

**TOUCHSTONE
COMMUNITY DEVELOPMENT
DISTRICT**

JANUARY 09, 2024

AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33604

Touchstone Community Development District

Board of Supervisors

Anson Angail, Chairman
Gregory Elliot, Vice-Chairman
Timothy Fisher, Assistant Secretary
Yitzchak Baum, Assistant Secretary
Corliss Ball, Assistant Secretary

District Staff

Gene Roberts, District Manager
Vivek Babbar, District Counsel
Todd Amaden, District Engineer

Regular Meeting Agenda

Tuesday, January 09, 2024, at 9:00 am.

The Regular Meeting of the **Touchstone Community Development District** will be held on **January 09, 2024, at 9:00 a.m.** The **Touchstone Clubhouse** is located at **4205 Wild Senna Blvd Tampa, FL 33619**. Please let us know at least 24 hours in advance if you plan to call into the meeting. Following is the Agenda for the Meeting:

Join Zoom Meeting

<https://us06web.zoom.us/j/81309264630?pwd=yHQmAtx0k0ftTaN6gBMYUuqriazgJr.1>

Meeting ID: 813 0926 4630

Passcode: 022419

Dial by your location +1 305 224 1968 US

All cellular phones and pagers must be turned off during the meeting.

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS ON AGENDA ITEMS

3. BUSINESS ITEMS

- A. Consideration of Resolution 2024 - 01; Setting Public Hearing for Towing Rules and Policy
- B. Discussion on Flock Security Camera Proposals
- C. Discussion on Sod Proposals - Steadfast

4. CONSENT AGENDA

- A. Approval of Minutes of the December 12, 2023; Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures November 2023
- C. Review of Financial Statements Month Ending November 2023

5. STAFF REPORTS

- A. District Counsel
- B. District Manager
 - i. Community Inspection Reports
- C. District Engineer

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

*The next regularly scheduled meeting is February 13, 2024, at 09:00 a.m.

District Office

Inframark
2005 Pan Am Circle
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:
The Touchstone Clubhouse
4205 Wild Senna Blvd
Tampa, FL 33619

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S ADOPTION OF ITS TOWING POLICY; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, pursuant to the provisions of Chapters 120 and 190, Florida Statutes, among others, the District is authorized to adopt rules and policies regarding the operation of the District's facilities; and

WHEREAS, the District desires to adopt the Towing Policy attached hereto as Exhibit A; and

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

Section 1. A public hearing will be held to adopt the Towing Policy on February 13, 2024, at 9:00 a.m., The Touchstone Clubhouse is located at 4205 Wild Senna Blvd Tampa, FL 33619.

Section 2. The District Manager is directed to publish notice of the hearing in accordance with Chapters 120 and 190, Florida Statutes.

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

PASSED AND ADOPTED this 9th day of January 2024.

**TOUCHSTONECOMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

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

Exhibit A: Parking and Towing Policy

Touchstone Community Development District Parking and Towing Policy

The Touchstone Community Development District (the “**District**”) has adopted the following policy (the “**Policy**”) regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on both the District-owned clubhouse parking area, located at 4205 Wild Senna Blvd Tampa, FL 33619 (the “**District Parking Areas**”).

The term District Parking Areas shall include all common areas and sidewalks located adjacent to the District Parking Areas, and the grass strip between sidewalk and any roadway located adjacent to the District Parking Areas. This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

1. There shall be no parking of vehicles on District Parking Areas except during permitted hours only and within a properly posted parking area or within properly marked parking spaces in accordance with this Policy.
2. No overnight parking is allowed between the hours of 12:00 a.m. and 6:00 a.m.
3. No automobiles, motorcycles, or vehicles of any kind or nature may be parked overnight on District Parking Areas designated as a parking area.
4. No commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), may be parked on the District Parking Areas except during the period of delivery or the provision of services to the District.
5. No recreational vehicles, trailers of any kind or vessels may be parked on the District Parking Areas.
6. Any vehicle parked with 1/4 a tire width or more of a tire on the grass of the District Parking Areas is in violation of this Policy or applicable regulatory requirements and shall be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
7. Upon discovery of a violation, the towing operator with whom the District enters into a towing authorization agreement shall photograph the evidence of such violation and may then tow the vehicle or vessel from District Parking Areas in accordance with said agreement.
8. The towing operator may patrol the District Parking Areas for violations of this Policy (commonly referred to as “roam towing”).

This policy was adopted by Resolution No. 2024-01 on January 9, 2024.

Starks Towing
7316 S Hoadley St
Tampa, Fl 33616

Phone: 813-260-5762 Email: bryanstarks@starkstowing.com

This agreement is made between Starks Towing and the property owner or manager having possession or control or real property at the location listed below. This agreement shall be in effect 24 hours per day, 365 days per year, and can be canceled anytime by either party herein with 24 hour certified written notice. Starks Towing is authorized to impound unauthorized vehicles/vessels upon the named real property as directed by this agreement and/ or a person named below with authority for the subject property.

Name of location: _____

Address: _____

Phone: _____ Email: _____

_____ Alt Phone: _____

Manager/ Owner: _____ Title: _____

Other person(s) authorized to order vehicles to be impounded (list names and contact phone) _____

To the best of its knowledge, Starks Towing has met and exceeded all of the requirements of the following Florida Statutes 713.78 and 715.07 as well as all Hillsborough county local laws and ordinances. Any and all vehicles will be towed to Starks Towing's storage facility located at 7316 S Hoadley Tampa, Fl 33616. All vehicles will be photographed before being towed and will be called into the local police department within 30 minutes of arriving at our secured storage facility.

Patrol Guidelines: (check all that apply)

FIRE LANE ___ HANDICAPPED SPACES ___ NO PARKING ANYTIME ___ GARBAGE AREA

___ ILLEGALLY PARKED ___ TIMED NO PARKING ___ TIMED PERMIT PARKING ___

VEHICLES DOUBLE PARKED ___

OTHER INSTRUCTIONS:

_____ Manager/Owner: Effective date: Expiration: _____

**MINUTES OF MEETING
TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

1
2 The regular meeting of the Board of Supervisors of Touchstone Community
3 Development District was held on Tuesday, December 12, 2023, and called to order at 9:02 a.m.
4 at the Touchstone Clubhouse located at 4205 Wild Senna Blvd Tampa, FL 33619.

5
6 Present and constituting a quorum were:

7
8 Anson Angail Chairperson
9 Gregory Elliot Vice Chairperson
10 Yitzchak Baum Assistant Secretary
11 Corliss Ball Assistant Secretary

12
13 Also present was:

14
15 Gene Roberts District Manager

16
17 *The following is a summary of the discussions and actions taken.*

18
19
20 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

21 Mr. Roberts called the meeting to order, and a quorum was established.

- 22
23 • Mr. Roberts advised Mr. Elliot should be listed as Vice Chairperson on the agenda.

24
25 **SECOND ORDER OF BUSINESS** **Public Comments on Agenda Items**

26 There being no members of the public present, the next order of business followed.

27
28 **THIRD ORDER OF BUSINESS** **Business Items**

29 **A. Discussion of Mulch Proposals**

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31

On MOTION by Mr. Angail seconded by Mr. Baum, with all in 32 favor, <i>Steadfast Alliance</i> mulch proposal was approved. 4-0

33
34 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

- 35 **A. Approval of Minutes of the November 14, 2023 Regular Meeting**
36 **B. Consideration of Operation and Maintenance Expenditures for October**
37 **2023**
38 **C. Review of Financial Statements for Month Ending October 2023**

39
40

On MOTION by Mr. Angail seconded by Mr. Baum, with all in 41 favor, the Consent Agenda, was approved. 4-0
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42
43 **FIFTH ORDER OF BUSINESS** **Staff Reports**

44 **A. District Counsel**

45 Mr. Angail executed the towing agreement and the golf cart license agreement
46 with the HOA.

47 **B. District Manager**

48 **i. Community Inspection Reports**

49 The Community Inspection Report was presented, a copy of which was included
50 in the agenda package. The Board had no questions.

51 **C. District Engineer**

52 There being no report, the next order of business followed.

53
54 **SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and
Comments**

- 56 • The Board requested a proposal from *Flock Camera System*.
- 57 • Additional dog stations to be added in Phase 4.

58
59 **SEVENTH ORDER OF BUSINESS**

Adjournment

60 There being no further business,

61
62 On MOTION by Mr. Angail seconded by Mrs. Ball, with all in
63 favor, the meeting was adjourned. 4-0

64
65
66
67
68
69 _____
Gene Roberts
70 District Manager

Anson Angail
Chairperson

Touchstone Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2023

Prepared by:



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 November 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2018		SERIES 2019		SERIES 2022A-1		SERIES 2022A-2		SERIES 2018	SERIES 2019	SERIES 2022A-2	GENERAL	GENERAL	TOTAL
	GENERAL	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	SUB DEBT	CAPITAL	CAPITAL	SUB CAPITAL	FIXED ASSETS	LONG-TERM			
	FUND	FUND	FUND	FUND	FUND	SERVICE FUND	PROJECTS	PROJECTS	PROJECTS	FUND	DEBT FUND	FUND	FUND	
ASSETS														
Cash - Operating Account	\$ 362,303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 362,303
Cash in Transit	-	13,618	22,318	20,352	-	-	-	-	-	-	-	-	-	56,288
Accounts Receivable - Other	235	-	-	-	-	-	-	-	-	-	-	-	-	235
Due From Other Funds	-	10,553	23,115	32,949	1,086	61	-	1,556	-	-	-	-	-	69,320
Investments:														
Acq. & Construction - Other	-	-	-	-	-	-	-	2	-	-	-	-	-	2
Acquisition & Construction Account	-	-	-	-	-	-	-	-	606	-	-	-	-	606
Interest Account	-	15	24	9,184	-	-	-	-	-	-	-	-	-	9,223
Interest Fund (A-1)	-	-	-	3,232	-	-	-	-	-	-	-	-	-	3,232
Interest Fund (A-2)	-	-	-	-	1,338	-	-	-	-	-	-	-	-	1,338
Prepayment Account	-	63	-	-	-	-	-	-	-	-	-	-	-	63
Reserve Fund	-	167,363	284,988	-	-	-	-	-	-	-	-	-	-	452,351
Reserve Fund (A-1)	-	-	-	230,673	-	-	-	-	-	-	-	-	-	230,673
Reserve Fund (A-2)	-	-	-	-	28,375	-	-	-	-	-	-	-	-	28,375
Revenue Fund	-	179,885	298,571	-	-	-	-	-	-	-	-	-	-	478,456
Revenue Fund (A-1)	-	-	-	11,055	115	-	-	-	-	-	-	-	-	11,170
Sinking fund	-	14	19	-	-	-	-	-	-	-	-	-	-	33
Deposits	248	-	-	-	-	-	-	-	-	-	-	-	-	248
Deposits - Water	330	-	-	-	-	-	-	-	-	-	-	-	-	330
Fixed Assets														
Construction Work In Process	-	-	-	-	-	-	-	-	-	13,985,456	-	-	-	13,985,456
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	-	-	1,883,844	-	1,883,844
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	-	27,611,156	-	27,611,156
TOTAL ASSETS	\$ 363,116	\$ 371,511	\$ 629,035	\$ 307,445	\$ 30,914	\$ 61	\$ 2	\$ 2,162	\$ 13,985,456	\$ 29,495,000	\$ 45,184,702			

LIABILITIES

Accounts Payable	\$ 40,898	\$ -	\$ -	\$ 20,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,250
Accrued Expenses	7,800	-	-	-	-	-	-	-	-	-	-	-	-	7,800
Bonds Payable	-	-	-	-	-	-	-	-	-	-	-	14,415,000	-	14,415,000
Bonds Payable - Series 2022A-1	-	-	-	-	-	-	-	-	-	-	-	13,560,000	-	13,560,000
Bonds Payable - Series 2022A-2	-	-	-	-	-	-	-	-	-	-	-	1,520,000	-	1,520,000
Due To Other Funds	69,320	-	-	-	-	-	-	-	-	-	-	-	-	69,320
TOTAL LIABILITIES	118,018	-	-	20,352	-	-	-	-	-	-	-	29,495,000	-	29,633,370

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2018	SERIES 2019	SERIES 2022A-1	SERIES 2022A-2	SERIES 2018	SERIES 2019	SERIES 2022A-2	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	SUB DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	SUB CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
FUND BALANCES											
Restricted for:											
Debt Service	-	371,511	629,035	287,093	30,914	-	-	-	-	-	1,318,553
Capital Projects	-	-	-	-	-	61	2	2,162	-	-	2,225
Unassigned:	245,098	-	-	-	-	-	-	-	13,985,456	-	14,230,554
TOTAL FUND BALANCES	245,098	371,511	629,035	287,093	30,914	61	2	2,162	13,985,456	-	15,551,332
TOTAL LIABILITIES & FUND BALANCES	\$ 363,116	\$ 371,511	\$ 629,035	\$ 307,445	\$ 30,914	\$ 61	\$ 2	\$ 2,162	\$ 13,985,456	\$ 29,495,000	\$ 45,184,702

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 993,131	\$ 69,056	\$ (924,075)	6.95%
Special Assmnts- CDD Collected	-	15	15	0.00%
Other Miscellaneous Revenues	-	800	800	0.00%
TOTAL REVENUES	993,131	69,871	(923,260)	7.04%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	800	11,200	6.67%
ProfServ-Trustee Fees	12,300	-	12,300	0.00%
Disclosure Report	12,980	1,400	11,580	10.79%
District Counsel	15,000	-	15,000	0.00%
District Engineer	5,000	-	5,000	0.00%
District Manager	46,350	7,500	38,850	16.18%
Accounting Services	9,270	750	8,520	8.09%
Auditing Services	7,800	-	7,800	0.00%
Website Compliance	1,500	1,500	-	100.00%
Email Hosting Vendor	618	-	618	0.00%
Postage, Phone, Faxes, Copies	3,000	17	2,983	0.57%
Public Officials Insurance	3,458	2,788	670	80.62%
Legal Advertising	2,500	489	2,011	19.56%
Bank Fees	750	-	750	0.00%
Website Administration	1,854	281	1,573	15.16%
Miscellaneous Expenses	500	-	500	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	450	4,142	(3,692)	920.44%
Total Administration	135,530	19,667	115,863	14.51%
<u>Electric Utility Services</u>				
Utility - Electric	145,000	24,150	120,850	16.66%
Total Electric Utility Services	145,000	24,150	120,850	16.66%
<u>Water-Sewer Comb Services</u>				
Utility - Water	15,000	902	14,098	6.01%
Total Water-Sewer Comb Services	15,000	902	14,098	6.01%

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	9,200	1,350	7,850	14.67%
Insurance - General Liability	4,228	3,409	819	80.63%
Insurance -Property & Casualty	4,700	31,406	(26,706)	668.21%
Landscape Maintenance	191,500	35,525	155,975	18.55%
Plant Replacement Program	20,000	-	20,000	0.00%
Wetland Maintenance	1,500	-	1,500	0.00%
Mulch & Tree Trimming	45,000	-	45,000	0.00%
Maintenance & Repairs	20,000	-	20,000	0.00%
Irrigation Maintenance	15,000	670	14,330	4.47%
Total Other Physical Environment	311,128	72,360	238,768	23.26%
<u>Road and Street Facilities</u>				
R&M-Drainage	5,000	-	5,000	0.00%
Total Road and Street Facilities	5,000	-	5,000	0.00%
<u>Parks and Recreation</u>				
Payroll Taxes	27,500	-	27,500	0.00%
Amenity Center Cleaning & Supplies	1,500	4,105	(2,605)	273.67%
Contracts-Fire Control	15,000	-	15,000	0.00%
Contracts-HVAC	1,000	-	1,000	0.00%
Amenity Center Pest Control	6,000	-	6,000	0.00%
Onsite Staff	110,000	25,123	84,877	22.84%
Janitorial Services & Supplies	25,000	-	25,000	0.00%
Utilities-Clubhouse	25,000	1,489	23,511	5.96%
Insurance -Property & Casualty	19,847	-	19,847	0.00%
R&M-General	5,000	-	5,000	0.00%
R&M-Gate	1,000	450	550	45.00%
R&M-Pools	30,000	7,720	22,280	25.73%
R&M-Fitness Equipment	3,000	-	3,000	0.00%
R&M-Lights	1,000	-	1,000	0.00%
Landscape Maintenance	22,000	-	22,000	0.00%
Security System Monitoring & Maint.	21,000	539	20,461	2.57%
R&M - Amenity Center	5,000	-	5,000	0.00%
Trash Services	7,200	-	7,200	0.00%
Holiday Lighting & Decorations	5,000	3,429	1,571	68.58%
Amenities Furniture & Fixtures	3,000	-	3,000	0.00%
Total Parks and Recreation	334,047	42,855	291,192	12.83%

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Reserves</u>				
Capital Reserve	47,426	-	47,426	0.00%
Total Reserves	47,426	-	47,426	0.00%
TOTAL EXPENDITURES & RESERVES	993,131	159,934	833,197	16.10%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(90,063)	(90,063)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		335,161		
FUND BALANCE, ENDING		\$ 245,098		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
Series 2018 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,829	\$ 2,829	0.00%
Special Assmnts- Tax Collector	334,725	23,815	(310,910)	7.11%
TOTAL REVENUES	334,725	26,644	(308,081)	7.96%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	110,000	-	110,000	0.00%
Interest Expense	224,725	-	224,725	0.00%
Total Debt Service	334,725	-	334,725	0.00%
TOTAL EXPENDITURES	334,725	-	334,725	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	26,644	26,644	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		344,867		
FUND BALANCE, ENDING		<u>\$ 371,511</u>		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
Series 2019 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,759	\$ 4,759	0.00%
Special Assmnts- Tax Collector	567,019	39,029	(527,990)	6.88%
TOTAL REVENUES	567,019	43,788	(523,231)	7.72%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	178,510	-	178,510	0.00%
Interest Expense	388,509	-	388,509	0.00%
Total Debt Service	567,019	-	567,019	0.00%
TOTAL EXPENDITURES	567,019	-	567,019	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	43,788	43,788	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		585,247		
FUND BALANCE, ENDING		<u>\$ 629,035</u>		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
Series 2022A-1 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,585	\$ 3,585	0.00%
Special Assmnts- Tax Collector	-	35,591	35,591	0.00%
TOTAL REVENUES	-	39,176	39,176	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	182,469	(182,469)	0.00%
Total Debt Service	-	182,469	(182,469)	0.00%
TOTAL EXPENDITURES	-	182,469	(182,469)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(143,293)	(143,293)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		430,386		
FUND BALANCE, ENDING		\$ 287,093		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
Series 2022A-2 Sub Debt Service Fund (204)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 426	\$ 426	0.00%
TOTAL REVENUES	-	426	426	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	22,156	(22,156)	0.00%
Total Debt Service	-	22,156	(22,156)	0.00%
TOTAL EXPENDITURES	-	22,156	(22,156)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(21,730)	(21,730)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		52,644		
FUND BALANCE, ENDING		\$ 30,914		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
Series 2018 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		61		
FUND BALANCE, ENDING		\$ 61		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
Series 2019 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2		
FUND BALANCE, ENDING		\$ 2		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
Series 2022A-2 Sub Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6	\$ 6	0.00%
TOTAL REVENUES	-	6	6	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	6	6	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,156		
FUND BALANCE, ENDING		\$ 2,162		

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		13,985,456		
FUND BALANCE, ENDING		<u>\$ 13,985,456</u>		

TOUCHSTONE CDD

Bank Reconciliation

Bank Account No. 1885 TRUIST - GF Operating
 Statement No. 11-23
 Statement Date 11/30/2023

G/L Balance (LCY)	362,302.98	Statement Balance	443,231.85
G/L Balance	362,302.98	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	362,302.98	Subtotal	443,231.85
Negative Adjustments	0.00	Outstanding Checks	80,928.87
	<hr/>	Differences	0.00
Ending G/L Balance	362,302.98	Ending Balance	362,302.98
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/21/2023	Payment	1750	ANSON THOMAS ANGAIL	200.00	200.00	0.00
11/1/2023	Payment	DD184	Payment of Invoice 000808	384.91	384.91	0.00
11/2/2023	Payment	1769	ADA SITE COMPLIANCE	1,500.00	1,500.00	0.00
11/2/2023	Payment	1770	BOCC	63.39	63.39	0.00
11/2/2023	Payment	1771	DON HARRISON ENTERPRISES LLC	628.80	628.80	0.00
11/2/2023	Payment	1772	JNJ CLEANING SERVICES	2,170.00	2,170.00	0.00
11/3/2023	Payment	1773	FLORIDA DEPT OF ECONOMIC	175.00	175.00	0.00
11/6/2023	Payment	DD182	Payment of Invoice 000811	380.00	380.00	0.00
11/6/2023	Payment	DD183	Payment of Invoice 000791	269.63	269.63	0.00
11/8/2023	Payment	1774	ELITE COMMERCIAL POOLS & FOUNTAIN	1,000.00	1,000.00	0.00
11/8/2023	Payment	1775	STEADFAST CONTRACTORS ALLIANCE	783.19	783.19	0.00
11/8/2023	Payment	1776	TIMES PUBLISHING COMPANY	488.50	488.50	0.00
11/8/2023	Payment	1777	TOUCHSTONE CDD	7,160.11	7,160.11	0.00
11/9/2023	Payment	1778	HOME RIVER GROUP	12,640.09	12,640.09	0.00
11/9/2023	Payment	1779	INFRAMARK LLC	4,960.23	4,960.23	0.00
11/9/2023	Payment	1780	SITEX AQUATICS	675.00	675.00	0.00
11/9/2023	Payment	1781	STEADFAST CONTRACTORS ALLIANCE	530.00	530.00	0.00
11/9/2023	Payment	1782	SUNCOAST POOL SERVICE	2,240.00	2,240.00	0.00
11/9/2023	Payment	1783	ILLUMINATIONS HOLIDAY LIGHTING	2,800.00	2,800.00	0.00
11/16/2023	Payment	1784	SPEAREM ENTERPRISES LLC	250.00	250.00	0.00
11/16/2023	Payment	1785	STEADFAST CONTRACTORS ALLIANCE	16,827.00	16,827.00	0.00
11/22/2023	Payment	1787	GREGORY L. ELLIOT	200.00	200.00	0.00
11/22/2023	Payment	1789	TIMOTHY FISHER	200.00	200.00	0.00
11/22/2023	Payment	1791	YITZCHAK REUVEN BAUM	200.00	200.00	0.00
11/22/2023	Payment	DD181	Payment of Invoice 000883	404.10	404.10	0.00
11/28/2023	Payment	DD174	Payment of Invoice 000843	825.87	825.87	0.00
11/28/2023	Payment	DD175	Payment of Invoice 000844	22.28	22.28	0.00
11/28/2023	Payment	DD176	Payment of Invoice 000845	7,628.94	7,628.94	0.00
11/28/2023	Payment	DD177	Payment of Invoice 000846	1,297.81	1,297.81	0.00
11/28/2023	Payment	DD178	Payment of Invoice 000847	323.10	323.10	0.00
11/28/2023	Payment	DD179	Payment of Invoice 000848	1,176.95	1,176.95	0.00
11/28/2023	Payment	DD180	Payment of Invoice 000849	1,489.24	1,489.24	0.00
11/17/2023		JE000535	UTIL PYMT UTILITIES 8519	192.90	192.90	0.00

TOUCHSTONE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Total Checks				70,087.04	70,087.04	0.00
Deposits						
11/6/2023		JE000443	MO#1492058446##### - Keys	G/L 25.00	25.00	0.00
11/6/2023		JE000444	MO##### - clubhouse	G/L 100.00	100.00	0.00
11/6/2023		JE000445	MO##### - Clubhouse	G/L 100.00	100.00	0.00
11/6/2023		JE000446	MO##### - Clubhouse	G/L 125.00	125.00	0.00
11/6/2023		JE000447	MO##### - Clubhouse	G/L 125.00	125.00	0.00
11/6/2023		JE000448	MO##### - Clubhouse	G/L 125.00	125.00	0.00
11/6/2023		JE000449	MO##### - Clubhouse	G/L 100.00	100.00	0.00
11/6/2023		JE000450	MO##### - Clubhouse	G/L 50.00	50.00	0.00
11/6/2023		JE000451	MO##### - Clubhouse	G/L 25.00	25.00	0.00
11/6/2023		JE000452	MO##### - Clubhouse	G/L 25.00	25.00	0.00
11/8/2023		JE000495	TAX COLLECTOR PYMNT - NOV 2023	G/L 11,415.60	11,415.60	0.00
11/17/2023		JE000496	TAX COLLECTOR PYMNT - NOV 2023	G/L 84,360.19	84,360.19	0.00
11/22/2023		JE000497	TAX COLLECTOR PYMNT - NOV 2023	G/L 71,716.59	71,716.59	0.00
Total Deposits				168,292.38	168,292.38	0.00
Outstanding Checks						
11/22/2023	Payment	1786	ANSON THOMAS ANGAIL	200.00	0.00	200.00
11/22/2023	Payment	1788	INFRAMARK LLC	4,950.00	0.00	4,950.00
11/22/2023	Payment	1790	TOUCHSTONE CDD	35,935.87	0.00	35,935.87
11/30/2023	Payment	1792	EGIS INSURANCE	37,603.00	0.00	37,603.00
11/30/2023	Payment	1793	SUNCOAST POOL SERVICE	2,240.00	0.00	2,240.00
Total Outstanding Checks.....				80,928.87		80,928.87

TOUCHSTONE CDD

Field Inspection - December 2023

Friday, December 29, 2023

Prepared For Touchstone CDD Board Of Supervisors

37 Items Identified



Item 1

Assigned To Steadfast

New mulch and Flax Lilies along the playground.



Item 2

Assigned To Steadfast

New Arboricola and Mulch.



Item 3

Assigned To Steadfast

New Arboricola and Ixora around the splash pad.



Item 4

Assigned To Steadfast

New Ixora. Extra sod lain along the edge.



Item 5

Assigned To Steadfast

New sod in place of the old flooded
Muhly grass bed.



Item 6

Assigned To Steadfast

New white star Jasmine throughout.



Item 7

Assigned To Steadfast
New Firebush where Muhly was
overgrown.



Item 8

Assigned To Steadfast
Some warrantied jasmine fill-ins at
the front of the clubhouse.



Item 9

Assigned To Steadfast

Irrigation line broken then repaired where the new shed was built. Will be inspected again by irrigation tech.



Item 10

New shed is built, getting power today.



Item 11

Assigned To Steadfast

New Firebush looking great around the shed.



Item 12

Assigned To Steadfast

New rocks, Jasmine, and Ixora around the splash pad.



Item 13

Assigned To Steadfast

A few new Hawthorne fill-ins.



Item 14

Assigned To Steadfast

More rocks and enhancements around the splash pad.



Item 15

Assigned To Steadfast

Some enhancements needed in place of the Plumbago at the last Wild Senna Pocket Park. Turf looks good.



Item 16

Assigned To Steadfast

Some fill-ins needed at the middle pocket park on Wild Senna as well.



Item 17

Assigned To Steadfast

Turf damage from tractor making curb repairs throughout the community.



Item 18

Assigned To Sitex

Wetland 1 looks good.



Item 19

Assigned To Sitex
Pond 3 looks good.



Item 20

Assigned To Sitex
Pond 4 looks good.



Item 21

Assigned To Steadfast

Another dead palm in the Camden Field median.



Item 22

Assigned To Steadfast

The Queen palm at the eastern monument has finally died off. The rest of the landscaping looks good.



Item 23

Assigned To Sitex
Pond 2 looks good.



Item 24

Assigned To Steadfast
A Sabal palm is declining near the townhomes.



Item 25

Assigned To Steadfast

Weed detailing needed in the bed near the townhomes on Ginger Lily.



Item 26

Assigned To Sitex

Pond 5 looks good.



Item 27

Assigned To Steadfast

The turf in the Norman oak field is browning slightly. Plenty of water, recommend fertilization.



Item 28

Assigned To Steadfast

Weeding/fertilization needed in the landscaping beds.



Item 29

Assigned To Sitex

Improvement in pond 9. Still some shoreline weeds like primrose willow.



Item 30

Assigned To JBC Landscaping

1 missing plant still in the West Island.



Item 31

Assigned To Sitex

Pond 8 still has a large amount of shoreline weeds.



Item 32

Assigned To JBC Landscaping

One of the palms is nearly gone at the east island and 8 shrubs need replacement.



Item 33

Assigned To Steadfast
Dog park looks good.



Item 34

Assigned To Steadfast
Turf looks good overall at the
Samuel Ivy pocket parks.



Item 35

Assigned To Steadfast

Weed detailing and drainage needed in the surrounding landscaping beds.



Item 36

Assigned To Steadfast

Monuments and annuals look good up front. One Sweet Acacia has died and needs to be removed.



Item 37

Assigned To Steadfast
Dead Sweet Acacia.