



**PENTATHLON
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 8, 2018
6:30 P.M.**

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

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AGENDA
PENTATHLON
COMMUNITY DEVELOPMENT DISTRICT
Conference Room of Signature Flight Support
14150 SW 129th Street
Miami, Florida 33186
REGULAR BOARD MEETING
March 8, 2018
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. October 12, 2017 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Staff Report as Required
- H. New Business
 - 1. Consider Resolution No. 2018-01 – Adopting a FY 2018/2019 Proposed Budget.....Page 5
- I. Administrative Matters
 - 1. Financial Update.....Page 12
- J. Board Members Comments
- K. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

PENTATHLON COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

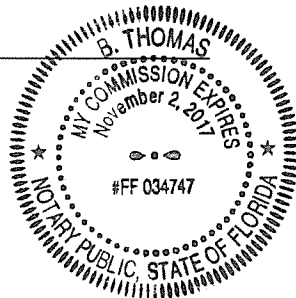
09/21/2017

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor 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

Sworn to and subscribed before me this
21 day of SEPTEMBER, A.D. 2017

B. Thomas

(SEAL)
MARIA MESA personally known to me



**PENTATHLON COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018 REGULAR
MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Pentathlon Community Development District (the "District") will hold Regular Meetings in the Conference Room at Signature Flight Support, 14150 SW 129th Street, Miami, Florida 33186 at 6:30 p.m. on the following dates:

- October 12, 2017
- November 9, 2017
- March 8, 2018
- May 10, 2018
- June 14, 2018
- September 13, 2018

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. A copy of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (305)777-0761 and/or toll free 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 insure 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 (305)777-0761 and/or toll free 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 without advertised notice.

PENTATHLON COMMUNITY DEVELOPMENT DISTRICT

www.pentathloncdd.org

9/21

17-148/0000259838M

**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 12, 2017**

A. CALL TO ORDER

The October 12, 2017, Regular Board Meeting of the Pentathlon Community Development District was called to order at 6:40 p.m. in the Conference Room of the Signature Flight Support Building, previously known as Landmark Aviation, located at 14150 SW 129th Street, Miami, Florida 33186.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* September 21, 2017, as part of the District's Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairperson Grissobelle Reyes-Obando, Vice Chairperson Ana Ibarra and Supervisors Julio Cesar Obando, Andre Goins and Michael Hunt constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Armando Silva of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. APPROVAL OF MINUTES

1. May 11, 2017, Regular Board Meeting

The minutes of the May 11, 2017, Regular Board Meeting were presented for approval.

A MOTION was made by Ms. Ibarra, seconded by Ms. Reyes-Obando and unanimously passed to approve the minutes of the May 11, 2017, Regular Board Meeting, as presented.
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F. OLD BUSINESS

1. Discussion Regarding Traffic Study Data - SW 162nd Avenue & SW 136th Street

Mr. Silva provided the results of the traffic studies that were performed by Miami-Dade County Department of Transportation and Public Works ("DTPW") on the intersections of SW 136th Street at SW 157th Avenue and SW 162nd Avenue. Ms. Reyes-Obando had requested that the results of the recent DTPW traffic study be compared to traffic study results in the school traffic operation plan that was submitted by Orbe Services, Inc. to Miami-Dade County in connection with the proposed school site near SW 157th Avenue and SW 136th Street. Ms. Reyes Obando stated that the main concern is that the traffic study results from the school traffic operation plan might be outdated and may not reflect a true interpretation of the increased flow of vehicular traffic due to recent residential development. Mr. Silva stated that he would contact Mr. Elbermawy and Ms. Claudia Diaz of DTPW and he will provide a response at an upcoming meeting.

**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 12, 2017**

G. NEW BUSINESS

1. Discussion Regarding Hurricane Irma and Post Storm Community Clean-Up

Mr. Silva outlined the actions taken post storm Irma. County departments were notified of downed street signage and where debris was stacked on street/road rights of ways. In addition, Mr. Silva stated that he would circulate a website address that provides real-time updates on the areas where debris is currently being picked up by the County.

2. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2016/2017 Amended Budget

Mr. Silva presented Resolution No. 2017-05, entitled:

RESOLUTION NO. 2017-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR
2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER
189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

As is done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised budget for said year, whereby budgeted expenditures are equal to or greater than actual expenditures for the year. The fiscal year ended on September 30, 2017. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A MOTION was made by Mr. Goins seconded by Mr. Obando and unanimously passed to adopt Resolution No. 2017-05, as presented, Adopting and Approving the Amended Fiscal Year 2016-2017 Budget, as presented.

H. ADMINISTRATIVE MATTERS

1. Annual Audit – Consider and Approve 1-Year Renewal Option – Grau & Associates

At the September 11, 2014, Pentathlon Community Development District Board Meeting, the firm of Grau & Associates was selected to perform the September 30, 2014, the September 30, 2015, and the September 30, 2016, year end audits of the District with an option to perform the September 30, 2017, audit. The fee for the September 30, 2014, audit was \$3,500; the fee for the September 30, 2015, audit was \$3,600; and the fee for the September 30, 2016, audit was \$3,700. The proposed fee for the September 30, 2017, audit is \$3,800, which is the budgeted amount for audit fees for Fiscal Year 2017/2018. Mr. Silva explained that management was pleased with the professionalism and competence of the Grau & Associates partners and staff; therefore, management recommends that the Board approve the renewal option for the Fiscal Year Ending September 30, 2017, audit for Grau & Associates. A discussion ensued after which;

**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 12, 2017**

A **MOTION** was made by Ms. Ibarra, seconded by Mr. Hunt and passed unanimously approving the 1-year renewal option for the fiscal year ended September 30, 2017, and authorizes management to engage the firm of Grau & Associates to perform the referenced annual audits and approves the respective annual proposal fee of \$3,800 per year per audit.

2. Financial Update

Mr. Silva presented the Financial Reports through September, 2017 and the Assessment Collections were provided in the meeting booklet as well. He noted that available funds as of September 30, 2017, were \$145,948.79.

I. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

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. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Ms. Reyes-Obando seconded by Ms. Ibarra and unanimously passed to adjourn the Regular Board Meeting at 7:43 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chair

RESOLUTION NO. 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Pentathlon Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2018/2019 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2018/2019 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 10, 2018 at 6:30 p.m. in the Conference Room at Signature Flight Support located at 14150 SW 129th Street, Miami, Florida 33186, for the purpose of receiving public comments on the Proposed Fiscal Year 2018/2019 Budget.

PASSED, ADOPTED and EFFECTIVE this 8th day of March, 2018.

ATTEST:

**PENTATHLON
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice-Chairperson

Pentathlon
Community Development District

**Proposed Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

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- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

PROPOSED BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	68,678
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	10,638
DEBT ASSESSMENTS	215,359
INTEREST INCOME	240
TOTAL REVENUES	\$ 294,915
EXPENDITURES	
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	
IMPROVEMENT CONTINGENCY	9,000
ENGINEERING/INSPECTIONS	1,000
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 10,000
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	6,000
PAYROLL TAXES (EMPLOYER)	480
MANAGEMENT	30,036
SECRETARIAL	3,000
LEGAL	8,000
ASSESSMENT ROLL	6,000
AUDIT FEES	3,900
INSURANCE	6,356
LEGAL ADVERTISING	650
MISCELLANEOUS	1,000
POSTAGE	325
OFFICE SUPPLIES	625
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,500
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 71,397
TOTAL EXPENDITURES	\$ 81,397
REVENUES LESS EXPENDITURES	\$ 213,518
BOND PAYMENTS	(202,438)
BALANCE	\$ 11,080
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,893)
DISCOUNTS FOR EARLY PAYMENTS	(11,787)
EXCESS/ (SHORTFALL)	\$ (6,600)
CARRYOVER FROM PRIOR YEAR	6,600
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	67,285	69,431	68,678	Expenditures Less Interest & Carryover/.94
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	11,703	11,702	10,638	Expenditures/.94
DEBT ASSESSMENTS	216,512	213,551	215,359	Bond Payments/.94
INTEREST INCOME	461	120	240	Interest Projected At \$20 Per Month
TOTAL REVENUES	\$ 295,961	\$ 294,804	\$ 294,915	
EXPENDITURES				
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS				
IMPROVEMENT CONTINGENCY	0	10,000	9,000	Improvement Contingency
ENGINEERING/INSPECTIONS	850	1,000	1,000	No Change From 2017/2018 Budget
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 850	\$ 11,000	\$ 10,000	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	2,800	6,000	6,000	No Change From 2017/2018 Budget
PAYROLL TAXES (EMPLOYER)	214	480	480	Projected At 8% Of Supervisor Fees
MANAGEMENT	28,824	29,424	30,036	CPI Adjustment
SECRETARIAL	3,000	3,000	3,000	No Change From 2017/2018 Budget
LEGAL	5,170	8,000	8,000	No Change From 2017/2018 Budget
ASSESSMENT ROLL	6,000	6,000	6,000	No Change From 2017/2018 Budget
AUDIT FEES	3,700	3,800	3,900	\$100 Increase From 2017/2018 Budget
INSURANCE	5,778	6,356	6,356	Insurance Estimate
LEGAL ADVERTISING	375	650	650	No Change From 2017/2018 Budget
MISCELLANEOUS	459	1,000	1,000	No Change From 2017/2018 Budget
POSTAGE	108	300	325	\$25 Decrease From 2017/2018 Budget
OFFICE SUPPLIES	283	650	625	\$25 Decrease From 2017/2018 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2017/2018 Budget
TRUSTEE FEES	3,091	3,350	3,500	Trustee (US Bank) Increasing Fees In 2018/2019
CONTINUING DISCLOSURE FEE	350	500	350	\$150 Decrease From 2017/2018 Budget
WEBSITE MANAGEMENT	1,000	1,000	1,000	No Change From 2017/2018 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 61,327	\$ 70,685	\$ 71,397	
TOTAL EXPENDITURES	\$ 62,177	\$ 81,685	\$ 81,397	
REVENUES LESS EXPENDITURES	\$ 233,784	\$ 213,119	\$ 213,518	
BOND PAYMENTS	(206,745)	(200,738)	(202,438)	2019 P & I Payments Less Earned Interest
BALANCE	\$ 27,039	\$ 12,381	\$ 11,080	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,850)	(5,894)	(5,893)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(10,456)	(11,787)	(11,787)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 13,733	\$ (5,300)	\$ (6,600)	
CARRYOVER FROM PRIOR YEAR	0	5,300	6,600	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 13,733	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
Interest Income	735	50	200	Projected Interest For 2018/2019
NAV Tax Collection	206,745	200,738	202,438	2019 P & I Payments Less Earned Interest
Total Revenues	\$ 207,480	\$ 200,788	\$ 202,638	
EXPENDITURES				
Principal Payments	100,000	105,000	110,000	Principal Payment Due In 2019
Interest Payments	99,845	95,788	92,638	Interest Payments Due In 2019
Total Expenditures	\$ 199,845	\$ 200,788	\$ 202,638	
Excess/ (Shortfall)	\$ 7,635	\$ -	\$ -	

Series 2012 Refunding Bonds Information

Original Par Amount =	\$2,780,000	Annual Principal Payments Due =	November 1st
Interest Rate =	1.25% - 4.5%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2012		
Maturity Date =	November 2033		
Par Amount As Of 1/1/18 =	\$2,285,000		

Pentathlon Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2015/2016 Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Projected Assessment*
Administrative	\$ 144.88	\$ 124.96	\$ 130.18	\$ 135.08	\$ 133.61
Maintenance/Infrastructure	\$ -	\$ 33.12	\$ 22.77	\$ 22.77	\$ 20.70
<u>Debt</u>	<u>\$ 505.12</u>	<u>\$ 416.16</u>	<u>\$ 421.23</u>	<u>\$ 415.47</u>	<u>\$ 418.99</u>
Total	\$ 650.00	\$ 574.24	\$ 574.18	\$ 573.32	\$ 573.30

* Assessments Include the Following :

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

Community Information:

Total Units 514

Pentathlon
Community Development District

**Financial Report For
January 2018**

Pentathlon Community Development District
Budget vs. Actual
October 2017 through January 2018

	<u>Oct '17 - Jan 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · Administrative Assessments	60,987.03	69,431.00	-8,443.97	87.84%
363.101 · Maintenance Assessments	10,280.28	11,702.00	-1,421.72	87.85%
363.810 · Debt Assessments	187,580.13	213,551.00	-25,970.87	87.84%
363.820 · Debt Assessment-Paid To Trustee	-178,295.45	-200,738.00	22,442.55	88.82%
363.830 · Assessment Fees	-2,485.09	-5,894.00	3,408.91	42.16%
363.831 · Assessment Discounts	-10,338.81	-11,787.00	1,448.19	87.71%
369.399 · Carryover From Prior Year	0.00	5,300.00	-5,300.00	0.0%
369.401 · Interest Income	186.12	120.00	66.12	155.1%
Total Income	<u>67,914.21</u>	<u>81,685.00</u>	<u>-13,770.79</u>	<u>83.14%</u>
Expense				
511.122 · Payroll Expense	76.50	480.00	-403.50	15.94%
511.131 · Supervisor Fees	1,000.00	6,000.00	-5,000.00	16.67%
511.308 · Improvement Contingency	0.00	10,000.00	-10,000.00	0.0%
511.310 · Engineering	0.00	1,000.00	-1,000.00	0.0%
511.311 · Management Fees	9,808.00	29,424.00	-19,616.00	33.33%
511.312 · Secretarial Fees	1,000.00	3,000.00	-2,000.00	33.33%
511.315 · Legal Fees	2,100.00	8,000.00	-5,900.00	26.25%
511.318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
511.320 · Audit Fees	0.00	3,800.00	-3,800.00	0.0%
511.450 · Insurance	5,778.00	6,356.00	-578.00	90.91%
511.480 · Legal Advertisements	0.00	650.00	-650.00	0.0%
511.512 · Miscellaneous	90.16	1,000.00	-909.84	9.02%
511.513 · Postage and Delivery	13.63	300.00	-286.37	4.54%
511.514 · Office Supplies	86.10	650.00	-563.90	13.25%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	3,350.00	-3,350.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	500.00	-500.00	0.0%
511.750 · Website Management	333.32	1,000.00	-666.68	33.33%
Total Expense	<u>20,460.71</u>	<u>81,685.00</u>	<u>-61,224.29</u>	<u>25.05%</u>
Net Income	<u><u>47,453.50</u></u>	<u><u>0.00</u></u>	<u><u>47,453.50</u></u>	<u><u>100.0%</u></u>

**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JANUARY 2018**

	Annual Budget 10/1/17 - 9/30/18	Actual Jan-18	Year To Date Actual 10/1/17 - 1/31/18
REVENUES			
ADMINISTRATIVE ASSESSMENTS	69,431	3,514	60,987
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	11,702	592	10,280
DEBT ASSESSMENTS	213,551	10,808	187,580
INTEREST INCOME	120	78	186
TOTAL REVENUES	\$ 294,804	\$ 14,992	\$ 259,034
EXPENDITURES			
INFRASTRUCTURE IMPROVEMENTS			
IMPROVEMENT CONTINGENCY	10,000	0	0
ENGINEERING/INSPECTIONS	1,000	0	0
TOTAL INFRASTRUCTURE IMPROVEMENTS	\$ 11,000	\$ -	\$ -
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	6,000	0	1,000
PAYROLL TAXES (EMPLOYER)	480	0	77
MANAGEMENT	29,424	2,452	9,808
SECRETARIAL	3,000	250	1,000
LEGAL	8,000	0	2,100
ASSESSMENT ROLL	6,000	0	0
AUDIT FEES	3,800	0	0
INSURANCE	6,356	0	5,778
LEGAL ADVERTISING	650	0	0
MISCELLANEOUS	1,000	2	90
POSTAGE	300	0	14
OFFICE SUPPLIES	650	8	86
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,350	0	0
CONTINUING DISCLOSURE FEE	500	0	0
WEBSITE MANAGEMENT	1,000	83	333
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 70,685	\$ 2,795	\$ 20,461
TOTAL EXPENDITURES	\$ 81,685	\$ 2,795	\$ 20,461
REVENUES LESS EXPENDITURES	\$ 213,119	\$ 12,197	\$ 238,573
BOND PAYMENTS	(200,738)	(10,301)	(178,295)
BALANCE	\$ 12,381	\$ 1,896	\$ 60,277
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,894)	(144)	(2,485)
DISCOUNTS FOR EARLY PAYMENTS	(11,787)	(556)	(10,339)
EXCESS/ (SHORTFALL)	\$ (5,300)	\$ 1,197	\$ 47,454
CARRYOVER FROM PRIOR YEAR	5,300	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 1,197	\$ 47,454

Bank Balance As Of 12/31/17	\$ 369,827.94
Funds Received: 1/1/18 - 1/31/18	\$ 14,292.45
Disbursements: 1/1/18 - 1/31/18	\$ 181,489.31
Bank Balance As Of 1/31/18	\$ 202,631.08
Accounts Payable As Of 1/31/18	\$ 3,195.24
Reserve Funds As Of 1/31/18	\$ 1,850.00
Accounts Receivable As Of 1/31/18	\$ -
Available Funds As Of 1/31/18	\$ 197,585.84

**PENTATHLON CDD
TAX COLLECTIONS
2017-2018**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Fees	Discount	Net From Tax Collector	Admin Assessment Income (Before Discounts & Fees)	Maintenance Assessment Income (Before Discounts & Fees)	Debt Assessment Income (Before Discounts & Fees)	Admin Assessment Income (After Discounts & Fees)	Maintenance Assessment Income (After Discounts & Fees)	Debt Assessment Income (After Discounts & Fees)	Debt Assessment Paid to Trustee
									\$ 294,684	\$ 69,431	\$ 11,702	\$ 213,551	\$ 69,431	\$ 11,702	\$ 213,551	
									\$ 277,003	\$ 65,265	\$ 11,000	\$ 200,738	\$ 65,265	\$ 11,000	\$ 200,738	\$ 200,738
1	789	Miami-Dade Tax Collector	11/20/17	NAV Taxes	\$ 2,565.77		\$ (24.31)	\$ (134.72)	\$ 2,406.74	\$ 604.52	\$ 101.85	\$ 1,859.40	\$ 567.04	\$ 95.55	\$ 1,744.15	\$ 1,744.15
2	474	Miami-Dade Tax Collector	11/28/17	NAV Taxes	\$ 6,306.52		\$ (60.54)	\$ (252.23)	\$ 5,993.75	\$ 1,485.88	\$ 250.47	\$ 4,570.17	\$ 1,412.25	\$ 238.05	\$ 4,343.45	\$ 4,343.45
3	616	Miami-Dade Tax Collector	12/08/17	NAV Taxes	\$ 47,012.24		\$ (451.32)	\$ (1,880.27)	\$ 44,680.65	\$ 11,076.56	\$ 1,867.14	\$ 34,068.54	\$ 10,527.40	\$ 1,774.50	\$ 32,378.75	\$ 32,378.75
4	144	Miami-Dade Tax Collector	12/26/17	NAV Taxes	\$ 188,048.96		\$ (1,805.34)	\$ (7,515.31)	\$ 178,728.31	\$ 44,306.24	\$ 7,468.56	\$ 136,274.16	\$ 42,101.01	\$ 7,098.85	\$ 129,528.45	\$ 129,528.45
5	993	Miami-Dade Tax Collector	01/03/18	NAV Taxes	\$ 10,319.76		\$ (99.07)	\$ (412.74)	\$ 9,807.95	\$ 2,431.44	\$ 409.86	\$ 7,478.46	\$ 2,310.90	\$ 389.55	\$ 7,107.50	\$ 7,107.50
6	684	Miami-Dade Tax Collector	01/10/18	NAV Taxes	\$ 4,594.19		\$ (44.51)	\$ (143.54)	\$ 4,406.14	\$ 1,082.39	\$ 182.40	\$ 3,329.40	\$ 1,038.04	\$ 174.95	\$ 3,193.15	\$ 3,193.15
7	294	Miami-Dade Tax Collector	01/29/18	Interest		\$ 99.99			\$ 99.99	\$ 99.99			\$ 99.99			\$ -
8	532	Miami-Dade Tax Collector	02/08/18	NAV Taxes	\$ 5,733.20		\$ (55.84)	\$ (149.08)	\$ 5,528.28	\$ 1,350.80	\$ 227.70	\$ 4,154.70	\$ 1,302.43	\$ 219.60	\$ 4,006.25	\$ 4,006.25
9									\$ -							\$ -
10									\$ -							\$ -
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19									\$ -							\$ -
20									\$ -							\$ -
21									\$ -							\$ -
22									\$ -							\$ -
23									\$ -							\$ -
					\$ 264,580.64	\$ 99.99	\$ (2,540.93)	\$ (10,487.89)	\$ 251,651.81	\$ 62,437.82	\$ 10,507.98	\$ 191,734.83	\$ 59,359.06	\$ 9,991.05	\$ 182,301.70	\$ 182,301.70

Assessment Roll:
514 Units X 573.32 = 294,686.48

Note: \$294,684, \$69,431, \$11,702 and \$213,551 are 2017/2018 Budgeted assessments before discounts and fees.
Note: \$277,003, \$65,265, \$11,000 and \$200,738 are 2017/2018 Budgeted assessments after discounts and fees.

\$ 264,580.64	
\$ 99.99	\$ 251,651.81
\$ (62,437.82)	\$ (59,359.06)
\$ (10,507.98)	\$ (9,991.05)
\$ (191,734.83)	\$ (182,301.70)
\$ -	\$ -