



**AH AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 26, 2018
10:30 A.M.**

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

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
June 26, 2018
10:30 A.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. May 22, 2018 Special Board Meeting Minutes.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2018/2019 Final Budget
 - 3. Consider Resolution No. 2018-03 – Adopting a Fiscal Year 2018/2019 Meeting Schedule.....Page 6
- H. Old Business
- I. New Business
 - 1. Consider Approval of Supplemental Engineers Report.....Page 14
 - 2. Consider Resolution No. 2018-04 – Adopting a Fiscal Year 2018/2019 Meeting Schedule.....Page 25
 - 3. Consider Resolution No. 2018-05 – Adopting a Statewide Mutual Aid Agreement.....Page 27
 - 4. Qualified Elector (Registered Voter) Certification (9) Announcement.....Page 29
 - 5. Consider Resolution No. 2018-06 – Ordering and Calling for a Landowners’ Meeting.....Page 32
- J. Administrative Business
 - 1. Financial Report.....Page 33
- K. Board Member/Staff Comments
- L. 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

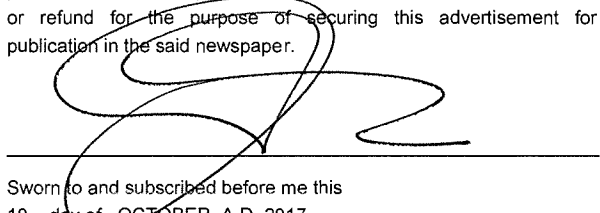
A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

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

10/10/2017

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 OCTOBER, A.D. 2017


Diana Herrera

(SEAL)

MARIA MESA personally known to me



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 Crescent Business Center located at 6625 Miami Lakes Drive, 3rd 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 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 meetings 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 canceled from time to time without advertised notice.

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

www.ahturnpikesouthcdd.org
10/10

17-64/0000264829M

**A.H. AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 22, 2018**

A. CALL TO ORDER

Mrs. Perez called the May 22, 2018, Regular Board Meeting of the A.H. at Turnpike South Community Development District to order at 10:32 a.m. in the Third Floor Conference Room of the Crexent Business Center located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014.

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 10, 2017, as part of the District's Fiscal Year 2017/2018 Regular Board Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance: Chairman Karl Albertson, Vice Chairman Ravi Latchman and Supervisor Logan Bell 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 was Jenny Rojas of American Services of Miami Corp. on behalf of Ed Pino, the District's Engineer.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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. May 14, 2018, Special Board Meeting

Mrs. Perez presented the minutes of the May 14, 2018, Special Board Meeting and asked if there were any changes/corrections.

There being no changes/corrections, a MOTION was made Supervisor Bell, seconded by Chairman Albertson and unanimously passed to approve the minutes of the May 14, 2018, Special Board Meeting, as presented.
--

G. OLD BUSINESS

There were no old business items to come before the Board.

H. NEW BUSINESS

1. Consider Supplemental Engineer's Report

This item was tabled until the next meeting.

2. Consider Contractor for Phase Two Construction Project

The District Engineer recommended that the Board reject all bids and start a new construction bid process.

A **MOTION** was made by Vice Chairman Latchman, seconded by Chairman Albertson and unanimously passed to reject all bids.

A **MOTION** was then made by Supervisor Bell, seconded by Vice Chairman Latchman and unanimously passed approving the required advertisements for the A.H. at Turnpike South Phase Two Construction Bid Process, as legally required; and further approving the bid documents with modifications, as specified, and to include an Itemized Pricing Schedule Form, Criteria/Evaluation Standards Form, Invitation to Bidders, Instructions to Bidders, Bid Form, Bidder Qualification Form and Notice of Award and finalization of same by the District Engineer; and further authorizes the coordination, confirmation of dates and advertisements of same between the District Manager and the District Engineer as follows:

Two (2) Advertisements to Run:	First Ad - Monday, June 4, 2018 Second Ad - Monday, June 11, 2018
Document Availability Date:	Monday, June 4, 2018 at 10:30 a.m.
Mandatory Pre-Bid Conference:	Wednesday, June 27, 2018 at 10:30 a.m.
Deadline for Sealed Bids:	Wednesday, July 11, 2018 at 10:30 a.m.

It is the Board's intention to hold a Special Meeting on Monday, July 16, 2018, at 10:30 a.m. to review the submitted bids and possibly award the contract to the most qualified bidder.

I. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

J. BOARD MEMBER/STAFF COMMENTS

It was noted that the next meeting date, June 26, 2018, would also include the Public Hearing on the Fiscal Year 2018/2019 Budget.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:53 a.m. on a **MOTION** made by Chairman Albertson, seconded by Vice Chairman Latchman and the **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

Miami Daily Business Review

June 6, 2018

Miscellaneous Notices

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

The Board of Supervisors (the "Board") of the A.H. at Turnpike South Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 26, 2018, at 10:30 a.m., or as soon thereafter as can be heard, in the Third Floor Conference Room of the Crexent 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 2018/2019 Proposed Final Budget of the 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.ahturnpikesouthcdd.org

6/6-13 18-53/0000323989M

RESOLUTION NO. 2018-03

A RESOLUTION OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2018/2019 BUDGET.

WHEREAS, the AH at Turnpike South Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2018/2019 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 2018/2019 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 26th day of June, 2018.

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 2018/2019
October 1, 2018 - September 30, 2019**

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- V ASSESSMENT COMPARISON

FINAL BUDGET
A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET
REVENUES	
O&M Assessments	87,489
Debt Assessments (2015)	352,394
Debt Assessments (2016)	287,017
Interest Income	60
TOTAL REVENUES	\$ 726,960
EXPENDITURES	
Supervisor Fees	0
Engineering/Inspections	3,250
Management	31,200
Legal	13,500
Assessment Roll	7,500
Audit Fees	4,500
Insurance	6,325
Legal Advertisements	1,300
Miscellaneous	1,000
Postage	600
Office Supplies	950
Dues & Subscriptions	175
Trustee Fees	8,500
Continuing Disclosure Fee	2,000
Website Management	1,500
TOTAL EXPENDITURES	\$ 82,300
REVENUES LESS EXPENDITURES	\$ 644,660
Bond Payments (2015)	(331,250)
Bond Payments (2016)	(272,500)
BALANCE	\$ 40,910
County Appraiser & Tax Collector Fee	(13,637)
Discounts For Early Payments	(27,273)
EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

REVENUES	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
O&M Assessments	81,224	87,534	87,489	Expenditures Less Interest/.94
Debt Assessments (2015)	352,393	352,394	352,394	Bond Payments/.94
Debt Assessments (2016)	0	287,017	287,017	Bond Payments/.94
Interest Income	90	60	60	Estimated At \$5 Per Month
TOTAL REVENUES	\$ 433,707	\$ 727,005	\$ 726,960	
EXPENDITURES				
Supervisor Fees	0	0	0	
Engineering/Inspections	2,500	5,000	3,250	\$1,750 Decrease From 2017/2018 Budget
Management	29,940	30,564	31,200	CPI Adjustment
Legal	11,175	14,000	13,500	Fiscal Year 2017/2018 Expenditures As Of February 2018 Were \$3,079
Assessment Roll	2,500	7,500	7,500	As Per Contract
Audit Fees	4,500	3,000	4,500	Accepted Amount For 2017/2018 Audit
Insurance	5,457	6,003	6,325	Insurance Estimate
Legal Advertisements	1,006	1,500	1,300	\$200 Decrease From 2017/2018 Budget
Miscellaneous	207	1,000	1,000	No Change From 2017/2018 Budget
Postage	285	650	600	\$50 Decrease From 2017/2018 Budget
Office Supplies	880	950	950	No Change From 2017/2018 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Trustee Fees	4,337	8,500	8,500	Two Bond Issues: Series 2015 & Series 2016
Continuing Disclosure Fee	1,000	2,000	2,000	Two Bond Issues: Series 2015 & Series 2016
Website Management	1,500	1,500	1,500	No Change From 2017/2018 Budget
TOTAL EXPENDITURES	\$ 65,462	\$ 82,342	\$ 82,300	
REVENUES LESS EXPENDITURES	\$ 368,245	\$ 644,663	\$ 644,660	
Bond Payments (2015)	(338,624)	(331,250)	(331,250)	2019 P & I Payments Less Interest
Bond Payments (2016)	0	(272,500)	(272,500)	2019 P & I Payments Less Interest
BALANCE	\$ 29,621	\$ 40,913	\$ 40,910	
County Appraiser & Tax Collector Fee	(4,208)	(13,638)	(13,637)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(12,733)	(27,275)	(27,273)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 12,680	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND (SERIES 2015) BUDGET

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2018/2019

OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
Interest Income	542	50	50	Projected Interest For 2018/2019
NAV Tax Collection	338,624	331,250	331,250	Maximum Debt Service Collection
Total Revenues	\$ 339,166	\$ 331,300	\$ 331,300	
EXPENDITURES				
Principal Payments	55,000	60,000	65,000	Principal Payments Due In 2019
Interest Payments	272,075	269,050	265,750	Interest Payments Due In 2019
Bond Redemption	0	2,250	550	Estimated Excess Debt Collections
Total Expenditures	\$ 327,075	\$ 331,300	\$ 331,300	
Excess/ (Shortfall)	\$ 12,091	\$ -	\$ -	

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		
Par Amount As Of 1/1/2018 =	\$4,375,000		

DETAILED FINAL DEBT SERVICE FUND (SERIES 2016) BUDGET

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2018/2019

OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
Interest Income	348	50	0	Projected Interest For 2018/2019
NAV Tax Collection	0	272,500	272,500	Maximum Debt Service Collection
Capitalized Interest	79,920	0	0	2017 Interest Payments Paid By Capitalized Interest
Total Revenues	\$ 80,268	\$ 272,550	\$ 272,500	
EXPENDITURES				
Principal Payments	0	60,000	65,000	Principal Payments Due In 2019
Interest Payments	79,920	208,488	206,088	Interest Payments Due In 2019
Bond Redemption	0	4,062	1,412	Estimated Excess Debt Collections
Total Expenditures	\$ 79,920	\$ 272,550	\$ 272,500	
Excess/ (Shortfall)	\$ 348	\$ -	\$ -	

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		

Par Amount As Of 1/1/2018 = \$3,975,000

Capitalized Interest Was Set-Up Through November 2017

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

	Original Projected Assessment (Methodology)*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Projected Assessment*
O & M	\$ 265.00	\$ 200.57	\$ 218.29	\$ 218.18
<u>Debt (221 Phase One Units)</u>	<u>\$ 1,594.54</u>	<u>\$ 1,594.54</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	\$ 1,812.72
O & M	\$ 265.00	\$ 200.57	\$ 218.29	\$ 218.18
<u>Debt (180 Phase Two Units)</u>	<u>\$ 1,594.54</u>	<u>\$ -</u>	<u>\$ 1,594.54</u>	<u>\$ 1,594.54</u>
Total For Phase Two Units	\$ 1,859.54	\$ 200.57	\$ 1,812.83	\$ 1,812.72

* 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

**A.H. AT TURNPIKE SOUTH
Community Development District**

**Re: A.H. AT TURNPIKE SOUTH (Phase 1a) and
A.H. AT TURNPIKE SOUTH 1st ADDITION (Phase 1b)
with a total of 221 residential units
and
A.H. AT TURNPIKE SOUTH 2nd ADDITION (Phase 2)
with a total of 180 residential units**

YEAR 2018 SUPPLEMENTAL REPORT

Prepared for
A.H AT TURNPIKE SOUTH Community Development District
Board of Supervisors
Miami-Dade County, Florida

Prepared by
American Services of Miami, Corp.

9370 SW 72nd STREET, SUITE A102
MIAMI, FLORIDA 33173
Telephone 305-598-5101
Facsimile 305-598-8627
Email: ed@asomiami.com

May 11, 2018

American Services of Miami, Corp

May 11, 2018

Special District Services, Inc.
2501 A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2018 A.H. at Turnpike South Community Development District

Dear Mrs. Perez

The intent of the attached yearly report is threefold: 1) To inform as to the status of ownership of the infrastructure that was financed or being constructed by the A.H. at Turnpike South Community Development District; 2) To report the current state of the work being done at the subdivision and the infrastructure still owned by the District; 3) To review the insurances carried by the District and all the subcontractors working at the site.

I. Introduction.

The A.H. at Turnpike South Community Development District (the District) was created for the purpose of managing and financing the planning, development, construction and maintenance of the infrastructure of A.H. at Turnpike South, a project containing **three subdivisions** with a total gross area of 82.51 acres of residential development located in Southwest Miami-Dade County, Florida. The development offers single family dwelling units.

The proposed infrastructure is a network of public roadway containing the required drainage, water and sanitary sewer systems that will serve and give access to 401 single family dwelling units.

Phase 1A (30 homes)

Earthwork: Began in October, 2012 and completed on Dec. 2013
Sanitary Sewer System: Began in December, 2012 and completed on Dec. 2013
Water Distribution System: Began in January, 2013 and completed in Dec. 2013
Storm water Management: Began in January, 2013 and completed in Dec. 2013
Roadway Improvements: Began in March, 2013 and completed in Dec. 2013

Phase 1B (191 homes)

Earthwork: Began in June 2015 and completed on May 2016.
Sanitary Sewer System: Began in Nov. 2015 and completed on September 2016.
Water Distribution System: Began in August 2015 and completed on September 2016.
Storm water Management: Began in June 2015 and it was completed on December 2015..
Roadway Improvements: Began in June 2015 and was completed on October 2017.

Phase 2 (180 homes)

Earthwork: To commence on mid 2018 with an estimated date of completion of January 2019.

II. District Description.

The District was established under Ordinance No. 12-60 of the Miami-Dade County Commission. The Ordinance was passed and adopted on February 10, 2012. The boundaries were expanded by enactment of Ordinance No. 13-93, on October 1, 2013.

The District is located in Section 35, Township 56S, Range 39E, in Miami-Dade County, Florida and consist of three residential subdivisions, one with 30 homes (**A.H AT TURNPIKE SOUTH**) located on the west side of the Homestead extension of the Florida's Turnpike and abutting SW 137th Avenue. A second subdivision with a total of 191 homes (**A.H AT TURNPIKE SOUTH FIRST ADDITION**) located on the east side of the Homestead extension of the Florida's Turnpike, between SW 276th Street and SW 280th Street. A third subdivision with a total of 180 homes (**A.H AT TURNPIKE SOUTH SECOND ADDITION**) located on the east side of the Homestead extension of the Florida's Turnpike, between SW 276th Street and SW 272nd Street. See Exhibit 1.

III. Infrastructure Ownership

Infrastructure was obtained by an IMPROVEMNT ACQUISITION AGREEMENT with an effective date of November 20, 2013 between AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida and whose mailing address is 2501 A Burns Road Palm Beach Gardens, FL 33410 (the "District"); and

ADRIAN DEVELOPERS OF DE LA FUENTE PARCELS, LLC, a Florida limited liability company authorized to do business in the state of Florida, was the primary developer of land within the boundaries of the District, whose address is 13687 SW 26th Street, Miami Florida 33175, and its successors and/or assigns (all referred to herein as the "Developer").

D.R. Horton, Inc., a Delaware Corporation, purchased a portion (140 lots) of A.H. at Turnpike South First Addition and all of Second Addition from ADRIAN DEVELOPERS OF DE LA FUENTE PARCELS, LLC, being now the primary developer of land within the boundaries of the District, whose address is 6123 Lyons Road, Suite 100, Coconut Creek, Florida 33173, (all referred to herein as the "Second Developer").

Whereas, the District determined that is the best interest of the present and future landowners and is a special benefit to the lands within the District to finance, construct and deliver certain community development systems, facilities and improvements to serve the District, including, without limitation, certain potable water distribution and sanitary sewer collection and transmission systems and facilities, a storm water management system, public roadways and right-of-way improvements and related improvements, all as such facilities, systems and improvements are more specifically described in the Engineer's Report for A.H.at Turnpike South Community Development District, dated November 5, 2013, prepared by American Services of Miami, Corp, and signed by Mario Duany, P.E. (the "Engineer").

IV. Payment for the improvements

After receipt by the District of funds from proceeds of the Bonds and in accordance with the terms of the MASTER TRUST INDENTURE from the District to US Bank National Association, as successor trustee, dated February 1, 2015 and the IMPROVEMNT ACQUISITION AGREEMENT, upon completion of the Improvements, the District agreed to pay the Developer subsequent to the issuance of the applicable series of Bonds, as total payment for all the Developer’s rights or interest in the Improvements an amount not to exceed \$5,660,758 with the exact purchase price to be based on the certificate of the District Engineer. Calculations of fund are as follows:

<u>Description</u>	<u>Estimated Cost</u>
Roadway Improvements	\$2,203,182
Stormwater Management System	\$ 789,514
Water Distribution System	\$1,000,854
Sanitary Sewer System	\$1,667,208

V. Notice of Award

On January 15, 2015 the contract for the construction of the proposed infrastructure at the AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT was awarded to V. Engineering & Consulting Group, Corp. a local utility contractor, being situated in unincorporated Miami-Dade County, Florida and whose mailing address is 1900 Coral Way, Suite 300, Miami FL 33145 (the “Contractor”); for the amount of Two Millions Three Hundred Twenty Five Thousands (\$2,325,000.00).

VI. Project status

a. Permitting update

A.H. AT TURNPIKE SOUTH AND A.H. AT TURNPIKE SOUTH FIRST ADDITION

Many of the 191 Lots are already being developed with the infrastructure 100% completed.

A network of interior and exterior public roads was proposed to provide circulation and access to the subject site and to comply with the requirements of Miami-Dade County Public Works Department as part of the Platting and subdividing process.

The **30 lots (Phase 1A) A.H. at Turnpike South** subdivision has access on the east side through the Homestead extension of the Florida’s Turnpike, on the north side access is provided by SW 272nd Street, an existing public Right-of-Way and on the west side, the site is abutting SW 137th Avenue, a major north-south corridor also a public Right-of-Way.

The **191 lots (Phase 1B) A.H. at Turnpike South First Addition** subdivision has access on the east side to SW 132ND Avenue, a public Right-of-Way, on the north side access will be provided through SW 276th.

Special District Services, Inc.

May 11, 2018

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Street a proposed public Right-of-Way, on the south side access is provided through SW 280th Street an existing public Right-of-Way.

The **180 lots (Phase 2) A.H. at Turnpike South Second Addition** subdivision has access on the east side to SW 132ND Avenue, a public Right-of-Way, on the north side access will be provided through SW 272nd Street a proposed public Right-of-Way, on the south side access is provided through SW 276th Street an existing public Right-of-Way.

A.H. at Turnpike South

The Storm Water system has been constructed and conveyed to the County.

Water distribution system and Sanitary Sewer collection systems were constructed and conveyed to Miami-Dade County.

Final Plat was approved by the Miami-Dade County Commission on September 2014 and recorded under Plat Book **170** at Page **53** of the Public Records of Miami Dade County, Florida

A.H. at Turnpike South First Addition

Final Plat was approved by the Miami-Dade County Commission on September 2014 and recorded under Plat Book **172** at Page **29** of the Public Records of Miami Dade County, Florida

Environmental Resource Permit No.13-05946-P was approved by the Department of Regulatory and Economic Resources on September 8, 2015.

Water and Sewer Plans were approved by WASD on March 25, 2015 under DW 2015-035 and DS 2015-524.

Water General Permit was issued from the Health Department on June 30, 2015 under Permit No. 312050-574-DSGP.

Paving and Drainage Public Works permit was issued on May 25, 2015.

A.H. at Turnpike South Second Addition

Tentative Plat was reviewed and approved by the County Land Development Section on January 20, 2017 under T-Plat number T-23534, valid through August 22, 2018.

Environmental Resource Permit No. 170323-4 was approved by the Department of Regulatory and Economic Resources on March 19, 2018.

A Water and Sewer agreement is active with WASD under Id. No. 22108, Water and Sewer Plans were submitted to Miami-Dade WASD and approved by them on April 2018.

SPECIAL CONDITION TO SERVICE:

As part of the approval of the Water and Sewer agreement Id #22108 with Miami-Dade Water and Sewer Authority, the Developer agreed to paid the Department \$186,439.58 towards upgrading Pump Station 30-1018, which represents the prorated amount for the (12%) flow contribution of this project to the total anticipated flow within the basin as determined by the Hydraulic modeling flow analysis of

Pump station 1018. The Department's total cost for upgrading the pump is \$1,537,877.00. The Developer shall pay this charge at the time of final plans approval release. The Department will not, under any circumstances, issuance Verification Forms or render water and /or sewer services to the Developer's property until such time as the fees specified above is paid in full.

A check for the requested amount was submitted to Miami-Dade Water and Sewer Department for the release of the approved plans this week.

Paving and Drainage at Public Works were submitted on March 2017 and are awaiting approval based on the relocation of an encroaching FPL pole.

A Final Plat was submitted to the Land Development department of Miami-Dade County on April 18, 2018 and a punch list was created by the Department. Said punch list is requiring sign off from the Traffic department and Lighting at Public Works. The subject property is abutting two half Section Roads and the Department may request additional contribution for lighting and signalization. We are in the process of getting those items wave.

The cost for these additional contributions were not included in our initial estimate for construction within the Right-of-Way because they were requested after the completion of our initial report.

Also as part of the comments of the lasts Final Plat Punch List, Miami-Dade County starting on March 5, 2018 created an ordinance for the participation of subdividers in a contribution for future installation of new traffic signal based on development impact on the existing signals or major intersections, within or surrounding the developments.

The subject property is abutting SW 272nd Street and SW 132nd Avenue, both half section road, therefore a traffic contribution of ¼ of \$450,000 is warranted for the approval of our Final Plat. This contribution will be utilized by the Department to pay for the future installation of the signal.

Notwithstanding anything in this policy to the contrary, within five (5) years following the delivery of the traffic signal contribution to the County, the subdivider (or authorized successor or assignee) shall be entitled to a complete refund of the contribution in the subdivider can demonstrate through a traffic signal warrant study that a traffic signal is not warranted.

b) Construction update

A.H. at Turnpike South First Add. (191 lots)

Notice to Proceed was given to V Engineering and Consulting Corp on April 10, 2015 as per executed AIA contract executed March 17, 2015.

Construction of the proposed infrastructure on Phase 1B commenced on June 2015 with the clearing and grubbing of the site.

Construction of the Storm water system commenced on September 2015 and installation of all proposed Catch Basing and exfiltration trench is 100% completed as of November 4, 2015.

Special District Services, Inc.

May 11, 2018

Page 7

Construction of the Water Distribution System commenced on August 2015 and installation of all proposed water mains and services has been completed as of September 2016.

Construction of the Sewer Collection system commenced on November 2015 and installation of all proposed Sewer mains and services has been completed as of September 2016.

As-Builts and conveyance package was submitted to WASD and conveyance was approved on November 2017.

c) State, working order and condition of the Infrastructure

The onsite roads within the Developments are 100% completed on A.H. at Turnpike South and A.H. at Turnpike South 1st Addition.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by ore personnel, the District Engineer's Report and public documents provided by the District.

Call us if you have any further question regarding this matter at 305-598-5101 or at ed@asomiami.com.

Respectably,

Ed Pino, PSM, Project Engineer
Florid Registration No. 67771
American Services of Miami, Corp.

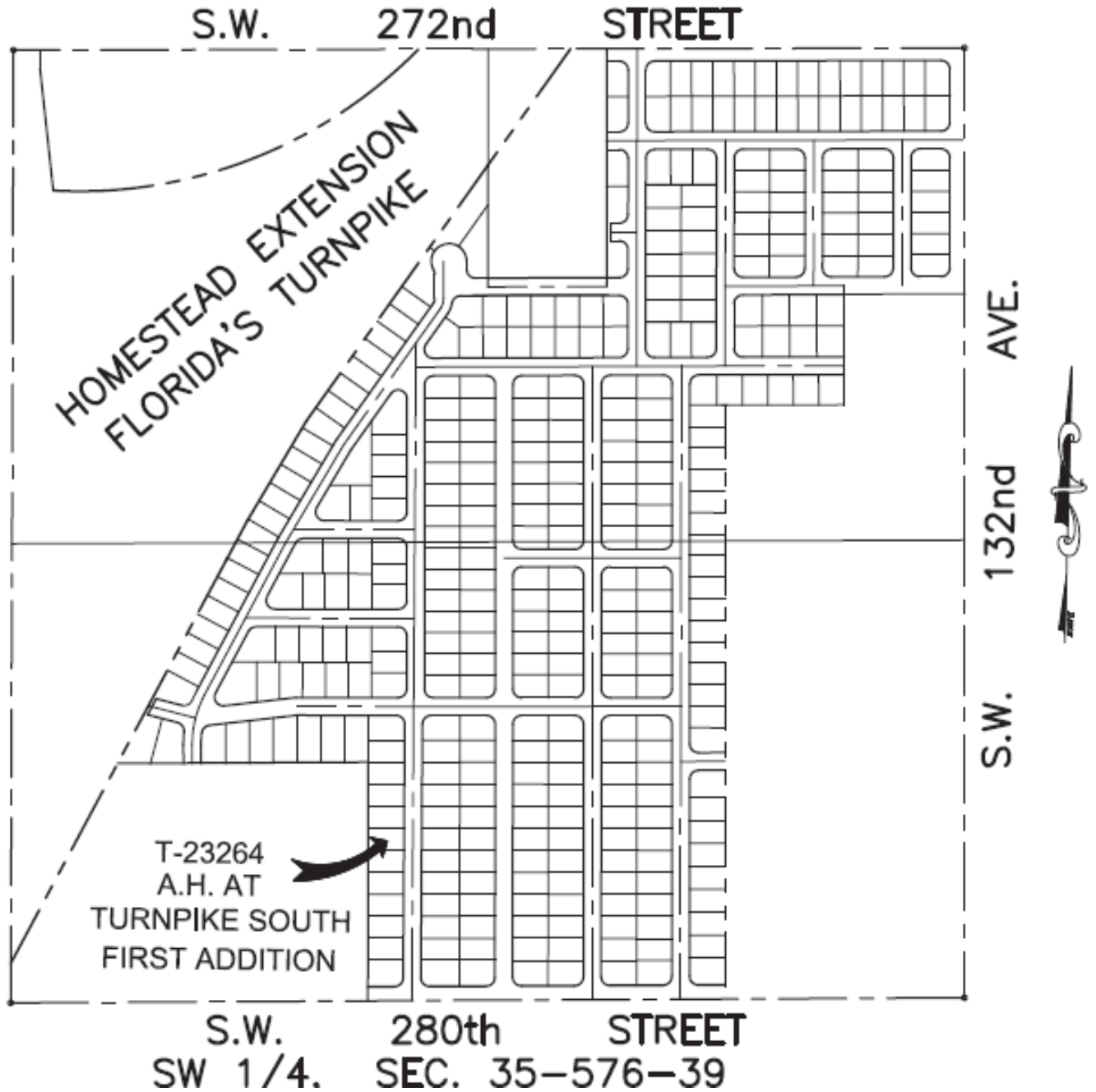
EXHIBIT "A"

LOCATION OF DISTRICT

Miami Dade County

LOCATION MAP

SCALE: 1"=300'



RESOLUTION NO. 2018-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2018/2019 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 2018/2019; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2018/2019 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 2018/2019 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 26th day of June, 2018.

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 2018/2019 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, 3rd Floor, Miami Lakes, Florida 33014, at **10:30 a.m.** on the following dates:

October 23, 2018
November 6, 2018
January 22, 2019
March 26, 2019
April 23, 2019
May 28, 2019
June 25, 2019
September 24, 2019

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

PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/2018

RESOLUTION NO. 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, APPROVING THE *REVISED* FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of the AH at Turnpike South Community Development District (“District”) hereby approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Emergency Management requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 27P-19, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

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

Section 1. The above recitals are hereby adopted.

Section 2. That execution of the attached revised Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.

PASSED, ADOPTED and EFFECTIVE this 26th day of June, 2018.

ATTEST:

**AH AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT,
FLORIDA**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

STATEWIDE MUTUAL AID AGREEMENT

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**



Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY 305-499-8480

miamidade.gov

May 22, 2018

Ms. Gloria Perez
Special District Services, Inc.
8785 SW 165th Avenue
Suite # 200
Miami, FL 33193

Dear Ms. Gloria Perez:

The Miami-Dade County Elections Department has completed a review of the area described as ***AH at Turnpike South Community Development District***. A certification of the number of registered voters is enclosed for your reference.

A fee of \$ 70.00 has been assessed for the research and labor involved in determining the number of registered voters in the proposed Community Development District (CDD).

Should you have any questions or concerns, please feel free to contact Michelle McClain, Deputy Supervisor of Elections for Voter Services at 305-499-8302.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. White".

Christina White
Supervisor of Elections

Enclosure (1)



Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY: 305-499-8480

miamidade.gov

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that AH at Turnpike South, as described in the attached LEGAL DESCRIPTIONS, has 9 voters.

Christina White
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 22ND DAY OF
MAY, 2018

Please submit a check for \$ 70.00 to our office payable to "Miami-Dade County" for the cost of certifying the number of registered voters.

A.H. AT TURNPIKE SOUTH C.D.D. LEGAL DESCRIPTIONS

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

COMMENCE AT THE CENTER OF SECTION 35, TOWNSHIP 56S, RANGE 39E IN MIAMI-DADE COUNTY FLORIDA AND RUN S.89°01'03"W. ALONG THE NORTH LINE OF THE SW ¼ OF SAID SECTION 35 FOR A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING OF THE LAND HEREBY BEING DESCRIBED; THENCE S.0°50'31"W. ALONG A LINE BEING 35.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 35, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SW 132ND AVE. FOR A DISTANCE OF 671.25 FEET TO A POINT; THENCE S.55°52'32"W. FOR A DISTANCE OF 300.77 FEET TO A POINT; THENCE S.0°49'18"E. FOR A DISTANCE OF 335.75 FEET TO A POINT; THENCE S.85°57'17"W. FOR A DISTANCE OF 335.89 FEET TO A POINT; THENCE S.0°45'05"E. FOR A DISTANCE OF 1,879.36 FEET TO A POINT LYING ON THE SOUTH LINE OF THE SW ¼ OF SAID SECTION 35, TOWNSHIP 56 S, RANGE 39 E; THENCE S.85°51'01"W. ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 1,009.42 FEET TO A POINT BEING LOCATED ON THE WEST LINE OF THE E ½ OF THE SE ¼ OF THE SW ¼ OF SAID SECTION 35; THENCE RUN ALONG SAID LINE N.0°44'25"W. FOR A DISTANCE OF 572.48 FEET TO A POINT; THENCE S.85°53'31"W FOR A DISTANCE OF 709.12 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (STATE ROAD NO. 821) AS SHOWN ON RIGHT-OF-WAY MAP SECTION NO.87005-2304; THENCE RUN N.27°14'40"E ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 778.75 FEET TO A POINT; THENCE N.29°47'17"E. FOR A DISTANCE OF 329.27 FEET TO A POINT; THENCE N.34°31'32"E. FOR A DISTANCE OF 834.19 FEET TO A POINT LOCATED ON THE WEST LINE OF THE SW ¼ OF THE NE ¼ OF SW ¼ OF SAID SECTION 35; THENCE S.0°45'38"E. FOR A DISTANCE OF 339.70 FEET TO A POINT; THENCE N.55°56'32"E. FOR A DISTANCE OF 335.77 FEET TO A POINT; THENCE N.0°45'51"W. FOR A DISTANCE OF 671.99 FEET TO A POINT LOCATED ON THE NORTH LINE OF THE SW ¼ OF SAID SECTION 35; THENCE RUN ALONG THE LAST DESCRIBED LINE N.59°01'03"E. FOR A DISTANCE OF 971.59 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 75.55 ACRES, MORE OR LESS.

AND

COMMENCE AT THE NORTHWEST CORNER OF THE SW ¼ OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, IN MIAMI-DADE COUNTY, FLORIDA; THENCE RUN N.89°01'03"EAST (BEARING DERIVED FROM THE FLORIDA STATE SYSTEM OF PLANE COORDINATES) ALONG THE NORTHERLY BOUNDARY OF THE SW ¼ OF SAID SECTION 35, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.1°04'46"EAST, A DISTANCE OF 51.11 FEET TO A POINT; THENCE S.7°01'39"EAST, FOR A DISTANCE OF 349.46 FEET TO A POINT; THENCE N.89°19'18"EAST, FOR A DISTANCE OF 70.85 FEET TO A POINT OF BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY, HAVING A RADIUS OF 1,342.39 FEET, THENCE RUN NORTHEASTERLY ALONG SAID CURVE 1,069.68 FEET THROUGH A CENTRAL ANGLE OF 45°39'21" TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY OF THE SOUTHWEST ¼ OF SAID SECTION 35; THENCE RUN S.89°01'03"WEST ALONG SAID NORTHERLY BOUNDARY FOR A DISTANCE OF 1,069.89 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 6.93 ACRES, MORE OR LESS.



DATE: JAN. 22, 2018



LB 6683

American Services of Miami, Corp.
Consulting Engineers . Planners . Surveyors

9370 S.W. 72nd Street, Suite 102
Miami, Florida, 33173
PH: (305) 598-5101
FAX: (305) 598-8627
ASOMIAMI.COM

RESOLUTION NO. 2018-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT ORDERING AND CALLING FOR A LANDOWNERS' MEETING AND PUBLIC NOTICE THEREOF FOR THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT'S ELECTION OF MEMBERS TO THE BOARD OF SUPERVISORS

WHEREAS, the AH at Turnpike South Community Development District ("District") was established by Ordinance of the Board of County Commissioners of Miami-Dade County Florida, pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as outlined in Chapter 190, Section 190.006, *Florida Statutes*, a landowners' election shall be announced at a public meeting of the Board at least ninety (90) days prior to the date of the landowners' meeting, which meeting shall be for the purpose of electing three (3) supervisors; and

WHEREAS, at such meeting, each landowner shall be entitled to cast one (1) vote per acre (or fraction thereof) or one vote for each platted lot of land owned and located within the District for each person to be elected; and

WHEREAS, the two (2) candidates receiving the highest number of votes shall serve for a four (4) year term and the one (1) candidate receiving the next largest number of votes shall serve for a two (2) year term; and

WHEREAS, a Notice of the Landowners' Meeting shall be published once a week for two consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election.

WHEREAS, attached hereto as Exhibit A and made a part hereof are (i) instructions (Election Procedures) on how all landowners may participate in the election and (ii) sample proxy that may be utilized by the landowners at such meeting.

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

Section 1. The above recitals are hereby adopted.

Section 2. The Landowners' Meeting will be held on November 6, 2018 at 10:30 a.m. at the location of Crexent Business Center, Third Floor Conference Room, 6625 Miami Lakes Drive, Miami Lakes, Florida 33014.

Section 3. The instructions and the form of sample proxy attached hereto as Exhibit "A" are hereby acknowledged and approved.

Section 4. A Notice of Landowners' Meeting shall be published as prescribed by law.

PASSED, ADOPTED and EFFECTIVE this 26th day of June, 2018.

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
May 2018**

A. H. at Turnpike South Community Development District

Budget vs. Actual

October 2017 through May 2018

	Oct '17 - May 18	Budget	\$ Over Budget	% of Budget
Income				
01-3300 · O&M Assessments	80,902.87	87,534.00	-6,631.13	92.43%
01-3810 · Debt Assessments (Series 2015)	301,368.06	352,394.00	-51,025.94	85.52%
01-3811 · Debt Assessments (Series 2016)	287,017.20	287,017.00	0.20	100.0%
01-3820 · Debt Assess-Pd To Trustee-2015	-287,383.23	-331,250.00	43,866.77	86.76%
01-3821 · Debt Assess-Pd To Trustee-2016	-272,781.20	-272,500.00	-281.20	100.1%
01-3830 · Assessment Fees	-6,433.91	-13,638.00	7,204.09	47.18%
01-3831 · Assessment Discounts	-25,651.66	-27,275.00	1,623.34	94.05%
01-9410 · Interest Income (GF)	105.90	60.00	45.90	176.5%
Total Income	77,144.03	82,342.00	-5,197.97	93.69%
Expense				
01-1310 · Engineering	2,500.00	5,000.00	-2,500.00	50.0%
01-1311 · Management Fees	20,376.00	30,564.00	-10,188.00	66.67%
01-1315 · Legal Fees	7,259.11	14,000.00	-6,740.89	51.85%
01-1318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
01-1320 · Audit Fees	3,000.00	3,000.00	0.00	100.0%
01-1450 · Insurance	5,750.00	6,003.00	-253.00	95.79%
01-1480 · Legal Advertisements	425.65	1,500.00	-1,074.35	28.38%
01-1512 · Miscellaneous	211.29	1,000.00	-788.71	21.13%
01-1513 · Postage and Delivery	84.44	650.00	-565.56	12.99%
01-1514 · Office Supplies	302.55	950.00	-647.45	31.85%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees	8,045.69	8,500.00	-454.31	94.66%
01-1743 · Continuing Disclosure Fee	0.00	2,000.00	-2,000.00	0.0%
01-1750 · Website Management	1,000.00	1,500.00	-500.00	66.67%
Total Expense	49,129.73	82,342.00	-33,212.27	59.67%
Net Income	28,014.30	0.00	28,014.30	100.0%

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MAY 2018**

	Annual Budget 10/1/17 - 9/30/18	Actual May-18	Year To Date Actual 10/1/17 - 5/31/18
REVENUES			
O&M Assessments	87,534	545	80,903
Debt Assessments (2015)	352,394	3,189	301,368
Debt Assessments (2016)	287,017	0	287,017
Interest Income	60	0	106
Total Revenues	\$ 727,005	\$ 3,734	\$ 669,394
EXPENDITURES			
Supervisor Fees	0	0	0
Engineering/Inspections	5,000	0	2,500
Management	30,564	2,547	20,376
Legal	14,000	0	7,259
Assessment Roll	7,500	0	0
Audit Fees	3,000	1,500	3,000
Insurance	6,003	0	5,750
Legal Advertisements	1,500	84	426
Miscellaneous	1,000	118	211
Postage	650	17	84
Office Supplies	950	107	303
Dues & Subscriptions	175	0	175
Trustee Fees	8,500	0	8,046
Continuing Disclosure Fee	2,000	0	0
Website Management	1,500	125	1,000
Total Expenditures	\$ 82,342	\$ 4,498	\$ 49,130
EXCESS/ (SHORTFALL)	\$ 644,663	\$ (764)	\$ 620,264
Bond Payments (2015)	(331,250)	(3,157)	(287,383)
Bond Payments (2016)	(272,500)	0	(272,781)
Balance	\$ 40,913	\$ (3,921)	\$ 60,100
County Appraiser & Tax Collector Fee	(13,638)	(37)	(6,434)
Discounts For Early Payments	(27,275)	0	(25,652)
NET EXCESS/ (SHORTFALL)	\$ -	\$ (3,958)	\$ 28,014

Bank Balance As Of 4/30/18	\$ 73,004.19
Funds Received: 5/1/18 - 5/31/18	\$ 3,697.09
Disbursements: 5/1/18 - 5/31/18	\$ 19,754.69
Bank Balance As Of 5/31/18	\$ 56,946.59
Accounts Payable As Of 5/31/18	\$ 9,277.71
Accounts Receivable As Of 5/31/18	\$ -
Available Funds As Of 5/31/18	\$ 47,668.88

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
TAX COLLECTIONS
2017-2018**

#	ID#	Payment From	DATE	FOR	Tax Collect Receipts Gross	Interest Received	Commission Paid	Discount	Net From Tax Collector	O & M Assessment Income (Before Discounts & Fees)	Maintenance Assessment Income (Before Discounts & Fees)	Series 2015 Debt Assessment Income (Before Discounts & Fees)	Series 2016 Debt Assessment Income (Before Discounts & Fees)	O & M Assessment Income (After Discounts & Fees)	Maintenance Assessment Income (After Discounts & Fees)	Series 2015 Debt Assessment Income (After Discounts & Fees)	Series 2016 Debt Assessment Income (After Discounts & Fees)	Series 2015 Debt Assessment Paid to Trustee	Series 2016 Debt Assessment Paid to Trustee
									\$726,945	\$87,534	\$0	\$352,394	\$287,017	\$87,534	\$0	\$352,394	\$287,017	\$331,250	\$272,500
									\$686,032	\$82,282	\$0	\$331,250	\$272,500	\$82,282	\$0	\$331,250	\$272,500	\$331,250	\$272,500
1	300	Miami-Dade Tax Collector	11/28/17	NAV Taxes	\$ 1,812.83		\$ (17.40)	\$ (72.51)	\$ 1,722.92	\$ 218.29		\$ 1,594.54		\$ 207.47		\$ 1,515.45		\$ 1,515.45	\$ -
2	424	Miami-Dade Tax Collector	12/08/17	NAV Taxes	\$ 9,064.15		\$ (87.02)	\$ (362.56)	\$ 8,614.57	\$ 1,091.45		\$ 7,972.70		\$ 1,037.32		\$ 7,577.25		\$ 7,577.25	\$ -
3	987	Miami-Dade Tax Collector	12/26/17	NAV Taxes	\$ 623,613.52		\$ (5,986.69)	\$ (24,944.67)	\$ 592,682.16	\$ 75,091.76		\$ 261,504.56	\$ 287,017.20	\$ 71,367.01		\$ 248,533.95	\$272,781.20	\$ 248,533.95	\$ 272,781.20
4	825	Miami-Dade Tax Collector	01/03/18	NAV Taxes	\$ 1,812.83		\$ (17.58)	\$ (54.38)	\$ 1,740.87	\$ 218.29		\$ 1,594.54		\$ 209.62		\$ 1,531.25		\$ 1,531.25	\$ -
5	537	Miami-Dade Tax Collector	01/10/18	NAV Taxes	\$ 3,625.66		\$ (35.17)	\$ (108.76)	\$ 3,481.73	\$ 436.58		\$ 3,189.08		\$ 419.23		\$ 3,062.50		\$ 3,062.50	\$ -
6	161	Miami-Dade Tax Collector	01/29/18	Interest		\$ 226.79			\$ 226.79	\$ 226.79				\$ 226.79				\$ -	\$ -
7	157	Miami-Dade Tax Collector	03/08/18	NAV Taxes	\$ 10,876.98		\$ (107.68)	\$ (108.78)	\$ 10,660.52	\$ 1,309.74		\$ 9,567.24		\$ 1,283.62		\$ 9,376.90		\$ 9,376.90	\$ -
8	416	Miami-Dade Tax Collector	04/10/18	NAV Taxes	\$ 14,502.64		\$ (145.03)		\$ 14,357.61	\$ 1,746.32		\$ 12,756.32		\$ 1,728.86		\$ 12,628.75		\$ 12,628.75	\$ -
9	139	Miami-Dade Tax Collector	04/26/18	Interest		\$ 18.30			\$ 18.30	\$ 18.30				\$ 18.30				\$ -	\$ -
10	711	Miami-Dade Tax Collector	05/11/18	NAV Taxes/Interest	\$ 3,625.66	\$ 108.77	\$ (37.34)		\$ 3,697.09	\$ 545.35		\$ 3,189.08		\$ 539.91		\$ 3,157.18		\$ 3,157.18	\$ -
11									\$ -									\$ -	\$ -
12									\$ -									\$ -	\$ -
13									\$ -									\$ -	\$ -
14									\$ -									\$ -	\$ -
15									\$ -									\$ -	\$ -
16									\$ -									\$ -	\$ -
17									\$ -									\$ -	\$ -
18									\$ -									\$ -	\$ -
					\$668,934.27	\$ 353.86	\$ (6,433.91)	\$ (25,651.66)	\$ 637,202.56	\$ 80,902.87	\$ -	\$ 301,368.06	\$ 287,017.20	\$ 77,038.13	\$ -	\$ 287,383.23	\$272,781.20	\$ 287,383.23	\$ 272,781.20

Assessment Roll = 726,944.83

Note: \$726,945, \$87,534, \$352,394 and \$343,723 are 2017/2018 budgeted assessments before discounts and fees.
\$686,032, \$82,282, \$331,250, and \$383,500 are 2017/2018 budgeted assessments after discounts and fees.

\$ 668,934.27	
\$ 353.86	\$ 637,202.56
\$ (80,902.87)	\$ -
\$ -	\$ (77,038.13)
\$ (287,017.20)	\$ (287,383.23)
\$ (301,368.06)	\$ (272,781.20)
\$ -	\$ -