



**PENTATHLON  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
MAY 13, 2021  
6:00 P.M.**

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

[www.pentathloncdd.org](http://www.pentathloncdd.org)  
786.347.2711 ext. 2011 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT**  
Conference Room of Signature Flight Support  
14150 SW 129<sup>th</sup> Street  
Miami, Florida 33186  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
**May 13, 2021**  
**6:00 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. March 11, 2021 Regular Board Meeting.....Page 2
- G. **Public Hearing**
  - 1. Proof of Publication.....Page 7
  - 2. Receive Public Comments on Fiscal Year 2021/2022 Final Budget
  - 3. Consider Resolution No. 2021-04 - Adopting a Fiscal Year 2021/2022 Final Budget.....Page 8
- H. Old Business
  - 1. Staff Report as Required
- I. New Business
  - 1. Consider Resolution No. 2021-05 – Adopting a Fiscal Year 2021/2022 Meeting Schedule.....Page 15
- J. Administrative Matters
  - 1. Financial Update.....Page 17
  - 2. Statement of Financial Interests/Disclosure 2020 Form 1 – Filing Deadline: July 1, 2021
- K. Board Members Comments
- L. Adjourn

Publication Date  
2021-04-30

Subcategory  
Miscellaneous Notices

NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Pentathlon Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting (the "Meeting") of its Board of Supervisors (the "Board") on May 13, 2021, at 6:00 p.m. in the Second Floor Conference Room of Signature Flight Support at Miami Executive Airport located at 14150 SW 129th Street, Miami, Florida 33186. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2021/2022 Proposed Budget and Non-Ad Valorem Assessment Roll of the District. The Meeting is being held for the necessary public purpose of considering any other District business which may lawfully and properly come before the Board. At such time the Board is so authorized and may consider any business that may properly come before it.

A copy of the budget and/or the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Anyone requiring assistance in order to participate in this Meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance so that arrangements may be made.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

PENTATHLON COMMUNITY DEVELOPMENT DISTRICT

[www.pentathloncdd.org](http://www.pentathloncdd.org)

4/23-30 21-50/0000525576M

**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 11, 2021**

**A. CALL TO ORDER**

District Manager Nancy Nguyen called the March 11, 2021, Regular Board Meeting of the Pentathlon Community Development District (the “District”) to order at 6:37 p.m. in the Conference Room of the Signature Flight Support Building located at 14150 SW 129<sup>th</sup> 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* on September 28, 2020, as part of the District’s Fiscal Year 2020/2021 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 included: District Manager Nancy Nguyen of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**D. SEAT AND WELCOME NEW BOARD MEMBERS**

Ms. Nguyen stated that there were three (3) seats up for election at the November 3, 2020 General Election. Those seats were Seat #1 (currently held by Andre Goins), Seat #2 (currently held by Michael Hunt) and Seat #5 (currently held by Ana Ibarra).

Mr. Hunt and Ms. Ibarra qualified during the qualifying period for re-election to the District’s Board of Supervisors in Seat #2 and Seat #5, respectively. No oppositions were deemed by the Elections’ Department and Mr. Hunt and Ms. Ibarra were deemed as being ‘elected unopposed’. They will commence their new term of office effective November 17, 2020 (two Tuesdays following the General Election) and their terms will expire in November 2024. Ms. Nguyen welcomed Mr. Hunt and Ms. Ibarra back on the Board.

**E. ADMINISTER OATH OF OFFICE**

Ms. Nguyen, Notary Public in the State of Florida, administered the Oaths of Office to Mr. Hunt and Ms. Ibarra.

**F. CONSIDER RESOLUTION NO. 2021-01 – DECLARING VACANCIES (SEAT #1)**

Ms. Nguyen presented Resolution No. 2021-01, entitled:

**RESOLUTION NO. 2021-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen provided an explanation for the document and advised that the 4-year terms of office for Seat #1 (currently held by Andre Goins) had expired in November 2020. She further explained that no one had qualified for Seat #1 to be filled in the General Election. Pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats vacant, to be filled by the election to which no qualified elector has qualified and to appoint a qualified elector to fill each such vacancy within ninety (90) days of the second Tuesday following the General Election. Until such appointment, the incumbent Board Member in such seat shall remain in office.

A **motion** was made by Ms. Ibarra, seconded by Mr. Obando and unanimously passed declaring Seat #1 as vacant, effective November 17, 2020, and further authorizing the incumbent Board Member in this seat to remain in office until the appointment of a qualified elector to said seat.

**G. APPOINTMENT OF OFFICER TO VACANT SEAT**

Ms. Nguyen stated that a vacancy had been declared in Seat #1, effective as of the second Tuesday of November (November 17, 2020) following the November General Election (November 3, 2020). Pursuant to Section 190.006(3)(b), Florida Statutes, incumbents (holdover Board Members) will serve no longer than ninety (90) days (from November 17, 2020) or until appointments to the vacancies have been made. A discussion ensued after which:

A **motion** was made by Mr. Hunt, seconded by Ms. Ibarra and unanimously passed to appointing Andre Goins to Seat #1; and such term of office will expire in November 2024.

**H. ADMINISTER OATH OF OFFICE**

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Mr. Goins.

**I. ELECTION OF OFFICERS**

As a result of the changes to the Board of the District, Ms. Nguyen recommended that re-election of the District's Officers take place. She provided the following slate of names for election:

- Chairperson – Grissobelle Reyes-Obando
- Vice Chairperson – Ana Ibarra
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Michael Hunt, Julio Cesar Obando, Andre Goins, Armando Silva and Gloria Perez

A **motion** was made by Mr. Goins, seconded by Mr. Hunt and passed unanimously electing the District's Officers, as listed above.

**J. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**K. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments for items not on the agenda.

**L. APPROVAL OF MINUTES**

**1. November 12, 2020, Regular Board Meeting**

Ms. Nguyen presented the November 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 Ms. Reyes-Obando, seconded by Ms. Ibarra and unanimously passed approving the November 12, 2020, Regular Board Meeting minutes, *as presented*.

**M. OLD BUSINESS**

**1. Staff Report, as Required**

There was no Staff Report at this time.

**N. NEW BUSINESS**

**1. Consider Resolution No. 2021-02 – Adopting a Fiscal Year 2021/2022 Proposed Budget**

Resolution No. 2021-02 was presented, entitled:

**RESOLUTION NO. 2021-02**

**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 2021/2022; AND  
PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen explained that the proposed 2021/2022 fiscal year budget would be balanced by designating a carryover of \$7,345 from the projected fund balance as of September 30, 2021. Ms. Nguyen advised that since overall proposed assessments were not increasing in the fiscal year 2021/2022, letters to residents would not be required. Furthermore, Ms. Nguyen stated, as part of Resolution No. 2021-02, the Board must set a date for the public hearing to adopt the fiscal year 2021/2022 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Mr. Hunt, seconded by Ms. Ibarra and unanimously passed to approve and adopt Resolution No. 2021-02, *as presented*, setting the public hearing to adopt the fiscal year 2021/2022 final budget and assessments for May 13, 2021, at 6:00 p.m. in the Signature Flight Support Building Conference Room located at 14150 SW 129 Street, Miami, Florida 33186; and further authorizes publication/notice of the budget public hearing, *as required by law*.

**2. Consider Resolution No. 2021-03 – E-Verify Memorandum of Understanding**

Resolution No. 2021-03 was presented, entitled:

## RESOLUTION NO. 2021-03

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE DISTRICT MANAGER TO REGISTER THE DISTRICT WITH AND USE THE E-VERIFY SYSTEM PURSUANT TO THE REQUIREMENTS OF SECTION 448.095, FLORIDA STATUTES; AUTHORIZING EXECUTION OF THE E-VERIFY MEMORANDUM OF UNDERSTANDING FOR EMPLOYERS BETWEEN THE DISTRICT AND THE DEPARTMENT OF HOMELAND SECURITY (DHS); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Ms. Nguyen explained that the Florida Legislature had recently enacted Section 448.095, Florida Statutes, which requires that all public employers, such as the District, verify employment eligibility using the United States Department of Homeland Security's E-Verify System. Ms. Nguyen explained that although the District does not have employees, it is still required to register with the E-Verify System. She further noted, effective January 1, 2021, all District contractors would need to register with the E-Verify System as well in order to be eligible to conduct business for the District.

A **motion** was made by Ms. Ibarra, seconded by Mr. Hunt and unanimously passed to approve Resolution No. 2021-03 and further authorizing District Staff to register Pentathlon Community Development District with the United States Department of Homeland Security's E-Verify System.

#### O. ADMINISTRATIVE MATTERS

##### 1. Office of Records Update

Ms. Nguyen advised of updating the Office of Records for District files. She stated that the files would now be stored at the Special District Services, Inc. Kendall office located at 8785 SW 165 Avenue, Miami, Florida 33193.

##### 2. Financial Update

Ms. Nguyen presented the Financial Reports through February 2021. Assessment Collections were provided in the meeting booklet as well.

#### P. BOARD MEMBER COMMENTS

Ms. Nguyen advised that unless an emergency were to arise, this Board would not need to meet until May 13, 2021, at 6:00 p.m.

#### Q. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Reyes-Obando, seconded by Ms. Ibarra to adjourn the Regular Board Meeting at approximately 6:59 p.m. There were no objections.

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**Secretary/Assistant Secretary**

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**Chairperson/Vice-Chairperson**



Publication Date  
2021-04-30

Subcategory  
Miscellaneous Notices

NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Pentathlon Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting (the "Meeting") of its Board of Supervisors (the "Board") on May 13, 2021, at 6:00 p.m. in the Second Floor Conference Room of Signature Flight Support at Miami Executive Airport located at 14150 SW 129th Street, Miami, Florida 33186. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2021/2022 Proposed Budget and Non-Ad Valorem Assessment Roll of the District. The Meeting is being held for the necessary public purpose of considering any other District business which may lawfully and properly come before the Board. At such time the Board is so authorized and may consider any business that may properly come before it.

A copy of the budget and/or the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

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District Manager

PENTATHLON COMMUNITY DEVELOPMENT DISTRICT

[www.pentathloncdd.org](http://www.pentathloncdd.org)

4/23-30 21-50/0000525576M

**RESOLUTION NO. 2021-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2021/2022 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Pentathlon Community Development District (the “District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2021/2022 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2021/2022 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

**Section 2.** The 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 13<sup>th</sup> day of May, 2021.

**ATTEST:**

**PENTATHLON  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

Pentathlon  
Community Development District

**Final Budget For  
Fiscal Year 2021/2022  
October 1, 2021 - September 30, 2022**

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

**FINAL BUDGET**  
**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	FISCAL YEAR 2021/2022 BUDGET
<b>REVENUES</b>	
ADMINISTRATIVE ASSESSMENTS	69,019
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	10,638
DEBT ASSESSMENTS	213,569
INTEREST INCOME	360
<b>TOTAL REVENUES</b>	<b>\$ 293,586</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	
IMPROVEMENT CONTINGENCY	9,000
ENGINEERING/INSPECTIONS	1,000
<b>TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	<b>\$ 10,000</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
SUPERVISOR FEES	6,000
PAYROLL TAXES (EMPLOYER)	480
MANAGEMENT	31,728
SECRETARIAL	3,000
LEGAL	8,000
ASSESSMENT ROLL	6,000
AUDIT FEES	3,500
INSURANCE	6,000
LEGAL ADVERTISING	650
MISCELLANEOUS	900
POSTAGE	250
OFFICE SUPPLIES	550
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,500
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	1,500
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 72,583</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 82,583</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 211,003</b>
BOND PAYMENTS	(200,755)
<b>BALANCE</b>	<b>\$ 10,248</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,864)
DISCOUNTS FOR EARLY PAYMENTS	(11,729)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (7,345)</b>
CARRYOVER FROM PRIOR YEAR	7,345
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (0)</b>

**DETAILED FINAL BUDGET**  
**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
<b>REVENUES</b>				
ADMINISTRATIVE ASSESSMENTS	67,395	70,044	69,019	Expenditures Less Interest & Carryover/.94
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	10,638	10,638	10,638	Expenditures/.94
DEBT ASSESSMENTS	216,828	212,546	213,569	Bond Payments/.94
INTEREST INCOME	2,251	360	360	Interest Projected At \$30 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 297,112</b>	<b>\$ 293,588</b>	<b>\$ 293,586</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>				
IMPROVEMENT CONTINGENCY	0	9,000	9,000	Improvement Contingency
ENGINEERING/INSPECTIONS	975	1,000	1,000	No Change From 2020/2021 Budget
<b>TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	<b>\$ 975</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
SUPERVISOR FEES	2,800	6,000	6,000	No Change From 2020/2021 Budget
PAYROLL TAXES (EMPLOYER)	214	480	480	Projected At 8% Of Supervisor Fees
MANAGEMENT	30,600	31,296	31,728	CPI Adjustment
SECRETARIAL	3,000	3,000	3,000	No Change From 2020/2021 Budget
LEGAL	5,893	8,000	8,000	No Change From 2020/2021 Budget
ASSESSMENT ROLL	6,000	6,000	6,000	No Change From 2020/2021 Budget
AUDIT FEES	3,300	3,400	3,500	Accepted Amount For 2020/2021 Audit
INSURANCE	5,251	6,000	6,000	Insurance Estimate
LEGAL ADVERTISING	439	650	650	No Change From 2020/2021 Budget
MISCELLANEOUS	337	1,000	900	\$100 Decrease From 2020/2021 Budget
POSTAGE	151	275	250	\$25 Decrease From 2020/2021 Budget
OFFICE SUPPLIES	148	575	550	\$25 Decrease From 2020/2021 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2020/2021 Budget
TRUSTEE FEES	3,400	3,500	3,500	No Change From 2020/2021 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2020/2021 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2020/2021 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 63,558</b>	<b>\$ 72,201</b>	<b>\$ 72,583</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 64,533</b>	<b>\$ 82,201</b>	<b>\$ 82,583</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 232,579</b>	<b>\$ 211,387</b>	<b>\$ 211,003</b>	
BOND PAYMENTS	(206,906)	(199,793)	(200,755)	2022 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 25,673</b>	<b>\$ 11,594</b>	<b>\$ 10,248</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,840)	(5,865)	(5,864)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(10,635)	(11,729)	(11,729)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 12,198</b>	<b>\$ (6,000)</b>	<b>\$ (7,345)</b>	
CARRYOVER FROM PRIOR YEAR	0	6,000	7,345	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 12,198</b>	<b>\$ -</b>	<b>\$ (0)</b>	

**DETAILED FINAL DEBT SERVICE FUND BUDGET**  
**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	1,675	300	25	Projected Interest For 2021/2022
NAV Tax Collection	206,906	199,793	200,755	2022 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ 208,581</b>	<b>\$ 200,093</b>	<b>\$ 200,780</b>	
<b>EXPENDITURES</b>				
Principal Payments	110,000	115,000	120,000	Principal Payment Due In 2022
Interest Payments	90,878	85,093	80,780	Interest Payments Due In 2022
<b>Total Expenditures</b>	<b>\$ 200,878</b>	<b>\$ 200,093</b>	<b>\$ 200,780</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 7,704</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 1/1/21 = \$1,955,000





**RESOLUTION NO. 2021-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2021/2022 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Pentathlon Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2021/2022; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2021/2022 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted by the Board.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2021/2022 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 13<sup>th</sup> day of May, 2021.

**ATTEST:**

**PENTATHLON  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2021/2022 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 2<sup>nd</sup> Floor Conference Room at the Miami Executive Airport located at 14150 S.W. 129<sup>th</sup> Street, Miami, Florida 33186 at \_\_\_\_\_ **p.m.** on the following dates:

**October 14, 2021  
November 11, 2021  
February 10, 2022  
April 14, 2022  
June 9, 2022  
September 8, 2022**

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 561-630-4922 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 561-630-4922 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](http://www.pentathloncdd.org)

**PUBLISH: MIAMI DAILY BUSINESS REVIEW 10/5/21**

Pentathlon  
Community Development District

**Financial Report For  
April 2021**

**Pentathlon Community Development District**  
**Budget vs. Actual**  
**October 2020 through April 2021**

	<b>Oct 20 - Apr 21</b>	<b>20/21 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
363.100 · Administrative Assessments	66,837.88	70,044.00	-3,206.12	95.42%
363.101 · Maintenance Assessments	10,150.35	10,638.00	-487.65	95.42%
363.810 · Debt Assessments	202,773.50	212,546.00	-9,772.50	95.4%
363.820 · Debt Assessment-Paid To Trustee	-192,891.60	-199,793.00	6,901.40	96.55%
363.830 · Assessment Fees	-2,688.04	-5,865.00	3,176.96	45.83%
363.831 · Assessment Discounts	-10,946.13	-11,729.00	782.87	93.33%
369.399 · Carryover From Prior Year	0.00	6,000.00	-6,000.00	0.0%
369.401 · Interest Income	314.59	360.00	-45.41	87.39%
<b>Total Income</b>	<b>73,550.55</b>	<b>82,201.00</b>	<b>-8,650.45</b>	<b>89.48%</b>
<b>Expense</b>				
511.122 · Payroll Taxes	153.00	480.00	-327.00	31.88%
511.131 · Supervisor Fees	2,000.00	6,000.00	-4,000.00	33.33%
511.308 · Improvement Contingency	0.00	9,000.00	-9,000.00	0.0%
511.310 · Engineering	0.00	1,000.00	-1,000.00	0.0%
511.311 · Management Fees	18,256.00	31,296.00	-13,040.00	58.33%
511.312 · Secretarial Fees	1,750.00	3,000.00	-1,250.00	58.33%
511.315 · Legal Fees	2,900.00	8,000.00	-5,100.00	36.25%
511.318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
511.320 · Audit Fees	0.00	3,400.00	-3,400.00	0.0%
511.450 · Insurance	5,513.00	6,000.00	-487.00	91.88%
511.480 · Legal Advertisements	0.00	650.00	-650.00	0.0%
511.512 · Miscellaneous	188.02	1,000.00	-811.98	18.8%
511.513 · Postage and Delivery	54.11	275.00	-220.89	19.68%
511.514 · Office Supplies	75.75	575.00	-499.25	13.17%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	3,500.00	-3,500.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	875.00	1,500.00	-625.00	58.33%
<b>Total Expense</b>	<b>31,939.88</b>	<b>82,201.00</b>	<b>-50,261.12</b>	<b>38.86%</b>
<b>Net Income</b>	<b>41,610.67</b>	<b>0.00</b>	<b>41,610.67</b>	<b>100.0%</b>

**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
APRIL 2021**

	Annual Budget 10/1/20 - 9/30/21	Actual Apr-21	Year To Date Actual 10/1/20 - 4/30/21
<b>REVENUES</b>			
ADMINISTRATIVE ASSESSMENTS	70,044	0	66,838
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	10,638	0	10,150
DEBT ASSESSMENTS	212,546	0	202,774
INTEREST INCOME	360	0	315
<b>TOTAL REVENUES</b>	<b>\$ 293,588</b>	<b>\$ -</b>	<b>\$ 280,077</b>
<b>EXPENDITURES</b>			
<b>INFRASTRUCTURE IMPROVEMENTS</b>			
IMPROVEMENT CONTINGENCY	9,000	0	0
ENGINEERING/INSPECTIONS	1,000	0	0
<b>TOTAL INFRASTRUCTURE IMPROVEMENTS</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ -</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
SUPERVISOR FEES	6,000	0	2,000
PAYROLL TAXES (EMPLOYER)	480	0	153
MANAGEMENT	31,296	2,608	18,256
SECRETARIAL	3,000	250	1,750
LEGAL	8,000	0	2,900
ASSESSMENT ROLL	6,000	0	0
AUDIT FEES	3,400	0	0
INSURANCE	6,000	0	5,513
LEGAL ADVERTISING	650	0	0
MISCELLANEOUS	1,000	39	188
POSTAGE	275	27	54
OFFICE SUPPLIES	575	28	76
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,500	0	0
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	1,500	124	875
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 72,201</b>	<b>\$ 3,076</b>	<b>\$ 31,940</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 82,201</b>	<b>\$ 3,076</b>	<b>\$ 31,940</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 211,387</b>	<b>\$ (3,076)</b>	<b>\$ 248,137</b>
BOND PAYMENTS	(199,793)	0	(192,892)
<b>BALANCE</b>	<b>\$ 11,594</b>	<b>\$ (3,076)</b>	<b>\$ 55,245</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,865)	0	(2,688)
DISCOUNTS FOR EARLY PAYMENTS	(11,729)	0	(10,946)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (6,000)</b>	<b>\$ (3,076)</b>	<b>\$ 41,611</b>
CARRYOVER FROM PRIOR YEAR	6,000	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (3,076)</b>	<b>\$ 41,611</b>

Bank Balance As Of 3/31/21	\$ 242,613.55
Funds Received: 4/1/21 - 4/30/21	\$ -
Disbursements: 4/1/21 - 4/30/21	\$ 5,408.91
Bank Balance As Of 4/30/21	\$ 237,204.64
Accounts Payable As Of 4/30/21	\$ 3,676.27
Accounts Receivable As Of 4/30/21	\$ -
Available Funds As Of 4/30/21	\$ 233,528.37

**PENTATHLON CDD  
TAX COLLECTIONS  
2020-2021**

#	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
									\$ 293,228	\$ 70,044	\$ 10,638	\$ 212,546	\$ 70,044	\$ 10,638	\$ 212,546	
									\$ 275,634	\$ 65,841	\$ 10,000	\$ 199,793	\$ 65,841	\$ 10,000	\$ 199,793	\$ 199,793
1	980	Miami-Dade Tax Collector	11/18/20	NAV Taxes	\$ 16,384.00		\$ (156.95)	\$ (689.02)	\$ 15,538.03	\$ 3,913.80	\$ 594.40	\$ 11,875.80	\$ 3,711.68	\$ 563.70	\$ 11,262.65	\$ 11,262.65
2	742	Miami-Dade Tax Collector	11/27/20	NAV Taxes	\$ 9,128.00		\$ (87.63)	\$ (365.12)	\$ 8,675.25	\$ 2,180.48	\$ 331.20	\$ 6,616.32	\$ 2,072.10	\$ 314.80	\$ 6,288.35	\$ 6,288.35
3	677	Miami-Dade Tax Collector	12/09/20	NAV Taxes	\$ 217,360.50		\$ (2,086.66)	\$ (8,694.42)	\$ 206,579.42	\$ 51,922.68	\$ 7,886.70	\$ 157,551.12	\$ 49,347.22	\$ 7,495.55	\$ 149,736.65	\$ 149,736.65
4	741	Miami-Dade Tax Collector	12/22/20	NAV Taxes	\$ 21,679.00		\$ (208.39)	\$ (838.65)	\$ 20,631.96	\$ 5,178.64	\$ 786.60	\$ 15,713.76	\$ 4,928.36	\$ 748.65	\$ 14,954.95	\$ 14,954.95
5	312	Miami-Dade Tax Collector	01/13/21	NAV Taxes	\$ 6,641.01		\$ (64.43)	\$ (199.20)	\$ 6,377.38	\$ 1,586.36	\$ 240.95	\$ 4,813.70	\$ 1,523.33	\$ 231.35	\$ 4,622.70	\$ 4,622.70
6	273	Miami-Dade Tax Collector	01/27/21	Interest		\$ 11.72			\$ 11.72	\$ 11.72			\$ 11.72			\$ -
7	493	Miami-Dade Tax Collector	02/10/21	NAV Taxes	\$ 5,705.00		\$ (55.85)	\$ (119.80)	\$ 5,529.35	\$ 1,362.80	\$ 207.00	\$ 4,135.20	\$ 1,320.80	\$ 200.60	\$ 4,007.95	\$ 4,007.95
8	370	Miami-Dade Tax Collector	03/19/21	NAV Taxes	\$ 2,852.50		\$ (28.13)	\$ (39.92)	\$ 2,784.45	\$ 681.40	\$ 103.50	\$ 2,067.60	\$ 665.10	\$ 101.00	\$ 2,018.35	\$ 2,018.35
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
					\$ 279,750.01	\$ 11.72	\$ (2,688.04)	\$ (10,946.13)	\$ 266,127.56	\$ 66,837.88	\$ 10,150.35	\$ 202,773.50	\$ 63,580.31	\$ 9,655.65	\$ 192,891.60	\$ 192,891.60

Assessment Roll:  
514 Units X 570.50 = 293,237

Note: \$293,228, \$70,044, \$10,638 and \$212,546 are 2020/2021 Budgeted assessments before discounts and fees.

Note: \$275,634, \$65,841, \$10,000 and \$199,793 are 2020/2021 Budgeted assessments after discounts and fees.

\$ 279,750.01	
\$ 11.72	\$ 266,127.56
\$ (66,837.88)	\$ (63,580.31)
\$ (10,150.35)	\$ (9,655.65)
\$ (202,773.50)	\$ (192,891.60)
\$ -	\$ -