



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

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
DECEMBER 14, 2022
6:00 P.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
Fairfield Inn & Suites – Homestead/Florida City
60 SW 352nd Street
Florida City, Florida 33034
REGULAR BOARD MEETING
December 14, 2022
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Welcome and Seat New Board Members
- D. Administer Oath of Office and Review Board Member Duties and Responsibilities
- E. Appointment to Vacancy
 - 1. Marilyn Ortiz Request for Appointment Consideration
- F. Administer Oath of Office and Review Board Member Duties and Responsibilities
- G. Establish Quorum
- H. Accept Letter of Resignation from Karl Albertson and Declare Vacancy to Seat #1.....Page 2
- I. Election of Officers
- J. Additions or Deletions to Agenda
- K. Comments from the Public for Items Not on the Agenda
- L. Approval of Minutes
 - 1. August 23, 2022 Regular Board Meeting & PH.....Page 3
- M. New Business
 - 1. Consider Approval of Meeting Location Price Change.....Page 9
 - 2. Consider Approval of Resolution No. 2022-05 – Adopting an Amended Final Fiscal Year
2021/2022 Budget.....Page 10
 - 3. Consider Approval of Auditor Renewal.....Page 17
- N. Old Business
- O. Administrative Matters
 - 1. Financial Update.....Page 18
 - 2. Discussion Regarding District Engineering Services
- P. Board Member/Staff Comments and Requests
- Q. Adjourn

Miscellaneous Notices



Published in Miami Daily Business Review on December 5, 2022

Location

Miami-Dade County,

Notice Text

A.H. AT TURNPIKE SOUTH COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 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 at the Fairfield Inn & Suites Homestead Florida City located at 60 SW 352nd Street, Florida City, Florida 33034, at 6:00 p.m. on the following dates:

December 14, 2022

April 12, 2023

June 14, 2023

August 9, 2023

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

12/5 22-29/0000634083M

12/7/2022

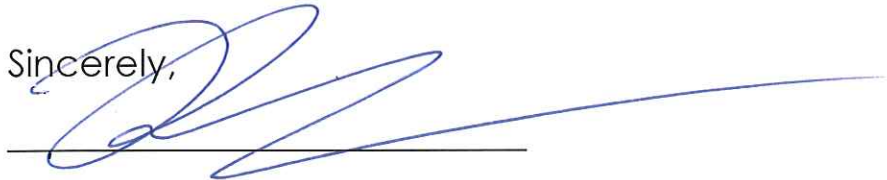
Board of Supervisors
A.H. at Turnpike South Community Development District
c/o Special District Services, Inc.,
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

RE: Resignation Letter

Dear Board of Supervisors,

Please be advised that I Karl Albertson am resigning my position as Board Member and Officer holding Seat #1 of the **A.H. at Turnpike South Community Development District** Board of Supervisors effective as of December 7, 2022.

Sincerely,



Karl Albertson
6123 Lyons Road, Suite 100 Coconut Creek FL 33073
kkalbertson@drhorton.com

**A.H. AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 23, 2022**

A. CALL TO ORDER

Mrs. Perez called the August 23, 2022, Regular Board Meeting of the A.H. at Turnpike South Community Development District (the “District”) to order at 11:00 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 August 3, 2022, and August 10, 2022, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance: Chairman Karl Albertson and Supervisors Logan Bell and Javi Tavel 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 Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, PA.

D. CONSIDER RESIGNATION OF SUPERVISOR

Mrs. Perez presented the resignation of Cece (Cecilia) Perez prior to Cecilia Perez taking the Oath of Office. Mrs. Perez requested that the Board consider acceptance of her resignation from Seat #3, effective April 4, 2022.

*From: Cecilia M Perez <CMPerez@drhorton.com>
Sent: Monday, April 4, 2022 7:29 PM
To: Gloria Perez <gperez@sdsinc.org>
Subject: Re: AH at Turnpike CDD (aka Rosecrest)*

Hello Gloria :

At the present time I am unable to commit my time to the Turnpike CDD. My work and now other training coarses are consuming all my extra time , As much , as I wanted to be a part of this , I am unable to stretch myself so thin .

If you need anything else from me , please let me know and I apologize for any inconvenience.

*Regards,
Cece Pérez*

A **MOTION** was made by Supervisor Bell, seconded by Supervisor Albertson and unanimously passed accepting Cecilia Perez’s resignation from Board Seat #3, effective April 4, 2022, and simultaneously declaring a vacancy in Seat #3.

E. CONSIDER APPOINTMENTS TO VACANCIES

This item was not applicable at this time.

F. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

This item was not applicable at this time.

G. ELECTION OF OFFICERS

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles of Armando Silva, Nancy Nguyen and herself regarding appointment to office and stated that nominations would be in order for Chairperson and Vice-Chair, with the remaining three Supervisors being designated as Assistant Secretaries.

The following slate of officers was nominated:

- Chairperson – Karl Albertson
- Vice Chairperson – Javi Tavel
- Assistant Secretary – Logan Bell
- Secretary/Treasurer – Gloria Perez
- Assistant Secretaries - Armando Silva and Nancy Nguyen (District Managers with Special District Services, Inc., in Mrs. Perez’s absence)

A **MOTION** was made by Supervisor Tavel, seconded by Supervisor Albertson and unanimously passed electing the above indicated slate of officers, as presented.

H. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

J. APPROVAL OF MINUTES

1. March 22, 2022, Regular Board Meeting

The minutes of the March 22, 2022, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Supervisor Bell, seconded by Supervisor Albertson and passed unanimously approving the minutes of the March 22, 2022, Regular Board Meeting, as presented.

K. PUBLIC HEARING

1. Consider Resolution No. 2022-02 – Rescheduling and Resetting Public Hearing Date

Resolution No. 2022-02 was presented, entitled:

RESOLUTION NO. 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2022-01, RESCHEDULING AND RSETTING THE DATE, TIME AND PLACE OF THE PUBLIC HEARING FOR CONSIDERATION OF THE BUDGET FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Bell, seconded by Supervisor Albertson and passed unanimously adopting Resolution No. 2022-02, as presented, rescheduling and resetting the Public Hearing on the Fiscal Year 2022/2023 Final Budget for August 23, 2022.

Mrs. Perez the recessed the Regular Board Meeting and simultaneously called to order the Public Hearing.

2. Proof of Publication

Proof of publication was presented that notice of the Public Hearing had been published in the *Miami Daily Business Review* on August 3, 2022, and August 10, 2022, as legally required.

3. Receive Public Comment on Fiscal Year 2022/2023 Final Budget

There was no public comment on the Fiscal Year 2022/2023 Final Budget.

There being no further Final Budget business to address, Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Regular Board Meeting.

4. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Final Budget

Mrs. Perez presented Resolution No. 2022-03, entitled:

RESOLUTION NO. 2022-03

A RESOLUTION OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2022/2023 BUDGET.

Mrs. Perez read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2022/2023 Final Budget and the non-ad valorem special assessment tax roll (Assessment Levy).

A **MOTION** was made by Supervisor Tavel, seconded by Supervisor Albertson and unanimously passed adopting Resolution No. 2022-02, approving the Fiscal Year 2022/2023 Final Budget, as presented and setting the fiscal year 2022/2023 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

L. NEW BUSINESS

1. Consider Meeting Location and Date Changes

In order to accommodate the new resident Board, a meeting location change is being proposed. It is being recommended that future meetings be held at the Fairfield Inn & Suites Homestead Florida City located at 60 SW 352nd Street, Florida City, Florida 33034, at a cost of \$184.50 per meeting.



Fairfield Inn & Suites Homestead Florida City

60 SW 352nd Street, Florida City, Florida 33034
786-758-4770

Function Date: Wednesday, December 14, 2022
Company Name: AH at Turnpike South CDD
Address: 2501 A Burns Rd., Palm Beach Gardens, FL 33410
Phone: 786-347-2711, ext. 2011
Contact: Gloria Perez
Email: gperez@sdsinc.org

Date	Start	Finish	Function	#PPL	Set-UP	Room	Rental
Wednesday, December 14, 2022	6:00 p.m.	9:00 p.m.	Meeting	12	Classroom	Boardroom	\$150.00, plus 23% service charge and 7% tax

Concessions: WIFI : No Charge
 Parking: No Charge
 AV: N/A

Meeting Room: \$150.00
Service Charge (23%): \$ 34.50
Grand Total: \$184.50

Final Guarantee is due 7 days prior to arrival. Should the Final Guarantee number change; the group will be held responsible for the difference of the Final Guarantee. In the event of a cancellation, the group will be liable to the cancellation policy listed below. The space being held for your group has been reserved based on the number of people in your original estimate. With prior approval the hotel reserves the right to alter the space based upon any changes of attendees or changes in the times of events, with prior notification to the Group. If payment is not made in full at the time of function as requested, the charges will be applied to the credit card number on file. If TAX EXEMPT Organization must supply a COPY of the STATE TAX EXEMPTION CERTIFICATE and submit full payment by company credit card or check with proper indication of company name. **The above company will be held responsible for any lost or damaged items during time of meeting stated above.** All items will be checked and counted. **All Food, Beverage, Audio/Visual, Meeting rental and miscellaneous charges are subject to a 23% service charge and a 7% Florida state tax.** The individual signature below is an authorized and empowered representative of the organization listed on the Original Contract and this Banquet Event Order.

Cancellation taking place:	Liability:
Between 2 Weeks (14 Business Days) prior to the day of the event	50% of Guaranteed Banquet Revenue
Between 72 Hours (3 Business Days) or less prior to the day of the event	100% of Guaranteed Banquet Revenue

Name: _____ Signature: _____ Date: _____
 Sales Manager Signature: _____ Date: _____

A **MOTION** was made by Supervisor Tavel, seconded by Supervisor Albertson and unanimously passed approving the meeting location change to the Fairfield Inn & Suites Homestead Florida City located at 60 SW 352nd Street, Florida City, Florida 33034 at a cost of \$184.50 per meeting

2. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2022/2023 Meeting Schedule

Mrs. Perez presented Resolution No. 2022-04, entitled:

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

December 14, 2022 *Amended Budget*
April 12, 2023 *Proposed Budget*
June 14, 2023 *Final Budget*
August 9, 2023

A **MOTION** was made by Supervisor Bell, seconded by Supervisor Tavel and unanimously passed adopting Resolution No. 2022-04, approving the Regular Meeting Schedule for Fiscal Year 2022/2023 by holding meetings at the Fairfield Inn & Suites located at 60 SW 352nd Street, Florida City, Florida 33034, with the start time of 6:00 p.m.; and further authorizes the advertisement of same, as required by law.

M. OLD BUSINESS

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

N. ADMINISTRATIVE MATTERS

1. Financial Report

Mrs. Perez presented the Financial Report and Assessment Collections, which were provided in the meeting book. She indicated that available funds as of July 31, 2022, were \$119,078.96.

2. General Election and Candidate Qualifying Period

Mrs. Perez advised that Supervisor of Elections' office had the following information:

Seat 2 - Angelica Maria Andino Pena (Active-Unopposed)

Seat 4 - Jonathan Pena (Active-Unopposed)

3. Accept and Receive 2022 Annual Engineer's Report

Mrs. Perez advised that she had not yet received the Annual Engineer's Report.

O. BOARD MEMBER/STAFF COMMENTS

1. District Counsel – Update on 2022 Florida Legislative Session

District Counsel provided a brief overview of the Memorandum.

P. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:27 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



Fairfield Inn & Suites Homestead Florida City

60 SW 352nd Street, Florida City, Florida 33034
786-758-4770

Function Date: Wednesday, December 14, 2022
Company Name: AH at Turnpike South CDD
Address: 2501 A Burns Rd., Palm Beach Gardens, FL 33410
Phone: 786-347-2711, ext. 2011
Contact: Gloria Perez
Email: gperez@sdsinc.org

Date	Start	Finish	Function	#PPL	Set-UP	Room	Rental
Wednesday, December 14, 2022	6:00 p.m.	9:00 p.m.	Meeting	12	Classroom	Boardroom	\$300.00

Concessions: WIFI : No Charge
 Parking: No Charge
 AV: N/A

Meeting Room: \$300.00
Grand Total: \$300.00

Group is Tax Exempt

Future dates:
Wednesday, April 12, 2023
Wednesday, June 14, 2023
Wednesday, August 9, 2023

Final Guarantee is due 7 days prior to arrival. Should the Final Guarantee number change; the group will be held responsible for the difference of the Final Guarantee. In the event of a cancellation, the group will be liable to the cancellation policy listed below. The space being held for your group has been reserved based on the number of people in your original estimate. With prior approval the hotel reserves the right to alter the space based upon any changes of attendees or changes in the times of events, with prior notification to the Group. If payment is not made in full at the time of function as requested, the charges will be applied to the credit card number on file. If TAX EXEMPT Organization must supply a COPY of the STATE TAX EXEMPTION CERTIFICATE and submit full payment by company credit card or check with proper indication of company name. **The above company will be held responsible for any lost or damaged items during time of meeting stated above.** All items will be checked and counted. **All Food, Beverage, Audio/Visual, Meeting rental and miscellaneous charges are subject to a 23% service charge and a 7% Florida state tax.** The individual signature below is an authorized and empowered representative of the organization listed on the Original Contract and this Banquet Event Order.

Cancellation taking place:	Liability:
Between 2 Weeks (14 Business Days) prior to the day of the event	50% of Guaranteed Banquet Revenue
Between 72 Hours (3 Business Days) or less prior to the day of the event	100% of Guaranteed Banquet Revenue

Name: _____ **Signature:** _____ **Date:** _____

Sales Manager Signature: _____ **Date:** _____

RESOLUTION NO. 2022-05

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 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the A.H. at Turnpike South Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2021/2022 attached hereto as Exhibit “A” is hereby approved and adopted.

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

PASSED, ADOPTED and EFFECTIVE this 14th day of December, 2022.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

A.H. At Turnpike South
Community Development District

**Amended Final Budget For
Year 2021/2022
October 1, 2021 - September 30, 2022**

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- III **AMENDED FINAL DEBT SERVICE FUND BUDGET (2016)**
- IV **AMENDED FINAL DEBT SERVICE FUND BUDGET (2021)**

AMENDED FINAL BUDGET
A.H. At TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
O&M Assessments	99,954	85,506	85,506
Direct Bill - O&M	0	14,302	14,302
Debt Assessments (2015)	350,799	350,800	350,800
Debt Assessments (2016)	287,017	287,018	287,018
Debt Assessments (2021)	113,617	0	0
Direct Bill - Debt (2021)	0	107,936	107,936
Other Revenue	0	0	0
Interest Income	120	23	23
TOTAL REVENUES	\$ 851,507	\$ 845,585	\$ 845,585
EXPENDITURES			
Supervisor Fees	0	0	0
Engineering/Inspections	3,250	2,500	0
Management	32,952	32,952	32,952
Legal	13,000	7,807	7,807
Assessment Roll	7,500	7,500	7,500
Audit Fees	5,500	5,300	5,300
Insurance	6,100	5,706	5,706
Legal Advertisements	1,300	1,100	702
Miscellaneous	975	540	540
Postage	475	146	146
Office Supplies	850	456	456
Dues & Subscriptions	175	175	175
Trustee Fees	13,000	12,184	12,184
Continuing Disclosure Fee	2,000	1,200	1,200
Website Management	2,000	2,000	2,000
Contingency	5,000	2,500	0
TOTAL EXPENDITURES	\$ 94,077	\$ 82,066	\$ 76,668
REVENUES LESS EXPENDITURES	\$ 757,430	\$ 763,519	\$ 768,917
Bond Payments (Series 2015)	(329,751)	(334,453)	(334,453)
Bond Payments (Series 2016)	(272,500)	(273,644)	(273,644)
Bond Payments (Series 2021)	(107,936)	(107,936)	(107,936)
BALANCE	\$ 47,243	\$ 47,486	\$ 52,884
County Appraiser & Tax Collector Fee	(15,748)	(6,966)	(6,966)
Discounts For Early Payments	(31,495)	(26,713)	(26,713)
EXCESS/ (SHORTFALL)	\$ -	\$ 13,807	\$ 19,205
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 13,807	\$ 19,205

FUND BALANCE AS OF 9/30/21	\$82,895
FY 2021/2022 ACTIVITY	\$13,807
FUND BALANCE AS OF 9/30/22	\$96,702

Notes

Carryover From Prior Year Of \$17,400 to be used to reduce Fiscal Year 2022/2023 Assessments.

AMENDED FINAL BUDGET

A.H. AT TURNPIKE SOUTH (2015) COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

FISCAL YEAR 2021/2022

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Interest Income (2015)	25	20	20
NAV Tax Collection (2015)	329,751	334,453	334,453
Prepaid Bond Collection (2015)	0	0	0
Total Revenues	\$ 329,776	\$ 334,473	\$ 334,473
EXPENDITURES			
Principal Payments (2015)	75,000	70,000	70,000
Interest Payments (2015)	253,813	255,738	255,738
Bond Redemption (2015)	963	0	0
Total Expenditures	\$ 329,776	\$ 325,738	\$ 325,738
Excess/ (Shortfall)	\$ -	\$ 8,735	\$ 8,735

FUND BALANCE AS OF 9/30/21	\$416,821
FY 2021/2022 ACTIVITY	\$8,735
FUND BALANCE AS OF 9/30/22	\$425,556

Notes

Reserve Fund Balance = \$167,406*. Revenue Fund Balance = \$254,213*.

Prepayment Account Balance = \$3,937*.

Revenue Fund Balance To Be Used To Make 11/1/2022 Principal & Interest Payment Of \$201,906 (Principal = \$75,000, Interest = \$126,906).

* Approximate Amounts

Series 2015 Bond Information

Original Par Amount =	\$4,430,000	Annual Principal Payments Due:
Interest Rate =	5.25% - 6.25%	November 1st
Issue Date =	February 2015	Annual Interest Payments Due:
Maturity Date =	November 2046	May 1st & November 1st

Par Amount As Of 9/30/22 = \$4,100,000

AMENDED FINAL BUDGET
A.H. AT TURNPIKE SOUTH (2016) COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Interest Income (2016)	25	14	14
NAV Tax Collection (2016)	272,500	273,644	273,644
Total Revenues	\$ 272,525	\$ 273,658	\$ 273,658
EXPENDITURES			
Principal Payments (2016)	70,000	70,000	70,000
Interest Payments (2016)	198,088	199,488	199,488
Bond Redemption (2016)	4,437	0	0
Transfer To Construction Fund (2016)	0	6	6
Total Expenditures	\$ 272,525	\$ 269,494	\$ 269,494
Excess/ (Shortfall)	\$ -	\$ 4,164	\$ 4,164

FUND BALANCE AS OF 9/30/21	\$320,648
FY 2021/2022 ACTIVITY	\$4,164
FUND BALANCE AS OF 9/30/22	\$324,812

Notes

Reserve Fund Balance = \$136,250*. Revenue Fund Balance = \$188,562*.

Revenue Fund Balance To Be Used To Make 11/1/2022 Principal & Interest

Payment Of \$169,044 (Principal = \$70,000, Interest = \$99,044).

* Approximate Amounts

Series 2016 Bond Information

Original Par Amount =	\$3,975,000	Annual Principal Payments Due:
Interest Rate =	4% - 5.5%	November 1st
Issue Date =	December 2016	Annual Interest Payments Due:
Maturity Date =	November 2047	May 1st & November 1st
Par Amount As Of 9/30/22 =	\$3,715,000	

AMENDED FINAL BUDGET

A.H. AT TURNPIKE SOUTH (2021) COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

FISCAL YEAR 2021/2022

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Interest Income (2021)	25	6	6
NAV Tax Collection (2021)	107,936	107,936	107,936
Total Revenues	\$ 107,961	\$ 107,942	\$ 107,942
EXPENDITURES			
Principal Payments (2021)	40,000	40,000	40,000
Interest Payments (2021)	65,815	75,675	75,675
Bond Redemption (2021)	2,146	0	0
Transfer To Construction Fund (2021)	0	3	3
Total Expenditures	\$ 107,961	\$ 115,678	\$ 115,678
Excess/ (Shortfall)	\$ -	\$ (7,736)	\$ (7,736)

FUND BALANCE AS OF 9/30/21	\$104,003
FY 2021/2022 ACTIVITY	(\$7,736)
FUND BALANCE AS OF 9/30/22	\$96,267

Notes

Reserve Fund Balance = \$53,968*. Revenue Fund Balance = \$42,299*.

Revenue Fund Balance To Be Used To Make 11/1/2022 Interest

Payment Of \$32,673.

* Approximate Amounts

Series 2021 Bond Information

Original Par Amount =	\$1,915,000	Annual Principal Payments Due:
Interest Rate =	2.35% - 4%	May 1st
Issue Date =	March 2021	Annual Interest Payments Due:
Maturity Date =	May 2051	May 1st & November 1st
Par Amount As Of 9/30/22 =	\$1,875,000	

December 14, 2022

RE: A.H. At Turnpike South Community Development District Auditor Renewal

At the November 19, 2019 A.H. At Turnpike South Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2019, 9-30-2020 and 9-30-2021 year end audits of the District with an option to perform the 9-30-2022 and 9-30-2023 audits.

The fees for the 9-30-2019 audit were \$3,600. The fees for the 9-30-2020 audit were \$3,700. And the fees for the 9-30-2021 audit were \$5,300 (fee increased due to third bond issue). The proposed fee for the 9-30-2022 audit is \$5,400, and the proposed fee for the 9-30-2023 audit is \$5,500. The approved Audit Budget amount for Fiscal Year 2022/2023 is \$5,500.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore, management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2022 and 9-30-2023 audits for Grau & Associates.

Special District Services, Inc.

A.H. At Turnpike South
Community Development District

**Financial Report For
November 2022**

A. H. at Turnpike South Community Development District
Budget vs. Actual
October through November 2022

	<u>Oct - Nov 22</u>	<u>FY 22/23 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
01-3300 · O&M Assessments	11,419.17	99,804.00	-88,384.83	11.44%
01-3810 · Debt Assessments (Series 2015)	40,152.40	350,799.00	-310,646.60	11.45%
01-3811 · Debt Assessments (Series 2016)	32,854.65	287,017.00	-254,162.35	11.45%
01-3812 · Debt Assessments (Series 2021)	13,007.40	113,617.00	-100,609.60	11.45%
01-3820 · Debt Assess-Pd To Trustee-2015	-38,160.90	-329,751.00	291,590.10	11.57%
01-3821 · Debt Assess-Pd To Trustee-2016	-31,225.10	-272,500.00	241,274.90	11.46%
01-3822 · Debt Assess-Pd To Trustee-2021	-12,362.30	-107,936.00	95,573.70	11.45%
01-3830 · Assessment Fees	-935.36	-15,745.00	14,809.64	5.94%
01-3831 · Assessment Discounts	-3,897.24	-31,489.00	27,591.76	12.38%
01-9410 · Interest Income (GF)	179.49	120.00	59.49	149.58%
01-9411 · Carryover from Prior Year	0.00	17,400.00	-17,400.00	0.0%
Total Income	<u>11,032.21</u>	<u>111,336.00</u>	<u>-100,303.79</u>	<u>9.91%</u>
Expense				
01-1310 · Engineering	0.00	3,250.00	-3,250.00	0.0%
01-1311 · Management Fees	5,656.00	33,936.00	-28,280.00	16.67%
01-1315 · Legal Fees	500.00	13,000.00	-12,500.00	3.85%
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	6,134.00	6,100.00	34.00	100.56%
01-1480 · Legal Advertisements	0.00	1,250.00	-1,250.00	0.0%
01-1512 · Miscellaneous	0.00	950.00	-950.00	0.0%
01-1513 · Postage and Delivery	13.18	450.00	-436.82	2.93%
01-1514 · Office Supplies	14.25	825.00	-810.75	1.73%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees	0.00	13,000.00	-13,000.00	0.0%
01-1743 · Continuing Disclosure Fee	0.00	2,000.00	-2,000.00	0.0%
01-1750 · Website Management	333.32	2,000.00	-1,666.68	16.67%
01-1816 · Contingency	0.00	4,000.00	-4,000.00	0.0%
01-1817 · Supervisor Fees	0.00	5,000.00	-5,000.00	0.0%
01-1818 · Payroll Taxes (Employer)	0.00	400.00	-400.00	0.0%
01-1819 · Mailbox Stations Services	0.00	12,000.00	-12,000.00	0.0%
Total Expense	<u>12,825.75</u>	<u>111,336.00</u>	<u>-98,510.25</u>	<u>11.52%</u>
Net Income	<u>-1,793.54</u>	<u>0.00</u>	<u>-1,793.54</u>	<u>100.0%</u>

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

	Annual Budget 10/1/22 - 9/30/23	Actual Nov-22	Year To Date Actual 10/1/22 - 11/30/22
REVENUES			
O&M Assessments	99,804	11,419	11,419
Debt Assessments (2015)	350,799	40,152	40,152
Debt Assessments (2016)	287,017	32,854	32,854
Debt Assessments (2021)	113,617	13,007	13,007
Direct Bill O&M	0	0	0
Direct Bill Debt (Series 2021)	0	0	0
Interest Income	120	0	179
Total Revenues	\$ 851,357	\$ 97,432	\$ 97,611
EXPENDITURES			
Supervisor Fees	5,000	0	0
Payroll Taxes	400	0	0
Engineering/Inspections	3,250	0	0
Management	33,936	2,828	5,656
Legal	13,000	0	500
Assessment Roll	7,500	0	0
Audit Fees	5,500	0	0
Insurance	6,100	0	6,134
Legal Advertisements	1,250	0	0
Miscellaneous	950	0	0
Postage	450	0	13
Office Supplies	825	8	14
Dues & Subscriptions	175	8	175
Trustee Fees	13,000	0	0
Continuing Disclosure Fee	2,000	0	0
Website Management	2,000	166	333
Mailbox Stations Services	12,000	0	0
Contingency	4,000	0	0
Total Expenditures	\$ 111,336	\$ 3,010	\$ 12,825
REVENUES LESS EXPENDITURES	\$ 740,021	\$ 94,422	\$ 84,786
Bond Payments (2015)	(329,751)	(38,161)	(38,161)
Bond Payments (2016)	(272,500)	(31,225)	(31,225)
Bond Payments (2021)	(107,936)	(12,362)	(12,362)
Balance	\$ 29,834	\$ 12,674	\$ 3,038
County Appraiser & Tax Collector Fee	(15,745)	(935)	(935)
Discounts For Early Payments	(31,489)	(3,897)	(3,897)
EXCESS/ (SHORTFALL)	\$ (17,400)	\$ 7,842	\$ (1,794)
Carryover From Prior Year	17,400		
NET EXCESS/ (SHORTFALL)	\$ -	\$ 7,842	\$ (1,794)

Bank Balance As Of 11/30/22	\$ 185,564.29
Accounts Payable As Of 11/30/22	\$ 85,258.58
Accounts Receivable As Of 11/30/22	\$ -
Available Funds As Of 11/30/22	\$ 100,305.71

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
TAX COLLECTIONS
2022-2023**

#	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
										\$851,237	\$99,804	\$0	\$350,799	\$287,017	\$113,617	\$99,804	\$350,799	\$287,017	\$113,617	\$329,751	\$272,500
1	1	Miami-Dade Tax Collector	11/25/22	NAV Taxes	\$ 97,433.62		\$ (935.36)	\$ (3,897.24)	\$ 92,601.02	\$ 11,419.17	\$ -	\$ 40,152.40	\$ 32,854.65	\$ 13,007.40	\$ 10,852.72	\$ 38,160.90	\$ 31,225.10	\$ 12,362.30	\$ 38,160.90	\$ 31,225.10	\$ 12,362.30
2					\$ -				\$ -										\$ -	\$ -	\$ -
3					\$ -				\$ -										\$ -	\$ -	\$ -
4					\$ -				\$ -										\$ -	\$ -	\$ -
5					\$ -				\$ -										\$ -	\$ -	\$ -
6					\$ -				\$ -										\$ -	\$ -	\$ -
7					\$ -				\$ -										\$ -	\$ -	\$ -
8					\$ -				\$ -										\$ -	\$ -	\$ -
9					\$ -				\$ -										\$ -	\$ -	\$ -
10					\$ -				\$ -										\$ -	\$ -	\$ -
11					\$ -				\$ -										\$ -	\$ -	\$ -
12					\$ -				\$ -										\$ -	\$ -	\$ -
13					\$ -				\$ -										\$ -	\$ -	\$ -
14					\$ -				\$ -										\$ -	\$ -	\$ -
15					\$ -				\$ -										\$ -	\$ -	\$ -
16					\$ -				\$ -										\$ -	\$ -	\$ -
					\$97,433.62	\$ -	\$ (935.36)	\$ (3,897.24)	\$ 92,601.02	\$ 11,419.17	\$ -	\$ 40,152.40	\$ 32,854.65	\$ 13,007.40	\$ 10,852.72	\$ 38,160.90	\$ 31,225.10	\$ 12,362.30	\$ 38,160.90	\$ 31,225.10	\$ 12,362.30

Assessment Roll = 851,241.17

Note: \$851,237, \$99,804, \$350,799, \$287,017 and \$113,617 are 2022/2023 budgeted assessments before discounts and fees.
\$804,003, \$93,816, \$329,751, \$272,500 and \$107,936 are 2022/2023 budgeted assessments after discounts and fees.

\$ 97,433.62	
\$ -	\$ 92,601.02
\$ (11,419.17)	\$ (10,852.72)
\$ (13,007.40)	\$ (31,225.10)
\$ (32,854.65)	\$ (38,160.90)
\$ (40,152.40)	\$ (12,362.30)
\$ -	\$ -