



**LAKE FRANCES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 28, 2025
6:30 P.M.**

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

www.lakefrancescdd.org
786.347.2700 ext. 2700 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT
Hampton Inn & Suites - Homestead
1st Floor Conference Room (Cove Board Room)
2855 N.E. 9th Street
Homestead, Florida 33033
REGULAR BOARD MEETING & PUBLIC HEARING
May 28, 2025
6:30 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. February 26, 2025 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 7
- H. Old Business
 - 1. Staff Report, as Required
- I. New Business
 - 1. Discussion Regarding Fence Installation on Tract B (Owned by Miami-Dade County).....Page 14
 - 2. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 28
 - 3. Consider Appointment of Audit Committee & Approval of Evaluation Criteria.....Page 30
- J. Administrative & Operational Matters
 - 1. Reminder: 2024 Form 1 – Financial Interests (Due by July 1, 2025)
- K. Board Member & Staff Closing Comments
- L. Adjourn



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142063	599475	Print Legal Ad-IPL01978730 - IPL0197873		\$777.56	2	52 L

Attention: Laura J. Archer

Lake Frances Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

**LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**
NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Lake Frances Community Development District** (the "District") will hold Regular Meetings in the Hampton Inn & Suites - Homestead, 1st Floor Conference Room (Cove Board Room) located at 2855 NE 9th Street, Homestead, Florida 33033 at 6:30 p.m. on the following dates:

October 23, 2024
January 22, 2025
February 26, 2025
March 26, 2025
April 23, 2025
May 28, 2025
June 25, 2025
July 23, 2025
August 27, 2025
September 24, 2025

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members 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 ensure 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 nnguyen@sdsinc.org 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 with no advertised notice.

LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT

www.lakefrancescdd.org
IPL0197873
Oct 10 2024

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

10/10/24

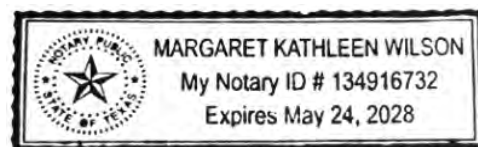
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of two years next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 10th day of October in the year of 2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

**LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 26, 2025**

A. CALL TO ORDER

District Manager Nancy Nguyen called the February 26, 2024, Regular Board Meeting of the Lake Frances Community Development District (the “District”) to order at approximately 6:30 p.m. in the Hampton Inn & Suites – Homestead, 1st Floor Conference Room (Cove Board Room) located at 2855 NE 9th Street, Homestead, Florida 33033.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 10, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman David Lumpkin, Vice Chairman Gabriel Pedrini, and Supervisor Julio Morales constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and General Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. CONSIDER RESOLUTION NO. 2025-01 – DECLARING VACANCIES

Ms. Nguyen presented Resolution No. 2025-01, entitled:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document and advised that the 4-year terms of office for Seat 1 (currently held by Gabriel Pedrini), and Seat 2 (currently held by Nelson Peña) expired in November 2024. She further explained that no elector qualified for Seat 1 or Seat 2 to be filled in the General Election. Pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill each such vacancy within ninety (90) days of the second Tuesday following the General Election. Until such appointment, the incumbent board member in such seat shall remain in office.

A **motion** was made by Mr. Lumpkin, seconded by Mr. Morales and unanimously passed declaring Seat 1 and Seat 2 as vacant effective November 19, 2024 and further authorizing incumbent board members in these seats to remain in office until the appointment of a qualified elector to such seats.

E. CONSIDER RESIGNATION (NELSON PENA, SEAT 2, EFFECTIVE 12/29/24)

Ms. Nguyen stated that she was in possession of a resignation letter from Nelson Peña with an effective date of December 29, 2024, and it would be in order for the Board of Supervisors (the “Board”) to consider. A discussion ensued after which:

A **motion** was made by Mr. Morales, seconded by Mr. Pedrini and unanimously passed accepting the resignation of Nelson Peña, effective December 29, 2024.

F. DISCUSSION REGARDING VACANCIES AND APPOINTMENTS TO FILL VACANCIES

Ms. Nguyen stated that vacancies had been declared in Seats 1 and 2, effective as of the second Tuesday of November (November 19, 2024) following the November General Election (November 5, 2024). Pursuant to Section 190.006(3)(b), Florida Statutes, incumbents (holdover Board Members) will serve no longer than ninety (90) days (from November 19, 2024) or until appointments to the vacancies have been made. A discussion ensued after which:

A **motion** was made by Mr. Lumpkin, seconded by Mr. Morales and unanimously passed to appoint Gabriel Pedrini to Seat 1; and such term of office will expire in November 2028.

Ms. Nguyen stated that vacancies remain in Seat 2 and Seat 3, which expires in November 2028 and November 2026, respectively.

G. ADMINISTER OATH OF OFFICE AND REVIEW NEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Mr. Pedrini. In addition, Ms. Nguyen explained that the duties and responsibilities as a Board member remain the same.

H. ELECTION OF OFFICERS

As a result of the changes to the Board of the District, Ms. Nguyen recommended that re-election of the District’s Officers take place. She provided the following slate of names for election:

- Chairman – David Lumpkin
- Vice Chairman – Gabriel Pedrini
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Julio Morales, Armando Silva and Gloria Perez

A **motion** was made by Mr. Lumpkin, seconded by Mr. Pedrini and passed unanimously to *elect* the District’s Officers, as listed above.

I. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Morales requested that a landscaping schedule be requested from the landscaping contractor. Ms. Nguyen acknowledged Mr. Morales’ request.

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

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

K. APPROVAL OF MINUTES

1. October 23, 2024, Regular Board Meeting

Ms. Nguyen presented the minutes of the October 23, 2024, Regular Board Meeting and asked if there were any changes. There being no changes, a **motion** was made by Mr. Lumpkin, seconded by Mr. Pedrini and unanimously passed approving the minutes of the October 23, 2024, Regular Board Meeting, as presented.

L. OLD BUSINESS

1. Staff Report, as Required

There was no staff report at this time.

M. NEW BUSINESS

1. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Ms. Nguyen presented Resolution No. 2025-02, entitled:

RESOLUTION NO. 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen explained that the proposed 2025/2026 fiscal year budget would be balanced by designating a carryover of approximately \$19,680 from the projected fund balance as of September 30, 2025. Ms. Nguyen advised that since the overall proposed assessments were not increasing in the fiscal year 2025/2026, letters to the residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2025-02, the Board must set a date for the public hearing to adopt the fiscal year 2025/2026 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Mr. Pedrini, seconded by Mr. Morales and unanimously passed to approve and adopt Resolution No. 2025-02, *as presented*, setting the public hearing to adopt the fiscal year 2025/2026 final budget and assessments for May 28, 2025, at 6:30 p.m. in the Hampton Inn & Suites – Homestead, 1st Floor Conference Room (Cove Board Room) located at 2855 NE 9th Street, Homestead, Florida 33033; and further authorizes publication/notice of the budget public hearing, as required by law.

2. Consider Resolution No. 2025-03 – Registered Agent Change

Ms. Nguyen presented Resolution No. 2025-03, entitled:

RESOLUTION 2025-03

A RESOLUTION OF THE LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK

**AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE
OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS
THE REGISTERED OFFICE**

Mr. George read the title into the record and explained that Florida Statutes requires that the District designate a registered office and registered agent for the purpose of accepting service of process, notice, or demand that is required by law to be served upon the District. He further explained that it is necessary to designate a new registered agent and update the business address of the registered office. A discussion ensued, after which:

A **motion** was made by Mr. Morales, seconded by Mr. Pedrini and unanimously passed designating Michael J. Pawelczyk as the Lake Frances Community Development District registered agent, and designating the registered office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301.

N. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

There were no administrative or operational matters to discuss at this time.

O. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Nguyen reminded the Board that the Public Hearing to adopt the Final Budget has been scheduled for May 28, 2025.

There were no Board member closing comments.

P. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Lumpkin, seconded by Mr. Morales and unanimously passed adjourning the Regular Board Meeting at 7:09 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

Publication Date
2025-05-08

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Regular Board Meeting of the
Lake Frances Community
Development District

The Board of Supervisors (the "Board") of the Lake Frances Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on May 28, 2025, at 6:30 p.m., or as soon thereafter as can be heard, in the 1st Floor Cove Board Room of the Hampton Inn & Suites Homestead located at 2855 NE 9th Street, Homestead, Florida 33033.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2025/2026 Proposed Final Budget and Non-Ad Valorem Assessments. The purpose of the Regular Board Meeting is to consider any other District business that may lawfully and properly come before the Board. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website (www.lakefrancescdd.org), at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours, or by emailing nnguyen@sdsinc.org. 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 Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members 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 561-630-4922 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 Regular 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.

Lake Frances Community
Development District
www.lakefrancescdd.org
IPL0231496
May 8,15 2025

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2025/2026 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lake Frances Community Development District (the “District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 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 LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 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 28th day of May, 2025.

ATTEST:

**LAKE FRANCES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Lake Frances
Community Development District

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

CONTENTS

- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

FINAL BUDGET
LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	61,186
Maintenance Assessments	17,096
Debt Assessments	146,840
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 226,322
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Aquatic Maintenance (Lake Tract)	3,600
Lawn & Landscape Maintenance	8,400
Engineering/Annual Report/Inspections	1,750
Field Operation Management	1,620
Maintenance Contingency	700
TOTAL MAINTENANCE EXPENDITURES	\$ 16,070
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	3,000
Payroll Taxes (Employer)	230
Management	36,540
Legal	9,600
Assessment Roll	6,000
Audit Fees	3,300
Insurance	7,400
Legal Advertisements	2,200
Miscellaneous	900
Meeting Room Rental	900
Postage	250
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	4,000
Continuing Disclosure Fee	350
Website Management	2,000
Administrative Contingency	1,200
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 78,395
TOTAL EXPENDITURES	\$ 94,465
REVENUES LESS EXPENDITURES	\$ 131,857
Bond Payments	(138,030)
BALANCE	\$ (6,173)
County Appraiser & Tax Collector Fee	(4,502)
Discounts For Early Payments	(9,005)
EXCESS/ (SHORTFALL)	\$ (19,680)
Carryover From Prior Year	19,680
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	61,495	61,202	61,186	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	17,097	17,096	17,096	Expenditures/.94
Debt Assessments	146,841	146,840	146,840	Bond Payments/.94
Other Revenues	0	0	0	Other Revenues
Interest Income	10,397	720	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 235,830	\$ 225,858	\$ 226,322	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Aquatic Maintenance (Lake Tract)	2,490	3,600	3,600	No Change From 2024/2025 Budget
Lawn & Landscape Maintenance	7,200	8,400	8,400	No Change From 2024/2025 Budget
Engineering/Annual Report/Inspections	1,100	1,750	1,750	No Change From 2024/2025 Budget
Field Operation Management	1,620	1,620	1,620	No Change From 2024/2025 Budget
Maintenance Contingency	0	700	700	No Change From 2024/2025 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 12,410	\$ 16,070	\$ 16,070	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	1,400	3,000	3,000	Supervisor Fees
Payroll Taxes (Employer)	107	230	230	Supervisor Fees * 7.65%
Management	34,488	35,520	36,540	CPI Adjustment
Legal	8,337	9,600	9,600	No Change From 2024/2025 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,200	3,200	3,300	\$100 Increase From 2024/2025 Budget
Insurance	6,594	7,200	7,400	Fiscal Year 2024/2025 Expenditure Was \$6,858
Legal Advertisements	1,994	1,800	2,200	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	909	875	900	\$25 Increase From 2024/2025 Budget
Meeting Room Rental	593	900	900	No Change From 2024/2025 Budget
Postage	339	225	250	\$25 Increase From 2024/2025 Budget
Office Supplies	239	375	350	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	4,000	4,000	4,000	No Change From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Administrative Contingency	0	1,200	1,200	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 70,725	\$ 76,650	\$ 78,395	
TOTAL EXPENDITURES	\$ 83,135	\$ 92,720	\$ 94,465	
REVENUES LESS EXPENDITURES	\$ 152,695	\$ 133,138	\$ 131,857	
Bond Payments	(139,737)	(138,030)	(138,030)	2026 Principal & Interest Payments
BALANCE	\$ 12,958	\$ (4,892)	\$ (6,173)	
County Appraiser & Tax Collector Fee	(2,165)	(4,502)	(4,502)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(8,729)	(9,006)	(9,005)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 2,064	\$ (18,400)	\$ (19,680)	
Carryover From Prior Year	0	18,400	19,680	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 2,064	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	ANNUAL BUDGET	ANNUAL BUDGET	COMMENTS
Interest Income	7,509	500	1,000	Projected Interest For FY 2025/2026
NAV Tax Collection	139,737	138,030	138,030	Maximum Debt Service Collection
Total Revenues	\$ 147,246	\$ 138,530	\$ 139,030	
EXPENDITURES				
Principal Payments	81,000	84,000	87,000	Principal Payment Due In 2026
Interest Payments	54,800	51,110	48,545	Interest Payments Due In 2026
Bond Redemption	0	3,420	3,485	Estimated Excess Debt Collections
Total Expenditures	\$ 135,800	\$ 138,530	\$ 139,030	
Excess/ (Shortfall)	\$ 11,446	\$ -	\$ -	

Series 2018 Bond Refunding Information

Original Par Amount =	\$1,812,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.00% - 4.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	February 2018		
Maturity Date =	May 2037		
Par Amount As Of 1/1/25 =	\$1,352,000		

Lake Frances Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
Administrative	\$ 432.87	\$ 428.38	\$ 428.27	\$ 428.00	\$ 427.88
Maintenance	\$ 115.10	\$ 119.56	\$ 119.56	\$ 119.56	\$ 119.56
Debt	\$ 1,026.86	\$ 1,026.86	\$ 1,026.86	\$ 1,026.86	\$ 1,026.86
Total	\$ 1,574.83	\$ 1,574.80	\$ 1,574.69	\$ 1,574.42	\$ 1,574.30

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Total Units 143



FALCON VAC SOLUTIONS
LLC

ESTIMATE
EST0011



8285 NW 186th St Ap 604
Hialeah, FL
33015-2654
+1 (786) 503-8004
<https://www.falconvac.com>
Info@falconvac.com

DATE
04/13/2025

TOTAL
USD \$14,825.00

TO

Lake Frances CDD C/o Special District Services Inc

2501A Burns Rd, Palm Beach Gardens, FL 33410
☎ 5616304922
📠 5616304922

DESCRIPTION	RATE	QTY	AMOUNT
Supply and installation of aluminum fence with the. 1. 147 LF X 6 ft in height. 2.50" x 2.50" main poles square by 16 gauge Pickets spike 1"x 1" 4" inside to inside each pole 2 ft in the ground according to 6' height Crossbar 1" x 2" Each post 5 ft apart. The main poles will be installed according to the requirements demanded by the county. Two gates, each 5 ft long x 6 ft high (10 LF), will be installed with a swing opening and their respective locks. The price x LF \$ 75 x 147 = \$11,025 2.Engineering, drawings and permit running are port of the proposal. \$ 3800	\$14,825.00	1	\$14,825.00

TOTAL

USD \$14,825.00

TERMS: Net 30

Acceptance on next page...

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Falcon Vac Solutions LLC is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance

FALCON VAC SOLUTIONS
LLC

ESTIMATE
EST0010



8285 NW 186th St Ap 604
Hialeah, FL
33015-2654
+1 (786) 503-8004
<https://www.falconvac.com>
Info@falconvac.com

DATE
04/10/2025

TOTAL
USD \$16,100.00

TO

Lake Frances CDD C/o Special District Services Inc

2501A Burns Rd, Palm Beach Gardens, FL 33410
☎ 5616304922
📠 5616304922

DESCRIPTION	RATE	QTY	AMOUNT
Supply and installation of aluminum fence with the.	\$16,100.00	1	\$16,100.00

1. 164 LF X 6 ft in height.
2.50" x 2.50" main poles square by 16 gauge

Pickets spike 1"x 1"

4" inside to inside each pole
2 ft in the ground according to
6' height
Crossbar 1" x 2"
Each post 5 ft apart.
The main poles will be installed according to the requirements demanded
by the county.
Two gates, each 5 ft long x 6 ft high (10 LF), will be installed with a swing
opening and their respective locks.

The price x LF \$ 75 x 164 = \$12.300

2.Engineering, drawings and permit running are port of the proposal. \$
3800

TOTAL

USD \$16,100.00

TERMS: Net 30

Acceptance on next page...

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Falcon Vac Solutions LLC is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance

JOHN'S GARAGE DOOR, INC.
 2266 W 79 STREET
 HIALEAH, FL 33016
 +13058222951
 mail@jgaraged.com
 www.jgaraged.com



Estimate 10021

ADDRESS	SHIP TO	DATE	TOTAL	
Lake Frances CDD 8785 SW 165th Ave Miami, FL 33193	Lake Frances CDD 28102 SW 129TH CT HOMEASTEAD, FL 33033	03/27/2025	\$16,371.00	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Location: Aluminum Fence Yellow Fence at Map	1	0.00	0.00
	We will Furnish Aluminum Fence 6ft Hight One hundred and forty lineal feet of fixed fence. One set of dual service gates, manual operation	1	11,500.00	11,500.00
	Aluminum design a per customer request with 1" vertical pickets and double rail on top. Architectural Drawings. Engineering signed and sealed Drawings to comply with Government and Building codes.	1	2,600.00	2,600.00
	fees must be paid in advance and are not refundable. *In the case of any required changes to designs or structural requirements, customer will be responsible for additional cost on parts, labor and fees. Customer shall further: • supply required schematics and drawings, site plans, surveys, building drawings, legal documents, structural drawings, unless they are to be supplied by Johns Garage Door, Inc. in accordance with this Agreement. **Structural, building drawings, requirements, repairs or additional changes are not included in our project or drawings unless specified. - Permits process. Run permit form at the building department.	1	1,200.00	1,200.00
	NOTE: Does not include: City fees, notice of commencement and notice of termination fees and registration. THIS COST WILL BE CHARGE EXTRA UPON CITY INVOICE AND MUST BE PAY BY CUSTOMER UPON RECEIPT. (*Customer must provide access and have someone available for inspections at the property) *For garage door inspections must be done by customer, we will not send a representative for inspections. *Price is for standard permit if reviews or corrections are required additional cost of \$140.00 per trip will be charge. fees must be paid in advance and are not refundable.			

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<p>TERMS AND CONDITIONS</p> <p>1. Unless specifically itemized and billed to Customer in this Agreement, Contractor will not be responsible to retain permit or process runners, apply for and obtain permits obtain inspections and Customer is solely responsible for all costs and fees and for obtaining required permits and inspections for the Contractor's Work set forth in this Agreement. Customer acknowledges and agrees that zoning requirements, variances and approvals, HOA and/or Association approval, surveys, testing, permits, and inspections are the sole responsibility of Customer. There are no costs or fees covered by Contractor unless specifically itemized and charged to Customer in this Agreement.</p> <p>2. Any and all electrical work or service and/or low voltage work is excluded and is not included in this Proposal or Agreement and Customer acknowledges and agrees that Customer will promptly hire and pay a Florida licensed electrician for electrical and/or low voltage work, which must be done in accordance with applicable Florida Codes.</p> <p>3. Customer is solely responsible for site conditions and shall ensure that traffic control is provided to Contractor as requested by Contractor. Customer will ensure there is adequate parking and that the Work site and Work area is a clear without vehicles, items, trees, landscaping or other obstructions for Contractor to Work. Additional hourly fees will apply if Contractor needs to clear the Work site or adjacent areas, or wait while Customer or Owner's own forces clear the site and adjacent areas. Customer shall bear the risk of loss and shall be responsible for site conditions, including but not limited to safely securing and protecting the materials on site and all of Contractor's Work in place. Customer shall take appropriate measures to control traffic through the duration of the work as requested by Contractor and shall secure the site and materials to prevent injury, property damage, death, loss from all perils including but not limited to theft, vandalism, fire, flood, rain, windstorm, and any acts of God.</p> <p>4. Customer acknowledges and agrees that existing conditions of the site both at surface level and/or subsurface, the visible and/or hidden existing conditions of the buildings, fixtures, and structures on the site, and the existing visible and hidden condition of any posts, buildings or structures to which Contractor's Work will attach are the sole responsibility of Customer. Customer is solely responsible for obtaining a Florida licensed contractor to obtain permits and inspections and perform any work necessary to ensure that all existing structures are stable and of necessary integrity for Contractor's Work. Any damage and any required repairs to any buildings, structures, posts or to the site itself, caused by Contractor's Work, are the sole cost and responsibility of Customer. Customer agrees to promptly pay the costs and facilitate any repairs to any buildings, structures, posts or to the site itself, so as not to delay the Contractor's Work.</p> <p>5. Customer acknowledges and agrees that all underground utilities and/or subsurface systems are the sole cost and responsibility of the Customer and Customer will arrange and obtain visible markings of any underground utilities and/or systems, including but not limited to utilities, sprinkles, slabs, or posttension cables. Any damage to underground utilities or subsurface systems shall be repaired by the Customer at Customer's sole cost and expense.</p> <p>6. Customer agrees to defend, indemnify and hold harmless the Contractor for all losses, damages, costs, attorneys fees, injuries, judgments and damages of any nature arising from the Customer's and/or the Customer's agents, employees, contractors, invitees, guests, trespassers, or others, negligence, actions or inactions, omissions and defaults, which may cause or result in any damages, injuries, losses, death or judgments, and from the Contractor's Work, acts, omission or default under this agreement</p>	1	0.00	0.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<p>TERMS AND CONDITIONS</p> <p>7. Customer acknowledges and agrees that Customer is responsible to cover floors, walls, ceiling, landscaping, slabs, paint, fixtures, structures and property of any nature, and that any damages to any items or property caused by the Contractor's Work, is Customer's responsibility and shall be repaired by Customer at Customer's sole cost. Such damages may include, but are not limited to, concrete repairs, stucco repairs, repainting, landscaping and shrubbery. Contractor's pricing does not include any additional parts which may be required, after old parts are removed, and Customer agrees that additional parts may need to be replaced at an additional cost to Customer. If Customer elects not to make necessary repairs of existing structures or damaged items and Contractor cannot proceed with Work, Customer is still responsible to pay the full amount set forth in this Agreement as items are special order and not refundable.</p> <p>8. Customer acknowledges and agrees that ALL PRICES ARE FINAL AND THERE ARE NO REFUNDS. Customer acknowledges and agrees that due to large fluctuations and volatility in the material and labor market, Contractor cannot honor or guarantee the pricing contained in this Agreement until the Customer accepts the proposal, pays Contractor and the Contractor places the material order that is accepted by the manufacturer and paid in full to the manufacturer. All special-order items and materials must be paid in full by the Customer. If pricing contained in this Agreement fluctuates prior to Customer's acceptance and payment, and prior to the order being placed with the manufacturer, Customer will be charged and will pay the increase. Customer acknowledges and agrees that this Agreement contains a material escalation clause and pricing set forth in the proposal or Agreement is not binding and may be increased as Contractor cannot guarantee pricing prior to Customer's acceptance and payment, and prior to the order being placed with the manufacturer and paid to the manufacturer. Further, Customer acknowledges and agrees that paying the deposit will not hold or guarantee the pricing in this Agreement, unless Contractor commences Work within , days of receipt of the deposit, places the order with the manufacturer and pays the manufacturer. Should Customer pay Contractor a deposit and delay commencement of Contractor's Work by more than , days, Contractor will not honor pricing in this Agreement and will provide new pricing for Customer. All amounts paid to Contractor are nonrefundable. Due to the nature of all work being a special order, in the event Customer cancels or terminates this Agreement, Customer shall pay Contractor the full amount of this Agreement.</p> <p>9. Payment terms are: 50 % Deposit, 40 % Balance upon materials delivery, 10 % final payment upon Contractor's completion of installation, regardless of permit inspection status. Provided, however, that special order items must be paid in full by Customer. Payments are due within five (5) days of Contractor's issuance of an Invoice to Customer. Untimely payments will accrue interest at the highest legal rate. Credit card payments will incur a surge-charge 3.15% paid by Customer. Contractor will not accept reductions of payment and no Retainage may be withheld on any of Contractor's payments.</p> <p>10. Venue for any litigation is the County in which the property subject to the Work sits. The prevailing party in any litigation arising from this Agreement shall recover its costs and attorney's fees through litigation and appeal.</p> <p>11. Contractor will furnish a Certificate of Insurance at no cost to Customer, however, Customer's request for a Certificate of Insurance/Subrogation will incur an additional Fee \$150.00 paid to Contractor in advance.</p>	1	0.00	0.00

SUBTOTAL	15,300.00
TAX (7%)	1,071.00

TOTAL	\$16,371.00
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THANK YOU.

Accepted By

Accepted Date

JOHN'S GARAGE DOOR, INC.
 2266 W 79 STREET
 HIALEAH, FL 33016
 +13058222951
 mail@jgaraged.com
 www.jgaraged.com



Estimate 10020

ADDRESS	SHIP TO	DATE	TOTAL	
Lake Frances CDD 8785 SW 165th Ave Miami, FL 33193	Lake Frances CDD 28102 SW 129TH CT HOMEASTEAD, FL 33033	03/27/2025	\$24,369.25	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Location: Lake side Fence ***Red line on the Map	1	0.00	0.00
	We will Furnish Aluminum Fence 6ft Hight One hundred and sixty-five lineal feet of fixed fence. One set of dual service gates, manual operation	1	18,975.00	18,975.00
	Aluminum design a per customer request with 1" vertical pickets and double rail on top. Architectural Drawings. Engineering signed and sealed Drawings to comply with Government and Building codes.	1	2,600.00	2,600.00
	fees must be paid in advance and are not refundable. *In the case of any required changes to designs or structural requirements, customer will be responsible for additional cost on parts, labor and fees. Customer shall further: • supply required schematics and drawings, site plans, surveys, building drawings, legal documents, structural drawings, unless they are to be supplied by Johns Garage Door, Inc. in accordance with this Agreement. **Structural, building drawings, requirements, repairs or additional changes are not included in our project or drawings unless specified. - Permits process. Run permit form at the building department.	1	1,200.00	1,200.00
	NOTE: Does not include: City fees, notice of commencement and notice of termination fees and registration. THIS COST WILL BE CHARGE EXTRA UPON CITY INVOICE AND MUST BE PAY BY CUSTOMER UPON RECEIPT. (*Customer must provide access and have someone available for inspections at the property) *For garage door inspections must be done by customer, we will not send a representative for inspections. *Price is for standard permit if reviews or corrections are required additional cost of \$140.00 per trip will be charge. fees must be paid in advance and are not refundable.			

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<p>TERMS AND CONDITIONS</p> <p>1. Unless specifically itemized and billed to Customer in this Agreement, Contractor will not be responsible to retain permit or process runners, apply for and obtain permits obtain inspections and Customer is solely responsible for all costs and fees and for obtaining required permits and inspections for the Contractor's Work set forth in this Agreement. Customer acknowledges and agrees that zoning requirements, variances and approvals, HOA and/or Association approval, surveys, testing, permits, and inspections are the sole responsibility of Customer. There are no costs or fees covered by Contractor unless specifically itemized and charged to Customer in this Agreement.</p> <p>2. Any and all electrical work or service and/or low voltage work is excluded and is not included in this Proposal or Agreement and Customer acknowledges and agrees that Customer will promptly hire and pay a Florida licensed electrician for electrical and/or low voltage work, which must be done in accordance with applicable Florida Codes.</p> <p>3. Customer is solely responsible for site conditions and shall ensure that traffic control is provided to Contractor as requested by Contractor. Customer will ensure there is adequate parking and that the Work site and Work area is a clear without vehicles, items, trees, landscaping or other obstructions for Contractor to Work. Additional hourly fees will apply if Contractor needs to clear the Work site or adjacent areas, or wait while Customer or Owner's own forces clear the site and adjacent areas. Customer shall bear the risk of loss and shall be responsible for site conditions, including but not limited to safely securing and protecting the materials on site and all of Contractor's Work in place. Customer shall take appropriate measures to control traffic through the duration of the work as requested by Contractor and shall secure the site and materials to prevent injury, property damage, death, loss from all perils including but not limited to theft, vandalism, fire, flood, rain, windstorm, and any acts of God.</p> <p>4. Customer acknowledges and agrees that existing conditions of the site both at surface level and/or subsurface, the visible and/or hidden existing conditions of the buildings, fixtures, and structures on the site, and the existing visible and hidden condition of any posts, buildings or structures to which Contractor's Work will attach are the sole responsibility of Customer. Customer is solely responsible for obtaining a Florida licensed contractor to obtain permits and inspections and perform any work necessary to ensure that all existing structures are stable and of necessary integrity for Contractor's Work. Any damage and any required repairs to any buildings, structures, posts or to the site itself, caused by Contractor's Work, are the sole cost and responsibility of Customer. Customer agrees to promptly pay the costs and facilitate any repairs to any buildings, structures, posts or to the site itself, so as not to delay the Contractor's Work.</p> <p>5. Customer acknowledges and agrees that all underground utilities and/or subsurface systems are the sole cost and responsibility of the Customer and Customer will arrange and obtain visible markings of any underground utilities and/or systems, including but not limited to utilities, sprinkles, slabs, or posttension cables. Any damage to underground utilities or subsurface systems shall be repaired by the Customer at Customer's sole cost and expense.</p> <p>6. Customer agrees to defend, indemnify and hold harmless the Contractor for all losses, damages, costs, attorneys fees, injuries, judgments and damages of any nature arising from the Customer's and/or the Customer's agents, employees, contractors, invitees, guests, trespassers, or others, negligence, actions or inactions, omissions and defaults, which may cause or result in any damages, injuries, losses, death or judgments, and from the Contractor's Work, acts, omission or default under this agreement</p>	1	0.00	0.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<p>TERMS AND CONDITIONS</p> <p>7. Customer acknowledges and agrees that Customer is responsible to cover floors, walls, ceiling, landscaping, slabs, paint, fixtures, structures and property of any nature, and that any damages to any items or property caused by the Contractor's Work, is Customer's responsibility and shall be repaired by Customer at Customer's sole cost. Such damages may include, but are not limited to, concrete repairs, stucco repairs, repainting, landscaping and shrubbery. Contractor's pricing does not include any additional parts which may be required, after old parts are removed, and Customer agrees that additional parts may need to be replaced at an additional cost to Customer. If Customer elects not to make necessary repairs of existing structures or damaged items and Contractor cannot proceed with Work, Customer is still responsible to pay the full amount set forth in this Agreement as items are special order and not refundable.</p> <p>8. Customer acknowledges and agrees that ALL PRICES ARE FINAL AND THERE ARE NO REFUNDS. Customer acknowledges and agrees that due to large fluctuations and volatility in the material and labor market, Contractor cannot honor or guarantee the pricing contained in this Agreement until the Customer accepts the proposal, pays Contractor and the Contractor places the material order that is accepted by the manufacturer and paid in full to the manufacturer. All special-order items and materials must be paid in full by the Customer. If pricing contained in this Agreement fluctuates prior to Customer's acceptance and payment, and prior to the order being placed with the manufacturer, Customer will be charged and will pay the increase. Customer acknowledges and agrees that this Agreement contains a material escalation clause and pricing set forth in the proposal or Agreement is not binding and may be increased as Contractor cannot guarantee pricing prior to Customer's acceptance and payment, and prior to the order being placed with the manufacturer and paid to the manufacturer. Further, Customer acknowledges and agrees that paying the deposit will not hold or guarantee the pricing in this Agreement, unless Contractor commences Work within , days of receipt of the deposit, places the order with the manufacturer and pays the manufacturer. Should Customer pay Contractor a deposit and delay commencement of Contractor's Work by more than , days, Contractor will not honor pricing in this Agreement and will provide new pricing for Customer. All amounts paid to Contractor are nonrefundable. Due to the nature of all work being a special order, in the event Customer cancels or terminates this Agreement, Customer shall pay Contractor the full amount of this Agreement.</p> <p>9. Payment terms are: 50 % Deposit, 40 % Balance upon materials delivery, 10 % final payment upon Contractor's completion of installation, regardless of permit inspection status. Provided, however, that special order items must be paid in full by Customer. Payments are due within five (5) days of Contractor's issuance of an Invoice to Customer. Untimely payments will accrue interest at the highest legal rate. Credit card payments will incur a surge-charge 3.15% paid by Customer. Contractor will not accept reductions of payment and no Retainage may be withheld on any of Contractor's payments.</p> <p>10. Venue for any litigation is the County in which the property subject to the Work sits. The prevailing party in any litigation arising from this Agreement shall recover its costs and attorney's fees through litigation and appeal.</p> <p>11. Contractor will furnish a Certificate of Insurance at no cost to Customer, however, Customer's request for a Certificate of Insurance/Subrogation will incur an additional Fee \$150.00 paid to Contractor in advance.</p>	1	0.00	0.00

SUBTOTAL	22,775.00
TAX (7%)	1,594.25

TOTAL	\$24,369.25
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THANK YOU.

Accepted By

Accepted Date

**Estimate details**

Estimate no.: 1901

Estimate date: 04/07/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Aluminum - 3 - Railed Picket Fence	Yellow Line - 140 LF Color: Black, White, Bronze (TBD) Height: 6ft Supply materials and labor to install Aluminum Fence. Posts are installed in concrete footing. Post distance 6ft O.C. NOTE: Permits are handled by 123 Permits, not included to this estimate. Engineering, Permit Filing, Permit Fee, other charges from the city and all other documents the city may require to permit work are not included in this estimate."	140	\$62.00	\$8,680.00
2.	Aluminum - 3 - Railed Picket Fence	Yellow Line - 165 LF Color: Black, White, Bronze (TBD) Height: 6ft Supply materials and labor to install Aluminum Fence. Posts are installed in concrete footing. Post distance 6ft O.C. NOTE: Permits are handled by 123 Permits, not included to this estimate. Engineering, Permit Filing, Permit Fee, other charges from the city and all other documents the city may require to permit work are not included in this estimate."	165	\$62.00	\$10,230.00
3.	Aluminum - Double Swing Gate	5'W x 6'H * 2	1	\$1,500.00	\$1,500.00
4.					

Permitting (123 Permit Solutions)

Permit processing is handled by 123 Permits on a separate fee that is not included in this estimate. Permit filling is \$500 on top of the city fees.

Engineering, Permit Filing, Permit Fee, and other charges are not included in this estimate. If permit is required by client, 123 Permits will provide a separate invoice.

0 \$0.00 \$0.00

Total**\$20,410.00**

Accepted date

Accepted by

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Lake Frances Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2025/2026; and

WHEREAS, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted by the Board.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized by the Board to be published.

PASSED, ADOPTED and EFFECTIVE this 28th day of May, 2025.

ATTEST:

**LAKE FRANCES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chair/Vice Chair

**LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the “Board”) of the **Lake Frances Community Development District** (the “District”) will hold Regular Meetings in the Hampton Inn & Suites – Homestead, 1st Floor Conference Room (Cove Board Room) located at 2855 NE 9th Street, Homestead, Florida 33033 at **6:30 p.m.** on the following dates:

**October 22, 2025
January 28, 2026
February 25, 2026
March 25, 2026
April 22, 2026
May 27, 2026
June 24, 2026
July 22, 2026
August 26, 2026
September 23, 2026**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District’s website or by contacting the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members 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 ensure 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 nnguyen@sdsinc.org 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 with no advertised notice.

LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT

www.lakefrancescdd.org

PUBLISH: MIAMI HERALD 10/9/25

**LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2024/2025, 2025/2026 and 2026/2027
With Two Year Option (2027/2028 and 2028/2029)
Miami Dade County, Florida**

**LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

SECTION 1. DUE DATE. Sealed proposals must be received no later than August 19, 2025 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. REJECTION OF PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) copy of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – Lake Frances Community Development District” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION 15. REJECTION OF ALL PROPOSALS. The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel (10 Points).*

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience (10 Points).*

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work (10 Points).*

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services (10 Points).*

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price (10 Points).*

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.