



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

MIAMI-DADE COUNTY
SPECIAL BOARD MEETING & PUBLIC HEARING
MAY 14, 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
SPECIAL BOARD MEETING & PUBLIC HEARING
May 14, 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. March 11, 2026 Regular Board Meeting.....Page 3
- G. New Business
- H. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on FY 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-02 – Adopting a FY 2026/2027 Final Budget.....Page 8
- I. Old Business
- J. Administrative Matters
 - 1. Financial Update.....Page 17
 - 2. Announce the Qualified Elector (Registered Voter) Certification.....Page 21
 - 3. Announce the 2026 General Election and Candidate Qualifying Period – Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026
 - 4. Reminder of Statement of Financial Interests Disclosure 2025 Form 1, Filing Deadline: July 1, 2026
- K. Board Member/Staff Comments and Requests
- L. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57864	IPL0332674	Legal Ad - IPL0332674		1.0	80.0L

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

**NOTICE
 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 May 14, 2026, 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 2026/2027 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) 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

PUBLISH: MIAMI HERALD
04/24/26 & 05/01/26
 IPL0332674
 Apr 24, May 1 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.

2.0 insertion(s) published on:
 04/24/26 Print, 05/01/26 Print

[Print Tearsheet Link](#)

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Sherry Chasteen



Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before
 me on

May 1, 2026, 9:56 AM EDT



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

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IPL0332674

Apr 24, May 1 2026

**A.H. AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 11, 2026**

A. CALL TO ORDER

Mrs. Perez called the March 11, 2026, Regular 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 352nd Street, Florida City, Florida 33034.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Herald* on February 2, 2026, 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 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.; and General Counsel Gabriella A. Fernandez Perez of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. September 10, 2025, Public Hearing & Special Board Meeting

The minutes of September 10, 2025, Public Hearing & Special Board Meeting were presented for consideration.

A MOTION was made by Supervisor Jonathan Pena, seconded by Supervisor Andino Pena and passed unanimously approving the minutes of the September 10, 2025, Public Hearing & Special Board Meeting, as presented.
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G. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Mrs. Perez presented Resolution No. 2026-01, entitled:

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.

Mrs. Perez read the title of the resolution into the record and noted 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 for 9-30-2026 are \$135,000, should no unexpected expenses arise. A carryover balance in the amount of \$9,200 has been applied to this budget (\$8,750 was issued last year).

Because the overall assessment presented for FY 2026/2027 is currently lower than the FY 2025/2026 assessment, letters to homeowners will not be required.

A **MOTION** was made by Supervisor Jonathan Pena, seconded by Supervisor Marilyn Ortiz and unanimously passed adopting Resolution No. 2026-01, as presented, approving a Proposed Budget for FY 2026/2027 and setting the Public Hearing for finalization for May 14, 2026, at 6:00 p.m. in a meeting room of the Fairfield Inn & Suites – Homestead/Florida City, 60 SW 352nd Street, Florida City, Florida 33034; and further authorizing the publication of required advertisements.

2. Consider Billing Cochran Rate Adjustment Request

Presented in the meeting materials was the Billing Cochran Rate Adjustment Request letter requesting the following increases:

Attorneys/Partners rate from \$275.00 to \$300.00 per hour; and
Attorneys/Associates rate from \$225.00 to \$250.00 per hour

A **MOTION** was made by Supervisor Marilyn Ortiz, seconded by Supervisor Jonathan Pena and passed unanimously approving the Billing Cochran rate adjustment request, as presented.

H. OLD BUSINESS

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

I. 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 January 31, 2026, were \$209,256.56.

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

J. BOARD MEMBER/STAFF CLOSING COMMENTS

Mrs. Perez announced, pursuant to the Miami-Dade County Supervisor of Elections' website, the 2026 General Election and Candidate Qualifying Period runs from Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026.

2026 Term Exp. Seat 2 - Angelica Maria Andino Pena

Mrs. Perez advised the Board that for this year's filing requirement, a completed 2025 Form 1 must be submitted prior to July 1, 2026, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System floridaethics.gov. As previously noted, Board Members are no longer able to file completed Form 1 through your local Supervisor of Elections' office.

K. ADJOURNMENT

There being no further business to come before the Board, the March 11, 2024, Regular Board Meeting was adjourned at 6:20 p.m. on a **MOTION** made by Supervisor Andino Pena, seconded by Supervisor Jonathan Pena and the **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

AFFIDAVIT OF PUBLICATION

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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:
 04/24/26 Print, 05/01/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before
 me on

May 1, 2026, 9:56 AM EDT



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

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IPL0332674

Apr 24, May 1 2026

RESOLUTION NO. 2026-02

A RESOLUTION OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

WHEREAS, the AH at Turnpike South Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 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 2026/2027 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 14th day of May, 2026.

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 2026/2027
October 1, 2026 - September 30, 2027**

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- 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 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 FINAL 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 FINAL 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 FINAL 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 FINAL 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>	<u>\$ 1,594.54</u>	<u>\$ 1,594.54</u>	<u>\$ 1,594.54</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>	<u>\$ 1,594.54</u>	<u>\$ 1,594.54</u>	<u>\$ 1,594.54</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>	<u>\$ 1,578.02</u>	<u>\$ 1,578.02</u>	<u>\$ 1,578.02</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

A.H. At Turnpike South
Community Development District

**Financial Report For
April 2026**

A. H. at Turnpike South Community Development District

Budget vs. Actual

October 2025 through April 2026

	<u>Oct 25 - Apr 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
01-3300 · O&M Assessments	98,736.59	99,702.00	-965.41	99.03%
01-3810 · Debt Assessments (Series 2015)	344,782.46	350,799.00	-6,016.54	98.29%
01-3811 · Debt Assessments (Series 2016)	282,049.10	287,017.00	-4,967.90	98.27%
01-3812 · Debt Assessments (Series 2021)	111,665.37	113,617.00	-1,951.63	98.28%
01-3820 · Debt Assess-Pd To Trustee-2015	-328,192.00	-329,751.00	1,559.00	99.53%
01-3821 · Debt Assess-Pd To Trustee-2016	-268,477.29	-272,500.00	4,022.71	98.52%
01-3822 · Debt Assess-Pd To Trustee-2021	-106,292.21	-107,936.00	1,643.79	98.48%
01-3830 · Assessment Fees	-8,042.38	-15,743.00	7,700.62	51.09%
01-3831 · Assessment Discounts	-32,206.29	-31,485.00	-721.29	102.29%
01-9410 · Interest Income (GF)	5,934.96	1,200.00	4,734.96	494.58%
01-9411 · Carryover from Prior Year	0.00	8,750.00	-8,750.00	0.0%
Total Income	99,958.31	103,670.00	-3,711.69	96.42%
Expense				
01-1311 · Management Fees	21,595.00	37,020.00	-15,425.00	58.33%
01-1315 · Legal Fees	3,315.00	12,000.00	-8,685.00	27.63%
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	538.09	3,400.00	-2,861.91	15.83%
01-1512 · Miscellaneous	229.10	850.00	-620.90	26.95%
01-1513 · Postage and Delivery	134.21	375.00	-240.79	35.79%
01-1514 · Office Supplies	431.40	750.00	-318.60	57.52%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees	13,098.81	13,000.00	98.81	100.76%
01-1743 · Continuing Disclosure Fee	0.00	1,200.00	-1,200.00	0.0%
01-1750 · Website Management	1,166.62	2,000.00	-833.38	58.33%
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	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	900.00	1,500.00	-600.00	60.0%
Total Expense	49,998.13	103,670.00	-53,671.87	48.23%
Net Income	49,960.18	0.00	49,960.18	100.0%

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

	Annual Budget 10/1/25 - 9/30/26	Actual Apr-26	Year To Date Actual 10/1/25 - 4/30/26
REVENUES			
O&M Assessments	99,702	2,433	98,737
Debt Assessments (2015)	350,799	8,565	344,782
Debt Assessments (2016)	287,017	7,006	282,049
Debt Assessments (2021)	113,617	2,774	111,665
Interest Income	1,200	0	5,935
Total Revenues	\$ 852,335	\$ 20,778	\$ 843,168
EXPENDITURES			
Supervisor Fees	5,000	0	600
Payroll Taxes	400	0	46
Engineering/Inspections	3,250	0	0
Management	37,020	3,085	21,595
Legal	12,000	0	3,315
Assessment Roll	7,500	0	0
Audit Fees	5,700	0	0
Insurance	7,300	0	7,769
Legal Advertisements	3,400	0	538
Miscellaneous	850	111	230
Meeting Venue	1,500	300	900
Postage	375	37	134
Office Supplies	750	76	431
Dues & Subscriptions	175	0	175
Trustee Fees	13,000	0	13,099
Continuing Disclosure Fee	1,200	0	0
Website Management	2,000	166	1,167
Contingency	2,250	0	0
Total Expenditures	\$ 103,670	\$ 3,775	\$ 49,999
REVENUES LESS EXPENDITURES	\$ 748,665	\$ 17,003	\$ 793,169
Bond Payments (2015)	(329,751)	(8,472)	(328,192)
Bond Payments (2016)	(272,500)	(6,930)	(268,477)
Bond Payments (2021)	(107,936)	(2,744)	(106,292)
Balance	\$ 38,478	\$ (1,143)	\$ 90,208
County Appraiser & Tax Collector Fee	(15,743)	(208)	(8,042)
Discounts For Early Payments	(31,485)	(18)	(32,206)
EXCESS/ (SHORTFALL)	\$ (8,750)	\$ (1,369)	\$ 49,960
Carryover From Prior Year	8,750	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (1,369)	\$ 49,960

Bank Balance As Of 4/30/26	\$ 224,643.27
Accounts Payable As Of 4/30/26	\$ 26,983.15
Accounts Receivable As Of 4/30/26	\$ -
Available Funds As Of 4/30/26	\$ 197,660.12

**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		\$ (33.99)	\$ (139.29)	\$ 3,365.59	\$ 414.40		\$ 1,458.72	\$ 1,193.31	\$ 472.44	\$ 394.20	\$ 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	7	Miami-Dade Tax Collector	12/24/25	NAV Taxes	\$ 12,637.38		\$ (122.22)	\$ (415.22)	\$ 12,099.94	\$ 1,479.84		\$ 5,209.13	\$ 4,261.32	\$ 1,687.09	\$ 1,416.90	\$ 4,987.60	\$ 4,080.10	\$ 1,615.34
8	8	Miami-Dade Tax Collector	02/11/26	NAV Taxes	\$ 1,805.34		\$ (17.69)	\$ (36.11)	\$ 1,751.54	\$ 211.41		\$ 744.16	\$ 608.76	\$ 241.01	\$ 205.11	\$ 721.99	\$ 590.61	\$ 233.83
9	Int - 1	Miami-Dade Tax Collector	01/26/26	Interest		\$ 789.00			\$ 789.00	\$ 789.00					\$ 789.00			
10	9	Miami-Dade Tax Collector	03/11/26	NAV Taxes	\$ 5,399.50		\$ (53.58)	\$ (41.99)	\$ 5,303.93	\$ 632.29		\$ 2,225.67	\$ 1,820.71	\$ 720.83	\$ 621.11	\$ 2,186.27	\$ 1,788.48	\$ 708.07
11	10	Miami-Dade Tax Collector	04/17/26	NAV Taxes	\$ 20,778.24		\$ (207.60)	\$ (18.06)	\$ 20,552.58	\$ 2,433.13		\$ 8,564.79	\$ 7,006.42	\$ 2,773.90	\$ 2,406.69	\$ 8,471.78	\$ 6,930.33	\$ 2,743.78
12									\$ -									
13									\$ -									
14									\$ -									
15									\$ -									
16									\$ -									
					\$836,444.52	\$ 789.00	\$ (8,042.38)	\$ (32,206.29)	\$ 796,984.85	\$ 98,736.59	\$ -	\$ 344,782.46	\$ 282,049.10	\$ 111,665.37	\$ 94,023.35	\$ 328,192.00	\$ 268,477.29	\$ 106,292.21

Assessment Roll: 851,141.84

Collections
98.27%

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

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

\$ 836,444.52	
\$ 789.00	\$ 796,984.85
\$ (98,736.59)	\$ (94,023.35)
\$ (111,665.37)	\$ (268,477.29)
\$ (282,049.10)	\$ (328,192.00)
\$ (344,782.46)	\$ (106,292.21)
\$ -	\$ (0.00)

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

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CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **AH at Turnpike South Community Development District**, as described in the attached **MAP**, has **792** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.