0.00
Due From Developer	0.00	0.00	0.00	0.00
Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00
Prepaid Expenses	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00
Prepaid Professional Liability	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	5,172.00	0.00	0.00	0.00
Deposits	248.00	0.00	0.00	0.00
Construction Work In Progress	0.00	0.00	0.00	0.00
Amount Available-Debt Service	0.00	0.00	0.00	0.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00
Other	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Assets	<u>256,901.00</u>	<u>298,032.00</u>	<u>592,383.00</u>	<u>60.00</u>
Liabilities				
Accounts Payable	7,725.00	0.00	0.00	0.00
Accounts Payable - Other	0.00	0.00	0.00	0.00
Due to Developer	0.00	0.00	0.00	0.00
Unearned Revenue	0.00	0.00	0.00	0.00
Unearned Revenues	0.00	0.00	0.00	0.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00
Revenue Bonds Payable-Series 2018	0.00	0.00	0.00	0.00
Revenue Bonds Payable-Series 2019	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Liabilities	<u>7,725.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Touchstone Community Development District

Balance Sheet

As of 8/31/2022

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2018
Fund Equity & Other Credits				
Fund Balance-All Other Reserves	0.00	292,414.00	439,116.00	60.00
Fund Balance-Unreserved	96,184.00	0.00	0.00	0.00
Investment In General Fixed Assets	0.00	0.00	0.00	0.00
Other	<u>152,993.00</u>	<u>5,618.00</u>	<u>153,267.00</u>	<u>0.00</u>
Total Fund Equity & Other Credits	<u>249,176.00</u>	<u>298,032.00</u>	<u>592,383.00</u>	<u>60.00</u>
 Total Liabilities & Fund Equity	 <u>256,901.00</u>	 <u>298,032.00</u>	 <u>592,383.00</u>	 <u>60.00</u>

Touchstone Community Development District

Balance Sheet

As of 8/31/2022

Capital Projects Fund - Series 2019	General Fixed Assets Account Group	General Long-Term Debt	Total
0.00	0.00	0.00	251,481.00
0.00	0.00	0.00	130,667.00
0.00	0.00	0.00	1.00
0.00	0.00	0.00	1.00
0.00	0.00	0.00	167,363.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	60.00
0.00	0.00	0.00	307,393.00
0.00	0.00	0.00	2.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	284,988.00
0.00	0.00	0.00	0.00
2.00	0.00	0.00	2.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	5,172.00
0.00	0.00	0.00	248.00
0.00	13,985,456.00	0.00	13,985,456.00
0.00	0.00	576,804.00	576,804.00
0.00	0.00	13,838,196.00	13,838,196.00
<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<u>2.00</u>	<u>13,985,456.00</u>	<u>14,415,000.00</u>	<u>29,547,833.00</u>
0.00	0.00	0.00	7,725.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	4,985,000.00	4,985,000.00
<u>0.00</u>	<u>0.00</u>	<u>9,430,000.00</u>	<u>9,430,000.00</u>
<u>0.00</u>	<u>0.00</u>	<u>14,415,000.00</u>	<u>14,422,725.00</u>

Touchstone Community Development District

Balance Sheet

As of 8/31/2022

Capital Projects Fund - Series 2019	General Fixed Assets Account Group	General Long-Term Debt	Total
364,237.00	0.00	0.00	1,095,826.00
0.00	0.00	0.00	96,184.00
0.00	13,985,456.00	0.00	13,985,456.00
(364,235.00)	<u>0.00</u>	<u>0.00</u>	(52,358.00)
<u>2.00</u>	<u>13,985,456.00</u>	<u>0.00</u>	<u>15,125,108.00</u>
<u>2.00</u>	<u>13,985,456.00</u>	<u>14,415,000.00</u>	<u>29,547,833.00</u>

Touchstone Community Development District
Statement of Revenues and Expenditures

From 10/1/2021 Through 8/31/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	433,685.00	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>
Total Revenues	<u>566,334.00</u>	<u>532,402.00</u>	<u>(33,932.00)</u>	<u>(6)%</u>
Expenditures				
Legislative				
Supervisor Fees	0.00	8,400.00	(8,400.00)	0 %
Financial & Administrative				
District Manager	45,000.00	41,250.00	3,750.00	8 %
District Engineer	7,500.00	0.00	7,500.00	100 %
Disclosure Report	12,600.00	11,600.00	1,000.00	8 %
Trustees Fees	10,000.00	5,199.00	4,801.00	48 %
Accounting Services	4,500.00	2,550.00	1,950.00	43 %
Auditing Services	7,600.00	3,558.00	4,042.00	53 %
Postage, Phone, Faxes, Copies	1,000.00	245.00	755.00	75 %
Public Officials Insurance	2,500.00	2,506.00	(6.00)	(0)%
Legal Advertising	2,500.00	9,205.00	(6,705.00)	(268)%
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	1,425.00	375.00	21 %
ADA Website Vendor	1,500.00	1,500.00	0.00	0 %
Legal Counsel				
District Counsel	15,000.00	9,914.00	5,086.00	34 %
Electric Utility Services				
Electric Utility Services	100,000.00	90,981.00	9,019.00	9 %
Water-Sewer Combination Services				
Water Utility Services	15,000.00	4,129.00	10,871.00	72 %
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	149,428.00	25,572.00	15 %
Repairs & Maintenance	20,000.00	3,610.00	16,390.00	82 %
Wetland Maintenance	2,000.00	0.00	2,000.00	100 %
Plant Replacement Program	30,000.00	10,616.00	19,385.00	65 %
Mulch	35,000.00	0.00	35,000.00	100 %
Waterway Management Services	10,000.00	7,425.00	2,575.00	26 %
Irrigation Maintenance	16,600.00	8,386.00	8,214.00	49 %
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>
Total Expenditures	<u>566,334.00</u>	<u>379,410.00</u>	<u>186,924.00</u>	<u>33 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>152,993.00</u>	<u>152,993.00</u>	<u>0 %</u>

Touchstone Community Development District
Statement of Revenues and Expenditures

From 10/1/2021 Through 8/31/2022

Fund Balance, Beginning of Period	0.00	96,184.00	96,184.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>249,176.00</u>	<u>249,176.00</u>	<u>0 %</u>

Touchstone Community Development District
Statement of Revenues and Expenditures

From 10/1/2021 Through 8/31/2022

001 - General Fund
(In Whole Numbers)

Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original

Touchstone Community Development District
Statement of Revenues and Expenditures

From 10/1/2021 Through 8/31/2022

200 - Debt Service Fund - Series 2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
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>612.00</u>	<u>612.00</u>	<u>0 %</u>
Total Revenues	<u>332,250.00</u>	<u>339,618.00</u>	<u>7,368.00</u>	<u>2 %</u>
Expenditures				
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>	<u>(1,750.00)</u>	<u>(1)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>5,618.00</u>	<u>5,618.00</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>298,032.00</u>	<u>298,032.00</u>	<u>0 %</u>

Touchstone Community Development District
Statement of Revenues and Expenditures

From 10/1/2021 Through 8/31/2022

201 - Debt Service Fund - Series 2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
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>1,116.00</u>	<u>1,116.00</u>	<u>0 %</u>
Total Revenues	<u>569,675.00</u>	<u>715,910.00</u>	<u>146,235.00</u>	<u>26 %</u>
Expenditures				
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>
Total Expenditures	<u>569,676.00</u>	<u>562,644.00</u>	<u>7,032.00</u>	<u>1 %</u>
Excess of Revenues Over (Under) Expenditures	<u>(1.00)</u>	<u>153,267.00</u>	<u>153,268.00</u>	<u>(15,326,772)%</u>
Fund Balance, Beginning of Period	0.00	439,116.00	439,116.00	0 %
Fund Balance, End of Period	<u>(1.00)</u>	<u>592,383.00</u>	<u>592,384.00</u>	<u>(59,238,350)%</u>

Touchstone Community Development District
Statement of Revenues and Expenditures

From 10/1/2021 Through 8/31/2022

300 - Capital Projects Fund - Series 2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	0.00	0.00	0 %
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 8/31/2022

301 - Capital Projects Fund - Series 2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
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>
Expenditures				
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 8/31/2022

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: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked

Bank Balance	288,494.59
Less Outstanding Checks/Vouchers	37,013.25
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	251,481.34
Balance Per Books	<u>251,481.34</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: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1497	7/14/2022	System Generated Check/Voucher	300.00	Touchstone CDD
1497	7/14/2022	System Generated Check/Voucher	(300.00)	Touchstone CDD
1516	8/18/2022	System Generated Check/Voucher	200.00	Lori A. Campagna
1521	8/28/2022	System Generated Check/Voucher	1,450.00	Mahoney Law Group, P.A.
1522	8/28/2022	System Generated Check/Voucher	28,673.75	Steadfast Contractors Alliance
1523	8/28/2022	System Generated Check/Voucher	<u>6,689.50</u>	Tampa Bay Times
Outstanding Checks/Vouchers			<u>37,013.25</u>	

Touchstone Community Development District
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1490	7/7/2022	System Generated Check/Voucher	4,957.95	Inframark LLC
1499	7/21/2022	System Generated Check/Voucher	400.00	Anson Thomas Angali
1506	7/27/2022	System Generated Check/Voucher	4,258.00	Steadfast Contractors Alliance
1507	8/4/2022	System Generated Check/Voucher	3,254.45	Straley Robin Vericker
1508	8/4/2022	System Generated Check/Voucher	1,644.00	Tampa Bay Times
1509	8/4/2022	System Generated Check/Voucher	400.00	Timothy W. Fisher
1510	8/11/2022	System Generated Check/Voucher	3,500.00	Grau and Associates
1511	8/11/2022	System Generated Check/Voucher	4,958.55	Inframark LLC
1512	8/18/2022	System Generated Check/Voucher	284.01	BOCC
1513	8/18/2022	System Generated Check/Voucher	200.00	Gregory L. Elliot
1514	8/18/2022	System Generated Check/Voucher	300.00	JNU Cleaning Services
1515	8/18/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1517	8/18/2022	System Generated Check/Voucher	675.00	Sitex Aquatics
1518	8/18/2022	System Generated Check/Voucher	1,182.50	Steadfast Contractors Alliance
1519	8/18/2022	System Generated Check/Voucher	9,563.61	Tampa Electric
1520	8/18/2022	System Generated Check/Voucher	<u>200.00</u>	Timothy W. Fisher
Cleared Checks/Vouchers			<u>35,978.07</u>	

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Touchstone

Date: 9/16/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	24	-1	Minimal trash spotted
INVASIVE MATERIAL (FLOATING)	20	10	-10	Alligator weed/Cattails/Torpedo grass
INVASIVE MATERIAL (SUBMERSED)	20	17	-3	Fewer than floating material
FOUNTAINS/AERATORS	20	20	0	N/A
DESIRABLE PLANTS	15	15	0	N/A
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	
CLUBHOUSE EXTERIOR	3	3	0	
POOL WATER	10	10	0	
POOL TILES	10	10	0	
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	8	0	
FIRST AID/SAFETY ITEMS	10	10	0	
SIGNAGE (rules, pool, playground)	5	5	0	
PLAYGROUND EQUIPMENT	5	5	0	
RECREATIONAL FACILITIES	7	7	0	
RESTROOMS	6	6	0	
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	
IT/PHONE SYSTEM	3	3	0	
TRASH RECEPTACLES	3	3	0	
WATER FOUNTAINS	8	8	0	
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Touchstone

Date: 9/16/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	38	-2	New annuals, some weeds.
RECREATIONAL AREAS	30	25	-5	Leaning trees, dead/missing areas.
SUBDIVISION MONUMENTS	30	30	0	Good
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	13	-2	Missing picket, dirty/overgrown in some areas.
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	County
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	677	-23	97%

Manager's Signature: Clay Wright

Supervisor's Signature: _____

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Touchstone

Date: Friday, September 16, 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	Brown Patch spotted.
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Some Sedge
TURF INSECT/DISEASE CONTROL	10	10	0	None Observed
PLANT FERTILITY	5	4	-1	Plumbago struggling.
WEED CONTROL - BED AREAS	5	4	-1	Some needed
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	4	-1	Drip Lines exposed
WATER/IRRIGATION MGMT	8	7	-1	Irrigation Leak along Samuel Ivy Dr
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	Fresh annuals planted
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: Clay Wright

Supervisor's Signature: _____

Touchstone 9/16



Irrigation leak has been resolved on the corner of Camden Field and Wild Senna.



New annuals have been planted in median on Wild Senna north of Camden Field. Palm trees here could use a trim and have the seed pods removed.



Looks like brown patch starting to form on east side of Wild Senna, just past the corner of Camden Field.



Plumbago are struggling on the far north pocket park along Wild Senna. Looks like an overwatering/drainage issue due to the water pooling in the corner of landscape bed.



Leaning Sycamore tree with a broken strap, also in far north Wild Senna pocket park.



Next pocket park heading south on Wild Senna has some Live Oaks with suckers that need to be removed.



Next park down has Bushy Beardgrass growing out of the Muhly Grass.



Corner of Globe Thistle and Clary Sage, broken off PVC Pipe and bent pole that looks like it was once a dog station.



On Pearly Everlasting Avenue, conservation area is encroaching over the sidewalk.



Encroachment from the same conservation area on Daisy Bloom Place.



Further down Daisy Bloom Place, the encroachment worsens and is growing over into a resident's yard.



Median on the north side of Romano Busciglio has some trash, a couple of dead Juniper and struggling Ilex, and some of the Bulbine have been taken over by weeds. One of them has petunias growing out of it.



Bulbine that has been taken over by petunias.



Pond 3 has quite a bit of alligator weed growing a few feet from the banks.



West entryway on Camden Field looks great, though the dripline is exposed. Trinettes, Firebush, and Queen Palms are all healthy. The one Queen palm behind the sign could use a trim and some fertilization.



Pond 4 looks good overall, alligator weed is just starting to grow into cattails, should be sprayed at next pond maintenance visit.



Wetland #1 has Alligator Weed, Primrose Willow, and Torpedo grass that is getting way out of hand. Can this area be sprayed or is it treated as a conservation area? Palmettos along the banks are also in need of trimming.



Pond 2 has nearly 8 feet of alligator weed growing from the banks.



Multiple (estimated 15) Plumbago are dead/missing along the fence on the south side of Camden Field.



Multiple spots of missing Viburnum along Camden Field.



Main Camden Field entry on the east side of the community looks great in most areas.



New annuals.





North corner of main entryway has a section of Jasmine with a lot of weed growth.



Smaller jasmine looks skimpy in the median. Also a fair amount of trash in this high-traffic area.



Fresh annuals in the Wild Senna median, south of Camden Field.



Fence picket is missing behind the main entry, accessible from Ginger Lily Court.



Limbs growing over the fence at the end of Ginger Lily Court need to be cut.



Fence is very dirty in this area, recommend a pressure washing.



Corner of Wild Senna and Norman Oak is wildly overgrown, is this area not in the landscaping contract?



Dog park looks great overall, dog water fountain is broken.



Dog water fountain not in operation.



Median on south side of Romano Busciglio has a dead palm. Some weeds are growing through the Juniper. 4 dead juniper counted.





Water pooling up in landscaping bed at the far north pocket park along Samuel Ivy Drive. Looks like an irrigation leak.



Leaning Pine tree at corner of Samuel Ivy and Sweet Alyssum Ct.



Missing Cypress at same intersection.