



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

**MIAMI-DADE COUNTY**  
**SPECIAL BOARD MEETING & PUBLIC HEARING**  
**SEPTEMBER 10, 2025**  
**6:00 P.M.**

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

[www.ahturnpikesouthcdd.org](http://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 352<sup>nd</sup> Street  
Florida City, Florida 33034  
**SPECIAL BOARD MEETING & PUBLIC HEARING**  
September 10, 2025  
6:00 p.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Administer Oath of Office for Supervisor Montano
- E.** Election of Officers
  - Chairman
  - Vice Chairman
  - Secretary/Treasurer
  - Assistant Secretaries
- F.** Additions or Deletions to Agenda
- G.** Comments from the Public for Items Not on the Agenda
- H.** Approval of Minutes
  - 1. July 9, 2025 Special Board Meeting.....Page 3
- I.** New Business
  - 1. Consider Resolution No. 2025-06 – Adopting a FY 2024/2025 Amended Final Budget.....Page 10
  - 2. Consider Resolution No. 2025-07 - Approval of Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website and Authorizing Signatories.....Page 17
  - 3. Consider Resolution No. 2025-08 – Goals & Objectives Annual Report.....Page 27
- J.** Public Hearing
  - 1. Proof of Publication.....Page 30
  - 2. Receive Public Comments on FY 2025/2026 Final Budget
  - 3. Consider Resolution No. 2025-09 – Adopting a FY 2025/2026 Final Budget.....Page 32
- K.** Old Business
- L.** Administrative Matters
  - 1. Financial Update.....Page 41
  - 2. Legislative Update.....Page 45
- M.** Board Member/Staff Comments and Requests
- N.** Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57864	IPL0264650	Legal Ad - IPL0264650		1.0	76.0L

ATTENTION: A.H. at Turnpike South Community Development Distr IP  
2501A Burns Road  
Palm Beach Gardens, FL 33410  
larcher@sdsinc.org

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

The Board of Supervisors (the "Board") of the A.H. at Turnpike South Community Development District (the "District") will hold a Public Hearing and Special Board Meeting on September 10, 2025, at 6:00 p.m., or as soon thereafter as can be heard, in the Fairfield Inn & Suites – Homestead/ Florida City located at 60 SW 352nd Street, Florida City, Florida 33034. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget of the District. The purpose of the Special Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.ahturnpikessouthcdd.org) or from the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record. There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2711 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based. Meetings may be cancelled from time to time without advertised notice. **A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT**  
**www.ahturnpikessouthcdd.org**  
**PUBLISH: MIAMI HERALD**  
**08/21/25 & 08/28/25**  
IPL0264650  
Aug 21,28 2025

PUBLISHED DAILY  
MIAMI-DADE-FLORIDA

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print In the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

2.0 insertion(s) published on:  
08/21/25 Print, 08/28/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amy Robbins

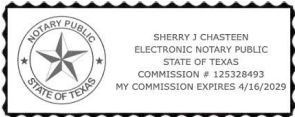


Amy Robbins

Sherry J Chasteen



Sworn to and subscribed before  
me on Aug 28, 2025, 8:18 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

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

The Board of Supervisors (the "Board") of the A.H. at Turnpike South Community Development District (the "District") will hold a Public Hearing and Special Board Meeting on September 10, 2025, at 6:00 p.m., or as soon thereafter as can be heard, in the Fairfield Inn & Suites – Homestead/Florida City located at 60 SW 352nd Street, Florida City, Florida 33034.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget of the District. The purpose of the Special Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the District's website ([www.ahturnpiksouthcdd.org](http://www.ahturnpiksouthcdd.org)) or from the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2711 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

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

**[www.ahturnpiksouthcdd.org](http://www.ahturnpiksouthcdd.org)**

**PUBLISH: MIAMI HERALD  
08/21/25 & 08/28/25**

IPL0264650

Aug 21,28 2025

**A.H. AT TURNPIKE SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
JULY 9, 2025**

**A. CALL TO ORDER**

Mrs. Perez called the July 9, 2025, Special Board Meeting of the A.H. at Turnpike South Community Development District (the “District”) to order at 6:06 p.m. at Fairfield Inn & Suites – Homestead/Florida City located at 60 SW 352<sup>nd</sup> Street, Florida City, Florida 33034.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Special Board Meeting had been published in the *Miami Herald* on June 30, 2025, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance: Chairperson Angelica Maria Andino Pena, Vice Chairman Jonathan Pena and Supervisor Marilyn Ortiz 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 Liza Smoker of Billing, Cochran, Lyles, Mauro & Ramsey, PA.

Also present were the following: Gabriella A. Fernandez Perez, Esq., Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and Michael Montano, a resident of the District.

**D. DECLARE VACANCY IN SEAT #1 AND CONSIDER APPOINTMENT TO BOARD VACANCY**

Mrs. Perez announced that Seats 3, 4 and 5 were up for election as the terms expired in November 2024, and, pursuant to the 2024 General Election results, no one had qualified for said Seats 1, 3 and 5.

Seat #1

Mrs. Perez stated that since no candidates had qualified for Seat #1, it would be in order to declare a vacancy in said seat.

A **MOTION** was made by Supervisor Jonathan Pena, seconded by Supervisor Angelica Maria Andino Pena and unanimously passed declaring a vacancy in Seat No. 1.

It was determined that Michael Montano was a qualified candidate eligible for appointment.

A **MOTION** was made by Supervisor Marilyn Ortiz, seconded by Supervisor Angelica Maria Andino Pena and unanimously passed appointing Michael Montano to fill the vacancy and unexpired term of office in Seat No. 1, which term expires in 2028.

Mr. Montano did not have all the necessary documentation with him and therefore will have his oath of office taken at a later date.

**E. DECLARE VACANCY IN SEAT #3 AND CONSIDER APPOINTMENT TO BOARD VACANCY**

Seat #3 is held by holdover Marilyn Ortiz who did not qualify; therefore, pursuant to Section 190.006, Florida Statutes, incumbents will serve no longer than ninety (90) days from November 5, 2024, or until an appointment to the vacancy has been made.

Mrs. Perez stated that since no candidates had qualified for Seat #3, it would be in order to declare a vacancy in said seat.

A **MOTION** was made by Supervisor Jonathan Pena, seconded by Supervisor Angelica Maria Andino Pena and unanimously passed declaring a vacancy in Seat No. 3.

It has been determined that the Supervisor and holdover Marilyn Ortiz was a qualified candidate eligible for appointment.

A **MOTION** was made by Supervisor Jonathan Pena, seconded by Supervisor Angelica Maria Andino Pena and unanimously passed appointing Marilyn Ortiz to fill the vacancy and unexpired term of office in Seat No. 3, which term expires in 2028.

Mrs. Perez, a Notary Public in the State of Florida, administered the Oath of Office to Marilyn Ortiz who was provided with the standard New Board Member package outlining responsibilities and duties and containing all the appropriate forms to be completed and submitted. An electronic Form 1-2024 is due to the Supervisor of Elections' Office within 30 days. An updated copy of the Florida Commission on Ethics was provided.

**F. DECLARE VACANCY IN SEAT #5 AND CONSIDER APPOINTMENT TO BOARD VACANCY**

Mrs. Perez stated that since no candidates had qualified for Seat #5, it would be in order to declare a vacancy to said seat.

A **MOTION** was made by Supervisor Jonathan Pena, seconded by Supervisor Angelica Maria Andino Pena and unanimously passed declaring a vacancy in Seat No. 5, with term expiring in 2028.

**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 and Nancy Nguyen as Assistant Secretaries and herself as Secretary/Treasurer and stated that nominations would be in order for Chairperson and Vice-Chair with the remaining Supervisors being designated as Assistant Secretaries.

The following slate of officers was nominated:

- Chairperson – Angelica Maria Andino Pena
- Vice Chairperson - Jonathan Pena
- Assistant Secretary – Marilyn Ortiz
- 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 Jonathan Pena, seconded by Supervisor Marilyn Ortiz and unanimously passed electing the above Slate of Officers, as nominated.

**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. July 17, 2024, Public Hearing & Special Board Meeting**

The minutes of July 17, 2024, Public Hearing & Special Board Meeting were presented for consideration.

A **MOTION** was made by Supervisor Marilyn Ortiz, seconded by Supervisor Jonathan Pena and passed unanimously approving the minutes of the July 17, 2024, Public Hearing & Special Board Meeting, as presented.

**K. NEW BUSINESS**

**1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2023/2024 Amended Budget**

Mrs. Perez presented Resolution No. 2025-01, entitled:

**RESOLUTION NO. 2025-01**

**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 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

A **MOTION** was made by Supervisor Jonathan Pena, seconded by Supervisor Marilyn Ortiz and unanimously passed adopting Resolution No. 2025-01, adopting a Fiscal Year 2023/2024 Amended Budget, as presented.

**2. Consider Resolution No. 2025-02 – Adopting Goals and Objectives**

Mrs. Perez presented Resolution No. 2025-02, entitled:

**RESOLUTION 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Smoker provided an overview of the Resolution Adopting Goals and Objectives.

A **MOTION** was made by Supervisor Jonathan Pena, seconded by Supervisor Angelica Maria Andino Pena and unanimously passed adopting Resolution No. 2025-02, as presented.

### **3. Consider Resolution No. 2025-03 – Registered Agent Change**

Resolution No. 2025-03 was presented, entitled:

#### **RESOLUTION 2025-03**

**A RESOLUTION OF THE A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE**

Ms. Smoker provided an explanation for the request of change for the Registered Agent noting that Dennis Lyles had retired and that Michael J. Pawelczyk of the firm would be assuming this role.

A **MOTION** was made by Supervisor Jonathan Pena, seconded by Supervisor Angelica Maria Andino Pena and passed unanimously adopting Resolution No. 2025-03, as presented.

### **4. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2024/2025 Proposed Budget**

Mrs. Perez presented Resolution No. 2025-04, entitled:

#### **RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez read the title of the resolution into the record and indicated that the maximum debt assessment rates of \$1,594.54 for Phase 1 and Phase 2 (as done in prior years) and \$1,578.02 for Phase 3 pursuant to the Methodology.

The O&M Assessment is slightly lower than last year. The estimated available funds anticipated as of 9-30-2025 are \$120,000, should no unexpected expenses arise. A carryover balance in the amount of \$8,750 has been applied to this budget (\$7,000 was issued last year).

Because the overall assessment presented for FY 2025/2026 is currently lower than the FY 2024/2025 assessment, letters to the homeowners will not be required.

A **MOTION** was made by Supervisor Jonathan Pena, seconded by Supervisor Marilyn Ortiz and unanimously passed adopting Resolution No. 2025-04, as presented, setting the Public Hearing for finalization for September 10, 2025, at 6:00 p.m. in the meeting room of the Fairfield Inn & Suites –



Homestead/Florida City, 60 SW 352nd Street, Florida City, Florida 33034 and further authorizing required advertisements.

**5. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Meeting Schedule**

Mrs. Perez presented Resolution No. 2025-05, entitled:

**RESOLUTION NO. 2025-05**

**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 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**October 8, 2025** *Amended Budget*  
**February 11, 2026** *Proposed Budget*  
**March 11, 2026**  
**April 14, 2026** *\* Final Budget*  
**August 12, 2026**

*\* Change from typical week date to accommodate the required 60 days for the Final Budget Public Hearing*

A **MOTION** was made by Supervisor Jonathan Pena, seconded by Supervisor Marilyn Ortiz and unanimously passed adopting Resolution No. 2025-05, as presented.

**L. OLD BUSINESS**

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

**M. AUDITOR SELECTION COMMITTEE**

**1. Ranking of Proposals/Consider Selection of an Auditor and Ratifying and Approving Actions Taken by District Management**

*Mrs. Perez then recessed the Regular Board Meeting and opened a meeting of the Auditor Selection Committee.*

Mrs. Perez noted that the purpose of the Audit Committee Meeting was to rank and recommend, in order of preference, the auditor's proposals. She explained that Grau & Associates was the only firm that had responded and added that she would be seeking ratification and approval of actions taken by District management on behalf of the District to remain in compliance with the Bond requirements. A discussion ensued after which:

A **MOTION** was made by Supervisor Marilyn Ortiz, seconded by Supervisor Angelica Maria Andino Pena and unanimously passed waiving the requirement for the minimum number of proposals and ranking Grau & Associates as number 1, and for said qualified provider to perform the auditing services.

*There being no further Audit Committee business to conduct, Mrs. Perez adjourned the Audit Committee Meeting and simultaneously reconvened the Regular Board Meeting.*

A discussion ensued after which the Board, acting as the District Board, accepted the recommendation of the Audit Committee as follows:

A **MOTION** was made by Supervisor Jonathan Pena, seconded by Supervisor Marilyn Ortiz and unanimously passed approving the engagement of the auditing firm Grau & Associates, a qualified auditing firm, to perform audits for the fiscal years ending September 30, 2024, September 30, 2025, and September 30, 2026, at the following rates:

Audit for fiscal year ended September 30, 2024, in the amount of \$5,200;  
Audit for fiscal year ending September 30, 2025, in the amount of \$5,300; and  
Audit for fiscal year ending September 30, 2026, in the amount of \$5,400; and

further ratifying and approving the actions taken by District management in addition to approving/authorizing District management to negotiate fees for the fiscal years ending 2027 and 2028, as proposed by Gray at \$5,500 and \$5,600, respectively, for future extension consideration.

## **N. ADMINISTRATIVE MATTERS**

### **1. Financial Update**

Mrs. Perez presented the monthly financial statements via handout and reviewed the same with the Board. Available funds as of May 31, 2025 were \$180,568.96.

A **MOTION** was then made by Supervisor Marilyn Ortiz, seconded by Supervisor Jonathan Pena and unanimously passed ratifying the financial transactions and reports, as presented.

### **2. Accept and Receive 2024 Engineer's Report**

Mrs. Perez presented the Annual Engineer's Report, which was provided in the meeting book for the Board's review.

A **MOTION** was made by Supervisor Jonathan Pena, seconded by Supervisor Angelica Maria Andino Pena and unanimously passed accepting and receiving the District's 2024 Annual Engineer's Report, as presented.

### **3. 2024 Form1 – Statement of Financial Interests**

Mrs. Perez reminded the Board that the Statement of Financial Interests Disclosure 2024 Form 1, Filing Deadline was on July 1, 2025. Mrs. Perez noted that Chairperson Angelica Maria Andino Pena, Vice Chairperson Jonathan and Assistant Secretary Marilyn Ortiz had all complied with said requirement pursuant to the ethics' website.

## **O. BOARD MEMBER/STAFF COMMENTS**

It was noted that the 4 hours of ethics training is required to be completed by December 31, 2025.

*The Board directed District management to cancel the August 13, 2025, meeting. The next meeting will then be September 10, 2025, which will be a Public Hearing and Special Board Meeting.*

## **P. ADJOURNMENT**

There being no further business to come before the Board, the Special Board Meeting was adjourned at 6:37 p.m. on a **MOTION** made by Supervisor Angelica Andino Pena, seconded by Supervisor Jonathan Pena and the **MOTION** carried unanimously.

**ATTESTED BY:**

\_\_\_\_\_  
**Secretary/Assistant Secretary**

\_\_\_\_\_  
**Chairperson/Vice-Chair**

**RESOLUTION NO. 2025-06**

**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 2024/2025 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 2024/2025 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 10<sup>th</sup> day of September, 2025.

**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  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**

# **CONTENTS**

- I        AMENDED FINAL OPERATING FUND BUDGET**
- II       AMENDED FINAL DEBT SERVICE FUND BUDGET (2015)**
- 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 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25</b>	<b>AMENDED FINAL BUDGET 10/1/24 - 9/30/25</b>	<b>YEAR TO DATE ACTUAL 10/1/24 - 8/31/25</b>
<b>REVENUES</b>			
O&M Assessments	99,726	101,013	101,013
Debt Assessments (2015)	350,799	350,019	350,019
Debt Assessments (2016)	287,017	286,403	286,403
Debt Assessments (2021)	113,617	113,389	113,389
Other Revenue	0	0	0
Interest Income	720	8,100	8,023
<b>TOTAL REVENUES</b>	<b>\$ 851,879</b>	<b>\$ 858,924</b>	<b>\$ 858,847</b>
<b>EXPENDITURES</b>			
Supervisor Fees	5,000	1,600	600
Payroll Taxes (Employer)	400	126	46
Engineering/Inspections	3,250	3,250	2,207
Management	35,988	35,988	32,989
Legal	12,000	9,000	5,840
Assessment Roll	7,500	7,500	0
Audit Fees	5,600	5,200	5,200
Insurance	7,100	6,858	6,858
Legal Advertisements	2,400	2,400	485
Miscellaneous	925	800	488
Meeting Venue	1,500	600	300
Postage	400	100	76
Office Supplies	775	675	615
Dues & Subscriptions	175	175	175
Trustee Fees	13,000	12,722	12,722
Continuing Disclosure Fee	1,200	1,200	0
Website Management	2,000	2,000	1,833
Contingency	2,250	2,250	0
<b>TOTAL EXPENDITURES</b>	<b>\$ 101,463</b>	<b>\$ 92,444</b>	<b>\$ 70,434</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 750,416</b>	<b>\$ 766,480</b>	<b>\$ 788,413</b>
Bond Payments (Series 2015)	(329,751)	(333,136)	(333,136)
Bond Payments (Series 2016)	(272,500)	(272,588)	(272,588)
Bond Payments (Series 2021)	(107,936)	(107,920)	(107,920)
<b>BALANCE</b>	<b>\$ 40,229</b>	<b>\$ 52,836</b>	<b>\$ 74,769</b>
County Appraiser & Tax Collector Fee	(15,743)	(8,170)	(8,170)
Discounts For Early Payments	(31,486)	(32,803)	(32,803)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (7,000)</b>	<b>\$ 11,863</b>	<b>\$ 33,796</b>
Carryover From Prior Year	7,000	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 11,863</b>	<b>\$ 33,796</b>

FUND BALANCE AS OF 9/30/24	\$128,717
FY 2024/2025 ACTIVITY	\$11,863
FUND BALANCE AS OF 9/30/25	\$140,580

**Notes**

Carryover From Prior Year Of \$7,000 used to reduce Fiscal Year 2024/2025 Assessments.  
Carryover From Prior Year Of \$8,750 to be used to reduce Fiscal Year 2025/2026 Assessments.

# AMENDED FINAL BUDGET

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

DEBT SERVICE FUND

FISCAL YEAR 2024/2025

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 8/31/25
<b>REVENUES</b>			
Interest Income (2015)	500	14,500	13,827
NAV Tax Collection (2015)	329,751	330,190	330,190
Prepaid Bond Collection (2015)	0	0	0
<b>Total Revenues</b>	<b>\$ 330,251</b>	<b>\$ 344,690</b>	<b>\$ 344,017</b>
<b>EXPENDITURES</b>			
Principal Payments (2015)	85,000	85,000	85,000
Interest Payments (2015)	240,613	242,950	242,950
Bond Redemption (2015)	4,638	0	0
<b>Total Expenditures</b>	<b>\$ 330,251</b>	<b>\$ 327,950</b>	<b>\$ 327,950</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 16,740</b>	<b>\$ 16,067</b>

FUND BALANCE AS OF 9/30/24	\$589,051
FY 2024/2025 ACTIVITY	\$16,740
FUND BALANCE AS OF 9/30/25	\$605,791

## Notes

Reserve Fund Balance = \$167,406\*. Revenue Fund Balance = \$309,588\*.

Prepayment Account Balance = \$4,317\*. Redemption Account = \$124,480\*.

Revenue Fund Balance To Be Used To Make 11/1/2025 Principal & Interest Payment Of \$205,306 (Principal = \$85,000, Interest = \$120,306).

\* 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 9/30/25 =	\$3,860,000	



**AMENDED FINAL BUDGET**  
**A.H. AT TURNPIKE SOUTH (2016) COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25</b>	<b>AMENDED FINAL BUDGET 10/1/24 - 9/30/25</b>	<b>YEAR TO DATE ACTUAL 10/1/24 - 8/31/25</b>
<b>REVENUES</b>			
Interest Income (2016)	500	<b>12,500</b>	12,044
NAV Tax Collection (2016)	272,500	<b>270,178</b>	270,178
<b>Total Revenues</b>	<b>\$ 273,000</b>	<b>\$ 282,678</b>	<b>\$ 282,222</b>
<b>EXPENDITURES</b>			
Principal Payments (2016)	80,000	<b>80,000</b>	80,000
Interest Payments (2016)	187,731	<b>189,681</b>	189,681
Bond Redemption (2016)	5,269	<b>0</b>	0
Transfer To Construction Fund (2016)	0	<b>0</b>	0
<b>Total Expenditures</b>	<b>\$ 273,000</b>	<b>\$ 269,681</b>	<b>\$ 269,681</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 12,997</b>	<b>\$ 12,541</b>

FUND BALANCE AS OF 9/30/24	\$362,907
FY 2024/2025 ACTIVITY	\$12,997
FUND BALANCE AS OF 9/30/25	\$375,904

Notes

Reserve Fund Balance = \$136,250\*. Revenue Fund Balance = \$235,220\*.

Prepayment Account Balance = \$4,434\*.

Revenue Fund Balance To Be Used To Make 11/1/2025 Principal & Interest

Payment Of \$173,866 (Principal = \$80,000, Interest = \$93,866).

\* 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 9/30/25 = \$3,490,000

# AMENDED FINAL BUDGET

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

DEBT SERVICE FUND

FISCAL YEAR 2024/2025

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 8/31/25
<b>REVENUES</b>			
Interest Income (2021)	400	4,600	4,411
NAV Tax Collection (2021)	107,936	106,965	106,965
<b>Total Revenues</b>	<b>\$ 108,336</b>	<b>\$ 111,565</b>	<b>\$ 111,376</b>
<b>EXPENDITURES</b>			
Principal Payments (2021)	45,000	45,000	45,000
Interest Payments (2021)	62,936	63,465	63,465
Bond Redemption (2021)	400	0	0
Transfer To Construction Fund (2021)	0	0	0
<b>Total Expenditures</b>	<b>\$ 108,336</b>	<b>\$ 108,465</b>	<b>\$ 108,465</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 3,100</b>	<b>\$ 2,911</b>

FUND BALANCE AS OF 9/30/24
FY 2024/2025 ACTIVITY
FUND BALANCE AS OF 9/30/25

\$112,687
\$3,100
\$115,787

## Notes

Reserve Fund Balance = \$53,968\*. Revenue Fund Balance = \$61,819\*.

Revenue Fund Balance To Be Used To Make 11/1/2025 Interest

Payment Of \$31,204.

\* 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 9/30/25 =	\$1,750,000	

## **RESOLUTION 2025-07**

### **A RESOLUTION OF THE A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Board of Supervisors of the District has found that cost of publishing advertisements and public notices of the District on the Miami-Dade County website (legalads.miamidade.gov) (the "County Designated Website") is a lower cost alternative to the cost of publishing advertisements and public notices in print in a newspaper.

**WHEREAS**, pursuant to Sections 50.011 and 50.0311, Florida Statutes, the Board of Supervisors is authorized and desires to publish certain advertisements and public notices of the District on the County Designated Website;

**WHEREAS**, at its meeting on **September 10, 2025**, the Board approved the Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website (the "ILA") between the District and Miami-Dade County, Florida (the "County"), a copy of which is attached hereto as Exhibit A;

**WHEREAS**, the Board has authorized **Gloria Perez**, of **Special District Services, Inc.**, as District Manager, or, in the alternative, **Angelica Maria Andino Pena**, as Chair of the Board of Supervisors of the District, or **Jonathan Pena**, as Vice-Chair of the Board of Supervisors of the District, to execute the ILA and any other documents related to the ILA; and

**WHEREAS**, the District Manager has the authority to take any and all actions related to the ILA and utilization of the County Designated Website, including, but not limited to, the publication of advertisements and public notices on behalf of the District.

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

**Section 1.** The foregoing recitals are hereby incorporated as findings of fact of the Board of Supervisors.

**Section 2.** That Gloria Perez, of **Special District Services, Inc.**, as District Manager, or, in the alternative, **Angelica Maria Andino Pena**, as Chair of the Board of Supervisors of the District, or **Jonathan Pena**, as Vice-Chair of the Board of Supervisors, are authorized, on behalf

of the District, to execute the ILA and any other documents related thereto, on behalf of the District.

**Section 3.** The District Manager has the authority to take any and all actions related to the ILA and utilization of the County Designated Website, including but not limited to the publication of advertisements and public notices on behalf of the District.

**Section 4.** This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED THIS 10 DAY OF September, 2025.**

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

\_\_\_\_\_  
**Print Name:** \_\_\_\_\_

**Secretary/Assistant Secretary**

\_\_\_\_\_  
**Print Name:** \_\_\_\_\_

**Chair / Vice-Chair, Board of Supervisors**

**Interlocal Access Agreement for Local Government Publication of Legal  
Advertisements and Public Notices on County Designated Website**

This Interlocal Agreement ("Agreement") is made and entered into by and between Miami-Dade County, Florida ("County"), a political subdivision of the State of Florida, and A.H. at Turnpike South Community Development District, a municipality, other unit of local government or other political subdivision in the State of Florida ("Local Government"). The parties to this agreement are solely the County and the Local Government (each a "Party," and collectively the "Parties").

**RECITALS**

A. Section 50.011 of the Florida Statutes provides requirements relating to the publication of legal notices, including requirements relating to the types of newspapers and print publications that may be utilized for official legal advertisements and notices placed by local governments; and

B. Section 50.011 also provides that such advertisements and notices may instead be placed on a publicly accessible website, as provided in section 50.0311; and

C. Section 50.0311 in turn provides that "[a] governmental agency may use the publicly accessible website of the county in which it lies to publish legally required advertisements and public notices if the cost of publishing advertisements and public notices on such website is less than the cost of publishing advertisements and public notices in a newspaper"; and

D. Pursuant to section 50.0311, the County has decided to designate a publicly accessible website – **legalads.miamidade.gov** - for the publication of legally required advertisements and public notices, provided the cost of publishing such advertisements and notices on this website is less than the cost of publishing them in print; and

E. Local Government desires to utilize the County's designated publicly accessible website for the online publication of certain advertisements and notices, in accordance with section 50.0311; and

F. The Parties wish to enter into this Agreement to facilitate the Local Government's use of the County's publicly accessible website to publish certain legal advertisements and public notices and to address, among other matters, costs, parameters, and indemnification.

**TERMS**

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recitals are approved and incorporated herein.

2. Designation of Website. The County has designated **legalads.miamidade.gov** (“Website”) as the publicly accessible website for the publication of legal advertisements and notices by governmental agencies in Miami-Dade County, pursuant to section 50.0311 of the Florida Statutes. At any time, the County may, in its sole discretion, choose to designate a different website for this purpose. If the County does so, it shall provide notice in a manner of its choosing to the Local Government and any such new designation shall be automatically effective upon the date stated in County’s notice. Any such new designation shall not require amendment of this Agreement. Such newly designated website shall be thereafter deemed the “Website” for purposes of this Agreement.

3. Utilization of Website. The Local Government may utilize the Website for its publication of legally required advertisements and public notices in accordance with the requirements of section 50.0311 of the Florida Statutes, if and to the extent it elects to do so. Nothing in this Agreement obligates the Local Government to utilize the Website for publication of any particular advertisement or notice. For any advertisements and notices that the Local Government wishes to publish on the Website, the County shall provide the Local Government with the ability to do so in a manner of the County’s choosing. All postings by the Local Government must include contact information to ensure prompt identification of the responsible party. Separate and apart from its use of the Website, the Local Government shall be solely responsible for the placement of any advertisements or notices that the Local Government is required, or chooses, to publish in a print publication and for any advertisements or notices that the Local Government provides by mail or email pursuant to section 50.0311(6) or any other applicable law, rule, or regulation.

4. Term. The term of this Agreement shall commence upon the date it is fully executed by the Parties (“Effective Date”) and shall continue until terminated by either Party as otherwise provided herein for a period not to exceed five years, with a possible option to renew, as provided herein.

5. Extensions. The County may extend this Agreement for two additional five-year terms (each an “Extension Term”) on the same terms and conditions stated in this Agreement, though costs may change, by sending notice to the Local Government at least 30 days prior to the expiration of the then-current term. It is provided, however, that nothing herein shall be deemed to preclude the Parties from entering into additional agreements in the future relating to the Local Government’s use of the Website.

6. Compliance with Legal Requirements. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement. For the duration of this Agreement, the Local Government shall be solely responsible for verifying and ensuring its eligibility to utilize the Website in accordance with section 50.0311 and for adherence to all applicable requirements, obligations, duties, procedures, and conditions set forth in chapter 50 of the Florida Statutes, including, but not limited to, section 50.0311, and in any other applicable federal, state, or local law, rule, or regulation, as may be amended from time to time (“Legal

Requirements”). The County shall have no responsibility for ensuring that the Local Government, or its use of the Website, complies with such Legal Requirements or any other law, rule, or regulation.

7. County Actions are Ministerial. The Local Government acknowledges that any and all advertisements and notices published on the Website are prepared and published by the Local Government and not the County, and that any and all actions of the County in conjunction with or relating to the designation of the Website for use by the Local Government are, and shall be construed at all times as being, purely ministerial acts.

8. Services Description. The County will provide the Local Government access to publishing its legal advertisements and notices on the Website. The County will supply the software, licensing, maintenance, and prerecorded online video trainings required to provide Local Governments with access to the Website, with a maximum of two users each, to publish legal advertisements and public notices. The Local Government will be responsible for promptly notifying the County when any agents or employees of the Local Government should have their access to the Website revoked. The County will maintain the email distribution list for users that opt-in to receive email or direct mail from the County. However, the Local Government will be responsible for maintaining its own email and first-class mailing lists or distribution as part of Section 50.011 of the Florida Statutes. The County is not responsible for connectivity disruptions or delays caused by circumstances beyond its control.

9. Training. The County will provide prerecorded online video training sessions that can be accessed by the Local Government to assist with its use of the Website. As part of this Agreement, the County may provide updates regarding new capabilities and features, if applicable.

10. Support. The Local Government will have access to the online FAQ page to review answers to commonly asked questions. The County will provide support contact details, which may include a contact group, form, or individual, at the start of the agreement upon onboarding. County support hours are between the hours of 8 a.m. and 5 p.m. Monday through Friday, excluding observed County holidays. The County shall have the sole discretion to determine whether support requests qualify as an emergency, exceed reasonable use or are outside the scope of services. Urgent requests necessitating expedited processing outside of support hours are subject to additional fees, as delineated in the current Communications and Customer Experience Department (CCED) and Information Technology Department (ITD) rate sheets. Support service does not include support for errors caused by third party products or applications for which the County is not responsible.

11. Financial Responsibility. The Local Government shall bear all fees and costs relating to its use of the Website, including, but not limited to, fees and costs associated with any software and licensing, or website maintenance necessitated by Local Government’s use of the Website, and any County administrative staff time required to facilitate Local Government’s use of the Website. In a manner of its choosing, the County, or such entity designated by the County, shall invoice the Local Government for such fees and costs and, upon receipt of such invoice, the Local

Government shall be responsible for the timely payment of all such fees and costs. Additionally, separate and apart from its use of the Website, the Local Government shall be solely responsible for any and all costs associated with the placement of any advertisements or notices that the Local Government is required, or chooses, to publish in a print publication and for any advertisements or notices that the Local Government provides by mail or email pursuant to section 50.0311(6) or any other applicable law, rule, or regulation. If the Local Government fails to pay such fees and costs in a timely manner, the County may terminate the Local Government's access to the Website, and the County shall have no liability to the Local Government for such termination or lack of access due to non-payment.

12. Costs. The annual necessary software, maintenance, and support costs for each Local Government are estimated to be \$707 per Local Government agent or employee user. This figure represents an approximate estimate of the anticipated recurring annual costs, which may vary from year-to-year, and nothing herein shall be deemed to preclude the County from charging the Local Government the actual costs associated with its use of the Website in a given year, as provided in paragraph 11. In addition, such costs may be subject to annual increases at the County's discretion, and the Parties agree that the estimated annual cost figure set forth in this paragraph shall be adjusted and deemed amended herein accordingly.

13. Reimbursable Expenses. The Local Government will not be reimbursed for expenses it bears unless expressly provided for in this Agreement.

14. Sovereign Immunity. Nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Agreement.

15. Indemnification. Local Government shall indemnify and hold harmless the County and all of the County's current, past, and future officers, agents, and employees (collectively, "Indemnified Parties") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Agreement, and (i) relating to the Local Government's use of the Website or the Local Government's advertisements or notices published on the Website, or (ii) caused or alleged to be caused, in whole or in part, by any breach of this Agreement by the Local Government, or (iii) any intentional, reckless, or negligent act or omission of the Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Agreement or the Local Government's use of the Website. The Local Government further agrees and acknowledges that, from time to time, issues relating to, for example, technological glitches or failures, hardware or software malfunction, connectivity, and loss of power may arise and that such issues may impact the ability of the Local Government to use the Website to publish advertisements and notices. The Local Government agrees and acknowledges that the County shall not be liable for any such issues, and further agrees to indemnify and hold harmless the Indemnified Parties from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses,



including through the conclusion of any appellate proceedings, raised or asserted by any person or entity relating to such issues. The obligations of this section shall survive the expiration or earlier termination of this Agreement.

16. Termination. Either Party may terminate this Agreement without cause upon at least 90 days' prior written notice to the other Party. This Agreement may also be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within 30 days after receipt written or electronic notice of from the aggrieved Party identifying the breach. In addition, if the publication of advertisements and notices on the Website is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of the County's designated publicly accessible website for publication of such advertisements and notices, this Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

17. Public Records. The Parties acknowledge and agree that as political subdivisions of the State of Florida, both Parties are subject to Florida's Public Records Law, Chapter 119 of the Florida Statutes. Nevertheless, the County is not the custodian of the Local Government's records and the Local Government acknowledges and agrees that the County does not assume responsibility for handling or responding to any public records requests submitted to the Local Government. Each Local Government shall be responsible for maintaining, in accordance with the requirements of Florida law and retention schedules, all records associated with its own legal advertisements and notices posted on the Website and for fulfilling public records requests relating to such legal advertisements and notices. In the event that any confidential records or materials are exchanged, the Parties shall endeavor to treat the other Party's confidential information as it would treat its own confidential information of a similar nature. In the event that third party records are exchanged, the Parties mutually agree to inform the other Party of any requirements or potential confidential nature of such records. The parties' compliance with, or good faith attempt to comply with, the requirements of Chapter 119 of Florida Statute shall not be considered breach of this Agreement.

18. Notices. Unless expressly provided otherwise in another section of this Agreement, for any notice to a Party to be effective under this Agreement, such notice must be sent via U.S. first-class mail, with a copy sent contemporaneously via email, to the addresses listed below. Such notice shall be effective upon mailing. A Party may at any time provide written notice to the other Party designating a new address for receipt of future notices. Any such notice of a newly designated address shall be kept with, and deemed a part of, this Agreement.

FOR MIAMI-DADE COUNTY:

Miami-Dade County Communications and Customer Experience Department  
ATTN: Inson Kim  
111 NW 1<sup>st</sup> Street  
Suite 2510  
Miami, FL 33128

FOR LOCAL GOVERNMENT:

A.H. at Turnpike South Community  
Development District ATTN: Gloria Perez,  
District Manager 2501A Burns Road  
Palm Beach Gardens, FL 33410

19. Prior Agreements. This Agreement represents the final and complete understanding of the Parties regarding the subject matter of this Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Agreement are contained herein.

20. Assignment. Neither this Agreement nor any term or provision hereof or right hereunder shall be assignable by either Party without the prior written consent of the other Party. It is provided, however, this provision shall not be deemed to prohibit the County, in its sole discretion, from procuring any goods or services relating to the operation, maintenance, or use of the Website by the County or the Local Government.

21. Interpretation. The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all of the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

22. Severability. If any provision of this Agreement is found to be unenforceable, in any respect, by any court of competent jurisdiction, that provision shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

23. Third-Party Beneficiaries. Neither the Local Government nor the County intends to directly or substantially benefit any third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement or to seek any interpretation or declaratory or injunctive relief pertaining to the Agreement.

24. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court for the

Southern District of Florida. **EACH PARTY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.**

25. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same formality as this Agreement and executed on behalf of the County and the Local Government, respectively, by persons authorized to execute same on their behalf.

26. Representation of Authority. Each person executing this Agreement on behalf of a Party represents and warrants that such person is, on the date the person signs this Agreement, duly authorized by all necessary, such as the Clerk's Office, and appropriate action to execute this Agreement on behalf of such Party and that the person does so with full legal authority.

27. Counterparts and Multiple Originals. This Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Agreement.

28. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein is understood to be bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement.

(Remainder of this page intentionally left blank.)

**COUNTY**

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: MIAMI-DADE COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its County Mayor or County Mayor's Designee, authorized to execute same by Board action on \_\_\_\_\_, and the Local Government, signing by and through its Clerk's Office, duly authorized to execute same.

MIAMI-DADE COUNTY, by and through  
its County Mayor or County Mayor's Designee

By: \_\_\_\_\_

\_\_\_ day of \_\_\_\_\_, 20\_\_\_

**LOCAL GOVERNMENT**

LOCAL GOVERNMENT NAME: A.H. at Turnpike South Community Development District

ATTEST:

By: \_\_\_\_\_  
Chairman or Vice Chairman

\_\_\_\_\_  
Gloria Perez, Secretary/Treasurer and  
District Manager for the A.H. at  
Turnpike South Community  
Development District

\_\_\_\_\_  
Print Name  
10 day of September, 2025

Approved as to form  
and legal sufficiency:

\_\_\_\_\_

## **RESOLUTION 2025-08**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the A.H. at Turnpike South Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

**WHEREAS**, the District adopted Resolution 2025-02 on July 9, 2025, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

**WHEREAS**, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1<sup>st</sup> of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

**WHEREAS**, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 10 day of September, 2025.

**ATTEST:**

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

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:** Annual Report of Performance Measures/Standards

## **Exhibit A**

### **Program/Activity: District Administration**

**Goal:** Remain compliant with Florida Law for all district meetings

**Objectives:**

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

**Performance Measures:**

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

### **Program/Activity: District Finance**

**Goal:** Remain Compliant with Florida Law for all district financing activities

**Objectives:**

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

**Performance Measures:**

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
  - If “yes” explain

### **Program/Activity: District Operations**

**Goal:** Insure, Operate and Maintain District owned Infrastructure & assets

**Objectives:**

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

**Performance Measures:**

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57864	IPL0264650	Legal Ad - IPL0264650		1.0	76.0L

ATTENTION: A.H. at Turnpike South Community Development Distr IP  
2501A Burns Road  
Palm Beach Gardens, FL 33410  
larcher@sdsinc.org

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

The Board of Supervisors (the "Board") of the A.H. at Turnpike South Community Development District (the "District") will hold a Public Hearing and Special Board Meeting on September 10, 2025, at 6:00 p.m., or as soon thereafter as can be heard, in the Fairfield Inn & Suites – Homestead/ Florida City located at 60 SW 352nd Street, Florida City, Florida 33034. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget of the District. The purpose of the Special Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.ahturnpikessouthcdd.org) or from the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record. There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2711 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based. Meetings may be cancelled from time to time without advertised notice. **A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT**  
**www.ahturnpikessouthcdd.org**  
**PUBLISH: MIAMI HERALD**  
**08/21/25 & 08/28/25**  
IPL0264650  
Aug 21,28 2025

PUBLISHED DAILY  
MIAMI-DADE-FLORIDA

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print In the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

2.0 insertion(s) published on:  
08/21/25 Print, 08/28/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amy Robbins

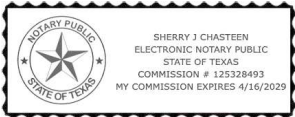


Amy Robbins

Sherry J Chasteen



Sworn to and subscribed before  
me on Aug 28, 2025, 8:18 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®



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

The Board of Supervisors (the "Board") of the A.H. at Turnpike South Community Development District (the "District") will hold a Public Hearing and Special Board Meeting on September 10, 2025, at 6:00 p.m., or as soon thereafter as can be heard, in the Fairfield Inn & Suites – Homestead/Florida City located at 60 SW 352nd Street, Florida City, Florida 33034.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget of the District. The purpose of the Special Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the District's website ([www.ahturnpiksouthcdd.org](http://www.ahturnpiksouthcdd.org)) or from the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2711 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

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

**[www.ahturnpiksouthcdd.org](http://www.ahturnpiksouthcdd.org)**

**PUBLISH: MIAMI HERALD  
08/21/25 & 08/28/25**

IPL0264650

Aug 21,28 2025

**RESOLUTION NO. 2025-09**

**A RESOLUTION OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.**

**WHEREAS**, the AH at Turnpike South Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

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

**PASSED, ADOPTED and EFFECTIVE** this 10<sup>th</sup> day of September, 2025.

**ATTEST:**

**AH AT TURNPIKE SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

# A.H. At Turnpike South Community Development District

**Final Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

# **CONTENTS**

- I      FINAL BUDGET**
- II     DETAILED FINAL BUDGET**
- III    DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2015)**
- IV    DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2016)**
- V     DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2021)**
- VI    ASSESSMENT COMPARISON**

**FINAL BUDGET**  
**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	99,702
Debt Assessments (2015)	350,799
Debt Assessments (2016)	287,017
Debt Assessments (2021)	113,617
Interest Income	1,200
<b>TOTAL REVENUES</b>	<b>\$ 852,335</b>
<b>EXPENDITURES</b>	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Engineering/Inspections	3,250
Management	37,020
Legal	12,000
Assessment Roll	7,500
Audit Fees	5,700
Insurance	7,300
Legal Advertisements	3,400
Miscellaneous	850
Meeting Venue	1,500
Postage	375
Office Supplies	750
Dues & Subscriptions	175
Trustee Fees	13,000
Continuing Disclosure Fee	1,200
Website Management	2,000
Contingency	2,250
<b>TOTAL EXPENDITURES</b>	<b>\$ 103,670</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 748,665</b>
Bond Payments (2015)	(329,751)
Bond Payments (2016)	(272,500)
Bond Payments (2021)	(107,936)
<b>BALANCE</b>	<b>\$ 38,478</b>
County Appraiser & Tax Collector Fee	(15,743)
Discounts For Early Payments	(31,485)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (8,750)</b>
Carryover From Prior Year	8,750
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	101,231	99,726	99,702	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)	113,617	113,617	113,617	Bond Payments/.96 Discounts & Fees
Interest Income	11,185	720	1,200	Estimated At \$100 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 863,849</b>	<b>\$ 851,879</b>	<b>\$ 852,335</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	2,400	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	183	400	400	Projected At 8% Of Supervisor Fees
Engineering/Inspections	9,856	3,250	3,250	No Change From 2024/2025 Budget
Management	34,944	35,988	37,020	CPI Adjustment
Legal	10,445	12,000	12,000	No Change From 2024/2025 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	5,500	5,600	5,700	\$100 Increase From 2024/2025 Budget
Insurance	6,594	7,100	7,300	Fiscal Year 2024/2025 Expenditure Was \$6,858
Legal Advertisements	5,682	2,400	3,400	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	297	925	850	\$75 Decrease From 2024/2025 Budget
Meeting Venue	1,500	1,500	1,500	Meeting Venue
Postage	253	400	375	\$25 Decrease From 2024/2025 Budget
Office Supplies	411	775	750	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	12,722	13,000	13,000	No Change From 2024/2025 Budget
Continuing Disclosure Fee	1,050	1,200	1,200	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Contingency	0	2,250	2,250	Contingency
<b>TOTAL EXPENDITURES</b>	<b>\$ 101,512</b>	<b>\$ 101,463</b>	<b>\$ 103,670</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 762,337</b>	<b>\$ 750,416</b>	<b>\$ 748,665</b>	
Bond Payments (2015)	(333,961)	(329,751)	(329,751)	2026 Principal & Interest Payments
Bond Payments (2016)	(273,240)	(272,500)	(272,500)	2026 Principal & Interest Payments
Bond Payments (2021)	(108,163)	(107,936)	(107,936)	2026 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 46,973</b>	<b>\$ 40,229</b>	<b>\$ 38,478</b>	
County Appraiser & Tax Collector Fee	(8,190)	(15,743)	(15,743)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(32,674)	(31,486)	(31,485)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 6,109</b>	<b>\$ (7,000)</b>	<b>\$ (8,750)</b>	
Carryover From Prior Year	0	7,000	8,750	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 6,109</b>	<b>\$ -</b>	<b>\$ -</b>	

# DETAILED FINAL DEBT SERVICE FUND (SERIES 2015) BUDGET

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	20,357	500	1,000	Projected Interest For 2025/2026
NAV Tax Collection	334,205	329,751	329,751	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
<b>Total Revenues</b>	<b>\$ 354,562</b>	<b>\$ 330,251</b>	<b>\$ 330,751</b>	
<b>EXPENDITURES</b>				
Principal Payments	80,000	85,000	90,000	Principal Payments Due In 2026
Interest Payments	247,488	240,613	235,938	Interest Payments Due In 2026
Bond Redemption	0	4,638	4,813	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 327,488</b>	<b>\$ 330,251</b>	<b>\$ 330,751</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 27,074</b>	<b>\$ -</b>	<b>\$ -</b>	

## 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 1/1/2025 =	\$3,860,000		

# **DETAILED FINAL DEBT SERVICE FUND (SERIES 2016) BUDGET**

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

**FISCAL YEAR 2025/2026**

**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR</b>	<b>FISCAL YEAR</b>	<b>FISCAL YEAR</b>	
	<b>2023/2024</b>	<b>2024/2025</b>	<b>2025/2026</b>	
<b>REVENUES</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>COMMENTS</b>
Interest Income	16,800	500	1,000	Projected Interest For 2025/2026
NAV Tax Collection	273,240	272,500	272,500	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 290,040</b>	<b>\$ 273,000</b>	<b>\$ 273,500</b>	
<b>EXPENDITURES</b>				
Principal Payments	75,000	80,000	85,000	Principal Payments Due In 2026
Interest Payments	193,459	187,731	183,831	Interest Payments Due In 2026
Bond Redemption	0	5,269	4,669	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 268,459</b>	<b>\$ 273,000</b>	<b>\$ 273,500</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 21,581</b>	<b>\$ -</b>	<b>\$ -</b>	

## **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 1/1/2025 =	\$3,490,000		



# **DETAILED FINAL DEBT SERVICE FUND (SERIES 2021) BUDGET**

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

**FISCAL YEAR 2025/2026**

**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	5,902	400	800	Projected Interest For 2025/2026
NAV Tax Collection	108,162	107,936	107,936	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 114,064</b>	<b>\$ 108,336</b>	<b>\$ 108,736</b>	
<b>EXPENDITURES</b>				
Principal Payments	40,000	45,000	45,000	Principal Payments Due In 2026
Interest Payments	64,405	62,936	61,879	Interest Payments Due In 2026
Bond Redemption	0	400	1,857	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 104,405</b>	<b>\$ 108,336</b>	<b>\$ 108,736</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 9,659</b>	<b>\$ -</b>	<b>\$ -</b>	

## **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 1/1/2025 =	\$1,795,000		

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

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M	\$ 211.32	\$ 211.01	\$ 210.92	\$ 210.84	\$ 210.80
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	\$ 1,805.86	\$ 1,805.55	\$ 1,805.46	\$ 1,805.38	\$ 1,805.34
O & M	\$ 211.32	\$ 211.01	\$ 210.92	\$ 210.84	\$ 210.80
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	\$ 1,805.86	\$ 1,805.55	\$ 1,805.46	\$ 1,805.38	\$ 1,805.34
O & M	\$ 211.32	\$ 211.01	\$ 210.92	\$ 210.84	\$ 210.80
Debt (72 Phase Three Units)	\$ 1,578.02	\$ 1,578.02	\$ 1,578.02	\$ 1,578.02	\$ 1,578.02
Total For Phase Three Units	\$ 1,789.34	\$ 1,789.03	\$ 1,788.94	\$ 1,788.86	\$ 1,788.82

\* 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  
August 2025**

# A. H. at Turnpike South Community Development District

## Budget vs. Actual

October 2024 through August 2025

	<u>Oct 24 - Aug 25</u>	<u>24/25 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
01-3300 · O&M Assessments	101,013.19	99,726.00	1,287.19	101.29%
01-3810 · Debt Assessments (Series 2015)	350,019.37	350,799.00	-779.63	99.78%
01-3811 · Debt Assessments (Series 2016)	286,402.67	287,017.00	-614.33	99.79%
01-3812 · Debt Assessments (Series 2021)	113,388.94	113,617.00	-228.06	99.8%
01-3820 · Debt Assess-Pd To Trustee-2015	-333,136.47	-329,751.00	-3,385.47	101.03%
01-3821 · Debt Assess-Pd To Trustee-2016	-272,588.27	-272,500.00	-88.27	100.03%
01-3822 · Debt Assess-Pd To Trustee-2021	-107,919.72	-107,936.00	16.28	99.99%
01-3830 · Assessment Fees	-8,169.86	-15,743.00	7,573.14	51.9%
01-3831 · Assessment Discounts	-32,802.51	-31,486.00	-1,316.51	104.18%
01-9410 · Interest Income (GF)	8,023.41	720.00	7,303.41	1,114.36%
01-9411 · Carryover from Prior Year	0.00	7,000.00	-7,000.00	0.0%
<b>Total Income</b>	<u>104,230.75</u>	<u>101,463.00</u>	<u>2,767.75</u>	<u>102.73%</u>
<b>Expense</b>				
01-1311 · Management Fees	32,989.00	35,988.00	-2,999.00	91.67%
01-1315 · Legal Fees	5,840.00	12,000.00	-6,160.00	48.67%
01-1318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
01-1320 · Audit Fees	5,200.00	5,600.00	-400.00	92.86%
01-1450 · Insurance	6,858.00	7,100.00	-242.00	96.59%
01-1480 · Legal Advertisements	485.19	2,400.00	-1,914.81	20.22%
01-1512 · Miscellaneous	488.48	925.00	-436.52	52.81%
01-1513 · Postage and Delivery	76.18	400.00	-323.82	19.05%
01-1514 · Office Supplies	615.15	775.00	-159.85	79.37%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees	12,721.94	13,000.00	-278.06	97.86%
01-1743 · Continuing Disclosure Fee	0.00	1,200.00	-1,200.00	0.0%
01-1750 · Website Management	1,833.26	2,000.00	-166.74	91.66%
01-1810 · Engineering / Inspections	2,206.70	3,250.00	-1,043.30	67.9%
01-1816 · Contingency	0.00	2,250.00	-2,250.00	0.0%
01-1817 · Supervisor Fees	600.00	5,000.00	-4,400.00	12.0%
01-1818 · Payroll Taxes (Employer)	45.90	400.00	-354.10	11.48%
01-1820 · Meeting Venue	300.00	1,500.00	-1,200.00	20.0%
<b>Total Expense</b>	<u>70,434.80</u>	<u>101,463.00</u>	<u>-31,028.20</u>	<u>69.42%</u>
<b>Net Income</b>	<u><u>33,795.95</u></u>	<u><u>0.00</u></u>	<u><u>33,795.95</u></u>	<u><u>100.0%</u></u>

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
AUGUST 2025**

	<b>Annual Budget 10/1/24 - 9/30/25</b>	<b>Actual Aug-25</b>	<b>Year To Date Actual 10/1/24 - 8/31/25</b>
<b>REVENUES</b>			
O&M Assessments	99,726	46	101,013
Debt Assessments (2015)	350,799	0	350,019
Debt Assessments (2016)	287,017	0	286,403
Debt Assessments (2021)	113,617	0	113,389
Direct Bill O&M	0	0	0
Direct Bill Debt (Series 2021)	0	0	0
Interest Income	720	0	8,023
<b>Total Revenues</b>	<b>\$ 851,879</b>	<b>\$ 46</b>	<b>\$ 858,847</b>
<b>EXPENDITURES</b>			
Supervisor Fees	5,000	0	600
Payroll Taxes	400	0	46
Engineering/Inspections	3,250	0	2,207
Management	35,988	2,999	32,989
Legal	12,000	0	5,840
Assessment Roll	7,500	0	0
Audit Fees	5,600	0	5,200
Insurance	7,100	0	6,858
Legal Advertisements	2,400	0	485
Miscellaneous	925	29	488
Meeting Venue	1,500	0	300
Postage	400	0	76
Office Supplies	775	328	615
Dues & Subscriptions	175	0	175
Trustee Fees	13,000	0	12,722
Continuing Disclosure Fee	1,200	0	0
Website Management	2,000	167	1,833
Contingency	2,250	0	0
<b>Total Expenditures</b>	<b>\$ 101,463</b>	<b>\$ 3,523</b>	<b>\$ 70,434</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 750,416</b>	<b>\$ (3,477)</b>	<b>\$ 788,413</b>
Bond Payments (2015)	(329,751)	0	(333,136)
Bond Payments (2016)	(272,500)	0	(272,588)
Bond Payments (2021)	(107,936)	0	(107,920)
<b>Balance</b>	<b>\$ 40,229</b>	<b>\$ (3,477)</b>	<b>\$ 74,769</b>
County Appraiser & Tax Collector Fee	(15,743)	0	(8,170)
Discounts For Early Payments	(31,486)	0	(32,803)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (7,000)</b>	<b>\$ (3,477)</b>	<b>\$ 33,796</b>
Carryover From Prior Year	7,000		
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (3,477)</b>	<b>\$ 33,796</b>

<b>Bank Balance As Of 8/31/25</b>	<b>\$ 167,260.91</b>
<b>Accounts Payable As Of 8/31/25</b>	<b>\$ 4,748.26</b>
<b>Accounts Receivable As Of 8/31/25</b>	<b>\$ -</b>
<b>Available Funds As Of 8/31/25</b>	<b>\$ 162,512.65</b>

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT  
TAX COLLECTIONS  
2024-2025

#	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) & Paid To Trustee	Series 2016 Debt Assessment Income (After Discounts & Fees) & Paid To Trustee	Series 2021 Debt Assessment Income (After Discounts & Fees) & Paid To Trustee
									\$851,160	\$99,727	\$0	\$350,799	\$287,017	\$113,617	\$99,727	\$350,799	\$287,017	\$113,617
									\$803,930	\$93,743	\$0	\$329,751	\$272,500	\$107,936	\$93,743	\$329,751	\$272,500	\$107,936
1	1	Miami-Dade Tax Collector	12/09/24	NAV Taxes	\$ 769,951.70		\$ (7,391.54)	\$ (30,798.18)	\$ 731,761.98	\$ 90,238.30		\$ 317,297.10	\$ 259,627.75	\$ 102,788.55	\$ 85,762.38	\$ 301,559.15	\$ 246,750.20	\$ 97,690.25
2	2	Miami-Dade Tax Collector	11/25/24	NAV Taxes	\$ 14,426.52		\$ (138.49)	\$ (577.09)	\$ 13,710.94	\$ 1,690.79		\$ 5,945.17	\$ 4,864.62	\$ 1,925.94	\$ 1,606.92	\$ 5,650.28	\$ 4,623.33	\$ 1,830.41
3	3	Miami-Dade Tax Collector	11/26/24	NAV Taxes	\$ 12,637.66		\$ (121.32)	\$ (505.51)	\$ 12,010.83	\$ 1,481.13		\$ 5,207.98	\$ 4,261.42	\$ 1,687.13	\$ 1,407.68	\$ 4,949.66	\$ 4,050.05	\$ 1,603.44
4	4	Miami-Dade Tax Collector	12/04/24	NAV Taxes	\$ 2,621.10		\$ (25.03)	\$ (117.97)	\$ 2,478.10	\$ 307.19		\$ 1,080.16	\$ 883.83	\$ 349.92	\$ 290.44	\$ 1,021.22	\$ 835.61	\$ 330.83
5	5	Miami-Dade Tax Collector	01/10/25	NAV Taxes	\$ 14,016.54		\$ (136.10)	\$ (406.56)	\$ 13,473.88	\$ 1,642.73		\$ 5,776.22	\$ 4,726.38	\$ 1,871.21	\$ 1,579.13	\$ 5,552.59	\$ 4,543.40	\$ 1,798.76
6	6	Miami-Dade Tax Collector	12/19/24	NAV Taxes	\$ 7,221.52		\$ (69.50)	\$ (270.82)	\$ 6,881.20	\$ 846.36		\$ 2,975.99	\$ 2,435.10	\$ 964.07	\$ 806.47	\$ 2,835.75	\$ 2,320.34	\$ 918.64
7	7	Miami-Dade Tax Collector	02/07/25	Interest		\$ 371.00			\$ 371.00	\$ 371.00					\$ 371.00			
8	8	Miami-Dade Tax Collector	02/12/25	NAV Taxes	\$ 5,416.14		\$ (53.08)	\$ (108.33)	\$ 5,254.73	\$ 634.78		\$ 2,231.99	\$ 1,826.32	\$ 723.05	\$ 615.86	\$ 2,165.48	\$ 1,771.89	\$ 701.50
9	9	Miami-Dade Tax Collector	03/06/25	NAV Taxes	\$ 1,805.38		\$ (17.87)	\$ (18.05)	\$ 1,769.46	\$ 211.59		\$ 744.00	\$ 608.77	\$ 241.02	\$ 207.39	\$ 729.19	\$ 596.66	\$ 236.22
10	10	Miami-Dade Tax Collector	03/21/25	Interest		\$ 579.00			\$ 579.00	\$ 579.00					\$ 579.00			
11	11	Miami-Dade Tax Collector	04/07/25	NAV Taxes	\$ 10,426.54		\$ (104.27)	\$ -	\$ 10,322.27	\$ 1,221.99		\$ 4,296.78	\$ 3,515.83	\$ 1,391.94	\$ 1,209.77	\$ 4,253.81	\$ 3,480.67	\$ 1,378.02
12	12	Miami-Dade Tax Collector	05/13/25	NAV Taxes	\$ 3,719.08		\$ (37.19)	\$ -	\$ 3,681.89	\$ 531.50		\$ 1,487.99	\$ 1,217.55	\$ 482.04	\$ 526.19	\$ 1,473.11	\$ 1,205.37	\$ 477.22
13	13	Miami-Dade Tax Collector	05/21/25	Interest		\$ 39.04			\$ 39.04	\$ 39.04					\$ 39.04			
14	14	Miami-Dade Tax Collector	06/25/25	NAV Taxes/Interest (TC)	\$ 7,221.52	\$ 324.96	\$ (75.47)	\$ -	\$ 7,471.01	\$ 1,171.32		\$ 2,975.99	\$ 2,435.10	\$ 964.07	\$ 1,159.60	\$ 2,946.23	\$ 2,410.75	\$ 954.43
15	15	Miami-Dade Tax Collector	08/01/25	Interest		\$ 46.47			\$ 46.47	\$ 46.47					\$ 46.47			
16									\$ -									
					\$849,463.70	\$ 1,360.47	\$ (8,169.86)	\$ (32,802.51)	\$ 809,851.80	\$ 101,013.19	\$ -	\$ 350,019.37	\$ 286,402.67	\$ 113,388.94	\$ 96,207.34	\$ 333,136.47	\$ 272,588.27	\$ 107,919.72

Assessment Roll = 851,160.76

Collections  
99.80%

Note: \$851,160, \$99,727, \$350,799, \$287,017 and \$113,617 are 2024/2025 budgeted assessments before discounts and fees.  
\$803,930, \$93,743, \$329,751, \$272,500 and \$107,936 are 2024/2025 budgeted assessments after discounts and fees.

\$ 849,463.70	
\$ 1,360.47	\$ 809,851.80
\$ (101,013.19)	\$ (96,207.34)
\$ (113,388.94)	\$ (272,588.27)
\$ (286,402.67)	\$ (333,136.47)
\$ (350,019.37)	\$ (107,919.72)
\$ -	\$ (0.00)

	Roll
O&M	99,727.32
15 Debt	350,798.80
16 Debt	287,017.20
21 Debt	113,617.44
	851,160.76

## MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
District Counsel

DATE: June 30, 2025

RE: 2025 Legislative Update

---

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

**1. Chapter 2025 – 195, Laws of Florida (SB 268).** The legislation creates a new public records exemption under section 119.071(4)(d)6., F.S., for certain personal identifying and locating information of specified state and local officials, members of Congress, and their family members. Specifically, the exemption applies to the partial home addresses and telephone numbers of current congressional members, public officers, their adult children and spouses. To assert the exemption, the public officer or congressional member, their family members, or employing agencies must submit a written, notarized request to each agency holding the information, along with documentation verifying the individual's eligibility. Custodians of records must maintain the exemption until the qualifying condition no longer exists.

The legislation narrows the definition of "public officer" to include only the Governor, Lieutenant Governor, Chief Financial Officer, Attorney General, or Commissioner of Agriculture; as well as a state senator or representative, property appraiser, supervisor of elections, school superintendent, city or county commissioner, school board member, or mayor. This exemption applies to information held before, on, or after July 1, 2025. It is subject to the Open Government Sunset Review Act and will automatically repeal on October 2, 2030, unless reenacted by the Legislature. The effective date of this act is July 1, 2025.

While the new exception is not specifically applicable to a member of a Community Development District ("CDD") board of supervisors, if any board members or related officials fall within this definition of a "public officer" who has asserted the exception, the CDD must protect the partial home addresses and telephone numbers of these individuals, as well as similar information about their spouses and adult children. CDDs will need to update their public records procedures to verify and process these requests to ensure exempt information is withheld.

**2. Chapter 2025 – 174, Laws of Florida (HB 669).** The legislation prohibits a local government’s<sup>1</sup> investment policy from requiring a minimum bond rating for any category of bond that is explicitly authorized in statute to include unrated bonds. Current law permits local governments to invest in unrated bonds issued by the government of Israel. The bill ensures that investment policies do not impose additional rating requirements that conflict with this statutory authorization. The effective date of this act is July 1, 2025.

This law prevents a CDD from imposing stricter bond rating requirements in their investment policies than those allowed by state law. Specifically, if state law authorizes investment in certain unrated bonds, such as those issued by the government of Israel, a CDD cannot require a minimum bond rating for these bonds in its investment guidelines. CDDs must align their investment policies with statutory permissions, allowing investment in authorized unrated bonds without additional rating restrictions.

**3. Chapter 2025 – 189, Laws of Florida (SB 108).** The legislation makes significant amendments to the Administrative Procedure Act (APA), revising rulemaking procedures, establishing a structured rule review process, and changing public notice requirements.

**New Timelines and Notice Requirements:**

- Agencies must publish a notice of intended agency action within 90 days of the effective date of legislation delegating rulemaking authority.
- Notices of proposed rulemaking must now include the proposed rule number, and at least seven days must separate the notice of rule development from proposed rule publication.
- Agencies must electronically publish the full text of any incorporated material in a text-searchable format and use strikethrough/underline formatting to show changes.

This legislation applies to CDDs that exercise rulemaking authority under Chapter 120, Florida Statutes. Under the new requirements, CDDs must publish a notice of intended agency action within 90 days after the effective date of any legislation granting them rulemaking authority. When proposing new rules, CDDs must now include the proposed rule number in the notice, allow at least seven (7) days between publishing the notice of rule development and the proposed rule itself, and electronically publish the full text of any incorporated materials in a searchable format. All changes must be shown using strikethrough and underline formatting. CDDs subject to the APA should review their procedures to ensure timely and compliant publication moving forward.

Section 120.5435, F.S., governing the rule review process sunsets on July 1, 2032, unless reenacted. The effective date of this act is July 1, 2025.

**4. Chapter 2025 – 85, Laws of Florida (SB 348).** The legislation amends the Code of Ethics to establish a new “stolen valor” provision and expands enforcement mechanisms for collecting unpaid ethics penalties. The bill creates section 112.3131, F.S., which prohibits candidates, elected or appointed public officers, and public employees from knowingly making

---

<sup>1</sup> A “unit of local government” is defined any county, municipality, special district, school district, county constitutional officer, authority, board, public corporation, or any other political subdivision of the state. Section 218.403(11), F.S.



fraudulent representations relating to military service for the purpose of material gain. Prohibited conduct includes falsely claiming military service, honors, medals, or qualifications, or unauthorized wearing of military uniforms or insignia. An exception is provided for individuals in the theatrical profession during a performance. Violations are subject to administrative penalties under section 112.317, F.S., and may also be prosecuted under other applicable laws.

In addition, the legislation amends section 112.317(2), F.S., to authorize the Attorney General to pursue wage garnishment for unpaid civil or restitution penalties arising from ethics violations. A penalty becomes delinquent if unpaid 90 days after imposition. If the violator is a current public officer or employee, the Attorney General must notify the Chief Financial Officer or applicable governing body to initiate withholding from salary-related payments, subject to a 25 percent cap or the maximum allowed by federal law. Agencies may retain a portion of withheld funds to cover administrative costs. The act also authorizes the referral of delinquent penalties to collection agencies and establishes a 20-year statute of limitations for enforcement. The effective date of this act is July 1, 2025.

This law applies directly to CDDs because CDD board members and employees are classified as public officers and public employees under Florida law. As such, CDD officials are prohibited from knowingly making fraudulent claims regarding military service or honors for material gain under the new “stolen valor” provision. Additionally, the law enhances enforcement tools for unpaid ethics penalties, allowing for wage garnishment, salary withholding, and referrals to collection agencies. CDDs must ensure that their officials and staff comply with these ethics requirements and be prepared to cooperate with enforcement actions beginning July 1, 2025.

**5. Chapter 2025 – 164, Laws of Florida (SB 784).** The legislation amends section 177.071, F.S., to require that local governments review and approve plat and replat submittals through an administrative process, without action by the governing body. Local governments must designate by ordinance an administrative authority to carry out this function. The administrative authority must (1) acknowledge receipt of a submittal in writing within seven days, identify any missing documentation and provide details on the applicable requirements and review timeframe. Unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe provided in the initial notice. Any denial must include a written explanation citing specific unmet requirements. The authority or local government may not request or require an extension of time. The effective date of this act is July 1, 2025.

While this law does not apply directly to CDDs, as they do not have plat approval authority, it is relevant to developer-controlled CDD boards involved in the land entitlement process. Plat and replat approvals will now be handled through an administrative process by the city or county, rather than by governing body action. Local governments must designate an administrative authority by ordinance and follow strict requirements for written acknowledgment, completeness review, and decision-making timelines. Any denial must include a written explanation citing specific deficiencies, and extensions cannot be requested by the reviewing authority.

**6. Chapter 2025 – 140, Laws of Florida (HB 683).** The legislation includes several revisions related to local government contracting, public construction bidding, building permitting, and professional certification. It also requires the Department of Environmental Protection to adopt

minimum standards for the installation of synthetic turf on residential properties. Upon adoption, the law prohibits local governments from enforcing ordinances or policies that are inconsistent with those standards.

The act requires local governments to approve or deny a contractor's change order price quote within 35 days of receipt. If denied, the local government must identify the specific deficiencies in the quote and the corrective actions needed. These provisions may not be waived or modified by contract. The law prohibits the state and its political subdivisions from penalizing or rewarding a bidder for the volume of construction work previously performed for the same governmental entity. With respect to building permits, the act prohibits local building departments from requiring a copy of the contract between a builder and a property owner or any related documentation, such as cost breakdowns or profit statements, as a condition for applying for or receiving a permit. The act also allows private providers to use software to review certain building plans and reduces the timeframe within which building departments must complete the review of certain permit applications.

CDDs must follow the new requirements for contractor's change order timelines, restrictions on permit-related documentation, and procurement practices.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.