

A.H. At Turnpike South Community Development District

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

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

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M Assessments	99,702
Debt Assessments (2015)	350,799
Debt Assessments (2016)	287,017
Debt Assessments (2021)	113,617
Interest Income	1,200
TOTAL REVENUES	\$ 852,335
EXPENDITURES	
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
TOTAL EXPENDITURES	\$ 103,670
REVENUES LESS EXPENDITURES	\$ 748,665
Bond Payments (2015)	(329,751)
Bond Payments (2016)	(272,500)
Bond Payments (2021)	(107,936)
BALANCE	\$ 38,478
County Appraiser & Tax Collector Fee	(15,743)
Discounts For Early Payments	(31,485)
EXCESS/ (SHORTFALL)	\$ (8,750)
Carryover From Prior Year	8,750
NET EXCESS/ (SHORTFALL)	\$ -

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
REVENUES				
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
TOTAL REVENUES	\$ 863,849	\$ 851,879	\$ 852,335	
EXPENDITURES				
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
TOTAL EXPENDITURES	\$ 101,512	\$ 101,463	\$ 103,670	
REVENUES LESS EXPENDITURES	\$ 762,337	\$ 750,416	\$ 748,665	
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
BALANCE	\$ 46,973	\$ 40,229	\$ 38,478	
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
EXCESS/ (SHORTFALL)	\$ 6,109	\$ (7,000)	\$ (8,750)	
Carryover From Prior Year	0	7,000	8,750	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 6,109	\$ -	\$ -	

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 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 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	
Total Revenues	\$ 354,562	\$ 330,251	\$ 330,751	
EXPENDITURES				
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
Total Expenditures	\$ 327,488	\$ 330,251	\$ 330,751	
Excess/ (Shortfall)	\$ 27,074	\$ -	\$ -	

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

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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
Total Revenues	\$ 290,040	\$ 273,000	\$ 273,500	
EXPENDITURES				
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
Total Expenditures	\$ 268,459	\$ 273,000	\$ 273,500	
Excess/ (Shortfall)	\$ 21,581	\$ -	\$ -	

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	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	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
Total Revenues	\$ 114,064	\$ 108,336	\$ 108,736	
EXPENDITURES				
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
Total Expenditures	\$ 104,405	\$ 108,336	\$ 108,736	
Excess/ (Shortfall)	\$ 9,659	\$ -	\$ -	

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