

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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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 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 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 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 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
<u>Debt (221 Phase One Units)</u>	<u>\$ 1,594.54</u>				
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
<u>Debt (180 Phase Two Units)</u>	<u>\$ 1,594.54</u>				
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
<u>Debt (72 Phase Three Units)</u>	<u>\$ 1,578.02</u>				
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
<u>Phase Three Lots</u>	<u>72</u>
Total	473

Phase 1 Lots Information

Total Units	221
<u>Prepayments</u>	<u>1</u>
Billed For Debt	220