

A.H. At Turnpike South
Community Development District

**Amended Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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AMENDED FINAL BUDGET
A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
OPERATING 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
REVENUES			
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
TOTAL REVENUES	\$ 851,879	\$ 858,924	\$ 858,847
EXPENDITURES			
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
TOTAL EXPENDITURES	\$ 101,463	\$ 92,444	\$ 70,434
REVENUES LESS EXPENDITURES	\$ 750,416	\$ 766,480	\$ 788,413
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)
BALANCE	\$ 40,229	\$ 52,836	\$ 74,769
County Appraiser & Tax Collector Fee	(15,743)	(8,170)	(8,170)
Discounts For Early Payments	(31,486)	(32,803)	(32,803)
EXCESS/ (SHORTFALL)	\$ (7,000)	\$ 11,863	\$ 33,796
Carryover From Prior Year	7,000	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 11,863	\$ 33,796

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
REVENUES			
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
Total Revenues	\$ 330,251	\$ 344,690	\$ 344,017
EXPENDITURES			
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
Total Expenditures	\$ 330,251	\$ 327,950	\$ 327,950
Excess/ (Shortfall)	\$ -	\$ 16,740	\$ 16,067

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

\$589,051
\$16,740
\$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

	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
REVENUES			
Interest Income (2016)	500	12,500	12,044
NAV Tax Collection (2016)	272,500	270,178	270,178
Total Revenues	\$ 273,000	\$ 282,678	\$ 282,222
EXPENDITURES			
Principal Payments (2016)	80,000	80,000	80,000
Interest Payments (2016)	187,731	189,681	189,681
Bond Redemption (2016)	5,269	0	0
Transfer To Construction Fund (2016)	0	0	0
Total Expenditures	\$ 273,000	\$ 269,681	\$ 269,681
Excess/ (Shortfall)	\$ -	\$ 12,997	\$ 12,541

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
REVENUES			
Interest Income (2021)	400	4,600	4,411
NAV Tax Collection (2021)	107,936	106,965	106,965
Total Revenues	\$ 108,336	\$ 111,565	\$ 111,376
EXPENDITURES			
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
Total Expenditures	\$ 108,336	\$ 108,465	\$ 108,465
Excess/ (Shortfall)	\$ -	\$ 3,100	\$ 2,911

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