



**AH AT TURNPIKE SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
MAY 23, 2017  
10:30 A.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**  
Crexent Business Center  
Third Floor Conference Room  
6625 Miami Lakes Drive  
Miami Lakes, Florida 33014  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
May 23, 2017  
10:30 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Seat New Board Members
- E. Administer Oath of Office & Review Board Member Responsibilities and Duties
- F. Additions or Deletions to Agenda
- G. Comments from the Public for Items Not on the Agenda
- H. Approval of Minutes
  - 1. March 21, 2017 Regular Board Meeting Minutes.....Page 2
- I. Public Hearing
  - 1. Proof of Publication.....Page 6
  - 2. Receive Public Comments on Fiscal Year 2017/2018 Final Budget
  - 3. Consider Resolution No. 2017-04 – Adopting a Fiscal Year 2017/2018 Final Budget.....Page 7
- J. Old Business
- K. New Business
  - 1. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2017/2018 Meeting Schedule.....Page 15
- L. Administrative Business
  - 1. Financial Report.....Page 17
- M. Board Member/Staff Comments
- N. 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 MARIA MESA, who on oath says that he or she is the LEGAL CLERK, 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

**NOTICE OF PUBLIC HEARING  
AND REGULAR BOARD MEETING OF THE A. H. AT TURNPIKE  
SOUTH COMMUNITY DEVELOPMENT DISTRICT - MAY 23,  
2017**

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

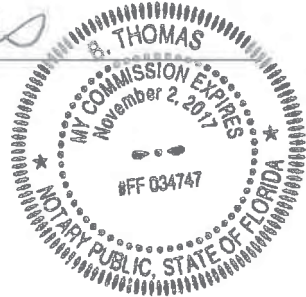
05/03/2017 05/10/2017

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  
10 day of MAY, A. D. 2017

*B. Thomas*

(SEAL)  
MARIA MESA personally known to me



**NOTICE OF PUBLIC HEARING & REGULAR  
BOARD MEETING OF THE A.H. AT  
TURNPIKE SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

The Board of Supervisors of the A.H. at Turnpike South Community Development District will hold a Public Hearing and Regular Board Meeting on May 23, 2017, at 10:30 a.m., or as soon thereafter as can be heard, in the Third Floor Conference Room of the Craxent Business Center located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2017/2018 Proposed Final Budget of the A.H. at Turnpike South Community Development District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the District's website or from the offices of the District Manager, Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

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

[www.ahtumpikesouthcdd.org](http://www.ahtumpikesouthcdd.org)  
5/3-10

17-65/0000220137M

**A.H. AT TURNPIKE SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 21, 2017**

**A. CALL TO ORDER**

Mrs. Perez called the March 21, 2017, Regular Board Meeting of the A.H. at Turnpike South Community Development District to order at 2:56 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 Regular Board Meeting had been published in the *Miami Daily Business Review* on October 3, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance: Vice Chairperson Patricia Roman and Supervisors Karl Albertson, Amanda Romanelli and Ravi Latchman 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.

**D. ADDITIONS OR DELETIONS TO AGENDA**

**Consider Letter of Resignation**

Supervisor Patricia Roman provided a written resignation letter resigning from the A.H. at Turnpike South CDD Board, as an Officer holding Seat #2, effective March 21, 2017, for the District's records, which was presented as a handout.

A **MOTION** was made by Supervisor Latchman, seconded by Supervisor Romanelli and unanimously passed to accept Patricia Roman's resignation from Seat No. 2 of the Board and the Board simultaneously declared a vacancy in Seat No. 2.

A **MOTION** was made by Supervisor Albertson, seconded by Supervisor Latchman and unanimously passed to appoint Logan Bell to Seat #2, filling the unexpired term of office.

Mr. Logan Bell is expected to be present at the next scheduled meeting at which time the oath of office will be administered, followed by the Election of Officers.

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

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

**F. APPROVAL OF MINUTES**

**1. December 8, 2016, Special Board Meeting**

Mrs. Perez presented the minutes of the December 8, 2016, Special Board Meeting and asked if there were any changes/corrections.

There being no changes/corrections, a **MOTION** was made by Supervisor Romanelli, seconded by Supervisor Albertson and unanimously passed to approve the minutes of the December 8, 2016, Special Board Meeting, as presented.

**G. OLD BUSINESS**

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

**H. NEW BUSINESS**

**1. Consider Resolution No. 2017-01 – Adopting an Amended Fiscal Year 2016/2017 Meeting Schedule**

Mrs. Perez presented Resolution No. 2017-01, entitled:

**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.**

Mrs. Perez read the title of the resolution into the record and noted that meetings would be changed to the new location of 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, with the start time of 10:30 a.m. Pursuant to further discussion, additional changes were requested and the amended schedule was agreed upon as follows:

May 23, 2017  
August 22, 2017

A **MOTION** was made by Supervisor Latchman, seconded by Vice Chair Romanelli and unanimously passed to adopt Resolution No. 2017-01, approving the Amended Regular Meeting Schedule, as amended, for the Fiscal Year 2016/2017 remaining meetings, which consist of May 23, 2017, and August 22, 2017; holding said meetings at the location of 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, with a start time of 10:30 a.m., and authorizes the advertisement of same, as required by law.

**2. Consider Resolution No. 2017-02 – Adopting a Fiscal Year 2017/2018 Proposed Budget**

Mrs. Perez presented Resolution No. 2017-02, entitled:

**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.**

Mrs. Perez explained that because the overall assessment for fiscal year 2017/2018 will be higher than the fiscal year 2016/2017 assessment, letters to residents would be required. A discussion ensued after which the following motion was made:

A **MOTION** was made by Supervisor Latchman, seconded by Supervisor Romanelli and unanimously passed to adopt Resolution No. 2017-02, as presented, approving a Proposed Budget for Fiscal Year 2017/2018 and setting the Public Hearing for finalization for May 23, 2017, at 10:30 a.m. at the Third Floor Conference Room of the Crexent Business Center located at 6625 Miami Lakes Drive, 3rd Floor, Miami Lakes, Florida 33014; and thereby authorizing advertisement as required.

**3. Consider Resolution No. 2017-03 – Electronic Approval Process and Authorized Signatories**

Mrs. Perez presented Resolution No. 2017-03, entitled:

**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.**

Mrs. Perez read the title of the resolution into the record and provided an explanation for the document. She stated that this action was necessary due to changes at the corporate office with the announcement that Peter Pimentel, one of the current signatories, is in the process of retiring. She added that the purpose of this action was to designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account. A discussion ensued after which;

A **MOTION** was made by Vice Chair Romanelli, seconded by Supervisor Latchman and unanimously passed to approve and adopt Resolution No. 2017-03, as presented, designating Todd Wodraska, Jason Pierman, Patricia LasCasas, Lennart Lindahl, Gloria Perez and Jesus Adrian as authorized signatories on the established operating account and authorizing the electronic approval process.

**M. ADMINISTRATIVE MATTERS**

**1. Financial Report**

Mrs. Perez presented the Financial Reports through February 2017, and the Assessment Collections, which were provided in the meeting booklet. She indicated that the available funds as of February 28, 2017, were \$49,050.53.

**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 Regular Board Meeting was adjourned at 3:11 p.m. on a **MOTION** made by Supervisor Albertson, seconded by Mr. Latchman and passed unanimously.

**ATTESTED BY:**

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**Secretary/Assistant Secretary**

---

**Chairperson/Vice-Chair**

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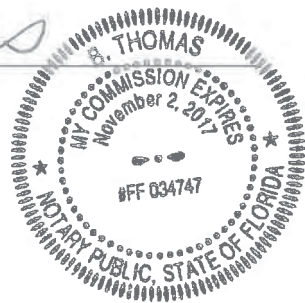
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Sworn to and subscribed before me this  
10 day of MAY, A. D. 2017

(SEAL)  
MARIA MESA personally known to me



**NOTICE OF PUBLIC HEARING & REGULAR  
BOARD MEETING OF THE A.H. AT  
TURNPIKE SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

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

[www.ahtumpikesouthcdd.org](http://www.ahtumpikesouthcdd.org)  
5/3-10

17-65/0000220137M



**RESOLUTION NO. 2017-04**

**A RESOLUTION OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2017/2018 BUDGET.**

**WHEREAS**, the AH at Turnpike South Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2017/2018 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2017/2018 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

**Section 2.** The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 23<sup>rd</sup> day of May, 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

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

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

**FINAL 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)		287,017
Interest Income		60
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>727,005</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>644,663</b>
Bond Payments (2015)		(331,250)
Bond Payments (2016)		(272,500)
<b>BALANCE</b>	<b>\$</b>	<b>40,913</b>
County Appraiser & Tax Collector Fee		(13,638)
Discounts For Early Payments		(27,275)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$</b>	<b>-</b>

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

<b>REVENUES</b>	<b>FISCAL YEAR 2015/2016 ACTUAL</b>	<b>FISCAL YEAR 2016/2017 BUDGET</b>	<b>FISCAL YEAR 2017/2018 BUDGET</b>	<b>COMMENTS</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	287,017	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>\$ 727,005</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>\$ 644,663</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>\$ 40,913</b>	
County Appraiser & Tax Collector Fee	0	(8,568)	(13,638)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(17,135)	(27,275)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 6,974</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL 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 FINAL 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>\$ 1,594.54</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,594.54</u>
Total For Phase Two Units	\$ 1,859.54	\$ -	\$ 200.57	\$ 1,812.83

\* 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. 2017-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 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 2017/2018; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2017/2018 which is attached hereto and made a part hereof as Exhibit "A".

**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 above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2017/2018 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 23<sup>rd</sup> day of May, 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  
FISCAL YEAR 2017/2018 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 **10:30 a.m.** on the following dates:

**October 24, 2017**  
**January 23, 2018**  
**March 27, 2018**  
**April 24, 2018**  
**May 22, 2018**  
**June 26, 2018**  
**August 28, 2018**  
**September 25, 2018**

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**

A.H. At Turnpike South  
Community Development District

**Financial Report For  
April 2017**

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

	Annual Budget 10/1/16 - 9/30/17	Actual Apr-17	Year To Date Actual 10/1/16 - 4/30/17
<b>REVENUES</b>			
O & M Assessments	80,429	227	78,481
Debt Assessments (2015)	347,952	1,595	336,448
Other Revenue	0	0	0
Interest Income	12	0	58
<b>Total Revenues</b>	<b>\$ 428,393</b>	<b>\$ 1,822</b>	<b>\$ 414,987</b>
<b>EXPENDITURES</b>			
Supervisor Fees	0	0	0
Engineering/Inspections	5,000	0	2,500
Management	29,940	2,495	17,465
Legal	12,000	0	7,487
Assessment Roll	7,500	0	0
Audit Fees	3,000	2,500	2,500
Insurance	5,800	0	5,457
Legal Advertisements	2,000	0	751
Miscellaneous	1,000	8	123
Postage	700	15	203
Office Supplies	1,000	60	695
Dues & Subscriptions	175	0	175
Arbitrage Rebate Fee	1,300	0	0
Trustee Fee	3,700	0	4,337
Continuing Disclosure Fee	1,000	0	0
Website Management	1,500	125	875
<b>Total Expenditures</b>	<b>\$ 75,615</b>	<b>\$ 5,203</b>	<b>\$ 42,568</b>
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 352,778</b>	<b>\$ (3,381)</b>	<b>\$ 372,419</b>
Bond Payments (2015)	(327,075)	(1,579)	(322,839)
<b>Balance</b>	<b>\$ 25,703</b>	<b>\$ (4,960)</b>	<b>\$ 49,580</b>
County Appraiser & Tax Collector Fee	(8,568)	(18)	(4,021)
Discounts For Early Payments	(17,135)	0	(12,733)
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (4,978)</b>	<b>\$ 32,826</b>

Bank Balance As Of 3/31/17	\$ 53,407.08
Funds Received: 4/1/17 - 4/30/17	\$ 1,804.00
Disbursements: 4/1/17 - 4/30/17	\$ 7,505.86
Bank Balance As Of 4/30/17	\$ 47,705.22
Accounts Payable As Of 4/30/17	\$ 7,904.65
Accounts Receivable As Of 4/30/17	\$ -
Available Funds As Of 4/30/17	\$ 39,800.57

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

	<u>Oct '16 - Apr 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
01-3300 · O&M Assessments	78,481.03	80,429.00	-1,947.97	97.58%
01-3810 · Debt Assessments (Series 2015)	336,447.94	347,952.00	-11,504.06	96.69%
01-3820 · Debt Assess-Pd To Trustee-2015	-322,838.50	-327,075.00	4,236.50	98.71%
01-3830 · Assessment Fees	-4,021.38	-8,568.00	4,546.62	46.94%
01-3831 · Assessment Discounts	-12,733.38	-17,135.00	4,401.62	74.31%
01-9410 · Interest Income (GF)	58.00	12.00	46.00	483.33%
<b>Total Income</b>	<u>75,393.71</u>	<u>75,615.00</u>	<u>-221.29</u>	<u>99.71%</u>
<b>Expense</b>				
01-1309 · Engineering Report	2,500.00	5,000.00	-2,500.00	50.0%
01-1311 · Management Fees	17,465.00	29,940.00	-12,475.00	58.33%
01-1315 · Legal Fees	7,486.80	12,000.00	-4,513.20	62.39%
01-1318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
01-1320 · Audit Fees	2,500.00	3,000.00	-500.00	83.33%
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	123.23	1,000.00	-876.77	12.32%
01-1513 · Postage and Delivery	202.97	700.00	-497.03	29.0%
01-1514 · Office Supplies	694.35	1,000.00	-305.65	69.44%
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	875.00	1,500.00	-625.00	58.33%
<b>Total Expense</b>	<u>42,567.45</u>	<u>75,615.00</u>	<u>-33,047.55</u>	<u>56.3%</u>
<b>Net Income</b>	<u><b>32,826.26</b></u>	<u><b>0.00</b></u>	<u><b>32,826.26</b></u>	<u><b>100.0%</b></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	209	Miami-Dade Tax Collector	04/11/17	NAV Taxes	\$ 1,795.11		\$ (17.95)		\$ 1,777.16	\$ 200.57	\$ 1,594.54	\$ 198.56	\$ 1,578.60	\$ 1,578.60
7	876	Miami-Dade Tax Collector	04/26/17	Interest		\$ 26.84			\$ 26.84	\$ 26.84		\$ 26.84		\$ -
8									\$ -					\$ -
9									\$ -					\$ -
10									\$ -					\$ -
11									\$ -					\$ -
12									\$ -					\$ -
13									\$ -					\$ -
14									\$ -					\$ -
15									\$ -					\$ -
16									\$ -					\$ -
17									\$ -					\$ -
18									\$ -					\$ -
19									\$ -					\$ -
20									\$ -					\$ -
					\$ 414,870.81	\$ 58.16	\$ (4,021.38)	\$ (12,733.38)	\$ 398,174.21	\$ 78,481.03	\$ 336,447.94	\$ 75,335.71	\$ 322,838.50	\$ 322,838.50

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.

\$ 414,870.81	
\$ 58.16	
\$ (78,481.03)	\$ 398,174.21
\$ -	\$ (75,335.71)
\$ (336,447.94)	\$ (322,838.50)
\$ -	\$ -
\$ -	\$ -