



**AH AT TURNPIKE SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 21, 2017  
2:30 P.M.**

Special District Services, Inc.  
8785 SW 165<sup>th</sup> Avenue, Suite 200  
Miami, FL 33193

[www.ahturnpikesouthcdd.org](http://www.ahturnpikesouthcdd.org)

786.347.2711 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

**AGENDA**  
**A.H. AT TURNPIKE SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Adrian Developers of De La Fuente Parcel, LLC  
13687 SW 26<sup>th</sup> Street  
Miami, Florida 33175  
**REGULAR BOARD MEETING**  
March 21, 2017  
2:30 P.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. December 8, 2016 Special Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2017-01 – Adopting an Amended Fiscal Year 2016/2017 Meeting Schedule.....Page 6
  - 2. Consider Resolution No. 2017-02 – Adopting a Fiscal Year 2017/2018 Proposed Budget.....Page 8
  - 3. Consider Resolution No. 2017-03 – Electronic Approval Process and Authorized Signatories...Page 16
- I. Administrative Business
  - 1. Financial Report.....Page 17
- J. Board Member/Staff Comments
- K. Adjourn

**MIAMI DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared OCTELMA V. FERBEYRE, who on oath says that he or she is the VICE PRESIDENT, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE

in the XXXX Court,  
was published in said newspaper in the issues of

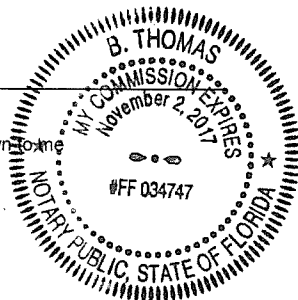
10/03/2016

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade 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 or she has 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.

Sworn to and subscribed before me this  
3 day of OCTOBER, A.D. 2016

(SEAL)

OCTELMA V. FERBEYRE personally known to me



**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the A.H. at Turnpike South Community Development District will hold Regular Meetings in the offices of Adrian Management, Inc. (Adrian Developers of De La Fuente Parcel, LLC) located at 13687 SW 26th Street, Miami, Florida 33175, at 2:30 p.m. on the following dates:

- October 18, 2016
- January 17, 2017
- March 21, 2017
- May 23, 2017
- August 15, 2017

The purpose of these meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT**

www.ahturnpikesouthcdd.org  
10/3

16-36/0000156976M

**A.H. AT TURNPIKE SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
DECEMBER 8, 2016**

**A. CALL TO ORDER**

Mrs. Perez called the December 8, 2016, Special Board Meeting of the A.H. at Turnpike South Community Development District to order at 3:46 p.m. at the offices of Adrian Developers of De La Fuente Parcel, LLC located at 13687 SW 26<sup>th</sup> Street, Miami, Florida 33175.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Special Board Meeting had been published in the *Miami Daily Business Review* on December 1, 2016, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance: Chairman Jesus Adrian, Vice Chairperson Patricia Roman and Supervisor Pedro J. Adrian and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present were Peter L. Pimentel of Special District Services, Inc. (via conference call); Amanda Romanelli, Karl Albertson and Ravi Latchman.

**D. CONSIDER LETTERS OF RESIGNATION**

Mrs. Perez noted that Supervisor Olga Adrian had provided a written resignation letter with an effective date of December 7, 2016, resigning from Seat #1 of the A.H. at Turnpike South CDD Board. Said resignation letter was distributed for the District's records and presented as a handout at the meeting.

A **MOTION** was made by Supervisor Pedro J. Adrian, seconded by Vice Chairperson Patricia Roman and unanimously passed to accept Olga Adrian's resignation from the Board, specifically from Seat No. 1, effective December 7, 2016, and simultaneously the Board declared a vacancy in Seat No. 1.

Mrs. Perez noted that Supervisor Pedro Alberto Adrian had provided a written resignation letter with an effective date of December 7, 2016, resigning from Seat #4 of the A.H. at Turnpike South CDD Board. Said resignation letter was presented in the meeting book.

A **MOTION** was made by Supervisor Pedro J. Adrian, seconded by Vice Chairperson Patricia Roman and unanimously passed to accept Pedro Alberto Adrian's resignation from the Board, specifically from Seat No. 4, effective December 7, 2016, and simultaneously the Board declared a vacancy in Seat No. 4.

**E. CONSIDER APPOINTMENTS TO BOARD VACANCIES**

**Seat #1**

A **MOTION** was made by Supervisor Pedro J. Adrian, seconded by Vice Chairperson Patricia Roman and unanimously passed to appoint Karl Albertson to fill the unexpired term of office in Seat #1, which expires in November of 2020.

#### **Seat #4**

A **MOTION** was made by Vice Chairperson Patricia Roman, seconded by Supervisor Pedro J. Adrian and unanimously passed to appoint Amanda Romanelli to fill the unexpired term of office in Seat #4, which expires in November of 2018.

#### **F. ADMINISTER OATHS OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES**

Mrs. Perez, as Notary Public in the State of Florida, administered the Oath of Office to Amanda Romanelli and Karl Albertson.

Both Supervisors were given the standard new Board Member package outlining their responsibilities and duties and which contained all the appropriate forms to be completed and submitted. The new Board Members were also given information regarding "Government in the Sunshine Law," Public Records Law and conflicts of interest, along with information on the workings and benefits of a CDD.

#### **RESIGNATION AND APPOINTMENT**

Supervisor Pedro J. Adrian announced his resignation from Seat #3 of the A.H. at Turnpike South CDD Board, effective as of today, December 8, 2016. Mr. Adrian agreed to provide a written resignation to the District Manager for the District's records.

A **MOTION** was made by Vice Chairperson Patricia Roman, seconded by Chairman Jesus Adrian and unanimously passed to accept Pedro Jesus Adrian's resignation from Seat No. 3. The Board simultaneously declared a vacancy in Seat No.3.

A **MOTION** was then made by Vice Chairperson Patricia Roman, seconded by Chairman Jesus Adrian and unanimously passed to appoint Ravi Latchman to fill the unexpired term of office in Seat #3, which expires in November of 2020.

Mrs. Perez, a Notary Public in the State of Florida, administered the Oath of Office to Ravi Latchman. Supervisor Latchman was given the standard new Board Member package, which outlines the responsibilities and duties of a Board Member and contains all the appropriate forms to be completed and submitted.

#### **G. ELECTION OF OFFICERS**

The following slate of officers was nominated:

- Chairperson – Jesus Adrian
- Vice Chairperson - Amanda Romanelli
- Assistant Secretary - Patricia Roman
- Assistant Secretary – Karl Albertson
- Assistant Secretary – Ravi Latchman
- Secretary – Gloria Perez
- Assistant Secretary - Neil Kalin (District Manager for Special District Services, Inc., in Mrs. Perez's absence)

A **MOTION** was made by Supervisor Karl Albertson, seconded by Chairman Jesus Adrian and unanimously passed to approve and elect the above indicated slate of officers, as presented.

**H. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**I. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**J. APPROVAL OF MINUTES**

**1. November 15, 2016, Regular Board Meeting**

Mrs. Perez presented the minutes of the November 15, 2016, Regular Board Meeting and asked if there were any changes/corrections.

There being no changes/corrections, a **MOTION** was made by Supervisor Karl Albertson, seconded by Chairman Jesus Adrian and unanimously passed to approve the minutes of the November 15, 2016, Regular Board Meeting, as presented.

**K. OLD BUSINESS**

There were no Old Business items to come before the Board.

**L. NEW BUSINESS**

There were no New Business items to come before the Board.

**M. ADMINISTRATIVE MATTERS**

Mrs. Perez presented a signature sheet for District Counsel's review from US Bank, authorizing the signers on the 2016 Series Bonds. District Counsel reviewed the document and requested additional information be added by Maggie of US Bank. Pursuant to a brief discussion the following actions were taken:

A **MOTION** was made by Supervisor Roman, seconded by Chairman Jesus Adrian and unanimously passed to approve having the 2015 Series Bonds remain with the current authorized signers.

A **MOTION** was then made by Vice Chairperson Romanelli, seconded by Supervisor Albertson and unanimously passed to approving and authorizing the following individuals: Amanda Romanelli, Karl Albertson and Ravi Latchman, as authorized signers for the 2016 Series Bonds.

**N. BOARD MEMBER/STAFF COMMENTS**

There were no additional Board or Staff comments.

**O. ADJOURNMENT**

There being no further business to come before the Board, the Special Board Meeting was adjourned at 4:07 p.m. on a **MOTION** made by Chairman Jesus Adrian. There were no objections.

**ATTESTED BY:**

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**Secretary/Assistant Secretary**

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**Chairperson/Vice-Chair**

**RESOLUTION NO. 2017-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2016/2017 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the AH at Turnpike South Community Development District ("District") to establish a regular meeting schedule for fiscal year 2016/2017; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2016/2017 which is attached hereto and made a part hereof as Exhibit "A".

**WHEREAS**, on June 16, 2016, the Board of Supervisors adopted Resolution No. 2016-04 and now wishes to amend said Resolution by changing the established regular meeting schedule for fiscal year 2016/2017.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The regular meeting schedule for fiscal year 2016/2017 setting the time and location of said district meetings approved on June 16, 2016 is hereby amended as indicated on attached "Exhibit A" and is hereby approved and adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2016/2017 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of March, 2017.

**ATTEST:**

**AH AT TURNPIKE SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT  
AMENDED FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the A.H. at Turnpike South Community Development District will hold Regular Meetings in the **Third Floor Conference Room of the Crexent Business Center located at 6625 Miami Lakes Drive, 3<sup>rd</sup> Floor, Miami Lakes, Florida 33014**, at \_\_\_\_\_ **p.m.** on the following dates:

**May \_\_\_\_\_, 2017**  
**August \_\_\_\_\_, 2017**

The purpose of these meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT**

**[www.ahturnpikesouthcdd.org](http://www.ahturnpikesouthcdd.org)**

**PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/2017**

**RESOLUTION NO. 2017-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2017/2018; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the AH at Turnpike South Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2017/2018 has been prepared and considered by the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2017/2018 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for \_\_\_\_\_, 2017 at 2:30 p.m. in the Adrian Developers of De La Fuente Parcel, LLC, 13687 SW 26<sup>th</sup> Street, Miami, Florida 33175, for the purpose of receiving public comments on the Proposed Fiscal Year 2017/2018 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of March, 2017.

**ATTEST:**

**AH AT TURNPIKE SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

A.H. At Turnpike South  
Community Development District

**Proposed Budget For  
Fiscal Year 2017/2018  
October 1, 2017 - September 30, 2018**

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- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2015)
- IV DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2016)
- V ASSESSMENT COMPARISON

**DETAILED PROPOSED BUDGET**  
**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2017/2018**  
**OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

	<b>FISCAL YEAR 2017/2018 BUDGET</b>	
<b>REVENUES</b>		
O&M Assessments		87,534
Developer Contribution		0
Debt Assessments (2015)		352,394
Debt Assessments (2016)		287,100
Interest Income		60
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>727,088</b>
<b>EXPENDITURES</b>		
Supervisor Fees		0
Engineering/Inspections		5,000
Management		30,564
Legal		14,000
Assessment Roll		7,500
Audit Fees		3,000
Insurance		6,003
Legal Advertisements		1,500
Miscellaneous		1,000
Postage		650
Office Supplies		950
Dues & Subscriptions		175
Arbitrage Rebate Fee		0
Trustee Fees		8,500
Continuing Disclosure Fee		2,000
Website Management		1,500
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>82,342</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$</b>	<b>644,746</b>
Bond Payments (2015)		(331,250)
Bond Payments (2016)		(272,500)
<b>BALANCE</b>	<b>\$</b>	<b>40,996</b>
County Appraiser & Tax Collector Fee		(13,665)
Discounts For Early Payments		(27,331)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$</b>	<b>-</b>

**DETAILED PROPOSED BUDGET**  
**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2017/2018**  
**OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	0	80,429	87,534	Expenditures Less Interest/.94
Developer Contribution	71,873	0	0	Developer Contribution
Debt Assessments (2015)	0	347,952	352,394	Bond Payments/.94
Debt Assessments (2016)	0	0	287,100	Bond Payments/.94
Interest Income	15	12	60	Estimated At \$5 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 71,888</b>	<b>\$ 428,393</b>	<b>\$ 727,088</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	0	0	0	
Engineering/Inspections	0	5,000	5,000	No Change From 2016/2017 Budget
Management	29,736	29,940	30,564	CPI Adjustment
Legal	14,075	12,000	14,000	Fiscal Year 2016/2017 Expenditures As Of January 2017 Were \$5,864
Assessment Roll	1,000	7,500	7,500	As Per Contract
Audit Fees	3,000	3,000	3,000	No Change From 2016/2017 Budget
Insurance	5,350	5,800	6,003	Insurance Estimate
Legal Advertisements	532	2,000	1,500	\$500 Decrease From 2016/2017 Budget
Miscellaneous	86	1,000	1,000	No Change From 2016/2017 Budget
Postage	281	700	650	\$50 Decrease From 2016/2017 Budget
Office Supplies	542	1,000	950	\$50 Decrease From 2016/2017 Budget
Dues & Subscriptions	175	175	175	No Change From 2015/2016 Budget
Arbitrage Rebate Fee	0	1,300	0	District Qualifies For The Small User Exception
Trustee Fees	7,637	3,700	8,500	Two Bond Issues: Series 2015 & Series 2016
Continuing Disclosure Fee	1,000	1,000	2,000	Two Bond Issues: Series 2015 & Series 2016
Website Management	1,500	1,500	1,500	No Change From 2016/2017 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 64,914</b>	<b>\$ 75,615</b>	<b>\$ 82,342</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 6,974</b>	<b>\$ 352,778</b>	<b>\$ 644,746</b>	
Bond Payments (2015)	0	(327,075)	(331,250)	2018 P & I Payments Less Interest
Bond Payments (2016)	0	0	(272,500)	2018 P & I Payments Less Interest
<b>BALANCE</b>	<b>\$ 6,974</b>	<b>\$ 25,703</b>	<b>\$ 40,996</b>	
County Appraiser & Tax Collector Fee	0	(8,568)	(13,665)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(17,135)	(27,331)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 6,974</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2015) BUDGET**

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017/2018

OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	283	50	50	Projected Interest For 2017/2018
NAV Tax Collection	0	327,025	331,250	Maximum Debt Service Collection
Capitalized Interest	272,075	0	0	2016 Interest Payments Paid By Capitalized Interest
<b>Total Revenues</b>	<b>\$ 272,358</b>	<b>\$ 327,075</b>	<b>\$ 331,300</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	55,000	60,000	Principal Payments Due In 2018
Interest Payments	272,075	272,075	269,050	Interest Payments Due In 2018
Bond Redemption	0	0	2,250	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 272,075</b>	<b>\$ 327,075</b>	<b>\$ 331,300</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 283</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2015 Bond Information**

Original Par Amount =	\$4,430,000	Annual Principal Payments Due =	November 1st
Interest Rate =	5.5% - 6.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	February 2015		
Maturity Date =	November 2046		

Capitalized Interest Was Set-Up Through November 2016

**DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2016) BUDGET**

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017/2018

OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	50	Projected Interest For 2017/2018
NAV Tax Collection	0	0	272,500	Maximum Debt Service Collection
Capitalized Interest	0	184,164	0	2017 Interest Payments Paid By Capitalized Interest
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 184,164</b>	<b>\$ 272,550</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	0	60,000	Principal Payments Due In 2018
Interest Payments	0	184,164	208,488	Interest Payments Due In 2018
Bond Redemption	0	0	4,062	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 184,164</b>	<b>\$ 272,550</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2016 Bond Information**

Original Par Amount =	\$3,975,000	Annual Principal Payments Due =	November 1st
Interest Rate =	4% - 5.5%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2016		
Maturity Date =	November 2047		

Capitalized Interest Was Set-Up Through November 2017



# A.H. At Turnpike South Community Development District Assessment Comparison

	Original Projected Assessment (Methodology)*	Fiscal Year 2015/2016 Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Projected Assessment*
O & M	\$ 265.00	\$ -	\$ 200.57	\$ 218.29
<u>Debt (221 Phase One Units)</u>	<u>\$ 1,594.54</u>	<u>\$ -</u>	<u>\$ 1,594.54</u>	<u>\$ 1,594.54</u>
Total For Phase One Units	\$ 1,859.54	\$ -	\$ 1,795.11	\$ 1,812.83
O & M	\$ 265.00	\$ -	\$ 200.57	\$ 218.29
<u>Debt (180 Phase Two Units)</u>	<u>\$ 1,595.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,595.00</u>
Total For Phase Two Units	\$ 1,860.00	\$ -	\$ 200.57	\$ 1,813.29

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Phase One	221
<u>Phase Two</u>	<u>180</u>
Total	401

**RESOLUTION NO. 2017-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, The AH at Turnpike South Community Development District ("District") has established a District checking/operating account in order for the District to expend public funds of the District as authorized and required; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District shall designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account;

**WHEREAS**, the Board of the District has selected Todd Wodraska, Jason Pierman, Patricia LasCasas, Lennart Lindahl, Gloria Perez and \_\_\_\_\_ to serve as the signatories, as required, on the District checking/operating account; and

**WHEREAS**, all resolutions or parts thereof of the District in conflict with the provisions contained herein are to the extent of any such conflict, hereby superseded and repealed.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** Each expenditure from the checking/operating account will require a minimum of two (2) approvals and a designated member of the Board, by an electronic approval procedure, will have an opportunity to review the District's expenditure(s) prior to release of payment(s).

**Section 3.** When necessary to write checks, the signatures of two (2) of the designated signatories named herein will be required on all District checks tendered from the District checking/operating account, as approved.

**PASSED, ADOPTED and becomes EFFECTIVE** this 21<sup>st</sup> day of March, 2017.

**ATTEST:**

**AH AT TURNPIKE SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

A.H. At Turnpike South  
Community Development District

**Financial Report For  
February 2017**

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
FEBRUARY 2017**

	Annual Budget 10/1/16 - 9/30/17	Actual Feb-17	Year To Date Actual 10/1/16 - 2/28/17
<b>REVENUES</b>			
O & M Assessments	80,429	0	78,254
Debt Assessments (2015)	347,952	0	334,853
Developer Contribution	0	0	0
Interest Income	12	0	38
<b>Total Revenues</b>	<b>\$ 428,393</b>	<b>\$ -</b>	<b>\$ 413,145</b>
<b>EXPENDITURES</b>			
Supervisor Fees	0	0	0
Engineering/Inspections Management	5,000	0	2,500
Legal	29,940	2,495	12,475
Assessment Roll	12,000	0	5,864
Audit Fees	7,500	0	0
Insurance	3,000	0	0
Legal Advertisements	5,800	0	5,457
Miscellaneous	2,000	0	751
Postage	1,000	0	115
Office Supplies	700	1	157
Dues & Subscriptions	1,000	11	616
Arbitrage Rebate Fee	175	0	175
Trustee Fee	1,300	0	0
Continuing Disclosure Fee	3,700	4,337	4,337
Website Management	1,000	0	0
	1,500	125	625
<b>Total Expenditures</b>	<b>\$ 75,615</b>	<b>\$ 6,969</b>	<b>\$ 33,072</b>
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 352,778</b>	<b>\$ (6,969)</b>	<b>\$ 380,073</b>
Bond Payments (2015)	(327,075)	0	(321,260)
<b>Balance</b>	<b>\$ 25,703</b>	<b>\$ (6,969)</b>	<b>\$ 58,813</b>
County Appraiser & Tax Collector Fee	(8,568)	0	(4,004)
Discounts For Early Payments	(17,135)	0	(12,733)
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (6,969)</b>	<b>\$ 42,076</b>

<b>Bank Balance As Of 1/31/17</b>	<b>\$ 60,916.93</b>
<b>Funds Received: 2/1/17 - 2/28/17</b>	<b>\$ -</b>
<b>Disbursements: 2/1/17 - 2/28/17</b>	<b>\$ 3,937.79</b>
<b>Bank Balance As Of 2/28/17</b>	<b>\$ 56,979.14</b>
<b>Accounts Payable As Of 2/28/17</b>	<b>\$ 7,928.61</b>
<b>Accounts Receivable As Of 2/28/17</b>	<b>\$ -</b>
<b>Available Funds As Of 2/28/17</b>	<b>\$ 49,050.53</b>

**A. H. at Turnpike South Community Development District**  
**Budget vs. Actual**  
**October 2016 through February 2017**

	<u>Oct '16 - Feb 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
01-3300 · O&M Assessments	78,253.62	80,429.00	-2,175.38	97.3%
01-3810 · Debt Assessments	334,853.40	347,952.00	-13,098.60	96.24%
01-3820 · Debt Assess-Paid To Trustee	-321,259.90	-327,075.00	5,815.10	98.22%
01-3830 · Assessment Fees	-4,003.43	-8,568.00	4,564.57	46.73%
01-3831 · Assessment Discounts	-12,733.38	-17,135.00	4,401.62	74.31%
01-9410 · Interest Income (GF)	38.39	12.00	26.39	319.92%
<b>Total Income</b>	<u>75,148.70</u>	<u>75,615.00</u>	<u>-466.30</u>	<u>99.38%</u>
<b>Expense</b>				
01-1309 · Engineering Report	2,500.00	5,000.00	-2,500.00	50.0%
01-1311 · Management Fees	12,475.00	29,940.00	-17,465.00	41.67%
01-1315 · Legal Fees	5,864.40	12,000.00	-6,135.60	48.87%
01-1318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
01-1320 · Audit Fees	0.00	3,000.00	-3,000.00	0.0%
01-1330 · Arbitrage Rebate Fee	0.00	1,300.00	-1,300.00	0.0%
01-1450 · Insurance	5,457.00	5,800.00	-343.00	94.09%
01-1480 · Legal Advertisements	751.16	2,000.00	-1,248.84	37.56%
01-1512 · Miscellaneous	115.21	1,000.00	-884.79	11.52%
01-1513 · Postage and Delivery	156.82	700.00	-543.18	22.4%
01-1514 · Office Supplies	615.95	1,000.00	-384.05	61.6%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees	4,336.94	3,700.00	636.94	117.22%
01-1743 · Continuing Disclosure Fee	0.00	1,000.00	-1,000.00	0.0%
01-1750 · Website Management	625.00	1,500.00	-875.00	41.67%
<b>Total Expense</b>	<u>33,072.48</u>	<u>75,615.00</u>	<u>-42,542.52</u>	<u>43.74%</u>
<b>Net Income</b>	<u><u>42,076.22</u></u>	<u><u>0.00</u></u>	<u><u>42,076.22</u></u>	<u><u>100.0%</u></u>

**A.H.TURNPIKE SO. CDD  
TAX COLLECTIONS  
2016-2017**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	O&M Assessment Income (Before Discounts & Fees)	Debt (Series 2015) Assessment Income (Before Discounts & Fees)	O&M Assessment Income (After Discounts & Fees)	Debt (Series 2015) Assessment Income (After Discounts & Fees)	Debt (Series 2015) Assessment Paid to Trustee
									\$ 428,381	\$ 80,429	\$ 347,952	\$ 80,429	\$ 347,952	
									\$ 402,678	\$ 75,603	\$ 327,075	\$ 75,603	\$ 327,075	\$ 327,075
1	974	Miami-Dade Tax Collector	11/25/16	NAV Taxes	\$ 5,385.33		\$ (51.70)	\$ (215.42)	\$ 5,118.21	\$ 601.71	\$ 4,783.62	\$ 571.81	\$ 4,546.40	\$ 4,546.40
2	172	Miami-Dade Tax Collector	12/08/16	NAV Taxes	\$ 26,926.65		\$ (258.49)	\$ (1,077.09)	\$ 25,591.07	\$ 3,008.55	\$ 23,918.10	\$ 2,859.27	\$ 22,731.80	\$ 22,731.80
3	184	Miami-Dade Tax Collector	12/19/16	NAV Taxes	\$ 1,795.11		\$ (17.24)	\$ (71.81)	\$ 1,706.06	\$ 200.57	\$ 1,594.54	\$ 190.61	\$ 1,515.45	\$ 1,515.45
4	378	Miami-Dade Tax Collector	01/11/17	NAV Taxes	\$ 378,968.61		\$ (3,676.00)	\$ (11,369.06)	\$ 363,923.55	\$ 74,411.47	\$ 304,557.14	\$ 71,457.30	\$ 292,466.25	\$ 292,466.25
5	977	Miami-Dade Tax Collector	01/27/17	Interest		\$ 31.32			\$ 31.32	\$ 31.32		\$ 31.32		\$ -
6									\$ -					\$ -
7									\$ -					\$ -
8									\$ -					\$ -
9									\$ -					\$ -
10									\$ -					\$ -
11									\$ -					\$ -
12									\$ -					\$ -
13									\$ -					\$ -
14									\$ -					\$ -
15									\$ -					\$ -
16									\$ -					\$ -
17									\$ -					\$ -
18									\$ -					\$ -
19									\$ -					\$ -
20									\$ -					\$ -
					\$ 413,075.70	\$ 31.32	\$ (4,003.43)	\$ (12,733.38)	\$ 396,370.21	\$ 78,253.62	\$ 334,853.40	\$ 75,110.31	\$ 321,259.90	\$ 321,259.90

Total Assessment Roll = 432,821.91

Note: \$428,381, \$80,429, and \$347,952 are 2016/2017 Budgeted assessments before discounts and fees.

Note: \$402,678, \$75,603, and \$327,075 are 2016/2017 Budgeted assessments after discounts and fees.

\$ 413,075.70	
\$ 31.32	\$ 396,370.21
\$ (78,253.62)	\$ (75,110.31)
\$ -	\$ (321,259.90)
\$ (334,853.40)	\$ -
\$ -	\$ -