



**PENTATHLON
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 10, 2022
6:00 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
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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
February 10, 2022
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. September 9, 2021 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Staff Report as Required
- H. New Business
 - 1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 5
- I. Administrative Matters
 - 1. Announcement of Qualifying Period: Noon, June 13, 2022 – Noon, June 17, 2022 (Seats 3&4)
 - 2. 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 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 2021/2022 REGULAR MEETING SCHEDULE

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

10/01/2021

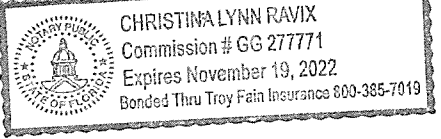
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has 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
1 day of OCTOBER, A.D. 2021

C. Ravix

(SEAL)
GUILLERMO GARCIA personally known to me



**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 2nd Floor Conference Room at the Miami Executive Airport located at 14150 SW 129th Street, Miami, Florida 33186 at 6:00 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
10/1

21-45/0000553834M

**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 9, 2021**

A. CALL TO ORDER

District Manager Nancy Nguyen called the September 9, 2021, Regular Board Meeting of the Pentathlon Community Development District (the “District”) to order at 6:33 p.m. in the Conference Room of the Signature Flight Support Building located at 14150 SW 129th Street, Miami, Florida 33186.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication 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

Ms. Nguyen determined that the 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 attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and District Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Nguyen informed the Board of Supervisors (the “Board”) that she would like to add the following item to the agenda:

- New Business Item 4. – Traffic Concerns on SW 157th Avenue

The Board acknowledged Ms. Nguyen’s request.

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. May 13, 2021, Regular Board Meeting and Public Hearing

Ms. Nguyen presented the May 13, 2021, Regular Board Meeting and Public Hearing minutes and asked if there were any comments and/or changes.

There being no changes and/or comments, a **motion** was made by Mr. Hunt, seconded by Mr. Obando and unanimously passed approving the May 13, 2021, Regular Board Meeting and Public Hearing 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. 2021-06 – Adopting a Fiscal Year 2020/2021 Amended Budget

Resolution No. 2021-06 was presented, entitled:

RESOLUTION NO. 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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

A **motion** was made by Mr. Goins, seconded by Ms. Ibarra and unanimously passed to approve and adopt Resolution No. 2021-06, *as presented*, thereby setting the amended/revised budget for the 2020/2021 fiscal year.

2. Consider Approval of Auditor Renewal

Ms. Nguyen explained that at the March 14, 2019, District meeting, the Board selected Grau & Associates to perform the year end audits for the fiscal years ending 2018, 2019, and 2020 with an option to perform the 2021 and 2022 audits.

Ms. Nguyen stated that management was pleased with the services provided by Grau & Associates, and recommended that the Board approve the renewal option. A discussion ensued, after which:

A **motion** was made by Ms. Ibarra, seconded by Ms. Reyes-Obando and unanimously passed approving the renewal option with Grau & Associates to perform the audits for the fiscal years ending in 2021 and 2022 for \$3,500 and \$3,600, respectively.

3. Legislative Session Update

Ms. Nguyen explained that District Counsel had prepared a memorandum summarizing the legislative acts that had become law during the most recent legislative session. Ms. Wald provided an explanation of the laws that pertain to the District and advised that if there were any questions regarding these new laws, they may contact her office or visit <http://laws.flrules.org/>.

4. **ADD-ON:** Traffic Concerns on SW 157th Avenue

Ms. Nguyen explained that this item was added at the request of Ms. Ibarra. Ms. Ibarra stated that although the new street light at the intersection of SW 157th Avenue and SW 140th Street was a great addition to the area, there was still a need for additional attention to traffic, especially during school drop off and pick up times. Ms. Ibarra further stated that motorists were blocking the intersection; therefore, motorists traveling east on SW 140th Street are unable to make a left hand turn onto SW 157th Avenue.

Mr. Hunt expressed his concerns with the traffic as well. Ms. Nguyen advised that she submitted a complaint with 311 informing them of the issue. Ms. Nguyen stated that once she receives a response from 311 she will relay the information to the Board.

I. ADMINISTRATIVE MATTERS

1. Staff Report, as Required

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until February 10, 2022, in order to approve the fiscal year 2022/2023 proposed budget and June 9, 2022, in order to finalize the fiscal year 2022/2023 final budget.

J. BOARD MEMBER COMMENTS

Everyone exchanged best wishes for the holiday season.

K. ADJOURNMENT

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

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

RESOLUTION NO. 2022-01

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 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Pentathlon Community Development District (the “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 2022/2023 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 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for April 14, 2022 at 6:00 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 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 10th day of February, 2022.

ATTEST:

**PENTATHLON
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice-Chairperson

Pentathlon
Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

CONTENTS

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

PROPOSED BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

| | FISCAL YEAR 2022/2023 BUDGET |
|--|------------------------------------|
| REVENUES | |
| ADMINISTRATIVE ASSESSMENTS | 68,772 |
| MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS | 10,638 |
| DEBT ASSESSMENTS | 213,808 |
| INTEREST INCOME | 360 |
| TOTAL REVENUES | \$ 293,578 |
| 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 | 32,676 |
| SECRETARIAL | 3,000 |
| LEGAL | 8,000 |
| ASSESSMENT ROLL | 6,000 |
| AUDIT FEES | 3,600 |
| INSURANCE | 6,200 |
| LEGAL ADVERTISING | 600 |
| MISCELLANEOUS | 850 |
| POSTAGE | 225 |
| OFFICE SUPPLIES | 525 |
| DUES & SUBSCRIPTIONS | 175 |
| TRUSTEE FEES | 3,500 |
| CONTINUING DISCLOSURE FEE | 350 |
| WEBSITE MANAGEMENT | 1,500 |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 73,681 |
| TOTAL EXPENDITURES | \$ 83,681 |
| REVENUES LESS EXPENDITURES | \$ 209,897 |
| BOND PAYMENTS | (200,955) |
| BALANCE | \$ 8,942 |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (5,864) |
| DISCOUNTS FOR EARLY PAYMENTS | (11,728) |
| EXCESS/ (SHORTFALL) | \$ (8,650) |
| CARRYOVER FROM PRIOR YEAR | 8,650 |
| NET EXCESS/ (SHORTFALL) | \$ - |

DETAILED PROPOSED BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

| | FISCAL YEAR 2020/2021 ACTUAL | FISCAL YEAR 2021/2022 BUDGET | FISCAL YEAR 2022/2023 BUDGET | COMMENTS |
|--|------------------------------------|------------------------------------|------------------------------------|--|
| REVENUES | | | | |
| ADMINISTRATIVE ASSESSMENTS | 70,217 | 69,019 | 68,772 | Expenditures Less Interest & Carryover/.94 |
| MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS | 10,638 | 10,638 | 10,638 | Expenditures/.94 |
| DEBT ASSESSMENTS | 212,546 | 213,569 | 213,808 | Bond Payments/.94 |
| INTEREST INCOME | 437 | 360 | 360 | Interest Projected At \$30 Per Month |
| TOTAL REVENUES | \$ 293,838 | \$ 293,586 | \$ 293,578 | |
| EXPENDITURES | | | | |
| MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS | | | | |
| IMPROVEMENT CONTINGENCY | 0 | 9,000 | 9,000 | Improvement Contingency |
| ENGINEERING/INSPECTIONS | 975 | 1,000 | 1,000 | No Change From 2021/2022 Budget |
| TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS | \$ 975 | \$ 10,000 | \$ 10,000 | |
| ADMINISTRATIVE EXPENDITURES | | | | |
| SUPERVISOR FEES | 4,000 | 6,000 | 6,000 | No Change From 2021/2022 Budget |
| PAYROLL TAXES (EMPLOYER) | 306 | 480 | 480 | Projected At 8% Of Supervisor Fees |
| MANAGEMENT | 31,296 | 31,728 | 32,676 | CPI Adjustment (Capped At 3%) |
| SECRETARIAL | 3,000 | 3,000 | 3,000 | No Change From 2021/2022 Budget |
| LEGAL | 5,875 | 8,000 | 8,000 | No Change From 2021/2022 Budget |
| ASSESSMENT ROLL | 6,000 | 6,000 | 6,000 | No Change From 2021/2022 Budget |
| AUDIT FEES | 3,400 | 3,500 | 3,600 | Accepted Amount For 2021/2022 Audit |
| INSURANCE | 5,513 | 6,000 | 6,200 | Insurance Estimate |
| LEGAL ADVERTISING | 196 | 650 | 600 | \$50 Decrease From 2021/2022 Budget |
| MISCELLANEOUS | 367 | 900 | 850 | \$50 Decrease From 2021/2022 Budget |
| POSTAGE | 86 | 250 | 225 | \$25 Decrease From 2021/2022 Budget |
| OFFICE SUPPLIES | 152 | 550 | 525 | \$25 Decrease From 2021/2022 Budget |
| DUES & SUBSCRIPTIONS | 175 | 175 | 175 | No Change From 2021/2022 Budget |
| TRUSTEE FEES | 3,400 | 3,500 | 3,500 | No Change From 2021/2022 Budget |
| CONTINUING DISCLOSURE FEE | 350 | 350 | 350 | No Change From 2021/2022 Budget |
| WEBSITE MANAGEMENT | 1,500 | 1,500 | 1,500 | No Change From 2021/2022 Budget |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 65,616 | \$ 72,583 | \$ 73,681 | |
| TOTAL EXPENDITURES | \$ 66,591 | \$ 82,583 | \$ 83,681 | |
| REVENUES LESS EXPENDITURES | \$ 227,247 | \$ 211,003 | \$ 209,897 | |
| BOND PAYMENTS | (202,550) | (200,755) | (200,955) | 2023 P & I Payments Less Earned Interest |
| BALANCE | \$ 24,697 | \$ 10,248 | \$ 8,942 | |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (2,824) | (5,864) | (5,864) | Two Percent Of Total Assessment Roll |
| DISCOUNTS FOR EARLY PAYMENTS | (10,969) | (11,729) | (11,728) | Four Percent Of Total Assessment Roll |
| EXCESS/ (SHORTFALL) | \$ 10,904 | \$ (7,345) | \$ (8,650) | |
| CARRYOVER FROM PRIOR YEAR | 0 | 7,345 | 8,650 | Carryover From Prior Year |
| NET EXCESS/ (SHORTFALL) | \$ 10,904 | \$ (0) | \$ - | |

DETAILED FINAL DEBT SERVICE FUND BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

| | FISCAL YEAR 2020/2021 ACTUAL | FISCAL YEAR 2021/2022 BUDGET | FISCAL YEAR 2022/2023 BUDGET | COMMENTS |
|----------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| REVENUES | | | | |
| Interest Income | 17 | 25 | 25 | Projected Interest For 2022/2023 |
| NAV Tax Collection | 202,550 | 200,755 | 200,955 | 2023 P & I Payments Less Earned Interest |
| Total Revenues | \$ 202,567 | \$ 200,780 | \$ 200,980 | |
| EXPENDITURES | | | | |
| Principal Payments | 115,000 | 120,000 | 125,000 | Principal Payment Due In 2023 |
| Interest Payments | 87,105 | 80,780 | 75,980 | Interest Payments Due In 2023 |
| Total Expenditures | \$ 202,105 | \$ 200,780 | \$ 200,980 | |
| Excess/ (Shortfall) | \$ 462 | \$ - | \$ - | |

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 1/1/22 = \$1,840,000

Pentathlon Community Development District Assessment Comparison

| | Original Projected Assessment* | Fiscal Year 2019/2020 Assessment* | Fiscal Year 2020/2021 Assessment* | Fiscal Year 2021/2022 Assessment* | Fiscal Year 2022/2023 Projected Assessment* |
|----------------------------|--------------------------------------|---|---|---|---|
| Administrative | \$ 144.88 | \$ 130.21 | \$ 136.28 | \$ 134.29 | \$ 133.80 |
| Maintenance/Infrastructure | \$ - | \$ 20.70 | \$ 20.70 | \$ 20.70 | \$ 20.70 |
| <u>Debt</u> | <u>\$ 505.12</u> | <u>\$ 421.85</u> | <u>\$ 413.52</u> | <u>\$ 415.50</u> | <u>\$ 415.97</u> |
| Total | \$ 650.00 | \$ 572.76 | \$ 570.50 | \$ 570.49 | \$ 570.47 |

* 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 2022**

Pentathlon Community Development District
Budget vs. Actual
October 2021 through January 2022

| | <u>Oct 21 - Jan 22</u> | <u>21/22 Budget</u> | <u>\$ Over Budget</u> | <u>% of Budget</u> |
|---|-------------------------|---------------------|-------------------------|----------------------|
| Income | | | | |
| 363.100 · Administrative Assessments | 64,214.16 | 69,019.00 | -4,804.84 | 93.04% |
| 363.101 · Maintenance Assessments | 9,898.65 | 10,638.00 | -739.35 | 93.05% |
| 363.810 · Debt Assessments | 198,680.80 | 213,569.00 | -14,888.20 | 93.03% |
| 363.820 · Debt Assessment-Paid To Trustee | -188,877.15 | -200,755.00 | 11,877.85 | 94.08% |
| 363.830 · Assessment Fees | -2,619.52 | -5,864.00 | 3,244.48 | 44.67% |
| 363.831 · Assessment Discounts | -10,841.91 | -11,729.00 | 887.09 | 92.44% |
| 369.399 · Carryover From Prior Year | 0.00 | 7,345.00 | -7,345.00 | 0.0% |
| 369.401 · Interest Income | 6.85 | 360.00 | -353.15 | 1.9% |
| Total Income | <u>70,461.88</u> | <u>82,583.00</u> | <u>-12,121.12</u> | <u>85.32%</u> |
| Expense | | | | |
| 511.122 · Payroll Taxes | 0.00 | 480.00 | -480.00 | 0.0% |
| 511.131 · Supervisor Fees | 0.00 | 6,000.00 | -6,000.00 | 0.0% |
| 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 | 10,576.00 | 31,728.00 | -21,152.00 | 33.33% |
| 511.312 · Secretarial Fees | 1,000.00 | 3,000.00 | -2,000.00 | 33.33% |
| 511.315 · Legal Fees | 1,200.00 | 8,000.00 | -6,800.00 | 15.0% |
| 511.318 · Assessment/Tax Roll | 0.00 | 6,000.00 | -6,000.00 | 0.0% |
| 511.320 · Audit Fees | 0.00 | 3,500.00 | -3,500.00 | 0.0% |
| 511.450 · Insurance | 5,706.00 | 6,000.00 | -294.00 | 95.1% |
| 511.480 · Legal Advertisements | 35.88 | 650.00 | -614.12 | 5.52% |
| 511.512 · Miscellaneous | 326.42 | 900.00 | -573.58 | 36.27% |
| 511.513 · Postage and Delivery | 19.31 | 250.00 | -230.69 | 7.72% |
| 511.514 · Office Supplies | 37.50 | 550.00 | -512.50 | 6.82% |
| 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 | 500.00 | 1,500.00 | -1,000.00 | 33.33% |
| Total Expense | <u>19,576.11</u> | <u>82,583.00</u> | <u>-63,006.89</u> | <u>23.71%</u> |
| Net Income | <u><u>50,885.77</u></u> | <u><u>0.00</u></u> | <u><u>50,885.77</u></u> | <u><u>100.0%</u></u> |

**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JANUARY 2022**

| | Annual Budget 10/1/21 - 9/30/22 | Actual Jan-22 | Year To Date Actual 10/1/21 - 1/31/22 |
|--|---------------------------------------|-------------------|--|
| REVENUES | | | |
| ADMINISTRATIVE ASSESSMENTS | 69,019 | 1,790 | 64,214 |
| MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS | 10,638 | 276 | 9,899 |
| DEBT ASSESSMENTS | 213,569 | 5,539 | 198,681 |
| INTEREST INCOME | 360 | 0 | 7 |
| TOTAL REVENUES | \$ 293,586 | \$ 7,605 | \$ 272,801 |
| EXPENDITURES | | | |
| INFRASTRUCTURE IMPROVEMENTS | | | |
| IMPROVEMENT CONTINGENCY | 9,000 | 0 | 0 |
| ENGINEERING/INSPECTIONS | 1,000 | 0 | 0 |
| TOTAL INFRASTRUCTURE IMPROVEMENTS | \$ 10,000 | \$ - | \$ - |
| ADMINISTRATIVE EXPENDITURES | | | |
| SUPERVISOR FEES | 6,000 | 0 | 0 |
| PAYROLL TAXES (EMPLOYER) | 480 | 0 | 0 |
| MANAGEMENT | 31,728 | 2,644 | 10,576 |
| SECRETARIAL | 3,000 | 250 | 1,000 |
| LEGAL | 8,000 | 0 | 1,200 |
| ASSESSMENT ROLL | 6,000 | 0 | 0 |
| AUDIT FEES | 3,500 | 0 | 0 |
| INSURANCE | 6,000 | 0 | 5,706 |
| LEGAL ADVERTISING | 650 | 0 | 36 |
| MISCELLANEOUS | 900 | 50 | 326 |
| POSTAGE | 250 | 0 | 19 |
| OFFICE SUPPLIES | 550 | 5 | 38 |
| DUES & SUBSCRIPTIONS | 175 | 0 | 175 |
| TRUSTEE FEES | 3,500 | 0 | 0 |
| CONTINUING DISCLOSURE FEE | 350 | 0 | 0 |
| WEBSITE MANAGEMENT | 1,500 | 125 | 500 |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 72,583 | \$ 3,074 | \$ 19,576 |
| TOTAL EXPENDITURES | \$ 82,583 | \$ 3,074 | \$ 19,576 |
| REVENUES LESS EXPENDITURES | \$ 211,003 | \$ 4,531 | \$ 253,225 |
| BOND PAYMENTS | (200,755) | (5,318) | (188,877) |
| BALANCE | \$ 10,248 | \$ (787) | \$ 64,348 |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (5,864) | (74) | (2,620) |
| DISCOUNTS FOR EARLY PAYMENTS | (11,729) | (230) | (10,842) |
| EXCESS/ (SHORTFALL) | \$ (7,345) | \$ (1,091) | \$ 50,886 |
| CARRYOVER FROM PRIOR YEAR | 7,345 | 0 | 0 |
| NET EXCESS/ (SHORTFALL) | \$ - | \$ (1,091) | \$ 50,886 |

| | |
|-----------------------------------|---------------|
| Bank Balance As Of 1/31/22 | \$ 430,718.93 |
| Accounts Payable As Of 1/31/22 | \$ 177,011.65 |
| Accounts Receivable As Of 1/31/22 | \$ - |
| Available Funds As Of 1/31/22 | \$ 253,707.28 |

**PENTATHLON CDD
TAX COLLECTIONS
2021-2022**

| # | 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 |
|----|-----|--------------------------|----------|-----------|----------------------|-------------------|---------------|----------------|------------------------|---|---|--|--|--|---|---------------------------------|
| | | | | | | | | | \$ 293,316 | \$ 69,019 | \$ 10,638 | \$ 213,659 | \$ 69,019 | \$ 10,638 | \$ 213,659 | |
| | | | | | | | | | \$ 275,633 | \$ 64,878 | \$ 10,000 | \$ 200,755 | \$ 64,878 | \$ 10,000 | \$ 200,755 | \$ 200,755 |
| 1 | 1 | Miami-Dade Tax Collector | 11/26/21 | NAV Taxes | \$ 22,159.80 | | \$ (212.40) | \$ (919.59) | \$ 21,027.81 | \$ 5,216.40 | \$ 804.40 | \$ 16,139.00 | \$ 4,949.86 | \$ 763.30 | \$ 15,314.65 | \$ 15,314.65 |
| 2 | 2 | Miami-Dade Tax Collector | 12/03/21 | NAV Taxes | \$ 191,684.64 | | \$ (1,840.17) | \$ (7,667.52) | \$ 182,176.95 | \$ 45,121.44 | \$ 6,955.20 | \$ 139,608.00 | \$ 42,883.20 | \$ 6,610.25 | \$ 132,683.50 | \$ 132,683.50 |
| 3 | 3 | Miami-Dade Tax Collector | 12/08/21 | NAV Taxes | \$ 35,370.38 | | \$ (339.56) | \$ (1,414.84) | \$ 33,615.98 | \$ 8,325.98 | \$ 1,283.40 | \$ 25,761.00 | \$ 7,912.98 | \$ 1,219.70 | \$ 24,483.30 | \$ 24,483.30 |
| 4 | 4 | Miami-Dade Tax Collector | 12/20/21 | NAV Taxes | \$ 15,973.72 | | \$ (153.63) | \$ (610.43) | \$ 15,209.66 | \$ 3,760.12 | \$ 579.60 | \$ 11,634.00 | \$ 3,580.01 | \$ 551.90 | \$ 11,077.75 | \$ 11,077.75 |
| 5 | 5 | Miami-Dade Tax Collector | 01/11/22 | NAV Taxes | \$ 7,605.07 | | \$ (73.76) | \$ (229.53) | \$ 7,301.78 | \$ 1,790.22 | \$ 276.05 | \$ 5,538.80 | \$ 1,718.73 | \$ 265.10 | \$ 5,317.95 | \$ 5,317.95 |
| 6 | | | | | | | | | \$ - | | | | | | | \$ - |
| 7 | | | | | | | | | \$ - | | | | | | | \$ - |
| 8 | | | | | | | | | \$ - | | | | | | | \$ - |
| 9 | | | | | | | | | \$ - | | | | | | | \$ - |
| 10 | | | | | | | | | \$ - | | | | | | | \$ - |
| 11 | | | | | | | | | \$ - | | | | | | | \$ - |
| 12 | | | | | | | | | \$ - | | | | | | | \$ - |
| 13 | | | | | | | | | \$ - | | | | | | | \$ - |
| 14 | | | | | | | | | \$ - | | | | | | | \$ - |
| 15 | | | | | | | | | \$ - | | | | | | | \$ - |
| 16 | | | | | | | | | \$ - | | | | | | | \$ - |
| 17 | | | | | | | | | \$ - | | | | | | | \$ - |
| | | | | | \$ 272,793.61 | \$ - | \$ (2,619.52) | \$ (10,841.91) | \$ 259,332.18 | \$ 64,214.16 | \$ 9,898.65 | \$ 198,680.80 | \$ 61,044.78 | \$ 9,410.25 | \$ 188,877.15 | \$ 188,877.15 |

Assessment Roll:
514 Units X 570.50 = 293,231.86

Note: \$293,316, \$69,019, \$10,638 and \$213,659 are 2021/2022 Budgeted assessments before discounts and fees.

Note: \$275,633, \$64,878, \$10,000 and \$200,755 are 2021/2022 Budgeted assessments after discounts and fees.

| | |
|-----------------|-----------------|
| \$ 272,793.61 | |
| \$ - | \$ 259,332.18 |
| \$ (64,214.16) | \$ (61,044.78) |
| \$ (9,898.65) | \$ (9,410.25) |
| \$ (198,680.80) | \$ (188,877.15) |
| \$ - | \$ - |