



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

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 11, 2026
6:00 P.M.**

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

www.ahturnpikesouthcdd.org

786.347.2711 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
Fairfield Inn & Suites – Homestead/Florida City
60 SW 352nd Street
Florida City, Florida 33034
REGULAR BOARD MEETING
February 11, 2026
6:00 p.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Additions or Deletions to Agenda
- E.** Comments from the Public for Items Not on the Agenda
- F.** Approval of Minutes
 - 1. September 10, 2025 Special Board Meeting & Public Hearing.....Page 3
- G.** New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a FY 2026/2027 Proposed Budget.....Page 8
 - 2. Consider Approval of Billing Cochran Rate Adjustment Request.....Page 17
- H.** Old Business
- I.** Administrative Matters
 - 1. Financial Update.....Page 19
- J.** Board Member/Staff Comments and Requests
- K.** Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57864	IPL0309017	Legal Ad - IPL0309017		1.0	77.0L

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

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the A.H. at Turnpike South Community Development District will hold Regular Meetings at the Fairfield Inn & Suites Homestead Florida City located at 60 SW 352nd Street, Florida City, Florida 33034, at **6:00 p.m.** on the following dates:

February 11, 2026
March 11, 2026
April 14, 2026
August 12, 2026

The purpose of these meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

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

www.ahturnpikesouthcdd.org
IPL0309017
Feb 2 2026

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 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.

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Sherry Chasteen



Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before
me on

Feb 2, 2026, 9:45 AM EST



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

**A.H. AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE**

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

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IPL0309017
Feb 2 2026

**A.H. AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & SPECIAL BOARD MEETING
SEPTEMBER 10, 2025**

A. CALL TO ORDER

Mrs. Perez called the September 10, 2025, Special Board Meeting of the A.H. at Turnpike South Community Development District (the “District”) to order at 6:23 p.m. at Fairfield Inn & Suites – Homestead/Florida City located at 60 SW 352nd 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 August 21, 2025, and August 28, 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 (via phone) and Supervisors Marilyn Ortiz and Michael Montano and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; General Counsel Gabriella A. Fernandez Perez of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and District Engineer Juan Alvarez of Alvarez Engineering.

D. ADMINISTER OATH OF OFFICE

Mrs. Perez, Notary Public in the State of Florida, administered the Oath of Office to Michael Montano who presented his identification and was previously appointed to Seat #1. Mr. Montano has been 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 2024 Form 1 – Statement of Financial Interests is due to the Supervisor of Elections’ Office within 30 days. An updated copy of the Florida Commission on Ethics was also provided.

E. 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 further stated nominations would be in order for Chairperson and Vice-Chair with the remaining Supervisors being designated as Assistant Secretaries.

A brief discussion ensued and the Board nominated the following slate of officers:

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

F. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

H. APPROVAL OF MINUTES

1. July 9, 2025 Special Board Meeting

The minutes of July 9, 2025, Special Board Meeting were presented for consideration.

A **MOTION** was made by Supervisor Montano, seconded by Supervisor Andino Pena and passed unanimously approving the minutes of the July 9, 2025, Special Board Meeting, as presented.

I. NEW BUSINESS

1. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 20254/2025 Amended Budget

Mrs. Perez presented Resolution No. 2025-06, entitled:

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.

Mrs. Perez explained, as done every year, as per administrative and statutory requirements, this resolution will serve as the Board’s final approval of the District’s expenditures for fiscal year 2024/2025.

A **MOTION** was made by Supervisor Montano, seconded by Supervisor Ortiz and unanimously passed adopting Resolution No. 2025-06, adopting a Fiscal Year 2024/2025 Amended Budget, as presented.

2. Consider Resolution No. 2025-07 – Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website and Authorizing Signatories

Mrs. Perez presented Resolution No. 2025-07, entitled:

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.

Mrs. Perez presented the Miami-Dade County Advertisement Interlocal Agreement (ILA) and explained that the District's required legal publications and the costs associated with them. She added that due to the closing of the *Miami Daily Business Review*, the District has had to advertise in *The Miami Herald*, further noting that a standard publication in *The Miami Herald* costs well in excess of the cost typically paid in the past.

This higher cost prompted Special District Services' management team to seek an alternative for legal publications. Mrs. Perez stated that her office has been in communication with the Miami-Dade County (the "County") Communications and it was determined that advertising on the County's website was an option for the District to consider since it does comply with Florida Statutes and meets all the requirements. This has resulted in the County attorney's review and authorization of the District entering into an Interlocal Agreement with Community Development Districts. This is a great achievement that will save the District considerably for legal publications for an estimated \$707.00 annually. The ILA has been reviewed by District Counsel and has been deemed acceptable. Miami-Dade County is now requesting that the Board allocate authorized signers. Therefore District Counsel has prepared the presented Resolution for the Board's consideration. Mrs. Perez noted that an initial advertisement would be required to be published in the newspaper announcing that the notices will be published on the Miami-Dade County website.

A **MOTION** was made by Supervisor Ortiz, seconded by Supervisor Andino Pena and passed unanimously adopting Resolution No. 2025-07, as presented.

3. Consider Resolution No. 2025-08 – Goals and Objectives Annual Report

Mrs. Perez presented Resolution No. 2025-08, entitled:

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.

An overview of the Resolution Adopting Goals and Objectives was provided.

A **MOTION** was made by Supervisor Ortiz, seconded by Supervisor Andino Pena and passed unanimously adopting Resolution No. 2025-08, as presented.

Mrs. Perez then recessed the Special Board Meeting and opened the Public Hearing on the Fiscal Year 2025/2026 Final Budget.

**J. PUBLIC HEARING
1. Proof of Publication**

Proof of publication was presented that notice of the Public Hearing had been published in the *Miami Herald* on August 21, 2025, and August 28, 2025, as legally required.

2. Receive Public Comment on Fiscal Year 2025/2026 Final Budget

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2025/2026 final budget and non-ad valorem special assessments.

There being no comments from the public, the public comment portion of the Public Hearing was closed.

3. Consider Resolution No. 2025-09 – Adopting a Fiscal Year 2025/2026 Final Budget

Mrs. Perez presented Resolution No. 2025-09, entitled:

RESOLUTION NO. 2025-09

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

A **MOTION** was made by Supervisor Montano, seconded by Supervisor Pena and unanimously passed adopting Resolution No. 2025-09, as presented.

Mrs. Perez then closed the Public Hearing and simultaneously reconvened the Regular Board Meeting.

K. OLD BUSINESS

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

L. 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 August 31, 2025 were \$165,512.65.

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

2. Legislative Update

Mrs. Fernandez Perez went over the Legislative Update and addressed the Board's questions.

M. BOARD MEMBER/STAFF COMMENTS

Mrs. Perez reminded the District Supervisors that they are required to complete four (4) hours of ethics training annually and must complete with the 2025 Form 1 – Statement of Financial Interests, which is due by July 1, 2025. Completion of the 4 hours of ethics training must be completed no later than December 31, 2025. Mrs. Perez further noted that links to two training sessions were available on the District's website.

Mrs. Perez added that since the Board had approved of the FY 2024/2025 Amended Budget at today’s meeting, the meeting scheduled for October 8, 2025, could be cancelled if not needed.

N. ADJOURNMENT

There being no further business to come before the Board, the Special Board Meeting was adjourned at 6:53 p.m. on a **MOTION** made by Supervisor Andino Pena, seconded by Supervisor Ortiz and the **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AH AT
TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors (“Board”) of the AH at Turnpike South Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for April 14, 2026 at 6:00 p.m. at the Fairfield Inn & Suites – Homestead/Florida City located at 60 SW 352nd Street, Florida City, Florida 33034, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 11th day of February, 2026.

ATTEST:

**AH AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

A.H. At Turnpike South Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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- IV DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2016)**
- V DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2021)**
- VI ASSESSMENT COMPARISON**

PROPOSED BUDGET
A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	99,671
Debt Assessments (2015)	350,799
Debt Assessments (2016)	287,017
Debt Assessments (2021)	113,617
Interest Income	1,320
TOTAL REVENUES	\$ 852,424
EXPENDITURES	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering/Inspections	3,250
Management	38,016
Legal	12,000
Assessment Roll	7,500
Audit Fees	5,400
Insurance	8,300
Legal Advertisements	3,400
Miscellaneous	800
Meeting Venue	1,500
Postage	350
Office Supplies	750
Dues & Subscriptions	175
Trustee Fees	13,000
Continuing Disclosure Fee	1,200
Website Management	2,000
Contingency	2,250
TOTAL EXPENDITURES	\$ 104,211
REVENUES LESS EXPENDITURES	\$ 748,213
Bond Payments (2015)	(329,751)
Bond Payments (2016)	(272,500)
Bond Payments (2021)	(107,936)
BALANCE	\$ 38,026
County Appraiser & Tax Collector Fee	(15,742)
Discounts For Early Payments	(31,484)
EXCESS/ (SHORTFALL)	\$ (9,200)
Carryover From Prior Year	9,200
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O&M Assessments	101,013	99,702	99,671	Expenditures Less Interest/Discounts & Fees
Debt Assessments (2015)	350,019	350,799	350,799	Bond Payments/.96 Discounts & Fees
Debt Assessments (2016)	286,403	287,017	287,017	Bond Payments/.96 Discounts & Fees
Debt Assessments (2021)	113,389	113,617	113,617	Bond Payments/.96 Discounts & Fees
Interest Income	8,851	1,200	1,320	Estimated At \$110 Per Month
TOTAL REVENUES	\$ 859,675	\$ 852,335	\$ 852,424	
EXPENDITURES				
Supervisor Fees	1,200	5,000	4,000	Supervisor Fees
Payroll Taxes (Employer)	92	400	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	2,207	3,250	3,250	No Change From 2025/2026 Budget
Management	35,988	37,020	38,016	CPI Adjustment
Legal	7,863	12,000	12,000	No Change From 2025/2026 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	5,200	5,700	5,400	Accepted Amount For 2025/2026 Audit
Insurance	6,858	7,300	8,300	Fiscal Year 2025/2026 Expenditure Was \$7,769
Legal Advertisements	1,522	3,400	3,400	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	552	850	800	\$50 Decrease From 2025/2026 Budget
Meeting Venue	300	1,500	1,500	Meeting Venue
Postage	161	375	350	\$25 Decrease From 2025/2026 Budget
Office Supplies	685	750	750	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	12,722	13,000	13,000	No Change From 2025/2026 Budget
Continuing Disclosure Fee	1,050	1,200	1,200	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
Contingency	0	2,250	2,250	Contingency
TOTAL EXPENDITURES	\$ 86,075	\$ 103,670	\$ 104,211	
REVENUES LESS EXPENDITURES	\$ 773,600	\$ 748,665	\$ 748,213	
Bond Payments (2015)	(333,136)	(329,751)	(329,751)	2027 Principal & Interest Payments
Bond Payments (2016)	(272,588)	(272,500)	(272,500)	2027 Principal & Interest Payments
Bond Payments (2021)	(107,920)	(107,936)	(107,936)	2027 Principal & Interest Payments
BALANCE	\$ 59,956	\$ 38,478	\$ 38,026	
County Appraiser & Tax Collector Fee	(8,170)	(15,743)	(15,742)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(32,803)	(31,485)	(31,484)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 18,983	\$ (8,750)	\$ (9,200)	
Carryover From Prior Year	0	8,750	9,200	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 18,983	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2015) BUDGET

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	16,702	1,000	1,200	Projected Interest For 2026/2027
NAV Tax Collection	333,136	329,751	329,751	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 349,838	\$ 330,751	\$ 330,951	
EXPENDITURES				
Principal Payments	85,000	90,000	100,000	Principal Payments Due In 2027
Interest Payments	242,950	235,938	230,313	Interest Payments Due In 2027
Bond Redemption	0	4,813	638	Estimated Excess Debt Collections
Total Expenditures	\$ 327,950	\$ 330,751	\$ 330,951	
Excess/ (Shortfall)	\$ 21,888	\$ -	\$ -	

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 1/1/2026 =	\$3,775,000		

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2016) BUDGET

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2024/2025	2025/2026	2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	14,732	1,000	1,200	Projected Interest For 2026/2027
NAV Tax Collection	272,588	272,500	272,500	Maximum Debt Service Collection
Total Revenues	\$ 287,320	\$ 273,500	\$ 273,700	
EXPENDITURES				
Principal Payments	80,000	85,000	90,000	Principal Payments Due In 2027
Interest Payments	189,681	183,831	179,688	Interest Payments Due In 2027
Bond Redemption	0	4,669	4,012	Estimated Excess Debt Collections
Total Expenditures	\$ 269,681	\$ 273,500	\$ 273,700	
Excess/ (Shortfall)	\$ 17,639	\$ -	\$ -	

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 1/1/2026 =	\$3,410,000		

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2021) BUDGET

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2024/2025	2025/2026	2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	5,233	800	1,000	Projected Interest For 2026/2027
NAV Tax Collection	107,920	107,936	107,936	Maximum Debt Service Collection
Total Revenues	\$ 113,153	\$ 108,736	\$ 108,936	
EXPENDITURES				
Principal Payments	45,000	45,000	45,000	Principal Payments Due In 2027
Interest Payments	63,465	61,879	60,675	Interest Payments Due In 2027
Bond Redemption	0	1,857	3,261	Estimated Excess Debt Collections
Total Expenditures	\$ 108,465	\$ 108,736	\$ 108,936	
Excess/ (Shortfall)	\$ 4,688	\$ -	\$ -	

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 1/1/2026 =	\$1,750,000		

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

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
O & M	\$ 211.01	\$ 210.92	\$ 210.84	\$ 210.80	\$ 210.73
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	\$ 1,805.55	\$ 1,805.46	\$ 1,805.38	\$ 1,805.34	\$ 1,805.27
O & M	\$ 211.01	\$ 210.92	\$ 210.84	\$ 210.80	\$ 210.73
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	\$ 1,805.55	\$ 1,805.46	\$ 1,805.38	\$ 1,805.34	\$ 1,805.27
O & M	\$ 211.01	\$ 210.92	\$ 210.84	\$ 210.80	\$ 210.73
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	\$ 1,789.03	\$ 1,788.94	\$ 1,788.86	\$ 1,788.82	\$ 1,788.75

* 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

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OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOULFE

February 2, 2026

VIA E-MAIL ONLY— gperez@sdsinc.org

Ms. Gloria Perez
District Manager
Special District Services
Kendall Office Center
8785 SW 165th Avenue, #200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
AH at Turnpike South Community Development District
Our File: 87.12210**

Dear Gloria:

This firm's current fee structure has been in place since 2012. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

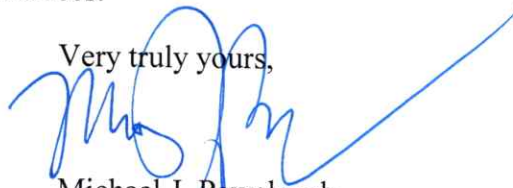
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Gloria Perez
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)

A.H. At Turnpike South
Community Development District

**Financial Report For
January 2026**

A. H. at Turnpike South Community Development District

Budget vs. Actual

October 2025 through January 2026

	Oct 25 - Jan 26	25/26 Budget	\$ Over Budget	% of Budget
Income				
01-3300 · O&M Assessments	93,190.92	99,702.00	-6,511.08	93.47%
01-3810 · Debt Assessments (Series 2015)	328,038.71	350,799.00	-22,760.29	93.51%
01-3811 · Debt Assessments (Series 2016)	268,351.89	287,017.00	-18,665.11	93.5%
01-3812 · Debt Assessments (Series 2021)	106,242.54	113,617.00	-7,374.46	93.51%
01-3820 · Debt Assess-Pd To Trustee-2015	-311,824.36	-329,751.00	17,926.64	94.56%
01-3821 · Debt Assess-Pd To Trustee-2016	-255,087.77	-272,500.00	17,412.23	93.61%
01-3822 · Debt Assess-Pd To Trustee-2021	-100,991.19	-107,936.00	6,944.81	93.57%
01-3830 · Assessment Fees	-7,641.38	-15,743.00	8,101.62	48.54%
01-3831 · Assessment Discounts	-31,694.91	-31,485.00	-209.91	100.67%
01-9410 · Interest Income (GF)	330.38	1,200.00	-869.62	27.53%
01-9411 · Carryover from Prior Year	0.00	8,750.00	-8,750.00	0.0%
Total Income	88,914.83	103,670.00	-14,755.17	85.77%
Expense				
01-1311 · Management Fees	12,340.00	37,020.00	-24,680.00	33.33%
01-1315 · Legal Fees	1,500.00	12,000.00	-10,500.00	12.5%
01-1318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
01-1320 · Audit Fees	0.00	5,700.00	-5,700.00	0.0%
01-1450 · Insurance	7,769.00	7,300.00	469.00	106.43%
01-1480 · Legal Advertisements	0.00	3,400.00	-3,400.00	0.0%
01-1512 · Miscellaneous	65.44	850.00	-784.56	7.7%
01-1513 · Postage and Delivery	42.08	375.00	-332.92	11.22%
01-1514 · Office Supplies	253.80	750.00	-496.20	33.84%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees	4,246.25	13,000.00	-8,753.75	32.66%
01-1743 · Continuing Disclosure Fee	0.00	1,200.00	-1,200.00	0.0%
01-1750 · Website Management	666.64	2,000.00	-1,333.36	33.33%
01-1810 · Engineering / Inspections	0.00	3,250.00	-3,250.00	0.0%
01-1816 · Contingency	0.00	2,250.00	-2,250.00	0.0%
01-1817 · Supervisor Fees	0.00	5,000.00	-5,000.00	0.0%
01-1818 · Payroll Taxes (Employer)	0.00	400.00	-400.00	0.0%
01-1820 · Meeting Venue	300.00	1,500.00	-1,200.00	20.0%
Total Expense	27,358.21	103,670.00	-76,311.79	26.39%
Net Income	61,556.62	0.00	61,556.62	100.0%

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JANUARY 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Jan-26	Year To Date Actual 10/1/25 - 1/31/26
REVENUES			
O&M Assessments	99,702	481	93,191
Debt Assessments (2015)	350,799	1,693	328,039
Debt Assessments (2016)	287,017	1,385	268,352
Debt Assessments (2021)	113,617	548	106,242
Direct Bill O&M	0	0	0
Direct Bill Debt (Series 2021)	0	0	0
Interest Income	1,200	0	330
Total Revenues	\$ 852,335	\$ 4,107	\$ 796,154
EXPENDITURES			
Supervisor Fees	5,000	0	0
Payroll Taxes	400	0	0
Engineering/Inspections	3,250	0	0
Management	37,020	3,085	12,340
Legal	12,000	0	1,500
Assessment Roll	7,500	0	0
Audit Fees	5,700	0	0
Insurance	7,300	0	7,769
Legal Advertisements	3,400	0	0
Miscellaneous	850	0	65
Meeting Venue	1,500	0	300
Postage	375	0	42
Office Supplies	750	3	254
Dues & Subscriptions	175	0	175
Trustee Fees	13,000	0	4,246
Continuing Disclosure Fee	1,200	0	0
Website Management	2,000	166	667
Contingency	2,250	0	0
Total Expenditures	\$ 103,670	\$ 3,254	\$ 27,358
REVENUES LESS EXPENDITURES	\$ 748,665	\$ 853	\$ 768,796
Bond Payments (2015)	(329,751)	(1,632)	(311,824)
Bond Payments (2016)	(272,500)	(1,335)	(255,088)
Bond Payments (2021)	(107,936)	(529)	(100,991)
Balance	\$ 38,478	\$ (2,643)	\$ 100,893
County Appraiser & Tax Collector Fee	(15,743)	(40)	(7,641)
Discounts For Early Payments	(31,485)	(109)	(31,695)
EXCESS/ (SHORTFALL)	\$ (8,750)	\$ (2,792)	\$ 61,557
Carryover From Prior Year	8,750	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (2,792)	\$ 61,557

Bank Balance As Of 1/31/26	\$ 877,159.88
Accounts Payable As Of 1/31/26	\$ 667,903.32
Accounts Receivable As Of 1/31/26	\$ -
Available Funds As Of 1/31/26	\$ 209,256.56

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
TAX COLLECTIONS
2025-2026

#	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
									\$851,142	\$99,708	\$0	\$350,799	\$287,017	\$113,617	\$99,708	\$350,799	\$287,017	\$113,617
									\$803,907	\$93,720	\$0	\$329,751	\$272,500	\$107,936	\$93,720	\$329,751	\$272,500	\$107,936
1	1	Miami-Dade Tax Collector	11/12/25	NAV Taxes	\$ 1,994.94		\$ (19.95)	\$ -	\$ 1,974.99	\$ 233.62	\$ -	\$ 822.31	\$ 672.69	\$ 266.32	\$ 231.28	\$ 814.09	\$ 665.96	\$ 263.66
2	2	Miami-Dade Tax Collector	11/28/25	NAV Taxes	\$ 16,231.54		\$ (155.82)	\$ (649.23)	\$ 15,426.49	\$ 1,900.71	\$ -	\$ 6,690.64	\$ 5,473.28	\$ 2,166.91	\$ 1,806.43	\$ 6,358.80	\$ 5,201.82	\$ 2,059.44
3	3	Miami-Dade Tax Collector	11/17/25	NAV Taxes	\$ 19,858.74		\$ (190.65)	\$ (794.32)	\$ 18,873.77	\$ 2,325.46		\$ 8,185.77	\$ 6,696.37	\$ 2,651.14	\$ 2,210.12	\$ 7,779.76	\$ 6,364.24	\$ 2,519.65
4	4	Miami-Dade Tax Collector	11/25/25	NAV Taxes	\$ 3,538.87		\$ (34.08)	\$ (139.29)	\$ 3,365.50	\$ 414.40		\$ 1,458.72	\$ 1,193.31	\$ 472.44	\$ 394.11	\$ 1,387.25	\$ 1,134.85	\$ 449.29
5	5	Miami-Dade Tax Collector	12/05/25	NAV Taxes	\$ 750,092.36		\$ (7,200.90)	\$ (30,002.67)	\$ 712,888.79	\$ 87,835.82		\$ 309,188.07	\$ 252,931.14	\$ 100,137.33	\$ 83,479.28	\$ 293,852.76	\$ 240,386.10	\$ 95,170.65
6	6	Miami-Dade Tax Collector	01/09/26	NAV Taxes	\$ 4,107.61		\$ (39.98)	\$ (109.40)	\$ 3,958.23	\$ 480.91		\$ 1,693.20	\$ 1,385.10	\$ 548.40	\$ 463.23	\$ 1,631.70	\$ 1,334.80	\$ 528.50
7									\$ -									
8									\$ -									
9									\$ -									
10									\$ -									
11									\$ -									
12									\$ -									
13									\$ -									
14									\$ -									
15									\$ -									
16									\$ -									
					\$795,824.06	\$ -	\$ (7,641.38)	\$ (31,694.91)	\$ 756,487.77	\$ 93,190.92	\$ -	\$ 328,038.71	\$ 268,351.89	\$ 106,242.54	\$ 88,584.45	\$ 311,824.36	\$ 255,087.77	\$ 100,991.19

Assessment Roll: 851,141.84	
Roll	
O&M	99,708.40
15 Debt	350,798.80
16 Debt	287,017.20
21 Debt	113,617.44
	851,141.84

Collections
93.49%

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.
Bottom line are 2025/2026 budgeted assessments after discounts and fees.

\$ 795,824.06	
\$ -	\$ 756,487.77
\$ (93,190.92)	\$ (88,584.45)
\$ (106,242.54)	\$ (255,087.77)
\$ (268,351.89)	\$ (311,824.36)
\$ (328,038.71)	\$ (100,991.19)
\$ -	\$ -