



**PENTATHLON
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 12, 2020
6:30 P.M.**

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

www.pentathloncdd.org
786.347.2711 ext. 2011 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING

Conference Room of Signature Flight Support
14150 SW 129th Street
Miami, Florida 33186
November 12, 2020
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. June 11, 2020 Special Board Meeting & Public Hearing.....Page 2
- G. Old Business
 - 1. Staff Report as Required
- H. New Business
 - 1. Consider Resolution No. 2020-05 – Adopting a Fiscal Year 2019/2020 Amended Budget.....Page 6
- I. Administrative Matters
 - 1. Discussion Regarding Election Protocol and Declaring Vacancies Effective November 17th
 - 2. Consider Resolution No. 2020-06 – Ratifying Actions Taken Pursuant to EO No. 2020-69.....Page 11
 - 3. Financial Update.....Page 15
- 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 GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, 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 2020/2021 REGULAR MEETING SCHEDULE

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

09/28/2020

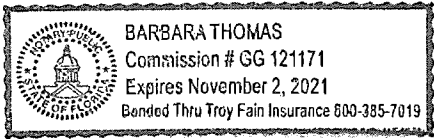
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has 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.

Guillermo Garcia

Sworn to and subscribed before me this
28 day of SEPTEMBER, A.D. 2020

Barbara Thomas

(SEAL)
GUILLERMO GARCIA personally known to me



**PENTATHLON COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
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 Signature Flight Support 2nd Floor Conference Room at the Miami Executive Airport located at 14150 S.W. 129th Street, Miami, Florida 33186 at 6:30 p.m. on the following dates:

- October 8, 2020
- November 12, 2020
- March 11, 2021
- May 13, 2021
- June 10, 2021
- September 9, 2021

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
9/28

20-16/0000489434M

**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING & PUBLIC HEARING
JUNE 11, 2020**

Note: The Pentathlon Community Development District (the “District”) Special Board Meeting was held via technological means as a result of the public health emergency that exists in the State of Florida as a consequence of the COVID-19 coronavirus, in light of the guidelines established by the Centers for Disease Control for the protection of all members of the community, and with the authority granted by Executive Orders issued by Governor Ron DeSantis, including Executive Order 20-69 (Emergency Management—COVID-19—Local Government Public Meetings) authorizing the use of communications technology, as provided in Section 120.54(5)(b)2, Florida Statutes.

A. CALL TO ORDER

District Manager Nancy Nguyen called the June 11, 2020, Special Board Meeting of Pentathlon Community Development District (the “District”) to order at approximately 6:34 p.m. via technological means pursuant to Executive Orders 20-52, 20-69, 20-112, and 20-114 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, and May 8, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the June 11, 2020, Special Board Meeting had been published in the *Miami Daily Business Review* on May 29, 2020, *as legally required*.

C. ESTABLISH A QUORUM

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

Staff in virtual attendance included: District Manager Nancy Nguyen 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. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments for items not on the agenda.

F. APPROVAL OF MINUTES

1. March 12, 2020, Regular Board Meeting

Ms. Nguyen presented the March 12, 2020, Regular Board Meeting minutes and asked if there were any comments and/or changes. There being no changes and/or comments, a **motion** was made by Mr. Goins, seconded by Mr. Obando and unanimously passed to approve the March 12, 2020, Regular Board Meeting minutes, as presented.

G. OLD BUSINESS
1. Staff Report, as Required

There was no Staff Report at this time.

H. NEW BUSINESS
1. Consider Resolution No. 2020-02 – Amending Date and Time for Public Hearing

Ms. Nguyen presented Resolution No. 2020-02, entitled:

RESOLUTION NO. 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2020-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2020/2021 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document and advised that because the May 14, 2020, Public Hearing had been rescheduled to June 11, 2020, it was in order to *amend* Resolution No. 2020-01. A discussion ensued after which:

A **motion** was made by Ms. Reyes-Obando, seconded by Mr. Goins and passed unanimously approving Resolution 2020-02, *as presented*; thereby, *amending* Resolution 2020-01.

2. Consider Resolution No. 2020-04 – Adopting a Fiscal Year 2020/2021 Meeting Schedule

RESOLUTION NO. 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2020/2021 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Ms. Reyes-Obando, seconded by Mr. Hunt and unanimously passed to approve and adopt Resolution No. 2020-04, *as presented*; thereby setting the 2020/2021 regular meeting schedule and authorizing the publication of the annual meeting schedule, as required by law.

NOTE: At approximately 6:39 p.m., Ms. Nguyen recessed the Special Meeting and simultaneously opened the Public Hearing.

I. Public Hearing
1. Proof of Publication

Ms. Nguyen presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on May 22, 2020, and May 29, 2020, as legally required.

2. Receive Public Comments of Fiscal Year 2020/2021 Final Budget

Ms. Nguyen opened the public comment portion of the public hearing to receive comments on the 2020/2021 fiscal year final budget and non-ad valorem special assessments. There being no comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2020-03 – Adopting a Fiscal Year 2020/2021 Final Budget

Ms. Nguyen presented Resolution No. 2020-03, entitled:

RESOLUTION NO. 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2020/2021 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title into the record and stated that the document provides for approving and adopting the fiscal year 2020/2021 final budget and the non-ad valorem special assessment tax roll. A discussion ensued after which:

A **motion** was made by Ms. Ibarra, seconded by Ms. Reyes-Obando and unanimously passed to approve and adopt Resolution No. 2020-03, *as presented*; thereby setting the 2020/2021 final budget and non-ad valorem special assessment tax roll.

NOTE: At approximately 6:42 p.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Special Meeting.

J. ADMINISTRATIVE MATTERS

1. Consider Approval of Agreement for Access to Certain Exempt Information

Ms. Wald informed the Board that the Florida public laws records were recently amended to clarify that certain information pertaining to an exempt individual home address was exempt from public records. She further explained that the new laws exempt parcel identification numbers from public records. Because the Miami-Dade County Property Appraiser (the “Property Appraiser”) provides assessment roll information to the District, the Property Appraiser has asked the District to enter into this agreement, stating that the District takes full responsibility for protecting exempt information from the public.

A **motion** was made by Ms. Ibarra, seconded by Mr. Goins and unanimously passed to approve the Agreement for Access to Certain Exempt Information between the Miami-Dade County Property Appraiser and Pentathlon Community Development District.

2. Financial Update

Ms. Nguyen presented the Financial Reports through May 2020; the Assessment Collections were provided in the meeting booklet as well. She noted that available funds as of May 31, 2020, were approximately \$214,684.

3. Qualifying Period Announcement: Noon, June 8, 2020 through Noon, June 12, 2020 – District Election in November for Seats 1, 2 and 5

Ms. Nguyen advised that the 4-year terms of office for Seat #1 (Andre Goins), Seat #2 (Michael Hunt) and Seat #5 (Ana Ibarra) were expiring in November 2020. The qualifying period for election and/or re-election had been set for noon on June 8, 2020 through noon on June 12, 2020. As a result of Emergency Rule No. 1SER20-01, those candidates interested in running for election are now allowed to submit their qualifying documents in PDF format via email to qualifyingdocuments@miamidade.gov or in person or mail to the Miami-Dade County Supervisor of Elections' Office (no earlier than fourteen days prior to commencement of the qualifying period). More information on election qualifying was provided to those whose seats were expiring prior to the qualifying dates. The new terms of office would be a 4-year term through Election Day in November 2024.

4. Statement of Financial Interests-Disclosure – 2019 Form 1 Filing Deadline July 1, 2020

The Board was reminded of the importance of completing and mailing their individual 2019 Statement of Financial Interests Form 1 to the Supervisor of Elections within the County of residency. The deadline for submittal is July 1, 2020.

K. BOARD MEMBER COMMENTS

Ms. Nguyen advised that unless an emergency were to arise, this Board would not meet until October 8, 2020, to adopt the fiscal year 2019/2020 amended budget.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Reyes-Obando, seconded by Mr. Obando to adjourn the Special Board Meeting at approximately 7:01 p.m. There were no objections.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

RESOLUTION NO. 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2019/2020 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Pentathlon Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2019/2020 attached hereto as Exhibit “A” is hereby approved and adopted by the Board.

Section 2. The Secretary/Assistant 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 12th day of November, 2020.

ATTEST:

**PENTATHLON
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Pentathlon
Community Development District

**Amended Final Budget For
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020**

CONTENTS

- I AMENDED FINAL OPERATING FUND BUDGET
- II AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2019/2020 BUDGET 10/1/19 - 9/30/20	AMENDED FINAL BUDGET 10/1/19 - 9/30/20	YEAR TO DATE ACTUAL 10/1/19 - 9/29/20
REVENUES			
ADMINISTRATIVE ASSESSMENTS	66,927	67,393	67,393
MAINTENANCE ASSESSMENTS	10,638	10,638	10,638
DEBT ASSESSMENTS	216,828	216,828	216,828
INTEREST INCOME	300	2,251	2,251
TOTAL REVENUES	\$ 294,693	\$ 297,110	\$ 297,110
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	6,000	2,800	2,800
PAYROLL TAXES (EMPLOYER)	480	214	214
MANAGEMENT	30,600	30,600	30,600
SECRETARIAL	3,000	3,000	3,000
LEGAL	8,000	5,893	5,893
ASSESSMENT ROLL	6,000	6,000	6,000
AUDIT FEES	3,300	3,300	3,300
INSURANCE	6,356	5,251	5,251
LEGAL ADVERTISING	650	700	439
MISCELLANEOUS	1,000	750	337
POSTAGE	300	155	151
OFFICE SUPPLIES	600	165	148
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	3,500	3,400	3,400
CONTINUING DISCLOSURE FEE	350	3,500	350
WEBSITE MANAGEMENT	1,500	1,500	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 71,811	\$ 67,403	\$ 63,558
MAINTENANCE EXPENDITURES			
IMPROVEMENT CONTINGENCY	9,000	2,500	0
ENGINEERING/INSPECTIONS	1,000	975	975
TOTAL MAINTENANCE EXPENDITURES	\$ 10,000	\$ 3,475	\$ 975
TOTAL EXPENDITURES	\$ 81,811	\$ 70,878	\$ 64,533
REVENUES LESS EXPENDITURES	\$ 212,882	\$ 226,232	\$ 232,577
BOND PAYMENTS	(203,818)	(206,906)	(206,906)
BALANCE	\$ 9,064	\$ 19,326	\$ 25,671
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,888)	(2,758)	(2,758)
DISCOUNTS FOR EARLY PAYMENTS	(11,776)	(10,717)	(10,717)
EXCESS/ (SHORTFALL)	\$ (8,600)	\$ 5,851	\$ 12,196
CARRYOVER FROM PRIOR YEAR	8,600	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 5,851	\$ 12,196

FUND BALANCE AS OF 9/30/19	
FY 2019/2020 ACTIVITY	
FUND BALANCE AS OF 9/30/20	

\$179,719
\$5,851
\$185,570

Notes

Reserve Funds Totaling \$8,600 used to reduce Fiscal Year 2019/2020 Assessments.
Reserve Funds Totaling \$6,000 to be used to reduce Fiscal Year 2020/2021 Assessments.

AMENDED FINAL BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2018/2019 BUDGET 10/1/19 - 9/30/20	AMENDED FINAL BUDGET 10/1/19 - 9/30/20	YEAR TO DATE ACTUAL 10/1/19 - 9/29/20
REVENUES			
Interest Income	300	1,676	1,674
NAV Tax Collection	203,818	206,906	206,906
Total Revenues	\$ 204,118	\$ 208,582	\$ 208,580
EXPENDITURES			
Principal Payments	115,000	110,000	110,000
Interest Payments	89,118	90,878	90,878
Total Expenditures	\$ 204,118	\$ 200,878	\$ 200,878
Excess/ (Shortfall)	\$ -	\$ 7,704	\$ 7,702

FUND BALANCE AS OF 9/30/19	\$295,215
FY 2019/2020 ACTIVITY	\$7,704
FUND BALANCE AS OF 9/30/20	\$302,919

Notes

Reserve Fund Balance = \$102,059*. Revenue Fund Balance = \$200,860*.

Revenue Fund Balance To Be Used To Make 11/1/2020 Principal & Interest Payment Of \$159,559 - Principal Payment Of \$115,000 & Interest Payment Of \$44,559.

* Approximate Amounts

Series 2012 Refunding Bonds Information

Original Par Amount =	\$2,780,000	Annual Principal Payments Due:
Interest Rate =	1.25% - 4.5%	November 1st
Issue Date =	April 2012	Annual Interest Payments Due:
Maturity Date =	November 2033	May 1st & November 1st
Par Amount As Of 9/30/20 =	\$2,070,000	

RESOLUTION 2020-06

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT RATIFYING AND APPROVING ACTIONS TAKEN BY THE BOARD OF SUPERVISORS AT MEETINGS HELD VIA MEDIA COMMUNICATIONS TECHNOLOGY PURSUANT TO EXECUTIVE ORDER NO. 20-69, AS AMENDED AND EXTENDED, AS A RESULT OF THE COVID-19 PANDEMIC

WHEREAS, the COVID-19 pandemic has significantly impacted the Pentathlon Community Development District (the “District”) and those residing and owning property within the boundaries of the District; and

WHEREAS, on March 1, 2020, Governor Ron DeSantis (the “Governor”) issued Executive Order No. 20-51, directing the Florida Department of Health to issue a Public Health Emergency; and

WHEREAS, on March 1, 2020, the State Surgeon General and State Health Officer declared a Public Health Emergency exists in the State of Florida as a result of COVID-19; and

WHEREAS, on March 9, 2020, the Governor issued Executive Order No. 20-52, declaring a state of emergency for the entire State of Florida as a result of COVID-19; and

WHEREAS, in a series of actions in March 2020, President Donald Trump, the Centers for Disease Control and Prevention (the “CDC”), and the White House Coronavirus Task Force have issued guidance advising individuals to adopt far-reaching social distancing measures recommending restrictions on mass gatherings and congregations, including public meetings; and

WHEREAS, on March 20, 2020, the Governor issued Executive Order No. 20-69 temporarily suspending the statutory requirement that a quorum be present in person at a specific

public place, authorizing the use of media communications technology, such as telephonic and video conferencing, as provided in Section 120.54(5)(b)2, Florida Statutes; and

WHEREAS, Executive Order No. 20-69 was amended and extended by subsequent Executive Orders of Governor Ron DeSantis, including Executive Order No. 20-246, which extended the temporary suspension of the statutory requirement that a quorum be present at a specific place and authorizing the use of media communications technology, until November 1, 2020 at 12:01 AM; and

WHEREAS, on March 24, 2020, the Governor issued Executive Order No. 20-83, directing the State of Florida Surgeon General and State Health Officer to issue a public health advisory urging the public to avoid all social and recreational gatherings of ten or more people and urging those can work remotely to do so; and

WHEREAS, the Governor, on April 3, 2020, issued Executive Order No. 20-91 (later amended by Executive Order 20-92), directing that all persons in Florida shall limit their movements and personal interactions outside their home to those necessary to obtain or provide essential services or to conduct essential activities; and

WHEREAS, on June 11, 2020, the District Board of Supervisors met, pursuant to and under the authority of Executive Order No. 20-69, as amended and extended, utilizing media communications technology; and

WHEREAS, the District Board of Supervisors intends to ratify and approve those actions taken by the District Board of Supervisors at its meeting held via media communications technology on June 11, 2020; and

WHEREAS, due to the COVID-19 pandemic and the health concerns associated with securing signatures on certain instruments necessary for the District to conduct business,

including, but not limited to, agreements, proposals, resolutions, and approved meeting minutes, in accordance with the authority granted in Chapter 668, Florida Statutes, the District may have utilized DocuSign or other acceptable electronic signature software to secure signatures the proper District officials; and

WHEREAS, the Board hereby finds and determines that the use of DocuSign or other acceptable electronic signature software pursuant to Chapter 668, Florida Statutes, if any, between March 9, 2020 and October 31, 2020, was necessary to properly conduct the business of the District.

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

Section 1. The above recitals are true and correct and incorporated herein as if set forth in full herein. The Executive Orders referenced herein are incorporated herein by reference.

Section 2. Those actions taken by the District Board of Supervisors at its meeting held pursuant to the authority of the Governor's Executive Order No. 20-69, as amended and extended, via media communications technology on June 11, 2020 is hereby ratified and approved.

Section 3. Any use by the District between March 9, 2020 and October 31, 2020 of DocuSign or other acceptable electronic signature software pursuant to Chapter 668, Florida Statutes, in order to secure the signature(s) of the proper District officials on those instruments necessary for the District to conduct business, including, but not limited to, agreements, proposals, resolutions, and approved meeting minutes, is hereby ratified and approved.

Section 4. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 5. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 12th day of November, 2020, by the Board of Supervisors of the Pentathlon Community Development District.

ATTEST:

**PENTATHLON COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair

Pentathlon
Community Development District

**Financial Report For
September 2020**

Pentathlon Community Development District
Budget vs. Actual
October 2019 through September 2020

	Oct 19 - Sept 20	19-20 Budget	\$ Over Budget	% of Budget
Income				
363.100 · Administrative Assessments	67,392.58	66,927.00	465.58	100.7%
363.101 · Maintenance Assessments	10,638.10	10,638.00	0.10	100.0%
363.810 · Debt Assessments	216,828.45	216,828.00	0.45	100.0%
363.820 · Debt Assessment-Paid To Trustee	-206,905.75	-203,818.00	-3,087.75	101.52%
363.830 · Assessment Fees	-2,758.22	-5,888.00	3,129.78	46.85%
363.831 · Assessment Discounts	-10,717.42	-11,776.00	1,058.58	91.01%
369.399 · Carryover From Prior Year	0.00	8,600.00	-8,600.00	0.0%
369.401 · Interest Income	2,251.44	300.00	1,951.44	750.48%
Total Income	76,729.18	81,811.00	-5,081.82	93.79%
Expense				
511.122 · Payroll Taxes	214.20	480.00	-265.80	44.63%
511.131 · Supervisor Fees	2,800.00	6,000.00	-3,200.00	46.67%
511.308 · Improvement Contingency	0.00	9,000.00	-9,000.00	0.0%
511.310 · Engineering	975.00	1,000.00	-25.00	97.5%
511.311 · Management Fees	30,600.00	30,600.00	0.00	100.0%
511.312 · Secretarial Fees	3,000.00	3,000.00	0.00	100.0%
511.315 · Legal Fees	5,892.50	8,000.00	-2,107.50	73.66%
511.318 · Assessment/Tax Roll	6,000.00	6,000.00	0.00	100.0%
511.320 · Audit Fees	3,300.00	3,300.00	0.00	100.0%
511.450 · Insurance	5,251.00	6,356.00	-1,105.00	82.62%
511.480 · Legal Advertisements	439.32	650.00	-210.68	67.59%
511.512 · Miscellaneous	337.40	1,000.00	-662.60	33.74%
511.513 · Postage and Delivery	151.36	300.00	-148.64	50.45%
511.514 · Office Supplies	147.75	600.00	-452.25	24.63%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	3,399.69	3,500.00	-100.31	97.13%
511.734 · Continuing Disclosure Fee	350.00	350.00	0.00	100.0%
511.750 · Website Management	1,500.00	1,500.00	0.00	100.0%
Total Expense	64,533.22	81,811.00	-17,277.78	78.88%
Net Income	12,195.96	0.00	12,195.96	100.0%

**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2020**

	Annual Budget 10/1/19 - 9/30/20	Actual Sep-20	Year To Date Actual 10/1/19 - 9/30/20
REVENUES			
ADMINISTRATIVE ASSESSMENTS	66,927	0	67,393
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	10,638	0	10,638
DEBT ASSESSMENTS	216,828	0	216,828
INTEREST INCOME	300	192	2,251
TOTAL REVENUES	\$ 294,693	\$ 192	\$ 297,110
EXPENDITURES			
INFRASTRUCTURE IMPROVEMENTS			
IMPROVEMENT CONTINGENCY	9,000	0	0
ENGINEERING/INSPECTIONS	1,000	0	975
TOTAL INFRASTRUCTURE IMPROVEMENTS	\$ 10,000	\$ -	\$ 975
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	6,000	0	2,800
PAYROLL TAXES (EMPLOYER)	480	0	214
MANAGEMENT	30,600	2,550	30,600
SECRETARIAL	3,000	250	3,000
LEGAL	8,000	400	5,893
ASSESSMENT ROLL	6,000	6,000	6,000
AUDIT FEES	3,300	0	3,300
INSURANCE	6,356	0	5,251
LEGAL ADVERTISING	650	108	439
MISCELLANEOUS	1,000	3	337
POSTAGE	300	10	151
OFFICE SUPPLIES	600	2	148
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,500	0	3,400
CONTINUING DISCLOSURE FEE	350	350	350
WEBSITE MANAGEMENT	1,500	125	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 71,811	\$ 9,798	\$ 63,558
TOTAL EXPENDITURES	\$ 81,811	\$ 9,798	\$ 64,533
REVENUES LESS EXPENDITURES	\$ 212,882	\$ (9,606)	\$ 232,577
BOND PAYMENTS	(203,818)	0	(206,906)
BALANCE	\$ 9,064	\$ (9,606)	\$ 25,671
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,888)	0	(2,758)
DISCOUNTS FOR EARLY PAYMENTS	(11,776)	0	(10,717)
EXCESS/ (SHORTFALL)	\$ (8,600)	\$ (9,606)	\$ 12,196
CARRYOVER FROM PRIOR YEAR	8,600	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (9,606)	\$ 12,196

Bank Balance As Of 8/31/20	\$ 205,296.69
Funds Received: 9/1/20 - 9/30/20	\$ 192.02
Disbursements: 9/1/20 - 9/30/20	\$ 3,375.82
Bank Balance As Of 9/30/20	\$ 202,112.89
Accounts Payable As Of 9/30/20	\$ 10,197.56
Accounts Receivable As Of 9/30/20	\$ -
Available Funds As Of 9/30/20	\$ 191,915.33

**PENTATHLON CDD
TAX COLLECTIONS
2019-2020**

#	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
									\$ 294,393	\$ 66,927	\$ 10,638	\$ 216,828	\$ 66,927	\$ 10,638	\$ 216,828	
									\$ 276,729	\$ 62,911	\$ 10,000	\$ 203,818	\$ 62,911	\$ 10,000	\$ 203,818	\$ 203,818
1	484	Miami-Dade Tax Collector	11/22/19	NAV Taxes	\$ 14,187.11		\$ (135.85)	\$ (601.62)	\$ 13,449.64	\$ 3,225.31	\$ 512.70	\$ 10,449.10	\$ 3,057.64	\$ 486.05	\$ 9,905.95	\$ 9,905.95
2	303	Miami-Dade Tax Collector	12/03/20	NAV Taxes	\$ 4,582.08		\$ (43.99)	\$ (183.28)	\$ 4,354.81	\$ 1,041.68	\$ 165.60	\$ 3,374.80	\$ 989.96	\$ 157.35	\$ 3,207.50	\$ 3,207.50
3	965	Miami-Dade Tax Collector	12/10/19	NAV Taxes	\$ 224,521.92		\$ (2,155.41)	\$ (8,980.72)	\$ 213,385.79	\$ 51,042.32	\$ 8,114.40	\$ 165,365.20	\$ 48,510.79	\$ 7,711.90	\$ 157,163.10	\$ 157,163.10
4	280	Miami-Dade Tax Collector	12/23/19	NAV Taxes	\$ 11,455.20		\$ (110.04)	\$ (452.47)	\$ 10,892.69	\$ 2,604.20	\$ 414.00	\$ 8,437.00	\$ 2,476.29	\$ 393.65	\$ 8,022.75	\$ 8,022.75
5	960	Miami-Dade Tax Collector	01/10/20	NAV Taxes	\$ 7,225.47		\$ (69.97)	\$ (228.18)	\$ 6,927.32	\$ 1,642.62	\$ 261.15	\$ 5,321.70	\$ 1,574.82	\$ 250.35	\$ 5,102.15	\$ 5,102.15
6	838	Miami-Dade Tax Collector	01/30/20	Interest		\$ 145.05			\$ 145.05	\$ 145.05			\$ 145.05			\$ -
7	756	Miami-Dade Tax Collector	02/10/20	NAV Taxes	\$ 7,445.88		\$ (72.91)	\$ (154.62)	\$ 7,218.35	\$ 1,692.73	\$ 269.10	\$ 5,484.05	\$ 1,640.90	\$ 260.85	\$ 5,316.60	\$ 5,316.60
8	446	Miami-Dade Tax Collector	03/09/20	NAV Taxes	\$ 2,291.04		\$ (22.62)	\$ (28.64)	\$ 2,239.78	\$ 520.84	\$ 82.80	\$ 1,687.40	\$ 509.18	\$ 80.90	\$ 1,649.70	\$ 1,649.70
9	664	Miami-Dade Tax Collector	04/10/20	NAV Taxes	\$ 8,794.62		\$ (87.89)	\$ (5.73)	\$ 8,701.00	\$ 1,999.37	\$ 317.85	\$ 6,477.40	\$ 1,978.05	\$ 314.45	\$ 6,408.50	\$ 6,408.50
10	760	Miami-Dade Tax Collector	04/24/20	Interest		\$ 22.23			\$ 22.23	\$ 22.23			\$ 22.23			\$ -
11	872	Miami-Dade Tax Collector	05/11/20	NAV Taxes	\$ 6,300.36		\$ (63.01)		\$ 6,237.35	\$ 1,432.31	\$ 227.70	\$ 4,640.35	\$ 1,418.00	\$ 225.40	\$ 4,593.95	\$ 4,593.95
12	973	Miami-Dade Tax Collector	06/09/20	NAV Taxes/Interest	\$ 3,585.64	\$ 103.08	\$ (36.88)		\$ 3,651.84	\$ 918.22	\$ 129.60	\$ 2,640.90	\$ 909.04	\$ 128.30	\$ 2,614.50	\$ 2,614.50
13	836	Miami-Dade Tax Collector	07/06/20	NAV Taxes/Interest (TC)	\$ 1,718.28	\$ 77.31	\$ (17.95)		\$ 1,777.64	\$ 467.94	\$ 62.10	\$ 1,265.55	\$ 463.29	\$ 61.45	\$ 1,252.90	\$ 1,252.90
14	224	Miami-Dade Tax Collector	07/10/20	NAV Taxes/Interest	\$ 2,291.04	\$ 94.49	\$ (23.86)		\$ 2,361.67	\$ 619.43	\$ 81.10	\$ 1,685.00	\$ 613.22	\$ 80.30	\$ 1,668.15	\$ 1,668.15
15	361	Miami-Dade Tax Collector	07/24/20	Interest		\$ 18.33			\$ 18.33	\$ 18.33			\$ 18.33			\$ -
16									\$ -							\$ -
17									\$ -							\$ -
					\$ 294,398.64	\$ 460.49	\$ (2,840.38)	\$ (10,635.26)	\$ 281,383.49	\$ 67,392.58	\$ 10,638.10	\$ 216,828.45	\$ 64,326.79	\$ 10,150.95	\$ 206,905.75	\$ 206,905.75

Assessment Roll:
514 Units X 572.76 = 294,398.64

Note: \$294,393, \$66,927, \$10,638 and \$216,828 are 2019/2020 Budgeted assessments before discounts and fees.

Note: \$276,729, \$62,911, \$10,000 and \$203,818 are 2019/2020 Budgeted assessments after discounts and fees.

\$ 294,398.64	
\$ 460.49	\$ 281,383.49
\$ (67,392.58)	\$ (64,326.79)
\$ (10,638.10)	\$ (10,150.95)
\$ (216,828.45)	\$ (206,905.75)
\$ -	\$ -