

Pentathlon
Community Development District

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

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

	FISCAL YEAR 2021/2022 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	69,019
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	10,638
DEBT ASSESSMENTS	213,569
INTEREST INCOME	360
TOTAL REVENUES	\$ 293,586
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	31,728
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 72,583
TOTAL EXPENDITURES	\$ 82,583
REVENUES LESS EXPENDITURES	\$ 211,003
BOND PAYMENTS	(200,755)
BALANCE	\$ 10,248
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,864)
DISCOUNTS FOR EARLY PAYMENTS	(11,729)
EXCESS/ (SHORTFALL)	\$ (7,345)
CARRYOVER FROM PRIOR YEAR	7,345
NET EXCESS/ (SHORTFALL)	\$ (0)

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
REVENUES				
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
TOTAL REVENUES	\$ 297,112	\$ 293,588	\$ 293,586	
EXPENDITURES				
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS				
IMPROVEMENT CONTINGENCY	0	9,000	9,000	Improvement Contingency
ENGINEERING/INSPECTIONS	975	1,000	1,000	No Change From 2020/2021 Budget
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 975	\$ 10,000	\$ 10,000	
ADMINISTRATIVE EXPENDITURES				
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 63,558	\$ 72,201	\$ 72,583	
TOTAL EXPENDITURES	\$ 64,533	\$ 82,201	\$ 82,583	
REVENUES LESS EXPENDITURES	\$ 232,579	\$ 211,387	\$ 211,003	
BOND PAYMENTS	(206,906)	(199,793)	(200,755)	2022 P & I Payments Less Earned Interest
BALANCE	\$ 25,673	\$ 11,594	\$ 10,248	
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
EXCESS/ (SHORTFALL)	\$ 12,198	\$ (6,000)	\$ (7,345)	
CARRYOVER FROM PRIOR YEAR	0	6,000	7,345	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 12,198	\$ -	\$ (0)	

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
REVENUES				
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
Total Revenues	\$ 208,581	\$ 200,093	\$ 200,780	
EXPENDITURES				
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
Total Expenditures	\$ 200,878	\$ 200,093	\$ 200,780	
Excess/ (Shortfall)	\$ 7,704	\$ -	\$ -	

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

Pentathlon Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Projected Assessment*
Administrative	\$ 144.88	\$ 133.61	\$ 130.21	\$ 136.28	\$ 134.29
Maintenance/Infrastructure	\$ -	\$ 20.70	\$ 20.70	\$ 20.70	\$ 20.70
<u>Debt</u>	<u>\$ 505.12</u>	<u>\$ 418.99</u>	<u>\$ 421.85</u>	<u>\$ 413.52</u>	<u>\$ 415.50</u>
Total	\$ 650.00	\$ 573.30	\$ 572.76	\$ 570.50	\$ 570.49

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 514