



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

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 22, 2022
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
Hunderfold Business Center
Third Floor Conference Room
6625 Miami Lakes Drive
Miami Lakes, Florida 33014
REGULAR BOARD MEETING
March 22, 2022
10:30 a.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Accept Resignation of Supervisor Vindra Hanuman..... Page 2
- E.** Appointment to Vacancies
- F.** Administer Oath of Office and Review Board Member Duties and Responsibilities
- G.** Election of Officers
- H.** Additions or Deletions to Agenda
- I.** Comments from the Public for Items Not on the Agenda
- J.** Approval of Minutes
 - 1. October 26, 2021 Regular Board Meeting.....Page 3
- K.** New Business
 - 1. Consider Resolution No. 2022-01 – Approving a Proposed Budget for Fiscal Year 2022/2023;
and Providing an Effective Date.....Page 6
- L.** Old Business
 - 1. Update on Miami-Dade County Authorization for the installation of the Mailbox Station(s)
Trash Receptacles
- M.** Administrative Matters
 - 1. Financial Update.....Page 15
 - 2. Discussion Regarding the General Election and Candidate Qualifying Period – Noon,
Monday, June 13, 2022 through Noon, Friday, June 17, 2022
 - 3. Reminder of Statement of Financial Interests Disclosure 2021 Form 1, Filing Deadline: July
1, 2022
- N.** Board Member/Staff Comments and Requests
- O.** Adjourn

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022 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 Hundredfold Business Center located at 6625 Miami Lakes Drive, 3rd Floor, Miami Lakes, Florida 33014, at **10:30 a.m.** on the following dates:

October 26, 2021

January 25, 2022

March 22, 2022

May 24, 2022

August 23, 2022

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 10/13/21

February 17, 2022

Board of Supervisors
A.H. at Turnpike South Community Development District
c/o Special District Services, Inc.,
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

RE: Resignation Letter

Dear Board of Supervisors,

Please be advised that I Vindra A. Hanuman am resigning my position as Board Member and Officer holding Seat #5 of the **A.H. at Turnpike South Community Development District** Board of Supervisors effective as of *January 14, 2022*.

Sincerely,

Vindra Hanuman

Vindra A. Hanuman
3565 Cocoplum Circle
Coconut Creek, FL 33063
Vindra1477@yahoo.com

**A.H. AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 26, 2021**

A. CALL TO ORDER

Mrs. Perez called the October 26, 2021, Regular Board Meeting of the A.H. at Turnpike South Community Development District (the “District”) to order at 10:30 a.m. in the Third Floor Conference Room of the Hundredfold 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 13, 2021, as part of the District’s Fiscal Year 2021/2022 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance: Supervisors Logan Bell, Javi Tavel and Vindra Anesa Hanuman and it was in order to proceed with the meeting.

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

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. June 29, 2021, Public Hearing & Regular Board Meeting

The minutes of the June 29, 2021, Public Hearing & Regular Board Meeting were presented for consideration.

A **MOTION** was made by Supervisor Hanuman, seconded by Supervisor Bell and passed unanimously approving the minutes of the June 29, 2021, Public Hearing & Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2021-06 – Adopting a Fiscal Year 2020/2021 Amended Budget

Mrs. Perez presented Resolution No. 2021-06, entitled:

RESOLUTION NO. 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Bell, seconded by Supervisor Tavel and unanimously passed adopting Resolution No. 2021-06, as presented.

2. Update on Miami-Dade County Authorization for the Installation of Mailbox Station Trash Receptacles

Mrs. Perez provided an update, stating that a field inspection revealed that an additional 4th location where a trash receptacle and porter services are going to be necessary. This previously approved order has not been placed contingent on the response and confirmation from Miami-Dade County from Joseph Bolufe the Code Enforcement Supervisor for the South Region Department of Solid Waste Management.

She added that Supervisor Tavel mentioned that there may be more locations to add to the order.

3. Accept and Receive Annual Engineering Report

A **MOTION** was made by Supervisor Bell, seconded by Supervisor Tavel accepting and receiving the Annual Engineering Report, as presented.

4. District Engineer Updates

There were no further updates from the District Engineer.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Mrs. Perez presented the Financial Report and briefly reviewed them with the Board. She indicated that available funds as of September 30, 2021, were \$83,393.96.

A **MOTION** was made by Supervisor Bell, seconded by Supervisor Hanuman and passed unanimously ratifying and approving the financials, as presented.

J. BOARD MEMBER/STAFF COMMENTS

There were no Board Member or staff comments.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:45 a.m. on a **MOTION** made by Supervisor Bell, seconded by Supervisor Hanuman and the **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2022-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AH AT
TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023;
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 2022/2023 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 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 24, 2022 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 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 22nd day of March, 2022.

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 2022/2023
October 1, 2022 - September 30, 2023**

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- II DETAILED PROPOSED BUDGET**
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- V DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2021)**
- VI ASSESSMENT COMPARISON**

PROPOSED BUDGET
A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O&M Assessments	99,804
Debt Assessments (2015)	350,799
Debt Assessments (2016)	287,017
Debt Assessments (2021)	113,617
Interest Income	120
TOTAL REVENUES	\$ 851,357
EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Engineering/Inspections	3,250
Management	33,936
Legal	13,000
Assessment Roll	7,500
Audit Fees	5,500
Insurance	6,100
Legal Advertisements	1,250
Miscellaneous	950
Postage	450
Office Supplies	825
Dues & Subscriptions	175
Trustee Fees	13,000
Continuing Disclosure Fee	2,000
Website Management	2,000
Mailbox Stations Services	12,000
Contingency	4,000
TOTAL EXPENDITURES	\$ 111,336
REVENUES LESS EXPENDITURES	\$ 740,021
Bond Payments (2015)	(329,751)
Bond Payments (2016)	(272,500)
Bond Payments (2021)	(107,936)
BALANCE	\$ 29,834
County Appraiser & Tax Collector Fee	(15,745)
Discounts For Early Payments	(31,489)
EXCESS/ (SHORTFALL)	\$ (17,400)
Carryover From Prior Year	17,400
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
O&M Assessments	88,928	99,954	99,804	Expenditures Less Interest/Discounts & Fees
Debt Assessments (2015)	350,799	350,799	350,799	Bond Payments/.96 Discounts & Fees
Debt Assessments (2016)	287,017	287,017	287,017	Bond Payments/.96 Discounts & Fees
Debt Assessments (2021)	0	113,617	113,617	Bond Payments/.96 Discounts & Fees
Interest Income	400	120	120	Estimated At \$10 Per Month
TOTAL REVENUES	\$ 727,144	\$ 851,507	\$ 851,357	
EXPENDITURES				
Supervisor Fees	0	0	5,000	Supervisor Fees
Payroll Taxes (Employer)	0	0	400	Projected At 8% Of Supervisor Fees
Engineering/Inspections	0	3,250	3,250	No Change From 2021/2022 Budget
Management	32,508	32,952	33,936	CPI Adjustment (Capped At 3%)
Legal	7,990	13,000	13,000	\$500 Decrease From 2021/2022 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,700	5,500	5,500	Increased Due To Third Bond Issue
Insurance	5,513	6,100	6,100	Insurance Estimate
Legal Advertisements	646	1,300	1,250	\$50 Decrease From 2021/2022 Budget
Miscellaneous	498	975	950	\$25 Decrease From 2021/2022 Budget
Postage	220	475	450	\$25 Decrease From 2021/2022 Budget
Office Supplies	368	850	825	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fees	8,045	13,000	13,000	Increased Due To Third Bond Issue
Continuing Disclosure Fee	1,200	2,000	2,000	Increased Due To Third Bond Issue
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
Mailbox Stations Services	0	0	12,000	Mailbox Stations Services
Contingency	0	5,000	4,000	Contingency
TOTAL EXPENDITURES	\$ 70,363	\$ 94,077	\$ 111,336	
REVENUES LESS EXPENDITURES	\$ 656,781	\$ 757,430	\$ 740,021	
Bond Payments (2015)	(335,377)	(329,751)	(329,751)	2023 P & I Payments Less Interest
Bond Payments (2016)	(273,221)	(272,500)	(272,500)	2023 P & I Payments Less Interest
Bond Payments (2021)	0	(107,936)	(107,936)	2023 P & I Payments Less Interest
BALANCE	\$ 48,183	\$ 47,243	\$ 29,834	
County Appraiser & Tax Collector Fee	(7,005)	(15,748)	(15,745)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(26,235)	(31,495)	(31,489)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 14,943	\$ -	\$ (17,400)	
Carryover From Prior Year	0	0	17,400	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 14,943	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2015) BUDGET

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	19	25	25	Projected Interest For 2022/2023
NAV Tax Collection	335,377	329,751	329,751	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 335,396	\$ 329,776	\$ 329,776	
EXPENDITURES				
Principal Payments	65,000	75,000	80,000	Principal Payments Due In 2023
Interest Payments	259,919	253,813	249,688	Interest Payments Due In 2023
Bond Redemption	15,000	963	88	Estimated Excess Debt Collections
Total Expenditures	\$ 339,919	\$ 329,776	\$ 329,776	
Excess/ (Shortfall)	\$ (4,523)	\$ -	\$ -	

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 1/1/2022 =	\$4,100,000		

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2016) BUDGET

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	15	25	25	Projected Interest For 2022/2023
NAV Tax Collection	273,221	272,500	272,500	Maximum Debt Service Collection
Total Revenues	\$ 273,236	\$ 272,525	\$ 272,525	
EXPENDITURES				
Principal Payments	65,000	70,000	75,000	Principal Payments Due In 2023
Interest Payments	202,188	198,088	195,288	Interest Payments Due In 2023
Bond Redemption	0	4,437	2,237	Estimated Excess Debt Collections
Transfer To Construction Fund	7	0	0	
Total Expenditures	\$ 267,195	\$ 272,525	\$ 272,525	
Excess/ (Shortfall)	\$ 6,041	\$ -	\$ -	

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 1/1/2022 = \$3,715,000

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2021) BUDGET

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	2	25	25	Projected Interest For 2022/2023
Bond Proceeds	96,501	0	0	
NAV Tax Collection	0	107,936	107,936	Maximum Debt Service Collection
Total Revenues	\$ 96,503	\$ 107,961	\$ 107,961	
EXPENDITURES				
Principal Payments	0	40,000	40,000	Principal Payments Due In 2023
Interest Payments	0	65,815	64,875	Interest Payments Due In 2023
Bond Redemption	0	2,146	3,086	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ 107,961	\$ 107,961	
Excess/ (Shortfall)	\$ 96,503	\$ -	\$ -	

Series 2021 Bond Information

Original Par Amount =	\$1,915,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.35% - 4%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2021		
Maturity Date =	May 2051		
Par Amount As Of 1/1/2022 =	\$1,915,000		

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

	Original Projected Assessment (Methodology)*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
O & M	\$ 265.00	\$ 218.06	\$ 217.91	\$ 211.32	\$ 211.01
Debt (221 Phase One Units)	\$ 1,594.54	\$ 1,594.54	\$ 1,594.54	\$ 1,594.54	\$ 1,594.54
Total For Phase One Units	\$ 1,859.54	\$ 1,812.60	\$ 1,812.45	\$ 1,805.86	\$ 1,805.55
O & M	\$ 265.00	\$ 218.06	\$ 217.91	\$ 211.32	\$ 211.01
Debt (180 Phase Two Units)	\$ 1,594.54	\$ 1,594.54	\$ 1,594.54	\$ 1,594.54	\$ 1,594.54
Total For Phase Two Units	\$ 1,859.54	\$ 1,812.60	\$ 1,812.45	\$ 1,805.86	\$ 1,805.55
O & M	\$ 265.00	\$ -	\$ -	\$ 211.32	\$ 211.01
Debt (72 Phase Three Units)	\$ 1,578.02	\$ -	\$ -	\$ 1,578.02	\$ 1,578.02
Total For Phase Three Units	\$ 1,843.02	\$ -	\$ -	\$ 1,789.34	\$ 1,789.03

* Assessments Include the Following :

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

Community Information:

Phase One Lots	221
Phase Two Lots	180
Phase Three Lots	72
Total	473

Phase 1 Lots Information

Total Units	221
Prepayments	1
Billed For Debt	220

A.H. At Turnpike South
Community Development District

**Financial Report For
February 2022**

A. H. at Turnpike South Community Development District

Budget vs. Actual

October 2021 through February 2022

	Oct 21 - Feb 22	21/22 Budget	\$ Over Budget	% of Budget
Income				
01-3300 · O&M Assessments	93,124.08	99,954.00	-6,829.92	93.17%
01-3810 · Debt Assessments (Series 2015)	326,242.55	350,799.00	-24,556.45	93.0%
01-3811 · Debt Assessments (Series 2016)	266,907.35	287,017.00	-20,109.65	92.99%
01-3812 · Debt Assessments (Series 2021)	107,935.92	113,617.00	-5,681.08	95.0%
01-3820 · Debt Assess-Pd To Trustee-2015	-310,184.15	-329,751.00	19,566.85	94.07%
01-3821 · Debt Assess-Pd To Trustee-2016	-253,769.65	-272,500.00	18,730.35	93.13%
01-3822 · Debt Assess-Pd To Trustee-2021	-107,935.92	-107,936.00	0.08	100.0%
01-3830 · Assessment Fees	-6,453.90	-15,748.00	9,294.10	40.98%
01-3831 · Assessment Discounts	-26,622.46	-31,495.00	4,872.54	84.53%
01-9410 · Interest Income (GF)	13.20	120.00	-106.80	11.0%
Total Income	89,257.02	94,077.00	-4,819.98	94.88%
Expense				
01-1310 · Engineering	0.00	3,250.00	-3,250.00	0.0%
01-1311 · Management Fees	13,730.00	32,952.00	-19,222.00	41.67%
01-1315 · Legal Fees	2,792.50	13,000.00	-10,207.50	21.48%
01-1318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
01-1320 · Audit Fees	0.00	5,500.00	-5,500.00	0.0%
01-1450 · Insurance	5,706.00	6,100.00	-394.00	93.54%
01-1480 · Legal Advertisements	101.58	1,300.00	-1,198.42	7.81%
01-1512 · Miscellaneous	93.86	975.00	-881.14	9.63%
01-1513 · Postage and Delivery	18.27	475.00	-456.73	3.85%
01-1514 · Office Supplies	133.00	850.00	-717.00	15.65%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees	8,045.69	13,000.00	-4,954.31	61.89%
01-1743 · Continuing Disclosure Fee	0.00	2,000.00	-2,000.00	0.0%
01-1750 · Website Management	833.30	2,000.00	-1,166.70	41.67%
01-1816 · Contingency	0.00	5,000.00	-5,000.00	0.0%
Total Expense	31,629.20	94,077.00	-62,447.80	33.62%
Net Income	57,627.82	0.00	57,627.82	100.0%

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
FEBRUARY 2022**

	Annual Budget 10/1/21 - 9/30/22	Actual Feb-22	Year To Date Actual 10/1/21 - 2/28/22
REVENUES			
O&M Assessments	99,954	635	93,124
Debt Assessments (2015)	350,799	2,630	326,243
Debt Assessments (2016)	287,017	2,152	266,907
Debt Assessments (2021)	113,617	0	107,936
Interest Income	120	0	13
Total Revenues	\$ 851,507	\$ 5,417	\$ 794,223
EXPENDITURES			
Supervisor Fees	0	0	0
Engineering/Inspections	3,250	0	0
Management	32,952	2,746	13,730
Legal	13,000	0	2,793
Assessment Roll	7,500	0	0
Audit Fees	5,500	0	0
Insurance	6,100	0	5,706
Legal Advertisements	1,300	0	102
Miscellaneous	975	38	94
Postage	475	0	18
Office Supplies	850	18	133
Dues & Subscriptions	175	0	175
Trustee Fees	13,000	4,337	8,046
Continuing Disclosure Fee	2,000	0	0
Website Management	2,000	166	832
Contingency	5,000	0	0
Total Expenditures	\$ 94,077	\$ 7,305	\$ 31,629
EXCESS/ (SHORTFALL)	\$ 757,430	\$ (1,888)	\$ 762,594
Bond Payments (2015)	(329,751)	(2,543)	(310,184)
Bond Payments (2016)	(272,500)	(2,081)	(253,770)
Bond Payments (2021)	(107,936)	0	(107,936)
Balance	\$ 47,243	\$ (6,512)	\$ 90,704
County Appraiser & Tax Collector Fee	(15,748)	(53)	(6,454)
Discounts For Early Payments	(31,495)	(126)	(26,622)
NET EXCESS/ (SHORTFALL)	\$ -	\$ (6,691)	\$ 57,628

Bank Balance As Of 2/28/22	\$ 152,951.47
Accounts Payable As Of 2/28/22	\$ 12,428.90
Accounts Receivable As Of 2/28/22	\$ -
Available Funds As Of 2/28/22	\$ 140,522.57

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
TAX COLLECTIONS
2021-2022**

#	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)	Series 2021 Debt Assessment Income (Before Discounts & Fees)	O & M Assessment Income (After Discounts & Fees)	Series 2015 Debt Assessment Income (After Discounts & Fees)	Series 2016 Debt Assessment Income (After Discounts & Fees)	Series 2021 Debt Assessment Income (After Discounts & Fees)	Series 2015 Debt Assessment Paid to Trustee	Series 2016 Debt Assessment Paid to Trustee	Series 2021 Debt Assessment Paid to Trustee
									\$851,387	\$99,954	\$0	\$350,799	\$287,017	\$113,617	\$99,954	\$350,799	\$287,017	\$113,617			
									\$809,144	\$98,957	\$0	\$329,751	\$272,500	\$107,936	\$0	\$329,751	\$272,500	\$107,936	\$329,751	\$272,500	\$107,936
1	624	D.R. Horton	11/18/21	Direct Bill	\$ 122,238.00				\$ 122,238.00	\$ 14,302.08				\$ 107,935.92	\$ 14,302.08			\$ 107,935.92	\$ -	\$ -	\$ 107,935.92
2	1	Miami-Dade Tax Collector	11/26/21	NAV Taxes	\$ 17,789.51		\$ (170.99)	\$ (731.07)	\$ 16,887.45	\$ 2,086.66		\$ 8,636.85	\$ 7,066.00		\$ 1,980.75	\$ 8,198.95	\$ 6,707.75		\$ 8,198.95	\$ 6,707.75	\$ -
3	2	Miami-Dade Tax Collector	12/03/21	NAV Taxes	\$ 559,816.60		\$ (5,374.25)	\$ (22,392.25)	\$ 532,050.10	\$ 65,666.45		\$ 271,791.00	\$ 222,359.15		\$ 62,409.40	\$ 258,310.40	\$ 211,330.30		\$ 258,310.40	\$ 211,330.30	\$ -
4	3	Miami-Dade Tax Collector	12/08/21	NAV Taxes	\$ 61,399.24		\$ (589.43)	\$ (2,455.92)	\$ 58,353.89	\$ 7,202.09		\$ 29,809.35	\$ 24,387.80		\$ 6,844.79	\$ 28,330.85	\$ 23,178.25		\$ 28,330.85	\$ 23,178.25	\$ -
5	4	Miami-Dade Tax Collector	12/20/21	NAV Taxes	\$ 16,252.74		\$ (156.74)	\$ (577.88)	\$ 15,518.12	\$ 1,906.39		\$ 7,890.75	\$ 6,455.60		\$ 1,820.17	\$ 7,534.10	\$ 6,163.85		\$ 7,534.10	\$ 6,163.85	\$ -
6	5	Miami-Dade Tax Collector	01/11/22	NAV Taxes	\$ 11,296.23		\$ (109.58)	\$ (338.92)	\$ 10,847.73	\$ 1,324.98		\$ 5,484.35	\$ 4,486.90		\$ 1,272.33	\$ 5,266.60	\$ 4,308.80		\$ 5,266.60	\$ 4,308.80	\$ -
7	6	Miami-Dade Tax Collector	02/07/22	NAV Taxes	\$ 5,417.58		\$ (52.91)	\$ (126.42)	\$ 5,238.25	\$ 635.43		\$ 2,630.25	\$ 2,151.90		\$ 614.30	\$ 2,543.25	\$ 2,080.70		\$ 2,543.25	\$ 2,080.70	\$ -
8	Int - 1	Miami-Dade Tax Collector	02/28/22	Interest		\$ 24.34			\$ 24.34	\$ 24.34					\$ 24.34				\$ -	\$ -	\$ -
9	7	Miami-Dade Tax Collector	03/07/22	NAV Taxes	\$ 9,029.30		\$ (89.39)	\$ (90.30)	\$ 8,849.61	\$ 1,059.10		\$ 4,383.75	\$ 3,586.45		\$ 1,037.96	\$ 4,296.55	\$ 3,515.10		\$ 4,296.55	\$ 3,515.10	\$ -
10									\$ -										\$ -	\$ -	\$ -
11									\$ -										\$ -	\$ -	\$ -
12									\$ -										\$ -	\$ -	\$ -
13									\$ -										\$ -	\$ -	\$ -
14									\$ -										\$ -	\$ -	\$ -
15									\$ -										\$ -	\$ -	\$ -
					\$803,239.20	\$ 24.34	\$ (6,543.29)	\$ (26,712.76)	\$ 770,007.49	\$ 94,207.52	\$ -	\$ 330,626.30	\$ 270,493.80	\$ 107,935.92	\$ 90,306.12	\$ 314,480.70	\$ 257,284.75	\$ 107,935.92	\$ 314,480.70	\$ 257,284.75	\$ 107,935.92

Assessment Roll = 722,555.32

Current Year-On Roll Collections
\$803,239.20
\$ (122,238.00)
\$ -
\$ -
\$ -
\$ 681,001.20

Note: \$851,387, \$99,954, \$350,799, \$287,017 and \$113,617 are 2021/2022 budgeted assessments before discounts and fees.
\$809,144, \$98,957, \$329,751, \$272,500 and \$107,936 are 2021/2022 budgeted assessments after discounts and fees.

\$ 803,239.20	
\$ 24.34	\$ 770,007.49
\$ (94,207.52)	\$ (90,306.12)
\$ (107,935.92)	\$ (257,284.75)
\$ (270,493.80)	\$ (314,480.70)
\$ (330,626.30)	\$ (107,935.92)
\$ -	\$ -