

June 10, 2025

Attention:

District Manager Gloria Perez (gperez@sdsinc.org)
A.H. At Turnpike South Community Development District
Special District Services, Inc.
The Oaks Center, 2501A Burns Road
Palm Beach Gardens, FL 33410

**Re: A.H. At Turnpike South Community Development District.
Yearly District Engineer's Report for Fiscal Year 2025-2026
Pursuant to Section 9.21(b) of the Master Trust Indenture as it relates to
Special Assessment Bonds, Series 2015, 2016, and 2021 (Phases I, II
and III, respectively).**

Dear District Manager,

This statement is being made pursuant to Section 9.21(b) of the Master Trust Indenture between A.H. At Turnpike South Community Development District (the "District") and U.S. Bank National Association as Trustee dated February 1, 2015, as it relates to the Special Assessment Bonds, Series 2015, Series 2016, and Series 2021 together, (the "CDD Project"). With this statement we are setting forth (i) our findings as to whether such portions of the CDD Project still owned by the District have been maintained in good repair, working order and condition, and (ii) our recommendations as to the proper maintenance, repair, and operation of such portions of the CDD Project during the ensuing Fiscal Year 2025-2026, and an estimate of the amount of money necessary for such purpose.

- (i) **District Property and Condition.** As of the date of this statement, the land tracts shown in Exhibits 3, 4, and 5 attached to this statement, together with the completed public infrastructure within the tracts, including roadways, stormwater drainage, water distribution, and sewer collection system, have been completed and conveyed to Miami-Dade County for ownership and maintenance. Such land tracts and infrastructure are in good repair, working order and condition, except for the pavement markings, which are in fair condition and show signs of wear.
- (ii) **Operations and Maintenance of District Property.** The District has not budgeted for the operation and maintenance of the Public Infrastructure because all the elements of Public Infrastructure, that is, roads, stormwater drainage, water, and sewer systems, were conveyed to Miami-Dade County for ownership and maintenance at their completion.

Roadway or flooding problems may be reported to Miami-Dade County at <https://www.miamidade.gov/311direct/#/categorylist>.

Water and sewer issues may be reported to Miami-Dade County Water and Sewer Department ("WASD") at 786-552-8970 or by email at wasdcomplaintunit@miamidade.gov.

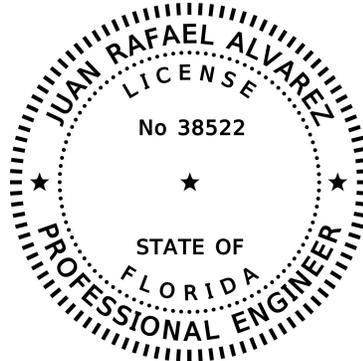
- (iii) **Insurance.** The District carries general liability, hired non-owned automobile, employment practices liability and public officials' liability under Agreement No. 100123018 with Florida Insurance Alliance, and the CDD should budget sufficient funds for policy renewal.

If you have any questions, or require additional information, please do not hesitate to contact us at 305-640-1345 or at Alvarez@Alvarezeng.com.

Sincerely,

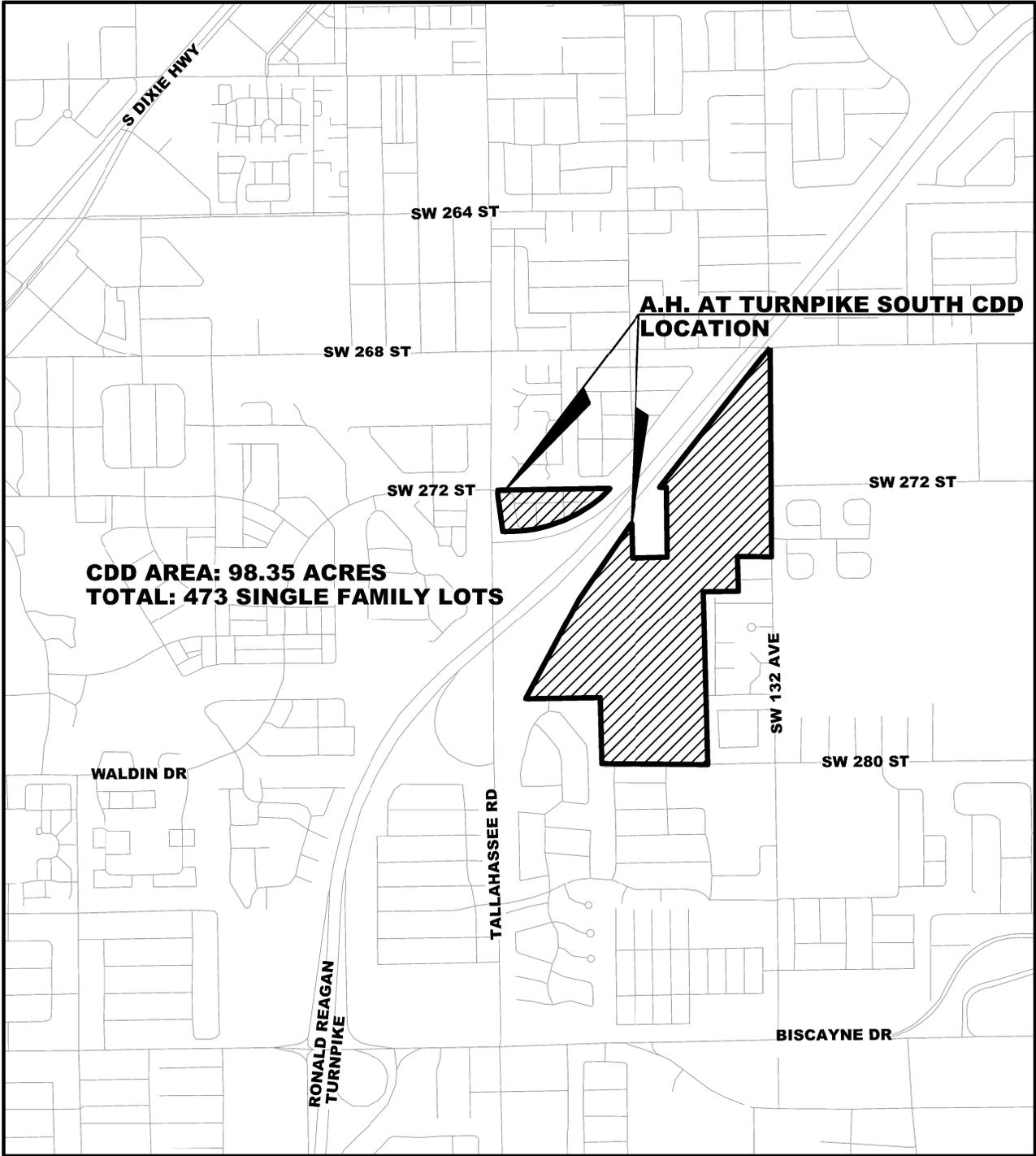
Alvarez Engineers, Inc.

Juan R. Alvarez, PE
District Engineer
Date: June 10, 2025



This item has been digitally signed and sealed by Juan R. Alvarez, PE on June 10, 2025.

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



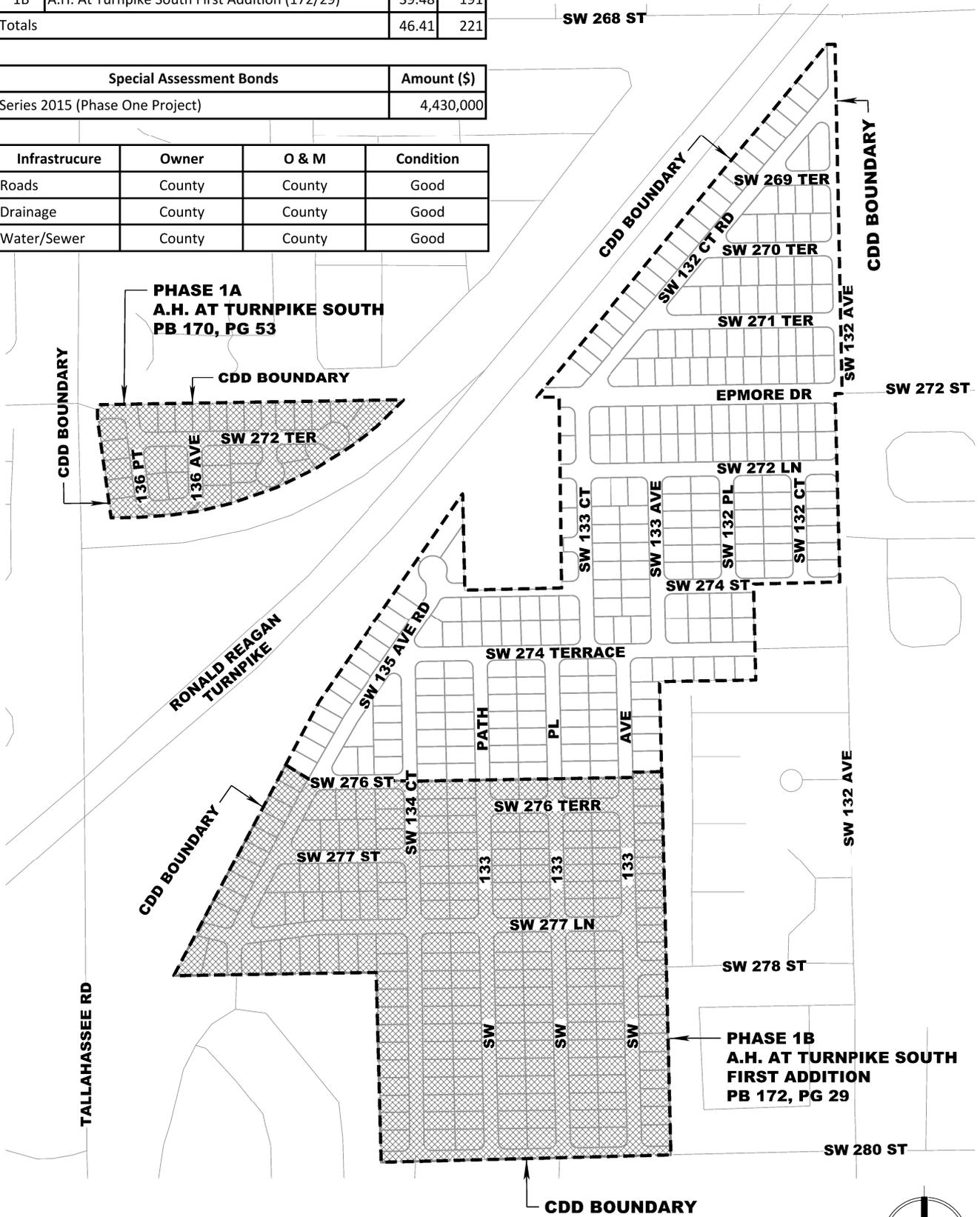
ALVAREZ ENGINEERS, INC.

**A.H. AT TURNPIKE SOUTH CDD
LOCATION MAP**

Phase	Plat Name (Plat Book/Page)	Acres	Lots
1A	A.H. At Turnpike South (170/53)	6.93	30
1B	A.H. At Turnpike South First Addition (172/29)	39.48	191
Totals		46.41	221

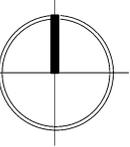
Special Assessment Bonds	Amount (\$)
Series 2015 (Phase One Project)	4,430,000

Infrastructure	Owner	O & M	Condition
Roads	County	County	Good
Drainage	County	County	Good
Water/Sewer	County	County	Good



ALVAREZ ENGINEERS, INC.

A.H. AT TURNPIKE SOUTH CDD CDD PHASE 1



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