

Pentathlon
Community Development District

**Proposed Budget For
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021**

CONTENTS

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

DETAILED PROPOSED BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	70,044
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	10,638
DEBT ASSESSMENTS	212,546
INTEREST INCOME	360
TOTAL REVENUES	\$ 293,588
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	31,296
SECRETARIAL	3,000
LEGAL	8,000
ASSESSMENT ROLL	6,000
AUDIT FEES	3,400
INSURANCE	6,000
LEGAL ADVERTISING	650
MISCELLANEOUS	1,000
POSTAGE	275
OFFICE SUPPLIES	575
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,500
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 72,201
TOTAL EXPENDITURES	\$ 82,201
REVENUES LESS EXPENDITURES	\$ 211,387
BOND PAYMENTS	(199,793)
BALANCE	\$ 11,594
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,865)
DISCOUNTS FOR EARLY PAYMENTS	(11,729)
EXCESS/ (SHORTFALL)	\$ (6,000)
CARRYOVER FROM PRIOR YEAR	6,000
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	69,128	66,927	70,044	Expenditures Less Interest & Carryover/.94
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	10,638	10,638	10,638	Expenditures/.94
DEBT ASSESSMENTS	215,359	216,828	212,546	Bond Payments/.94
INTEREST INCOME	947	300	360	Interest Projected At \$30 Per Month
TOTAL REVENUES	\$ 296,072	\$ 294,693	\$ 293,588	
EXPENDITURES				
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS				
IMPROVEMENT CONTINGENCY	0	9,000	9,000	Improvement Contingency
ENGINEERING/INSPECTIONS	1,000	1,000	1,000	No Change From 2019/2020 Budget
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 1,000	\$ 10,000	\$ 10,000	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	2,800	6,000	6,000	No Change From 2019/2020 Budget
PAYROLL TAXES (EMPLOYER)	214	480	480	Projected At 8% Of Supervisor Fees
MANAGEMENT	30,036	30,600	31,296	CPI Adjustment
SECRETARIAL	3,000	3,000	3,000	No Change From 2019/2020 Budget
LEGAL	5,900	8,000	8,000	No Change From 2019/2020 Budget
ASSESSMENT ROLL	6,000	6,000	6,000	No Change From 2019/2020 Budget
AUDIT FEES	3,200	3,300	3,400	Accepted Amount For 2019/2020 Audit
INSURANCE	5,000	6,356	6,000	Insurance Estimate
LEGAL ADVERTISING	366	650	650	No Change From 2019/2020 Budget
MISCELLANEOUS	500	1,000	1,000	No Change From 2019/2020 Budget
POSTAGE	74	300	275	\$25 Decrease From 2019/2020 Budget
OFFICE SUPPLIES	222	600	575	\$25 Decrease From 2019/2020 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2019/2020 Budget
TRUSTEE FEES	3,400	3,500	3,500	No Change From 2019/2020 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2019/2020 Budget
WEBSITE MANAGEMENT	1,000	1,500	1,500	No Change From 2019/2020 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 62,237	\$ 71,811	\$ 72,201	
TOTAL EXPENDITURES	\$ 63,237	\$ 81,811	\$ 82,201	
REVENUES LESS EXPENDITURES	\$ 232,835	\$ 212,882	\$ 211,387	
BOND PAYMENTS	(205,544)	(203,818)	(199,793)	2021 P & I Payments Less Earned Interest
BALANCE	\$ 27,291	\$ 9,064	\$ 11,594	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,843)	(5,888)	(5,865)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(10,589)	(11,776)	(11,729)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 13,859	\$ (8,600)	\$ (6,000)	
CARRYOVER FROM PRIOR YEAR	0	8,600	6,000	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 13,859	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
Interest Income	5,078	300	300	Projected Interest For 2020/2021
NAV Tax Collection	205,544	203,818	199,793	2021 P & I Payments Less Earned Interest
Total Revenues	\$ 210,622	\$ 204,118	\$ 200,093	
EXPENDITURES				
Principal Payments	105,000	115,000	115,000	Principal Payment Due In 2021
Interest Payments	94,213	89,118	85,093	Interest Payments Due In 2021
Total Expenditures	\$ 199,213	\$ 204,118	\$ 200,093	
Excess/ (Shortfall)	\$ 11,409	\$ -	\$ -	

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 1/1/20 = \$2,070,000

Pentathlon Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Projected Assessment*
Administrative	\$ 144.88	\$ 135.08	\$ 133.61	\$ 130.21	\$ 136.28
Maintenance/Infrastructure	\$ -	\$ 22.77	\$ 20.70	\$ 20.70	\$ 20.70
<u>Debt</u>	<u>\$ 505.12</u>	<u>\$ 415.47</u>	<u>\$ 418.99</u>	<u>\$ 421.85</u>	<u>\$ 413.52</u>
Total	\$ 650.00	\$ 573.32	\$ 573.30	\$ 572.76	\$ 570.50

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 514