

A.H. At Turnpike South  
Community Development District

**Amended Final Budget For  
Year 2022/2023  
October 1, 2022 - September 30, 2023**

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**AMENDED FINAL BUDGET**  
**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

|                                      | FISCAL YEAR<br>2022/2023<br>BUDGET<br>10/1/22 - 9/30/23 | AMENDED<br>FINAL<br>BUDGET<br>10/1/22 - 9/30/23 | YEAR<br>TO DATE<br>ACTUAL<br>10/1/22 - 9/29/23 |
|--------------------------------------|---|---|--|
| <b>REVENUES</b>                      |   |   |  |
| O&M Assessments                      | 99,804  | 101,354   | 101,354  |
| Debt Assessments (2015)              | 350,799   | 350,801   | 350,801  |
| Debt Assessments (2016)              | 287,017   | 287,019   | 287,019  |
| Debt Assessments (2021)              | 113,617   | 113,618   | 113,618  |
| Other Revenue                        | 0   | 0   | 0  |
| Interest Income                      | 120   | 5,321   | 5,221  |
| <b>TOTAL REVENUES</b>                | <b>\$ 851,357</b>                                       | <b>\$ 858,113</b>                               | <b>\$ 858,013</b>                              |
| <b>EXPENDITURES</b>                  |   |   |  |
| Supervisor Fees                      | 5,000   | 0   | 0  |
| Payroll Taxes (Employer)             | 400   | 0   | 0  |
| Engineering/Inspections              | 3,250   | 3,250   | 1,800  |
| Management                           | 33,936  | 33,936  | 33,936   |
| Legal                                | 13,000  | 9,000   | 7,323  |
| Assessment Roll                      | 7,500   | 7,500   | 7,500  |
| Audit Fees                           | 5,500   | 5,400   | 5,400  |
| Insurance                            | 6,100   | 6,134   | 6,134  |
| Legal Advertisements                 | 1,250   | 950   | 533  |
| Miscellaneous                        | 950   | 1,500   | 1,284  |
| Postage                              | 450   | 225   | 203  |
| Office Supplies                      | 825   | 425   | 389  |
| Dues & Subscriptions                 | 175   | 175   | 175  |
| Trustee Fees                         | 13,000  | 12,722  | 12,722   |
| Continuing Disclosure Fee            | 2,000   | 1,050   | 1,050  |
| Website Management                   | 2,000   | 2,000   | 2,000  |
| Mailbox Station Services             | 12,000  | 0   | 0  |
| Contingency                          | 4,000   | 4,000   | 0  |
| <b>TOTAL EXPENDITURES</b>            | <b>\$ 111,336</b>                                       | <b>\$ 88,267</b>                                | <b>\$ 80,449</b>                               |
| <b>REVENUES LESS EXPENDITURES</b>    | <b>\$ 740,021</b>                                       | <b>\$ 769,846</b>                               | <b>\$ 777,564</b>                              |
| Bond Payments (Series 2015)          | (329,751)   | (334,264)                                       | (334,264)                                      |
| Bond Payments (Series 2016)          | (272,500)   | (273,488)                                       | (273,488)                                      |
| Bond Payments (Series 2021)          | (107,936)   | (108,262)                                       | (108,262)                                      |
| <b>BALANCE</b>                       | <b>\$ 29,834</b>  | <b>\$ 53,832</b>                                | <b>\$ 61,550</b>                               |
| County Appraiser & Tax Collector Fee | (15,745)  | (8,203)   | (8,203)  |
| Discounts For Early Payments         | (31,489)  | (31,936)  | (31,936)                                       |
| <b>EXCESS/ (SHORTFALL)</b>           | <b>\$ (17,400)</b>                                      | <b>\$ 13,693</b>                                | <b>\$ 21,411</b>                               |
| Carryover From Prior Year            | 17,400  | 17,400  | 0  |
| <b>NET EXCESS/ (SHORTFALL)</b>       | <b>\$ -</b>   | <b>\$ 31,093</b>                                | <b>\$ 21,411</b>                               |

|                            |  |
|----------------------------|--|
| FUND BALANCE AS OF 9/30/22 |  |
| FY 2022/2023 ACTIVITY      |  |
| FUND BALANCE AS OF 9/30/23 |  |

|           |
|-----------|
| \$102,099 |
| \$13,693  |
| \$115,792 |

**Notes**

Carryover From Prior Year Of \$17,400 used to reduce Fiscal Year 2022/2023 Assessments.  
Carryover From Prior Year Of \$7,000 to be used to reduce Fiscal Year 2023/2024 Assessments.

## AMENDED FINAL BUDGET

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

DEBT SERVICE FUND

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

|                                | FISCAL YEAR<br>2022/2023<br>BUDGET<br>10/1/22 - 9/30/23 | AMENDED<br>FINAL<br>BUDGET<br>10/1/22 - 9/30/23 | YEAR<br>TO DATE<br>ACTUAL<br>10/1/22 - 9/29/23 |
|--------------------------------|---|---|--|
| <b>REVENUES</b>                |   |   |  |
| Interest Income (2015)         | 25  | 10,400  | 10,302   |
| NAV Tax Collection (2015)      | 329,751   | 334,264   | 334,264  |
| Prepaid Bond Collection (2015) | 0   | 0   | 0  |
| <b>Total Revenues</b>          | <b>\$ 329,776</b>                                       | <b>\$ 344,664</b>                               | <b>\$ 344,566</b>                              |
|                                |   |   |  |
| <b>EXPENDITURES</b>            |   |   |  |
| Principal Payments (2015)      | 80,000  | 75,000  | 75,000   |
| Interest Payments (2015)       | 249,688   | 251,750   | 251,750  |
| Bond Redemption (2015)         | 88  | 0   | 0  |
|                                |   |   |  |
| <b>Total Expenditures</b>      | <b>\$ 329,776</b>                                       | <b>\$ 326,750</b>                               | <b>\$ 326,750</b>                              |
|                                |   |   |  |
| <b>Excess/ (Shortfall)</b>     | <b>\$ -</b>   | <b>\$ 17,914</b>                                | <b>\$ 17,816</b>                               |

|                            |           |
|----------------------------|-----------|
| FUND BALANCE AS OF 9/30/22 | \$425,556 |
| FY 2022/2023 ACTIVITY      | \$17,914  |
| FUND BALANCE AS OF 9/30/23 | \$443,470 |

Notes

Reserve Fund Balance = \$167,406\*. Revenue Fund Balance = \$272,024\*.

Prepayment Account Balance = \$4,040\*.

Revenue Fund Balance To Be Used To Make 11/1/2023 Principal & Interest Payment Of \$204,844 (Principal = \$80,000, Interest = \$124,844).

\* 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 9/30/23 = \$4,025,000

**AMENDED FINAL BUDGET**  
**A.H. AT TURNPIKE SOUTH (2016) COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

|                                      | <b>FISCAL YEAR<br/>2022/2023<br/>BUDGET<br/>10/1/22 - 9/30/23</b> | <b>AMENDED<br/>FINAL<br/>BUDGET<br/>10/1/22 - 9/30/23</b> | <b>YEAR<br/>TO DATE<br/>ACTUAL<br/>10/1/22 - 9/29/23</b> |
|--------------------------------------|---|---|--|
| <b>REVENUES</b>                      |   |   |  |
| Interest Income (2016)               | 25  | 8,073   | 7,973  |
| NAV Tax Collection (2016)            | 272,500   | 273,488   | 273,488  |
| <b>Total Revenues</b>                | <b>\$ 272,525</b>   | <b>\$ 281,561</b>   | <b>\$ 281,461</b>  |
|                                      |   |   |  |
| <b>EXPENDITURES</b>                  |   |   |  |
| Principal Payments (2016)            | 75,000  | 70,000  | 70,000   |
| Interest Payments (2016)             | 195,288   | 196,688   | 196,688  |
| Bond Redemption (2016)               | 2,237   | 0   | 0  |
| Transfer To Construction Fund (2016) | 0   | 5,599   | 3,599  |
| <b>Total Expenditures</b>            | <b>\$ 272,525</b>   | <b>\$ 272,287</b>   | <b>\$ 270,287</b>  |
|                                      |   |   |  |
| <b>Excess/ (Shortfall)</b>           | <b>\$ -</b>   | <b>\$ 9,274</b>   | <b>\$ 11,174</b>   |

|                            |           |
|----------------------------|-----------|
| FUND BALANCE AS OF 9/30/22 | \$324,812 |
| FY 2022/2023 ACTIVITY      | \$9,274   |
| FUND BALANCE AS OF 9/30/23 | \$334,086 |

Notes

Reserve Fund Balance = \$136,250\*. Revenue Fund Balance = \$197,836\*.

Revenue Fund Balance To Be Used To Make 11/1/2023 Principal & Interest

Payment Of \$172,644 (Principal = \$75,000, Interest = \$97,644).

\* 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         |
| <br>                       |               |                                |
| Par Amount As Of 9/30/23 = | \$3,645,000   |                                |

## AMENDED FINAL BUDGET

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

DEBT SERVICE FUND

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

|                                      | FISCAL YEAR<br>2022/2023<br>BUDGET<br>10/1/22 - 9/30/23 | AMENDED<br>FINAL<br>BUDGET<br>10/1/22 - 9/30/23 | YEAR<br>TO DATE<br>ACTUAL<br>10/1/22 - 9/29/23 |
|--------------------------------------|---|---|--|
| <b>REVENUES</b>                      |   |   |  |
| Interest Income (2021)               | 25  | 2,977   | 2,877  |
| NAV Tax Collection (2021)            | 107,936   | 108,262   | 108,262  |
| <b>Total Revenues</b>                | <b>\$ 107,961</b>                                       | <b>\$ 111,239</b>                               | <b>\$ 111,139</b>                              |
|                                      |   |   |  |
| <b>EXPENDITURES</b>                  |   |   |  |
| Principal Payments (2021)            | 40,000  | 40,000  | 40,000   |
| Interest Payments (2021)             | 64,875  | 65,345  | 65,345   |
| Bond Redemption (2021)               | 3,086   | 0   | 0  |
| Transfer To Construction Fund (2021) | 0   | 2,426   | 1,426  |
| <b>Total Expenditures</b>            | <b>\$ 107,961</b>                                       | <b>\$ 107,771</b>                               | <b>\$ 106,771</b>                              |
|                                      |   |   |  |
| <b>Excess/ (Shortfall)</b>           | <b>\$ -</b>   | <b>\$ 3,468</b>                                 | <b>\$ 4,368</b>                                |

|                            |          |
|----------------------------|----------|
| FUND BALANCE AS OF 9/30/22 | \$96,268 |
| FY 2022/2023 ACTIVITY      | \$3,468  |
| FUND BALANCE AS OF 9/30/23 | \$99,736 |

Notes

Reserve Fund Balance = \$53,968\*. Revenue Fund Balance = \$45,768\*.

Revenue Fund Balance To Be Used To Make 11/1/2023 Interest Payment Of \$32,203.

\* 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         |
| <br>                       |             |                                |
| Par Amount As Of 9/30/23 = | \$1,835,000 |                                |