



**AH AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MAY 26, 2020
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
REGULAR BOARD MEETING

May 26, 2020
6:30 P.M.

TO JOIN BY URL FOR VIDEO ACCESS AT:

<https://us02web.zoom.us/j/82053432931>

MEETING ID: 820 5343 2951

- 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
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- G. Old Business
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 - 2. Consider Resolution No. 2020-06 – Notice of Intent to Use Uniform Method.....Page 16
 - 3. Consider Resolution No. 2020-07 – Specifying Supervisors for General Election.....Page 19
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 - 5. Consider Approval of Agreement for the Access to Certain Exempt Information Maintained by the Miami-Dade County Property Appraiser.....Page 23
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 - 7. Update on the 2020 Expansion Area (Phase Three Project)
- I. Administrative Business
 - 1. Financial Report.....Page 39
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 - 3. Reminder of Statement of Financial Interests Disclosure 2019 Form 1, Filing Deadline: July 1, 2020
- J. Board Member/Staff Comments
- K. Adjourn

Miami Daily Business Review

May 18, 2020

Miscellaneous Notices

NOTICE OF A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN that the A.H. at Turnpike South Community Development District (the "District") will hold a regular meeting (the "Meeting") of its Board of Supervisors (the "Board") on May 26, 2020, at 10:30 a.m. to be conducted by telephonic and video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The Meeting is being held for the necessary public purpose of considering the Fiscal Year 2020/2021 Proposed Budget and agenda items related to the District. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the Meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Participants may attend the Meeting by accessing the District's website, www.ahturnpikesouthcdd.org and clicking on the meeting link you will find on the homepage, or utilizing the following login information:

Join by URL for VIDEO ACCESS at:

Topic: AH at Turnpike South CDD

Time: May 26, 2020 10:30 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82053432931>

Meeting ID: 820 5343 2931

One tap mobile

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+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 820 5343 2931 Find your local number:

<https://us02web.zoom.us/j/kcydctzJrB>

A copy of the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or gperez@sdsinc.org (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

As indicated above, this Meeting will be conducted by media communications technology. Anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this Meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance so that arrangements may be made.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

www.ahturnpikesouthcdd.org
5/18 20-04/0000470308M

**A.H. AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MARCH 24, 2020**

A. CALL TO ORDER

Mrs. Perez called the March 24, 2020, Regular Board Meeting of the A.H. at Turnpike South Community Development District to order at 10:38 a.m. telephonically.

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 11, 2019, as legally required.

Mrs. Perez advised that ratification of the items approved at today's meeting and public hearing would be required.

Pursuant to and as reported by the Centers for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. It is thereby recommended that we, as a community, practice social distancing.

In consideration of the safety of all and under the Governor's Executive Order 20-69, there is a temporary suspension of the statutory requirement that a quorum be present in person at a specific public place, and authorizing the use of media technology, such as telephonic and video conferencing, as provided in Section 120.54(5)(b)2, Florida Statutes. The Executive Order does not waive any other requirement of Florida's Constitution or Florida's Government-in-the-Sunshine Laws.

The A.H. at Turnpike South Community Development District Regular Board Meeting and Public Hearing scheduled and advertised to be held in the Third Floor Conference Room of the Crexent Business Center located at 6625 Miami Lakes Drive, 3rd Floor, Miami Lakes, Florida 33014 on Tuesday, March 24, 2020, at 10:30 a.m. will no longer be held in person at said location. The meeting will instead be held telephonically on the same date and time of Tuesday, March 24, 2020, at 10:30 a.m.

To join telephonically, the following information was provided:

Dial 1-888-204-5984
Access Code 2799168

Kindly note that this information was also posted on the District's website and the appropriate signage was posted at the building entrance and on the conference room door.

NOTE: Please refer to the attached image and website screenshot of the notice posted on the website as of March 20, 2020.

C. CONSIDER RESIGNATIONS/BOARD VACANCIES

This item was tabled.

D. ADMINISTER OATH OF OFFICE AND REVIE BOARD MEMBER DUTIES & RESPONSIBILITIES

Mrs. Perez forwarded the Oath of Office to Mr. Javi Tavel via email. Due to the current COVID-19 circumstances, Mr. Tavel has not been able to receive the oath as of yet.

E. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance telephonically: Chairman Karl Albertson, Vice Chairman Ravi Latchman and Supervisor Logan Bell and it was in order to proceed with the meeting.

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

F. ELECTION OF OFFICERS

This item was tabled.

G. ADDITIONS OR DELETIONS TO THE AGENDA

A **MOTION** was made by Supervisor Bell, seconded by Supervisor Latchman and passed unanimously ratifying the actions of District management in accordance with Order 20-69, temporarily suspending the statutory requirement that a quorum be present in person at a specific public place, and authorizing the use of media technology, such as a telephonic meeting and public hearing, as provided in Section 120.54(5)(b)2, Florida Statutes. Said meeting/public hearing location change was posted on the District website and the appropriate signage was posted at the building's main entrance and at the conference room door.

H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

I. APPROVAL OF MINUTES

1. January 28, 2020, Regular Board Meeting

Mrs. Perez presented the minutes of the January 28, 2020, Regular Board Meeting and asked if there were any changes/corrections.

There being no changes/corrections, a **MOTION** was made Supervisor Latchman, seconded by Supervisor Albertson and unanimously passed approving the minutes of the January 28, 2020, Regular Board Meeting, as presented.

Note: at approximately 10:44 a.m., Mrs. Perez recessed the Regular Board Meeting and simultaneously opened the Public Hearing.

J. PUBLIC HEARING – LEVY OF NON-AD VALOREM ASSESSMENTS – PHASE 3 (EXPANSION AREA)

1. Proof of Publication

Mrs. Perez presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on March 3, 2020, and March 10, 2020, as legally required. In addition, proof of publication was presented that Resolution No. 2020-02 had also been published in the *Miami Daily Business Review* on March 3, 2020, and March 10, 2020, as legally required.

2. Receive Public Comment on the Intent to Levy Non-Ad Valorem Assessments for the Phase 3 Expansion Area

Mrs. Perez indicated that the purpose of this portion of the Public Hearing was to receive comments from affected property owners as to the propriety and advisability of making the planned improvements and funding same or a portion thereof through the levy of special assessments on all assessable property within the Expansion Area (Phase 3 Project) of the A.H. at Turnpike South Community Development District. Furthermore, Mrs. Perez stated that based on the public comments the Board would then be asked to make a final decision on approving the project and the levy of said non-ad valorem special assessments.

There being no members of the public present telephonically, the public comment portion of the Public Hearing was closed.

3. Receive Public Comment on the Intent to Utilize Chapter 197, Florida Statute, for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments

This item was tabled and will be addressed at a later public hearing once the Board has formally approved of the District's Intent to Use the Uniform Method of Collection.

4. Consider the Expansion Area project and Levying of Special Assessments Based on Public Comment

Mrs. Perez stated that the Board intends to approve the public infrastructure improvements within the Expansion Area Project and levy special assessments to pay for the Expansion Area Project improvements, as described in the Engineer's Report dated and accepted by the Board on January 28, 2020, as revised, and as outlined in the Master Methodology Report dated and accepted by the Board on January 28, 2020, as revised. Furthermore, Mrs. Perez indicated that it would be in order for the Board to approve the Expansion Area Project, as outlined in the District Engineer's Report and provide for the levying of special assessments to pay for the Expansion Area Project Improvements, as outlined in the Master Methodology Report. A discussion ensued after which:

A **MOTION** was made by Supervisor Bell, seconded by Supervisor Latchman and unanimously passed approving the Expansion Area Project and the Levying of Non-Ad Valorem Special Assessments on all assessable land within the Expansion Area of the District.

5. Consider Adjusting and Equalizing Non-Ad Valorem Assessments Based on Public Comment

Mrs. Perez announced that the Board would now sit as the *Equalization Board*, acting on the fairness and the apportionment of the proposed special assessments to pay for the Expansion Area Project improvements. The Equalization Board will receive and consider any and all complaints and/or concerns regarding the special assessments and adjust and equalize the special assessments on a basis of just and right.

There being no comments from the public, Mrs. Perez called for a motion confirming the fairness, equity and apportionment of the proposed special assessments for the Expansion Area Project within the District. A discussion ensued after which:

MOTION was made by Supervisor Bell, seconded by Supervisor Latchman and unanimously passed confirming the fairness, equity and apportionment of the special assessments to pay for the Expansion Area (Phase 3 Project) within the District and as such, the special assessments are hereby confirmed.

Mrs. Perez then closed the meeting of the *Equalization Board*.

6. Consider Resolution No. 2020-04 – Authorizing the Expansion Area Project, Equalization of Special Assessments; the Intent to Levy Non-Ad Valorem Assessments; the Intent to Utilize Chapter 197, F.S., for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments and Adoption of a Final Assessment Roll Pursuant to Chapters 170, 190 and 197, F.S.

Mrs. Perez presented Resolution No. 2020-04, entitled:

RESOLUTION NO. 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT SYSTEMS, FACILITIES, SERVICES AND RELATED INFRASTRUCTURE IMPROVEMENT PROJECTS; EQUALIZING, APPROVING, CONFIRMING, IMPOSING AND LEVYING CERTAIN NON-AD VALOREM SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITTED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Mrs. Perez made available the resolution's **Exhibits A, B and C**. In addition, she explained that Resolution No. 2020-02 summarizes the Board's authority approving the public infrastructure improvements for the Expansion Area Project lying within the Expansion Area of the District, the intent to issue Bonds for the financing of all or a portion of the District's Expansion Area Project, equalizing, approving, confirming and levying the non-ad valorem special assessments, payment of the non-ad valorem special assessments and the method of collection for the non-ad valorem special assessments related to lands within the Expansion Area of the District and benefitting from the Expansion Area. She also added that it would be in order to consider and approve Resolution No. 2020-04.

A **MOTION** was made by Supervisor Bell, seconded by Supervisor Latchman and passed unanimously adopting Resolution No. 2020-04, *as presented*, approving the Expansion Area Project; and further approving the intent to issue Bonds to finance all or a portion of the public improvements known as the Expansion Area (Phase 3 Project); equalizing, confirming and levying non-ad valorem special assessments; and the payment and method of collection of the non-ad valorem special assessments.

Note: At approximately 10:57 a.m., Mrs. Perez closed the Public Hearing and simultaneously reconvened the Regular Board meeting.

K. OLD BUSINESS

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

L. NEW BUSINESS

1. Consider Resolution No. 2020-05 – Adopting a Fiscal year 2020/2021 Proposed Budget

This item was tabled.

M. ADMINISTRATIVE MATTERS

1. Financial Report

This item was tabled.

N. BOARD MEMBER/STAFF COMMENTS

Mrs. Perez advised that the Bond Validation Hearing for the Expansion Area had been scheduled for April 29, 2020. She also indicated that she would assist Mr. Pawelczyk in preparing the required documents for the hearing and that the next scheduled meeting was set for May 26, 2020.

O. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:05 a.m. on a **MOTION** made by Supervisor Albertson, seconded by Supervisor Bell and the **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021; 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 2020/2021 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 2020/2021 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for July 28, 2020 at 10:30 a.m. in the Third Floor Conference Room of the Crexent Business Center located at 6625 Miami Lakes Drive, 3rd Floor, Miami Lakes, Florida 33014, for the purpose of receiving public comments on the Proposed Fiscal Year 2020/2021 Budget.

PASSED, ADOPTED and EFFECTIVE this 26th day of May, 2020.

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 2020/2021
October 1, 2020 - September 30, 2021**

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- V ASSESSMENT COMPARISON

PROPOSED BUDGET

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020/2021

OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 BUDGET
REVENUES	
O&M Assessments	87,381
Debt Assessments (2015)	352,394
Debt Assessments (2016)	287,017
Interest Income	120
TOTAL REVENUES	\$ 726,912
EXPENDITURES	
Supervisor Fees	0
Engineering/Inspections	3,250
Management	32,508
Legal	13,000
Assessment Roll	7,500
Audit Fees	4,600
Insurance	6,100
Legal Advertisements	1,300
Miscellaneous	975
Postage	500
Office Supplies	850
Dues & Subscriptions	175
Trustee Fees	8,500
Continuing Disclosure Fee	1,000
Website Management	2,000
TOTAL EXPENDITURES	\$ 82,258
REVENUES LESS EXPENDITURES	\$ 644,654
Bond Payments (2015)	(331,250)
Bond Payments (2016)	(272,500)
BALANCE	\$ 40,904
County Appraiser & Tax Collector Fee	(13,635)
Discounts For Early Payments	(27,269)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
O&M Assessments	88,457	87,439	87,381	Expenditures Less Interest/.94
Debt Assessments (2015)	352,393	352,394	352,394	Bond Payments/.94
Debt Assessments (2016)	287,017	287,017	287,017	Bond Payments/.94
Interest Income	227	120	120	Estimated At \$10 Per Month
TOTAL REVENUES	\$ 728,094	\$ 726,970	\$ 726,912	
EXPENDITURES				
Supervisor Fees	0	0	0	
Engineering/Inspections	2,600	3,250	3,250	No Change From 2019/2020 Budget
Management	31,200	31,788	32,508	CPI Adjustment
Legal	8,527	13,500	13,000	Fiscal Year 2019/2020 Expenditures As Of December 2019 Were \$2,195
Assessment Roll	4,750	7,500	7,500	As Per Contract
Audit Fees	4,500	4,600	4,600	No Change From 2019/2020 Budget
Insurance	5,000	6,250	6,100	Insurance Estimate
Legal Advertisements	559	1,300	1,300	No Change From 2019/2020 Budget
Miscellaneous	263	1,000	975	\$25 Decrease From 2019/2020 Budget
Postage	113	550	500	\$50 Decrease From 2019/2020 Budget
Office Supplies	339	900	850	\$50 Decrease From 2019/2020 Budget
Dues & Subscriptions	175	175	175	No Change From 2019/2020 Budget
Trustee Fees	8,046	8,500	8,500	Two Bond Issues: Series 2015 & Series 2016
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2019/2020 Budget
Website Management	1,500	2,000	2,000	No Change From 2019/2020 Budget
TOTAL EXPENDITURES	\$ 68,572	\$ 82,313	\$ 82,258	
REVENUES LESS EXPENDITURES	\$ 659,522	\$ 644,657	\$ 644,654	
Bond Payments (2015)	(335,530)	(331,250)	(331,250)	2020 P & I Payments Less Interest
Bond Payments (2016)	(272,781)	(272,500)	(272,500)	2020 P & I Payments Less Interest
BALANCE	\$ 51,211	\$ 40,907	\$ 40,904	
County Appraiser & Tax Collector Fee	(6,991)	(13,636)	(13,635)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(28,369)	(27,271)	(27,269)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 15,851	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2015) BUDGET

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020/2021

OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
Interest Income	1,082	50	50	Projected Interest For 2020/2021
NAV Tax Collection	335,530	331,250	331,250	Maximum Debt Service Collection
Total Revenues	\$ 336,612	\$ 331,300	\$ 331,300	
EXPENDITURES				
Principal Payments	60,000	65,000	70,000	Principal Payments Due In 2021
Interest Payments	267,400	265,750	258,600	Interest Payments Due In 2021
Bond Redemption	0	550	2,700	Estimated Excess Debt Collections
Total Expenditures	\$ 327,400	\$ 331,300	\$ 331,300	
Excess/ (Shortfall)	\$ 9,212	\$ -	\$ -	

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 1/1/2020 =	\$4,250,000		

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2016) BUDGET

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020/2021

OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
Interest Income	885	25	50	Projected Interest For 2020/2021
NAV Tax Collection	272,781	272,500	272,500	Maximum Debt Service Collection
Total Revenues	\$ 273,666	\$ 272,525	\$ 272,550	
EXPENDITURES				
Principal Payments	60,000	65,000	70,000	Principal Payments Due In 2021
Interest Payments	207,287	203,488	200,888	Interest Payments Due In 2021
Bond Redemption	0	4,037	1,662	Estimated Excess Debt Collections
Transfer To Construction Fund	391	0	0	
Total Expenditures	\$ 267,678	\$ 272,525	\$ 272,550	
Excess/ (Shortfall)	\$ 5,988	\$ -	\$ -	

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 1/1/2020 =	\$3,850,000		

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

	Original Projected Assessment (Methodology)*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Projected Assessment*
O & M	\$ 265.00	\$ 218.29	\$ 218.18	\$ 218.06	\$ 217.91
<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>	<u>\$ 1,594.54</u>
Total For Phase One Units	\$ 1,859.54	\$ 1,812.83	\$ 1,812.72	\$ 1,812.60	\$ 1,812.45
O & M	\$ 265.00	\$ 218.29	\$ 218.18	\$ 218.06	\$ 217.91
<u>Debt (180 Phase Two Units)</u>	<u>\$ 1,594.54</u>	<u>\$ 1,594.54</u>	<u>\$ 1,594.54</u>	<u>\$ 1,594.54</u>	<u>\$ 1,594.54</u>
Total For Phase Two Units	\$ 1,859.54	\$ 1,812.83	\$ 1,812.72	\$ 1,812.60	\$ 1,812.45

* 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. 2020-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) EXPRESSING THE INTENT OF THE DISTRICT TO USE THE UNIFORM METHOD OF LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS AS AUTHORIZED AND PERMITTED BY SECTION 197.3632, *FLORIDA STATUTES*; EXPRESSING THE NEED FOR THE LEVY OF NON-AD VALOREM ASSESSMENTS AND SETTING FORTH THE LEGAL DESCRIPTION OF THE REAL PROPERTY LOCATED IN THE EXPANSION AREA WITHIN THE DISTRICT'S JURISDICTIONAL BOUNDARIES THAT MAY OR SHALL BE SUBJECT TO THE LEVY OF DISTRICT NON-AD VALOREM ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 197, *Florida Statutes*, provides for the usage by A.H. at Turnpike South Community Development (“District”) of a uniform method of levying, collecting and enforcing its non-ad valorem assessments; and

WHEREAS, Chapter 197, *Florida Statutes*, sets forth certain requirements which must be met by the District in order to use said uniform method of levying, collecting and enforcing its non-ad valorem assessments; and

WHEREAS, in accordance with Section 197.3632, *Florida Statutes*, the District will cause to be published in a newspaper of general circulation within the county within which the District is located, weekly for four (4) consecutive weeks prior to the date of the public hearing a notice of the District's intent to hold a public hearing on July 28, 2020 at 10:30 a.m. in the Third Floor Conference Room of the Crexent Business Center located at 6625 Miami Lakes Drive, 3rd Floor, Miami Lakes, Florida 33014 for the purpose of advising the public of the District's intention to adopt and use the Chapter 197, *Florida Statutes*, uniform method of levying, collecting and enforcing non-ad valorem assessments; and

WHEREAS, the Board of Supervisors (“Board”) of the District have determined that it is in the best interest of the District for the District to elect to use the uniform method of levying, collecting and enforcing non-ad valorem assessments as provided in Section 197.3632, *Florida Statutes*.

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

Section 1. The above recitals are hereby incorporated and adopted as the findings of fact of the Board.

Section 2. The uniform method of levying, collecting and enforcing non-ad valorem assessments as authorized by Section 197.3632, *Florida Statutes*, is hereby considered for

adoption and usage by the District.

Section 3. Non-ad valorem assessments will in the future be required to be assessed and levied by the District in order to provide necessary funds for one or more of the following reasons:

- (a) Satisfying the lawful debt obligations of the District, and/or
- (b) Financing, constructing, maintaining and servicing the Improvements of the District, and/or
- (c) The operation of the District, and/or
- (d) Such other lawful purposes which the District is empowered to provide as authorized by law.

Section 4. The uniform method of levying, collecting and enforcing non-ad valorem assessments now and in the future, if so required, shall, to the extent authorized by law, apply to all lands located within the jurisdictional boundaries of the District, as said jurisdictional boundaries are described in attached Exhibit "A" which is incorporated herein and made a part hereof.

Section 5. That a certified copy of this Resolution, together with Exhibit "A" attached thereto, shall be promptly forwarded to the Miami-Dade County Property Appraiser, Miami-Dade County Tax Collector and the Florida Department of Revenue.

PASSED, ADOPTED and BECOMES EFFECTIVE this 26th day of May, 2020.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

EXHIBIT A

LEGAL DESCRIPTION
(*EXPANSION AREA*)

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

PARCEL 1:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE NORTH 50 FEET THEREOF, IN SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA. LESS THAT PORTION OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 (PARCEL 120.1) AS RECORDED IN O.R. BOOK 7670, PAGE 866 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST; RUN THENCE S89°01'03"W (BEARINGS DERIVED FROM THE FLORIDA STATE SYSTEM OF PLANE COORDINATES), ALONG THE SOUTHERLY BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 35, 671.06 FEET TO A POINT; THENCE N00°51'03"W, 484.41 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N00°51'03"W, 508.84 FEET TO A POINT; THENCE N39°34'51"E, 393.04 FEET TO A POINT OF INTERSECTION WITH THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MOODY DRIVE (SW 268TH STREET); THENCE N89°08'49E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 382.38 FEET TO A POINT; THENCE S00°46'28"E, 60.16 FEET TO A POINT; THENCE S39°34'51"W, 982.51 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

ALL OF THAT PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION OF THE FLORIDA TURNPIKE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA; THENCE RUN S.89°01'03" W, ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 35 FOR 406.88 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE; THENCE RUN N.37°37'03" E. ALONG THE SAID RIGHT-OF-WAY LINE FOR 147.61 FEET; THENCE CONTINUE N.39°34'51" E. ALONG THE SAID RIGHT OF LINE FOR 485.79 FEET TO THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 35; THENCE RUN S.00°51'03" E. ALONG THE SAID EAST LINE FOR 484.41 FEET TO THE PONT OF BEGINNING.

LESS THAT PORTION OF THE SOUTHEAST ¼ OF THE NORTHWEST 1/4 IN SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35-56-39; THENCE S00°51'23"E, 50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE N89°08'30"E 255.11 FEET; THENCE S.39°34'51"W 393.04 FEET; THENCE N00°51'23"W 299.36 FEET TO THE POINT OF BEGINNING.

RESOLUTION 2020-07

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT REGARDING THE GENERAL ELECTION OF SUPERVISORS PURSUANT TO SECTION 190.006, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the A.H. at Turnpike South Community Development District, a community development district, was established in 2012 by Miami-Dade County Ordinance No. 12-60, expanded by Ordinance No 13-93 in 2013 and further expanded by Ordinance No. 19-117 in 2019, pursuant to the provisions of Chapter 190, Florida Statutes;

WHEREAS, pursuant to the provisions of Section 190.006, Florida Statutes, six (6) years after the initial appointment of members of the board of supervisors of said District, **if** there are **at least 250 qualified electors** in the District, *then the positions of two board members whose terms are expiring shall be filled by qualified electors of the District, elected by the qualified electors of the District for 4-year terms. The remaining board member whose term is expiring shall be elected for a 4-year term by the landowners and is not required to be a qualified elector. Thereafter, as terms expire, board members shall be qualified electors elected by qualified electors of the District for a term of 4 year; and.*

WHEREAS, the District has reached 250 qualified electors within the boundaries of the District; and

WHEREAS, the Supervisors for the District for Seat Numbers One (1) and Three (3) will be first elected by the qualified electors of the District on the 3rd day of November, 2020; and

WHEREAS, the Supervisors for the District for Seat Numbers Two (2) and Four (4) will be first elected by the qualified electors of the District at the General Election to be held in November, 2022; and

WHEREAS, the Supervisor for the District for Seat Number Five (5) will be elected by the landowners within the District at a **final landowners' election** to be held in November, 2020, for a term of four (4) years and will subsequently be elected by the qualified electors after the expiration of the term.

WHEREAS, the seat numbers and length of terms thereof shall be:

Seat Number	1	for a term of four (4) years,
Seat Number	2	for a term of four (4) years,
Seat Number	3	for a term of four (4) years,
Seat Number	4	for a term of four (4) years,
Seat Number	5	for a term of four (4) years; and

WHEREAS, the District Manager has communicated the above to the Supervisor of Elections of Miami-Dade County, Florida.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, that:

Section 1. The above Whereas Clauses are ratified and confirmed as true and correct.

Section 2. The communications of the District Manager to the Supervisor of Elections concerning the holding of an election in the County of Miami-Dade, State of Florida, as required by the provisions of Chapter 190, Florida Statutes, for the purpose of having all of the qualified electors residing within the boundaries of the A.H. at Turnpike South Community Development District to elect members to serve on the Board of Supervisors of said District are hereby confirmed, and:

- (a) The Board recognizes said election shall be conducted according to the requirements of the law governing community development districts, as provided in Chapter 190, Florida Statutes.
- (b) The Board recognizes the election shall be held at the precinct polling places heretofore designated by the Supervisor of Elections in Miami-Dade County, Florida. The Board recognizes that the polls shall be opened and closed as provided by law and shall contain the names of the candidates to be voted upon in said election.
- (c) The publication of notice of election shall be had in a newspaper of general circulation within said District, pursuant to the provisions of Florida Statutes.

Section 3. The period of qualifying as a candidate for a Supervisor Seat to said District shall be as determined and prescribed by the Miami-Dade County Supervisor of Elections, and:

- (a) The publication of notice of qualifying period set by the Miami-Dade County Supervisor of Elections shall be at least two (2) weeks prior to the start of the qualifying period.

Section 4. Said election shall be conducted according to the requirements of general law and law governing special district elections.

Section 5. A copy of this Resolution shall be sent to the Miami-Dade County Supervisors of Elections by the District Manager, if so required.

PASSED, ADOPTED and EFFECTIVE this 26th day of May, 2020.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chair

RESOLUTION NO. 2020-08

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

WHEREAS, the A.H. at Turnpike South Community Development District ("District") was established by Ordinance of the Board of County Commissioners of Miami-Dade, 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 ONE (1) supervisor; 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 nominated for election; and

WHEREAS, the one (1) candidate receiving the highest number of votes shall serve for a four (4) 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; and

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 A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The above recitals are hereby adopted.

Section 2. The Landowners' Meeting will be held on Tuesday, November 10, 2020, 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 26st day of May, 2020.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chair

**LANDOWNER PROXY
 AH AT TURNPIKE SOUTH
 COMMUNITY DEVELOPMENT DISTRICT
 LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the AH at Turnpike South Community Development District to be held on _____, 2020 at 10:30 a.m. in the Crexent Business Center, Third Floor Conference Room, 6625 Miami Lakes Drive, Miami Lakes, Florida 33014, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners’ meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

 Printed Name of Legal Owner

 Signature of Legal Owner

 Date

Parcel Description*

of Acres

* Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 190.006(2) (b), Florida Statutes (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

TOTAL NUMBER OF AUTHORIZED VOTES: _____

Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.

If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)

AGREEMENT FOR ACCESS TO CERTAIN EXEMPT INFORMATION MAINTAINED BY THE MIAMI-DADE COUNTY PROPERTY APPRAISER

THIS AGREEMENT TO ACCESS CERTAIN EXEMPT INFORMATION MAINTAINED BY THE MIAMI-DADE COUNTY PROPERTY APPRAISER (**AGREEMENT**), made and entered into this 26th day of May, 2020, by and between the A.H. AT TURNPIKE SOUTH **Community Development District** (hereinafter referred to as the “**CDD**”) and the **MIAMI-DADE COUNTY PROPERTY APPRAISER**, (hereinafter referred as the “**Property Appraiser**”).

WITNESSETH

WHEREAS, the CDD is an independent special purpose unit of local government that helps plan, finance, construct, operate and maintain infrastructure and services for the benefit of its residents,

WHEREAS, the CDD may finance infrastructure and services by levying ad valorem taxes or non-ad valorem assessments,

WHEREAS, the CDD has requested access to certain records maintained by the Property Appraiser relating to specific property owners, including name, home addresses, telephone numbers, dates of birth, and photographs, which are exempt from public disclosure under section 119.071 of the Florida Statutes (“**Exempt Information**”),

WHEREAS, under section 119.071 of the Florida Statutes, “home addresses” includes the physical address, mailing address, street address, parcel identification number, plot identification number, legal property description, neighborhood name and lot number, GPS coordinates, and any other descriptive property information that may reveal the home address,

WHEREAS, the CDD shall only request Exempt Information when there is a statutory or official need for the Exempt Information,

WHEREAS, the CDD shall take full responsibility for protecting all Exempt Information provided pursuant to this agreement in accordance with Florida law,

NOW, THEREFORE, in consideration of the covenants herein provided, the CDD and the Property Appraiser agree as follows:

1. The foregoing recitals are incorporated herein.
2. Before the CDD requests any Exempt Information from the Property Appraiser, the CDD shall establish sufficient safeguards to ensure that Exempt Information will not be disclosed, whether intentionally or inadvertently, by the CDD or any of its agents or employees, except as authorized by Florida law.
3. The CDD shall only use Exempt Information to fulfill the official administration, duties, and responsibilities of the CDD and such Exempt Information may not be disclosed or shared for any other purpose other than as prescribed by Florida law.

4. When in receipt of Exempt Information from the Property Appraiser, the CDD acknowledges that its employees, successors, and authorized agents are subject to the same requirements exempting such records from public disclosure and the same penalties for violation of those requirements as the Property Appraiser. The CDD accepts full responsibility for the actions of its employees, successors, and authorized agents with regards to the Exempt Information, unless otherwise provided by Florida law and subject to the limitations of section 768.28, Florida Statutes, to the extent applicable.
5. To the extent allowed by, and subject to the limitations of, section 768.28 of the Florida Statutes, if applicable, the CDD does hereby agree to indemnify and hold the Property Appraiser, its officials, employees, and instrumentalities, harmless from any and all liability for any damage, injury, or claim that may arise by virtue of the Property Appraiser's disclosure of the Exempt Information to the CDD, or the exercise of any rights, obligations or actions under this Agreement, including, but not limited to, the CDD's failure to maintain the Exempt Information in accordance with Florida law.
6. The undersigned further agrees that these conditions shall be deemed a continuing obligation between the CDD and the Property Appraiser and shall remain in full force and effect and be binding on the CDD, and any permitted successors or assigns.
7. In the event that the CDD requests any third party to assume any of its responsibilities as it relates to the Exempt Information or this Agreement, the CDD must require the third party to agree in writing that it is subject to, and must comply with, all terms of this Agreement and that it must protect the Exempt Information from disclosure. Such agreement by the third party must be signed before the CDD allows the third party to access any Exempt Information. The CDD acknowledges that such assumption by a third party shall not relieve the CDD from any obligations or responsibilities hereunder. Any failure by any third party shall not subject the Property Appraiser to any liability for any damage, injury, or claim that may arise. A failure of the CDD to comply with this section shall be a breach of this Agreement and therefore a termination of the Agreement without the notice requirement in section 9.
8. Nothing in this Agreement, expressed or implied, is intended to: (a) confer upon any entity or person other than the parties and any permitted successors or assigns, any rights or remedies under or by reason of the Agreement as a third party beneficiary or otherwise except as specifically provided in this Agreement; or (b) authorize anyone not a party to this Agreement to maintain an action pursuant to or based upon this Agreement. Additionally, nothing herein shall be deemed to constitute a waiver of any rights under section 768.28 of the Florida Statutes, or as a waiver of the Property Appraiser's sovereign rights.
9. Either party to this Agreement may terminate the Agreement with seven (7) days' written notice to the other party. The CDD's obligation to protect the Exempt Information from disclosure shall remain in full force and effect following the termination of the Agreement.
10. The language agreed to herein expresses the mutual intent and agreement of the Property Appraiser and the CDD, and shall not, as a matter of judicial construction, be construed more severely against one of the parties from the other.

11. Any notices to be given hereunder shall be in writing and shall be deemed to have been given if sent by hand delivery, recognized overnight courier (e.g., Federal Express), or by written certified U.S. mail, with return receipt requested, addressed to the party for whom it is intended, at the place specified. The method of delivery shall be consistent among all of the persons listed herein. For the present, the CDD and Property Appraiser designate the following as the respective places for notice purposes:

Community Development District: A.H. at Turnpike South CDD
C/o Special District Services, Inc.
2501A Burns Rd.
Palm Beach Gardens, FL 33410
Attn: Jeff Walker

With a Copy to: District Counsel
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Blvd., Sixth Floor
Fort Lauderdale, Florida 33301
Attn: Dennis E. Lyles, Esq.

Property Appraiser: Miami-Dade County
Office of the Property Appraiser
111 Northwest First Street, Suite 710
Miami, Florida 33128

With a Copy to: Miami-Dade County Attorney's Office
111 Northwest First Street, Suite 2810
Miami, Florida 33128

IN WITNESS WHEREOF, the A.H. at Turnpike South Community Development District has caused this instrument to be executed by its respective officials thereunto duly authorized, this the day and year above written.

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

ATTEST:

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson

APPROVED AS TO LEGAL FORM
AND CORRECTNESS:

CDD Attorney

MIAMI-DADE COUNTY PROPERTY APPRAISER

ATTEST:

By: _____
Property Appraiser/ Designee

_____ Date

**FOURTH SUPPLEMENTAL SPECIAL ASSESSMENT
METHODOLOGY REPORT
EXPANSION AREA**

**SPECIAL ASSESSMENT BONDS
(PHASE THREE PROJECT)**

PREPARED FOR THE

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

May 19, 2020

SPECIAL DISTRICT SERVICES, INC.

The Oaks Center
2501A Burns Road
Palm Beach Gardens, Florida 33410
(561) 630-4922 Telephone
(877) SDS-4922 Toll Free
(561) 630-4923 Facsimile

1.0 INTRODUCTION

The A.H. at Turnpike South Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (“F.S.”) as amended. The District contained 82.48+/- acres of land prior to the expansion of District boundaries on December 13, 2019 and has been developed as a master planned residential community (the “Development”) located in the unincorporated area of Miami-Dade County, Florida (the “County”). The District boundaries have undergone a boundary amendment (expansion) to include 15.87+/- acres of additional land (the “Expansion Area”, a/k/a the “Phase Three Area”) (see **Exhibit “A”** attached hereto) that will make the total District area 98.35 +/- acres. When fully developed the Phase Three Area plans to include 72 single family residential units, bringing the total residential unit count in the District to 473 units. Phase One of the District included 191 lots and bonds issued in 2015 in the amount of \$4,430,000. Phase Two of the District included 180 lots and bonds issued in 2016 in the amount of \$3,975,000.

The District anticipates issuing approximately \$1,576,023.00 of Special Assessment Bonds (the “Bonds”) for the purpose of financing all or a portion of certain infrastructure improvements (defined herein as the “Phase Three Project”) within the Expansion Area of the District; as more specifically described in the Engineer’s Report, dated January 28, 2020 as may be revised from time to time, prepared by American Services of Miami, Corp. (the “District’s Engineer”).

This Fourth Supplemental Special Assessment Methodology Report for the Expansion Area (the “Master Report”) will equitably allocate the costs being incurred by the District to provide the Phase Three Project improvements to the developable lands within the Expansion Area of the District. The implementation of the Phase Three Project will convey special and peculiar benefits to the properties within the Phase Three Assessment Area of the District. The Bonds issued to finance the Phase Three Project, within the Expansion Area, will be repaid through the levy of non-ad valorem special assessments on all assessable property within the Expansion Area of the District.

2.0 PROJECTS TO BE FUNDED BY THE DISTRICT

The District intends to finance all or a portion of the construction of the public infrastructure improvements associated with the development within the Expansion Area including, but not limited to, off-site and on-site roadway improvements, including the payment of related impact fees, stormwater management and drainage systems, water distribution system including the payment of related connection charges, the sanitary sewer system including the payment of related connection charges and other related improvements (the “Phase Three Project”). The Phase Three Project, as designed, is an integrated system of facilities that provides specific benefits to all of the lands within the Expansion Area of the District. The total cost of the Phase Three Project is currently estimated to be \$1,947,890.00. A detail of the total costs of the Phase Three Project is included herein as **Table A**.

The Bonds will be repaid through the levy of non-ad valorem special assessments on all assessable property within the Expansion Area of the District as identified in **Exhibit “A”**. The Phase Three Project has been designed to be functional and confer special benefits to the

landowners within the Expansion Area of the District. Any portion of the Phase Three Project not financed through the issuance of the Bonds will be paid for by D.R. Horton, Inc. (the “Developer”).

The water distribution and wastewater collection systems will be constructed by the Developer or the District, then, if constructed by the Developer, acquired by the District and dedicated to the Miami-Dade County Water and Sewer Department (“WASD”) upon certification of construction. Upon such transfer by the District, the ownership, operation and maintenance of these systems will be the responsibility of the WASD.

The surface water management system will be constructed by the Developer or the District, and if constructed by the Developer, acquired by the District and dedicated to the Miami-Dade County (the “County”) upon certification of construction. Upon such transfer by the District, the ownership, operation and maintenance of these systems will be the responsibility of the County.

The roadway improvements will be constructed by the Developer or the District, then, if constructed by the Developer, and dedicated to the County upon certification of construction. Upon such transfer by the District, the ownership, operation and maintenance of these systems will be the responsibility of the County.

The construction costs identified in this report were provided by the District’s Engineer. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

2.1 FUNDING OF IMPROVEMENTS

To defray the costs of construction, acquisition, operation and maintenance of the Phase Three Project, the District will impose non-ad valorem special assessments on benefited real property in the Expansion Area. These assessments are based on the special and peculiar benefits accruing to such property from the improvements comprising the Phase Three Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the Phase Three Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible. The improvements which will be funded through these special assessments include only facilities which may be undertaken by a community development district under Chapter 190, F.S.

In summary, special assessments may be levied only against certain property: (1) for facilities which provide special benefits to such property as distinct from general benefits, (2) only against property which receives that special benefit, (3) in proportion to the benefits received by the properties, and (4) according to methods that the governing body of the jurisdiction determines. The special assessments placed upon various benefited properties in the Phase Three Assessment Area must be sufficient to cover the debt service of the Bonds that will be issued for financing the Phase Three Project and the costs to maintain those portions of the infrastructure that remain under the ownership of the District. The assessments must be fairly and reasonably allocated to the properties being assessed.

2.2 ALLOCATION OF COSTS AND ASSESSMENTS

In developing the methodology used for special assessments in the Expansion Area, two (2) interrelated factors were used:

A. Allocation of Benefit: Each parcel of land within the Expansion Area of the District benefits from the proposed improvements.

B. Allocation of Cost/Debt: The special assessments imposed on each parcel of land within the Phase Three Assessment Area of the District cannot exceed the value of the benefits provided to such parcel.

The Phase Three Project is an integrated system of facilities designed to provide special and peculiar benefits to all the residential units in the Expansion Area. For the purpose of this Master Report, it is determined that each single family residential dwelling unit in the District is defined as one (1) equivalent residential unit (ERU).

The Phase Three Project Benefit allocation & Bond Debt allocation are shown herein on **Table C**. With the approved land use plan for the Phase Three Area of the District and the type of infrastructure to be funded by the proposed special assessments; this method results in fair allocation of benefits and an equitable allocation of the costs for the proposed Bonds. However, if future platting results in changes in land use or proportion of benefit per acre, lot and/or unit type, this allocation methodology may not be applicable and it may be necessary for the District to revise the allocation methodology.

In addition to the special assessments imposed for debt service, the District will also levy annual operations and maintenance assessments to fund the costs of running the entire District. There will be certain annual costs specifically related to those properties/lots/units located within the Expansion Area of the District and also certain costs derived from special benefits delivered as a result of being a part of the entire District.

The debt will be allocated on an equal acreage basis as shown at the bottom of **Table E** until the 72 planned lots have been platted. Once platted, the debt will be allocated on a first plat first assessed basis when folio numbers are assigned.

2.3 COLLECTION OF SPECIAL ASSESSMENTS

The proposed special assessments for the Phase Three Project will be collected through the Uniform Method of Collection described in Chapter 197, Section 197.3632; *F.S.* or any other legal means available to the District.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Chapter 197.3632, *F.S.*, or other legal means available to the District), these costs must also be included in the special assessment levy. These costs generally include the 1% collection fee of the County Tax Collector, a 1% service fee of

the County Property Appraiser and a 4% discount for early payment of taxes. These additional costs may be reflected by dividing the annual debt service and maintenance assessment amounts by a factor of 0.94. In the event the special assessments are direct billed, then, the collection costs and discounts may not apply.

3.0 FINANCING STRUCTURE

The estimated cost of the Phase Three Project is \$1,947,890.00. The construction program and the costs associated therewith are identified herein in on **Table A**.

All, or a portion of the capital improvements comprising the Phase Three Project is assumed to be financed by the proposed Bonds when issued which will be payable from and secured by special assessments levied annually against all assessable properties in the Phase 3 Assessment Area (approximately 15.87+/- acres). Based upon the current market conditions the total aggregate principal amount of the Bonds for the Project will be approximately \$1,576,023.00 as shown herein on **Table B**. The proceeds of the proposed Bonds will provide approximately \$1,206,560.00 for construction related costs. The sizing of the Bonds will include a debt service reserve fund currently assumed to be equal to the maximum annual debt service, capitalized interest, issuance costs and other assumptions as shown herein on **Table B**.

4.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISM

Allocation of costs and benefit, shown herein on **Table C**, for the Phase Three Project financed by the District shall be based on the planned 72 single family residential dwelling units within the Phase Three Area and benefited by the Phase Three Project. Based on a projected par Bond size of \$1,576,023.00 at an assumed interest rate of 5.00% the estimated annual debt service on the proposed Bonds as shown herein on **Table D** will be approximately \$114,806.88 which has been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes.

To ensure that each residential unit is assessed no more than their pro-rata amount of the annual debt service shown in **Table D**, the District will be required to perform a “True-Up” analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining assessable dwelling units in the Expansion Area. The District shall, at the time a plat or re-plat is submitted to the County:

A. Assume that the total number of assessable residential units being utilized as a basis for this assessment methodology is 72 single family residential dwelling units (“Total Assessable Units”).

B. Ascertain the number of assessable residential dwelling units in the proposed plat or re-plat and all prior plats (“Planned Assessable Units”).

If the Planned Assessable Units are equal to the Total Assessable Units (72 single family residential dwelling units) no action would be required at that time. However, if the sum of the Planned Assessable Units is less than 72 single family residential dwelling units, the Developer will be obligated by the District to remit to the District an amount of money sufficient to enable the District to retire an amount of Bonds such that the amount of debt service allocated to each Planned Assessable Unit does not exceed the amount of debt service that would have been

allocated thereto had the total number of Planned Assessable Units been 72 single family residential dwelling units. Conversely, if the Planned Assessable Units or the mix of residential units is greater than the Total Assessable Units, then, there will be a pro-rata decrease in the annual non-ad valorem assessments to all of the benefited properties.

All assessments levied run with the land. A determination of a true-up payment shall be at the sole discretion of the District. It is the responsibility of the landowner of record to make any required true-up payments that are due. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied. It is recommended that the true-up mechanism be formalized in an agreement between the District and the Developer.

In the event that additional land not currently subject to the assessments is developed in such a manner as to receive special benefit from the Phase Three Project described herein, it will be necessary for this assessment methodology to be re-applied to include such parcels. The additional land will, as a result of re-applying this allocation methodology, then be allocated an appropriate share of the special assessments while all currently assessed parcels will receive a relative reduction in their assessments.

5.0 PRELIMINARY ASSESSMENT ROLL

As of the date of this Master Report, the Phase Three Project of the Development is undergoing the plat approval process for 72 residential dwelling lots as show herein on **Table E**. When fully developed, the current site plan for the Phase Three Project will include a total of 72 single family residential dwelling units all of which will be assessed as shown herein on **Table E**. Until such time as final plat approval has been recorded the preliminary assessment roll will be defined as **Table E** shown herein and the gross acreage within the District as described herein on **Exhibit "A"**.

EXHIBIT "A"

PARCEL 1:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE NORTH 50 FEET THEREOF, IN SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA.

LESS THAT PORTION OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 (PARCEL 120.1) AS RECORDED IN O.R. BOOK 7670, PAGE 866 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST; RUN THENCE S89°01'03"W (BEARINGS DERIVED FROM THE FLORIDA STATE SYSTEM OF PLANE COORDINATES), ALONG THE SOUTHERLY BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 35, 671.06 FEET TO A POINT; THENCE N00°51'03"W, 484.41 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N00°51'03"W, 508.84 FEET TO A POINT; THENCE N39°34'51"E, 393.04 FEET TO A POINT OF INTERSECTION WITH THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MOODY DRIVE (SW 268TH STREET); THENCE N89°08'49E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 382.38 FEET TO A POINT; THENCE S00°46'28"E, 60.16 FEET TO A POINT; THENCE S39°34'51"W, 982.51 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

ALL OF THAT PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION OF THE FLORIDA TURNPIKE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA; THENCE RUN S.89°01'03" W, ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 35 FOR 406.88 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE; THENCE RUN N.37°37'03" E. ALONG THE SAID RIGHT-OF-WAY LINE FOR 147.61 FEET; THENCE CONTINUE N.39°34'51" E. ALONG THE SAID RIGHT OF LINE FOR 485.79 FEET TO THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 35; THENCE RUN S.00°51'03" E. ALONG THE SAID EAST LINE FOR 484.41 FEET TO THE PONT OF BEGINNING.

LESS THAT PORTION OF THE SOUTHEAST ¼ OF THE NORTHWEST 1/4 IN SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35-56-39; THENCE S00°51'23"E, 50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE N89°08'30"E 255.11 FEET; THENCE S.39°34'51"W 393.04 FEET; THENCE N00°51'23"W 299.36 FEET TO THE POINT OF BEGINNING.

TABLE A

PROJECT COST ESTIMATES

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
PHASE THREE EXPANSION AREA - FOURTH SUPPLEMENTAL REPORT**

	ESTIMATED COSTS
ROADWAY IMPROVEMENTS	\$ 609,035.00 *
STORMWATER MANAGEMENT SYSTEM	\$ 352,733.00
WATER DISTRIBUTION SYSTEM	\$ 297,534.00 **
SANITARY SEWER SYSTEM	\$ 499,194.00
WATER AND SEWER CONNECTION FEE (LIFT UPGRADE)	\$ 76,894.00
FUTURE TRAFFIC SIGNAL INSTALLATION CONTRIBUTION	\$ 112,500.00
TOTAL ESTIMATED PROJECT COSTS	\$ 1,947,890.00

*Includes Applicable Road Impact Fees

**Includes Applicable Connection Charges

TABLE B

BOND SIZING

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
PHASE THREE EXPANSION AREA - FOURTH SUPPLEMENTAL REPORT**

	BOND SIZING
Par Amount	\$ 1,576,023.00 *
Debt Service Reserve Fund (DSRF)	\$ (51,261.00)
Capitalized Interest (12 Months)	\$ (78,801.00)
Issuance Costs	\$ (239,401.00)
Projected Construction Funds	\$ 1,206,560.00
Bond Interest Rate	5.00% *
Capitalized Interest Period (Months)	12
Principal Amortization Period (Years)	30

*Subject to change at Final Bond Pricing

TABLE C

ALLOCATION OF PROJECT COST
and
ALLOCATION OF BOND DEBT

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
 PHASE THREE EXPANSION AREA - FOURTH SUPPLEMENTAL REPORT**

Development Plan Type of Use	Number of Units by Type	ERU Factor	Total ERUs	Project Cost Allocation Per Type	Project Cost Allocation Per Unit*
Single Family 40' Unit	72	1.00	72	\$1,947,890	\$27,054
Total Units	72	N/A	72	N/A	N/A

Development Plan Type of Use	Number of Units by Type	ERU Factor	Total ERUs	Bond Debt Allocation Per Type	Bond Debt Allocation Per Unit*
Single Family 40' Unit	72	1.00	72	\$1,576,023	\$21,889
Total Units	72	N/A	72	N/A	N/A

*Rounded

TABLE D

CALCULATION OF ANNUAL DEBT SERVICE ASSESSMENT

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
PHASE THREE EXPANSION AREA - FOURTH SUPPLEMENTAL REPORT**

	BOND DEBT
1 Maximum Annual Debt Service	\$ 107,918.47
2 Maximum Annual Debt Service Assessment to be Collected	\$ 114,806.88 *
3 Total Number of Gross Acres in Phase Three Area	15.87
4 Total Number of Residential Units Planned in Phase Three Area	72
5 Estimated Gross Annual Debt Service per Residential Unit	\$ 1,594.54 *
6 Maximum Annual Debt Service per Unit Type	See Table E

*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

TABLE E

ALLOCATION OF DEBT SERVICE ASSESSMENTS

PRELIMINARY ASSESSMENT ROLL

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
PHASE THREE EXPANSION AREA - FOURTH SUPPLEMENTAL REPORT**

Development Plan Type of Use	Number of Units by Type	ERU Factor	Total ERUs	*Maximum Annual Debt Assessment Per ERU/Unit**	*Maximum Annual Debt Assessment Per Unit Type**
Single Family Unit	72	1.000	72	\$1,595	\$114,807
Total Units	72	N/A	72	N/A	\$114,807

*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

**Rounded

The Gross annual debt assessment adheres to the Declaration of Restrictive Covenant which states a maximum net capital assessment of \$1,595.

Parcel Description	Gross Acreage (Phase Three)	Par Debt Per Acre	Total Par Debt (Expansion Area)
Phase Three Expansion Area	15.87	\$99,308	\$1,576,023
TOTALS	15.87	\$99,308	\$1,576,023

A.H. At Turnpike South
Community Development District

**Financial Report For
April 2020**

A. H. at Turnpike South Community Development District

Budget vs. Actual

October 2019 through April 2020

	<u>Oct '19 - Apr 20</u>	<u>19/20 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
01-3300 · O&M Assessments	81,648.09	87,439.00	-5,790.91	93.38%
01-3810 · Debt Assessments (Series 2015)	306,151.68	352,394.00	-46,242.32	86.88%
01-3811 · Debt Assessments (Series 2016)	287,017.20	287,017.00	0.20	100.0%
01-3820 · Debt Assess-Pd To Trustee-2015	-291,630.05	-331,250.00	39,619.95	88.04%
01-3821 · Debt Assess-Pd To Trustee-2016	-272,781.20	-272,500.00	-281.20	100.1%
01-3830 · Assessment Fees	-6,480.77	-13,636.00	7,155.23	47.53%
01-3831 · Assessment Discounts	-26,209.69	-27,271.00	1,061.31	96.11%
01-9400 · Other Income	16,500.00	0.00	16,500.00	100.0%
01-9410 · Interest Income (GF)	191.32	120.00	71.32	159.43%
Total Income	<u>94,406.58</u>	<u>82,313.00</u>	<u>12,093.58</u>	<u>114.69%</u>
Expense				
01-1310 · Engineering	0.00	3,250.00	-3,250.00	0.0%
01-1311 · Management Fees	18,543.00	31,788.00	-13,245.00	58.33%
01-1315 · Legal Fees	3,795.05	13,500.00	-9,704.95	28.11%
01-1316 · Legal - Extraordinary	16,500.00	0.00	16,500.00	100.0%
01-1318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
01-1320 · Audit Fees	0.00	4,600.00	-4,600.00	0.0%
01-1450 · Insurance	5,251.00	6,250.00	-999.00	84.02%
01-1480 · Legal Advertisements	1,043.57	1,300.00	-256.43	80.28%
01-1512 · Miscellaneous	253.05	1,000.00	-746.95	25.31%
01-1513 · Postage and Delivery	150.23	550.00	-399.77	27.32%
01-1514 · Office Supplies	535.40	900.00	-364.60	59.49%
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	1,000.00	-1,000.00	0.0%
01-1750 · Website Management	1,166.62	2,000.00	-833.38	58.33%
Total Expense	<u>55,458.61</u>	<u>82,313.00</u>	<u>-26,854.39</u>	<u>67.38%</u>
Net Income	<u>38,947.97</u>	<u>0.00</u>	<u>38,947.97</u>	<u>100.0%</u>

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
APRIL 2020**

	Annual Budget 10/1/19 - 9/30/20	Actual Apr-20	Year To Date Actual 10/1/19 - 4/30/20
REVENUES			
O&M Assessments	87,439	1,332	81,648
Debt Assessments (2015)	352,394	9,567	306,152
Debt Assessments (2016)	287,017	0	287,017
Other Income	0	0	16,500
Interest Income	120	14	191
Total Revenues	\$ 726,970	\$ 10,913	\$ 691,508
EXPENDITURES			
Supervisor Fees	0	0	0
Engineering/Inspections	3,250	0	0
Management	31,788	2,649	18,543
Legal	13,500	0	3,795
Legal - Extraordinary	0	0	16,500
Assessment Roll	7,500	0	0
Audit Fees	4,600	0	0
Insurance	6,250	0	5,251
Legal Advertisements	1,300	0	1,044
Miscellaneous	1,000	137	253
Postage	550	86	150
Office Supplies	900	168	535
Dues & Subscriptions	175	0	175
Trustee Fees	8,500	0	8,046
Continuing Disclosure Fee	1,000	0	0
Website Management	2,000	167	1,167
Total Expenditures	\$ 82,313	\$ 3,207	\$ 55,459
EXCESS/ (SHORTFALL)	\$ 644,657	\$ 7,706	\$ 636,049
Bond Payments (2015)	(331,250)	(9,472)	(291,630)
Bond Payments (2016)	(272,500)	(109)	(272,781)
Balance	\$ 40,907	\$ (1,875)	\$ 71,638
County Appraiser & Tax Collector Fee	(13,636)	(35)	(6,481)
Discounts For Early Payments	(27,271)	(91)	(26,210)
NET EXCESS/ (SHORTFALL)	\$ -	\$ (2,001)	\$ 38,947

Bank Balance As Of 3/31/20	\$ 112,994.60
Funds Received: 4/1/20 - 4/30/20	\$ 10,790.33
Disbursements: 4/1/20 - 4/30/20	\$ 13,225.96
Bank Balance As Of 4/30/20	\$ 110,558.97
Accounts Payable As Of 4/30/20	\$ 13,778.30
Accounts Receivable As Of 4/30/20	\$ -
Available Funds As Of 4/30/20	\$ 96,780.67

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
TAX COLLECTIONS
2019-2020**

#	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
									\$726,850	\$87,439	\$0	\$352,394	\$287,017	\$87,439	\$0	\$352,394	\$287,017		
									\$685,943	\$82,193	\$0	\$331,250	\$272,500	\$82,193	\$0	\$331,250	\$272,500	\$331,250	\$272,500
1	338	Miami-Dade Tax Collector	11/22/19	NAV Taxes	\$ 14,500.80		\$ (139.21)	\$ (580.00)	\$ 13,781.59	\$ 1,744.48		\$ 12,756.32		\$ 1,657.94		\$ 12,123.65		\$ 12,123.65	\$ -
2	97	Miami-Dade Tax Collector	12/03/19	NAV Taxes	\$ 18,126.00		\$ (174.01)	\$ (725.01)	\$ 17,226.98	\$ 2,180.60		\$ 15,945.40		\$ 2,072.43		\$ 15,154.55		\$ 15,154.55	\$ -
3	783	Miami-Dade Tax Collector	12/10/19	NAV Taxes	\$ 601,783.20		\$ (5,777.12)	\$ (24,070.88)	\$ 571,935.20	\$ 72,395.92		\$ 242,370.08	\$ 287,017.20	\$ 68,805.45		\$ 230,348.55	\$ 272,781.20	\$ 230,348.55	\$ 272,781.20
4	97	Miami-Dade Tax Collector	12/23/19	NAV Taxes	\$ 14,500.80		\$ (139.75)	\$ (525.64)	\$ 13,835.41	\$ 1,744.48		\$ 12,756.32		\$ 1,664.26		\$ 12,171.15		\$ 12,171.15	\$ -
5	825	Miami-Dade Tax Collector	01/10/20	NAV Taxes	\$ 5,437.80		\$ (52.75)	\$ (163.14)	\$ 5,221.91	\$ 654.18		\$ 4,783.62		\$ 628.16		\$ 4,593.75		\$ 4,593.75	\$ -
6	618	Miami-Dade Tax Collector	01/30/20	Interest		\$ 506.29			\$ 506.29	\$ 506.29				\$ 506.29				\$ -	\$ -
7	610	Miami-Dade Tax Collector	02/10/20	NAV Taxes	\$ 3,625.20		\$ (35.34)	\$ (90.63)	\$ 3,499.23	\$ 436.12		\$ 3,189.08		\$ 420.88		\$ 3,078.35		\$ 3,078.35	\$ -
8	289	Miami-Dade Tax Collector	03/09/20	NAV Taxes	\$ 5,437.80		\$ (53.84)	\$ (54.39)	\$ 5,329.57	\$ 654.18		\$ 4,783.62		\$ 641.12		\$ 4,688.45		\$ 4,688.45	\$ -
9	304	Miami-Dade Tax Collector	04/10/20	NAV Taxes	\$ 10,875.60		\$ (108.75)		\$ 10,766.85	\$ 1,308.36		\$ 9,567.24		\$ 1,295.25		\$ 9,471.60		\$ 9,471.60	\$ -
10	551	Miami-Dade Tax Collector	04/24/20	Interest		\$ 23.48			\$ 23.48	\$ 23.48				\$ 23.48				\$ -	\$ -
11									\$ -									\$ -	\$ -
12									\$ -									\$ -	\$ -
13									\$ -									\$ -	\$ -
14									\$ -									\$ -	\$ -
15									\$ -									\$ -	\$ -
16									\$ -									\$ -	\$ -
					\$674,287.20	\$ 529.77	\$ (6,480.77)	\$ (26,209.69)	\$ 642,126.51	\$ 81,648.09	\$ -	\$ 306,151.68	\$ 287,017.20	\$ 77,715.26	\$ -	\$ 291,630.05	\$ 272,781.20	\$ 291,630.05	\$ 272,781.20

Assessment Roll = 726,852.60

Note: \$726,850, \$87,439, \$352,394 and \$287,017 are 2019/2020 budgeted assessments before discounts and fees.
\$685,943, \$82,193, \$331,250, and \$272,500 are 2019/2020 budgeted assessments after discounts and fees.

\$ 674,287.20	
\$ 529.77	\$ 642,126.51
\$ (81,648.09)	\$ -
\$ -	\$ (77,715.26)
\$ (287,017.20)	\$ (291,630.05)
\$ (306,151.68)	\$ (272,781.20)
\$ -	\$ -



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 288 voters.

Christina White
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2020

Please submit a check for \$112.00 to our office payable to "Miami-Dade County" for the cost of certifying the number of registered voters.

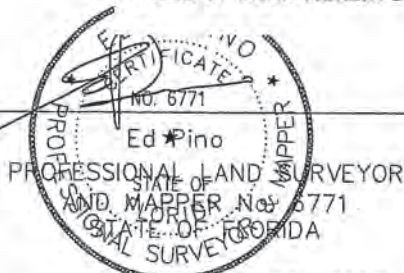
A.H. AT TURNPIKE SOUTH C.D.D. LEGAL DESCRIPTIONS

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

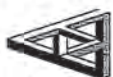
COMMENCE AT THE CENTER OF SECTION 35, TOWNSHIP 56S, RANGE 39E IN MIAMI-DADE COUNTY FLORIDA AND RUN S.89°01'03"W. ALONG THE NORTH LINE OF THE SW ¼ OF SAID SECTION 35 FOR A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING OF THE LAND HEREBY BEING DESCRIBED; THENCE S.0°50'31"W. ALONG A LINE BEING 35.00 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 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

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