

June 29, 2015

Mr. Neil Kalin
District Manager
Lake Frances Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: 2015 Lake Frances CDD Report

Dear Mr. Kalin:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the District; 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure and; 4) To review the insurance carried by the District and amounts set aside for the purpose of paying their premiums.

The District is located in Section 2, Township 57S, Range 39E, in Miami-Dade County, Florida. It is bounded by SW 132 Avenue (Pine Island Drive) on the west, SW 280 Street (Waldin Drive) on the north, theoretical SW 128 Avenue on the east and SW 284 Street on the south. The Development is located within Postal Zip Code 33033. See Exhibit 1 for a graphical representation.

1. Infrastructure Ownership

a. Roads

- i. All avenues, lanes, terraces, places, courts, paths and streets have been dedicated to Miami-Dade County for the perpetual use of the public. This was accomplished by the recording of the following plat:
 1. "Lake Frances Subdivision" recorded on August 4, 2006 in Miami-Dade County Plat Book 165, Page 39.

b. Stormwater Management System

- i. The road drainage systems within the right-of-way of all the avenues, lanes, terraces, places, courts, paths and streets have been dedicated to Miami-Dade County for the perpetual use of the public by the recording of the plat described above.
- ii. On December 16, 2013 Tract "A" (the "Lake Tract") was granted to the CDD for ownership and maintenance. The Special Warranty Deed was recorded at Miami-Dade County Official Records Book 28964 on Page 4846.
- iii. On January 7, 2014 Tract "B" (the "Lake Access Tract") was granted to Miami-Dade County for ownership. The Special Warranty Deed was recorded at ORBK 28993, PG 3418.

- iv. Prior to the granting of Tract “B” to the County on January 7, 2014, the CDD had been granted a permanent easement over Tract “B” to access the Lake Tract. The permanent access easement was granted to the CDD on March 9, 2007 and was recorded at ORBK 25445, PG 2020.
 - c. Water Distribution System
 - i. The water distribution system has been conveyed to Miami-Dade County for ownership and maintenance.
 - d. Sanitary Sewer System
 - i. The sanitary sewer system has been conveyed to Miami-Dade County for ownership and maintenance.
2. **State, Working Order and Condition of the Infrastructure Currently Owned by the District**
- a. Roads
 - i. The County roads have been completed and are in good condition. Most of the swales have not been completed to their final condition awaiting the construction of the residences. For informational purposes, future issues may be reported online to the Miami-Dade County department of Public Works and Waste Management at <http://www.miamidade.gov/publicworks/report-problems.asp>



- b. Stormwater Management System
 - i. The stormwater management system, lake and drains, are complete and in good working order and condition. The swales will be graded to final condition once the residences are constructed. For informational purposes, drainage complaints may be reported to the County at <http://www.miamidade.gov/publicworks/flooding-complaints.asp>



Lake Tract "A"



c. Water Distribution and Sanitary Sewer System

- i. The water distribution system and sanitary sewer system have been completed and conveyed in good working order and condition to Miami-Dade County for ownership and maintenance under WASD Agreement no. 17956.



For informational purposes, future issues with the water or sewer systems may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

3. Estimated Maintenance Costs for District Owned Infrastructure

a. Roads

- i. No maintenance costs are estimated since all the roads, including their drainage systems, are owned and maintained by Miami-Dade County.

b. Stormwater Management System

- i. The District has budgeted \$2,750 for aquatic maintenance, \$5,750 for lawn and landscape maintenance, \$1,500 for Engineering and inspections, and \$2,000 for contingency in its fiscal year 2014/2015 budget. Alvarez Engineers finds the District maintenance budget for fiscal year 2014/2015 adequate for the portions of public infrastructure under the District's responsibility.

c. Water Distribution System

- i. No maintenance costs are estimated since the water distribution system is owned and maintained by Miami-Dade County.

d. Sanitary Sewer System

- i. No maintenance costs are estimated since the sanitary sewer system is owned and maintained by Miami-Dade County.

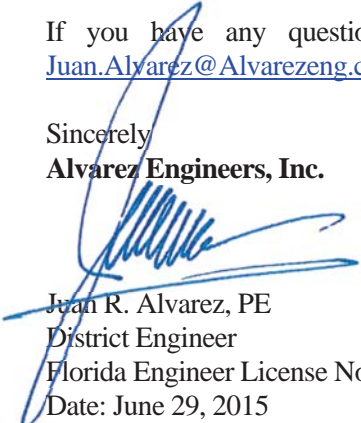
4. Insurance

Alvarez Engineers has reviewed the District's general liability, employment practices liability and public officials liability coverage provided by Florida Insurance Alliance under Agreement No. 100114046 for the period between October 1, 2014 and October 1, 2015. The District has budgeted sufficient funds between the categories of insurance and miscellaneous expenses in its Fiscal Year 2014-2015 budget to cover the \$5,665 insurance policy premium.

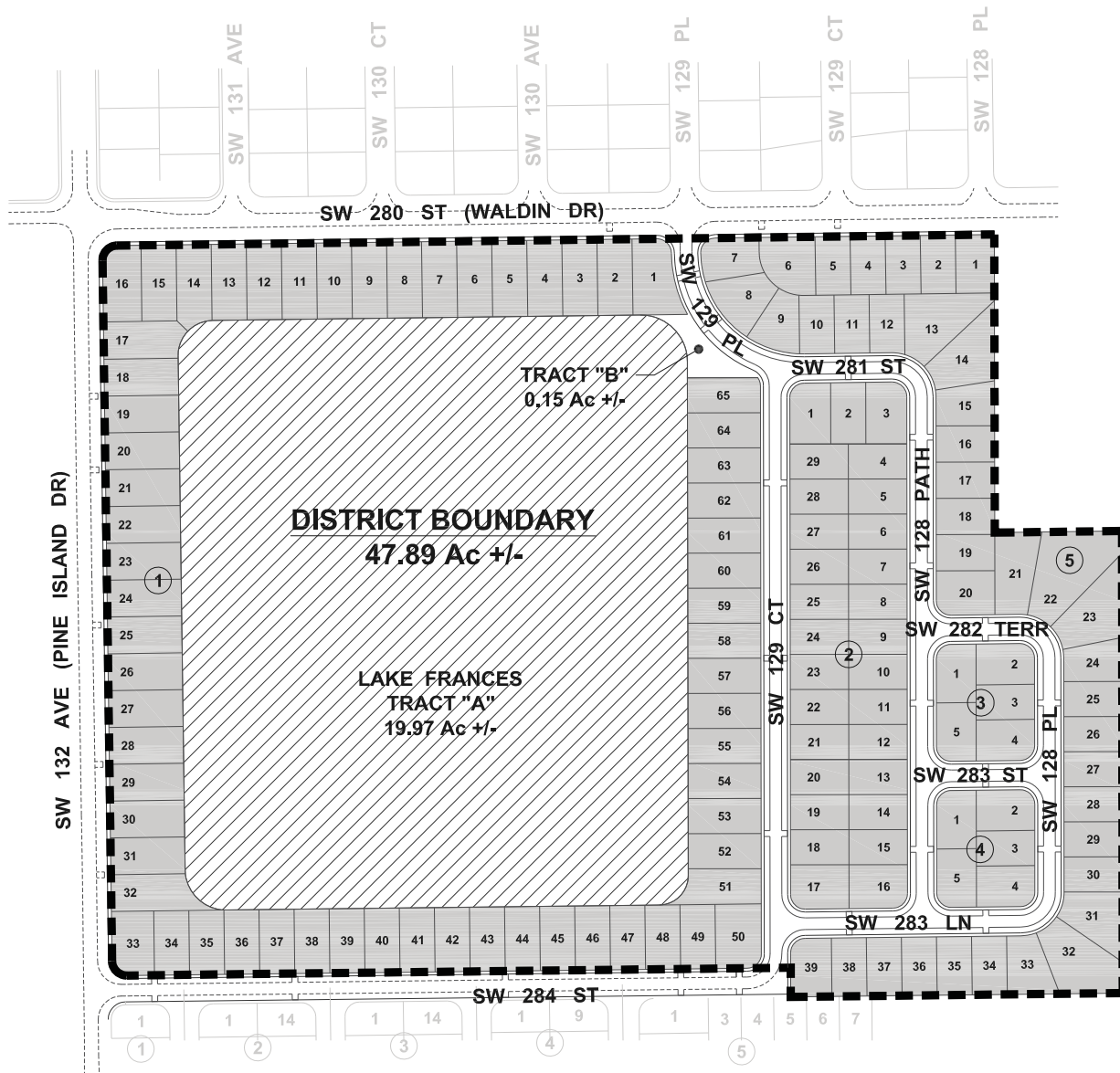
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.

If you have any questions please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely
Alvarez Engineers, Inc.

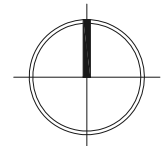


Juan R. Alvarez, PE
District Engineer
Florida Engineer License No. 38522
Date: June 29, 2015



LEGEND
 ■ ■ DISTRICT BOUNDARY

ALVAREZ ENGINEERS, INC.
MASTER PLAN COPYRIGHT AVINO AND ASSOCIATES
LAKE FRANCES C.D.D.
DISTRICT BOUNDARY



1" = 300'