

A.H. At Turnpike South
Community Development District

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

CONTENTS

- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET (2015)**
- III AMENDED FINAL DEBT SERVICE FUND BUDGET (2016)**
- IV AMENDED FINAL DEBT SERVICE FUND BUDGET (2021)**

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

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
O&M Assessments	99,702	100,962	100,962
Debt Assessments (2015)	350,799	351,903	351,903
Debt Assessments (2016)	287,017	287,874	287,874
Debt Assessments (2021)	113,617	113,971	113,971
Other Revenue	0	0	0
Interest Income	1,200	6,800	6,722
TOTAL REVENUES	\$ 852,335	\$ 861,510	\$ 861,432
EXPENDITURES			
Supervisor Fees	5,000	800	600
Payroll Taxes (Employer)	400	76	46
Engineering/Inspections	3,250	3,500	2,800
Management	37,020	37,020	33,935
Legal	12,000	8,500	5,500
Assessment Roll	7,500	7,500	0
Audit Fees	5,700	5,300	5,300
Insurance	7,300	7,769	7,769
Legal Advertisements	3,400	4,700	3,637
Miscellaneous	850	500	262
Meeting Venue	1,500	1,200	900
Postage	375	200	172
Office Supplies	750	600	523
Dues & Subscriptions	175	175	175
Trustee Fees	13,000	13,099	13,099
Continuing Disclosure Fee	1,200	1,200	0
Website Management	2,000	2,000	1,833
Contingency	2,250	2,250	0
TOTAL EXPENDITURES	\$ 103,670	\$ 96,389	\$ 76,551
REVENUES LESS EXPENDITURES	\$ 748,665	\$ 765,121	\$ 784,881
Bond Payments (Series 2015)	(329,751)	(335,240)	(335,240)
Bond Payments (Series 2016)	(272,500)	(274,243)	(274,243)
Bond Payments (Series 2021)	(107,936)	(108,575)	(108,575)
BALANCE	\$ 38,478	\$ 47,063	\$ 66,823
County Appraiser & Tax Collector Fee	(15,743)	(8,217)	(8,217)
Discounts For Early Payments	(31,485)	(32,206)	(32,206)
EXCESS/ (SHORTFALL)	\$ (8,750)	\$ 6,640	\$ 26,400
Carryover From Prior Year	8,750	8,750	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 15,390	\$ 26,400

FUND BALANCE AS OF 9/30/25
FY 2025/2026 ACTIVITY
FUND BALANCE AS OF 9/30/26

\$147,700
\$6,640
\$154,340

Notes

Carryover From Prior Year Of \$8,750 used to reduce Fiscal Year 2025/2026 Assessments.
Carryover From Prior Year Of \$9,200 to be used to reduce Fiscal Year 2026/2027 Assessments.

AMENDED FINAL BUDGET
A.H. AT TURNPIKE SOUTH (2015) COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Interest Income (2015)	1,000	11,000	10,797
NAV Tax Collection (2015)	329,751	335,240	335,240
Prepaid Bond Collection (2015)	0	0	0
Total Revenues	\$ 330,751	\$ 346,240	\$ 346,037
EXPENDITURES			
Principal Payments (2015)	90,000	85,000	85,000
Interest Payments (2015)	235,938	238,275	238,275
Bond Redemption (2015)	4,813	0	0
Total Expenditures	\$ 330,751	\$ 323,275	\$ 323,275
Excess/ (Shortfall)	\$ -	\$ 22,965	\$ 22,762

FUND BALANCE AS OF 9/30/25	\$610,940
FY 2025/2026 ACTIVITY	\$22,965
FUND BALANCE AS OF 9/30/26	\$633,905

Notes

Reserve Fund Balance = \$167,406*. Revenue Fund Balance = \$334,736*.
Prepayment Account Balance = \$4,416*. Redemption Account = \$127,347*.
Revenue Fund Balance To Be Used To Make 11/1/2026 Principal & Interest
Payment Of \$207,969 (Principal = \$90,000, Interest = \$117,969).

* 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 9/30/26 = \$3,775,000

AMENDED FINAL BUDGET
A.H. AT TURNPIKE SOUTH (2016) COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Interest Income (2016)	1,000	11,200	10,996
NAV Tax Collection (2016)	272,500	274,243	274,243
Total Revenues	\$ 273,500	\$ 285,443	\$ 285,239
EXPENDITURES			
Principal Payments (2016)	85,000	80,000	80,000
Interest Payments (2016)	183,831	185,781	185,781
Bond Redemption (2016)	4,669	0	0
Transfer To Construction Fund (2016)	0	0	0
Total Expenditures	\$ 273,500	\$ 265,781	\$ 265,781
Excess/ (Shortfall)	\$ -	\$ 19,662	\$ 19,458

FUND BALANCE AS OF 9/30/25	\$380,545
FY 2025/2026 ACTIVITY	\$19,662
FUND BALANCE AS OF 9/30/26	\$400,207

Notes

Reserve Fund Balance = \$136,250*. Revenue Fund Balance = \$259,523*.

Prepayment Account Balance = \$4,434*.

Revenue Fund Balance To Be Used To Make 11/1/2026 Principal & Interest

Payment Of \$176,916 (Principal = \$85,000, Interest = \$91,916).

* 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 9/30/26 =	\$3,410,000	

AMENDED FINAL BUDGET
A.H. AT TURNPIKE SOUTH (2021) COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Interest Income (2021)	800	4,000	3,864
NAV Tax Collection (2021)	107,936	108,575	108,575
Total Revenues	\$ 108,736	\$ 112,575	\$ 112,439
EXPENDITURES			
Principal Payments (2021)	45,000	45,000	45,000
Interest Payments (2021)	61,879	62,408	62,408
Bond Redemption (2021)	1,857	0	0
Transfer To Construction Fund (2021)	0	0	0
Total Expenditures	\$ 108,736	\$ 107,408	\$ 107,408
Excess/ (Shortfall)	\$ -	\$ 5,167	\$ 5,031

FUND BALANCE AS OF 9/30/25
FY 2025/2026 ACTIVITY
FUND BALANCE AS OF 9/30/26

\$117,375
\$5,167
\$122,542

Notes

Reserve Fund Balance = \$53,968*. Revenue Fund Balance = \$68,574*.

Revenue Fund Balance To Be Used To Make 11/1/2026 Interest
Payment Of \$30,675.

* 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 9/30/26 =	\$1,705,000	