

June 26, 2024

Mr. Nancy Nguyen
District Manager
Pentathlon Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2024 Pentathlon CDD Report

Dear Ms. Nguyen:

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 in Section 20, Township 55S, Range 39E, in Miami-Dade County. It is bounded on the east by SW 157 Avenue; on the west by SW 158 Path; on the south by theoretical SW 148 Street; and on the north, by the Seaboard Airline Railroad Right of Way. The development may be accessed from the south by SW 152 Street (Coral Reef Drive) and SW 157 Avenue and from the west by SW 144 Street. See Exhibit 1 for a graphical representation of the development.

1. Infrastructure Ownership

a. Roads

All avenues, courts, places, paths, passages, terraces, streets and lanes within the District were dedicated to Miami-Dade County for the perpetual use of the public. This was accomplished by recording the "Milon Venture" plat on August 6, 2002 at Miami-Dade County Plat Book 159, Page 2.

b. Stormwater Drainage System

The road drainage system was dedicated to Miami-Dade County for the perpetual use of the public by the recording of the plat described above.

c. Water Distribution and Sanitary Sewer Systems

The water distribution and sanitary sewer systems were conveyed to Miami-Dade County for ownership and maintenance on December 6, 2002 under Agreement No. 17771.

2. State, Working Order and Condition of the Infrastructure Currently Owned or Maintained by the District

No public infrastructure is currently owned or maintained by the District since it was conveyed to the County as indicated above.

a. Roads

The roads, all of which are owned by Miami-Dade County, are in good condition except for several instances of fading pavement markings. These deficiencies were reported online on May 9, 2022, to the Miami-Dade County Department of Public Works and Waste Management via the link below. Some of the issues have been addressed and we will follow up with the County regarding the issued report number 22-10173283.

<http://www.miamidade.gov/publicworks/report-problems.asp>

b. Stormwater Drainage System

The stormwater system is in good working order and condition. Any drainage complaints may be reported at the following link:

<https://www.miamidade.gov/environment/flood-complaints.asp>

3. Estimated Maintenance Costs for District-Owned Infrastructure

a. General

a. The CDD proposed 2024-2025 Fiscal Year budget has the following amounts for maintenance expenditures:

2024-2025 Budget for Maintenance	
Improvements Contingency	\$7,000
Engineering/Inspections	\$1,500
Total	\$8,500

Alvarez Engineers finds the District’s proposed maintenance budget for Fiscal Year 2024-2025 adequate. For more detailed information on the 2024-2025 Fiscal Year Budget please visit the District’s website at the following link:

<https://pentathloncdd.org/financials/>

4. Insurance

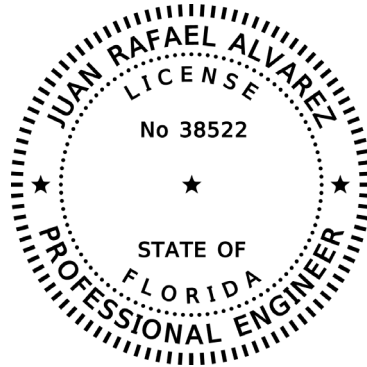
Alvarez Engineers has reviewed the District’s general liability, hired non-owned auto, employment practices liability and public officials’ liability insurance policy provided by Florida Insurance Alliance under Agreement No. 100123052 for the period between October 1, 2023 and October 1, 2024. The District has budgeted enough funds in the category of insurance to cover the \$6,594 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

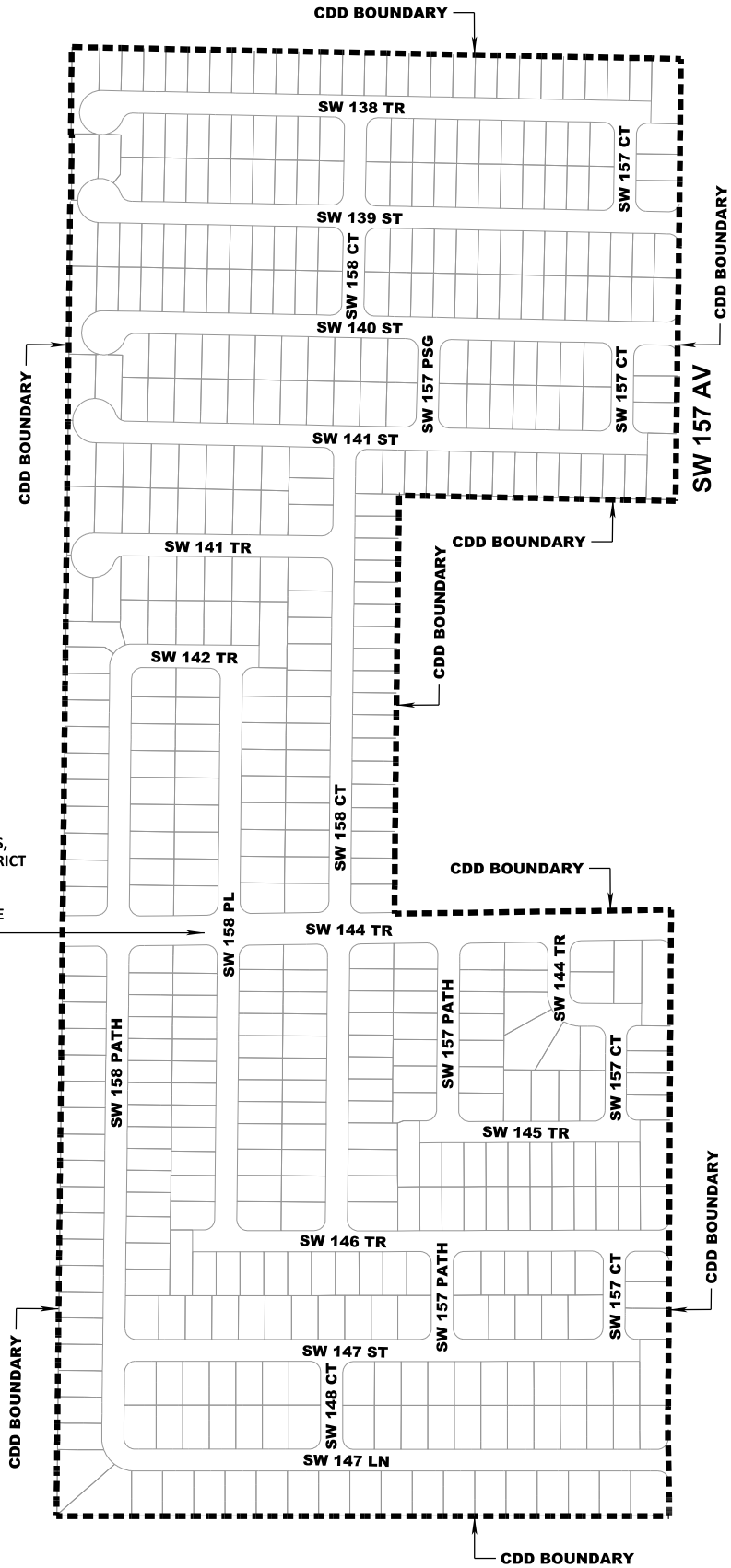
Sincerely,
Alvarez Engineers, Inc.

Juan R. Alvarez, PE
District Engineer
Date: June 26, 2024



This item has been digitally signed and sealed by Juan R. Alvarez, PE on June 26, 2024.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



ALL AVENUES, COURTS, PLACES, PATHS, PASSAGES, TERRACES, STREETS AND LANES WITHIN THE DISTRICT BOUNDARIES TOGETHER WITH ALL PUBLIC IMPROVEMENTS WERE DEDICATED BY PLAT TO MIAMI-DADE COUNTY (REFER TO MILON VENTURE PLAT PB 159, PG 2)

LEGEND:
 PB: PLAT BOOK
 PG: PAGE

ALVAREZ ENGINEERS, INC.

PENTATHLON CDD CDD LAND OWNERSHIP

EXHIBIT 1