

Pentathlon
Community Development District

**Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	71,267
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	9,042
DEBT ASSESSMENTS	212,860
INTEREST INCOME	720
TOTAL REVENUES	\$ 293,889
EXPENDITURES	
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	
IMPROVEMENT CONTINGENCY	7,000
ENGINEERING/INSPECTIONS	1,500
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 8,500
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	6,000
PAYROLL TAXES (EMPLOYER)	480
MANAGEMENT	34,656
SECRETARIAL	3,000
LEGAL	8,500
ASSESSMENT ROLL	6,000
AUDIT FEES	3,500
INSURANCE	7,100
LEGAL ADVERTISING	1,700
MISCELLANEOUS	850
POSTAGE	225
OFFICE SUPPLIES	475
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,600
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 78,111
TOTAL EXPENDITURES	\$ 86,611
REVENUES LESS EXPENDITURES	\$ 207,278
BOND PAYMENTS	(200,088)
BALANCE	\$ 7,190
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,863)
DISCOUNTS FOR EARLY PAYMENTS	(11,727)
EXCESS/ (SHORTFALL)	\$ (10,400)
CARRYOVER FROM PRIOR YEAR	10,400
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	69,117	70,530	71,267	Expenditures Less Interest & Carryover/.94
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	10,639	9,042	9,042	Expenditures/.94
DEBT ASSESSMENTS	213,810	213,636	212,860	Bond Payments/.94
INTEREST INCOME	8,430	360	720	Interest Projected At \$60 Per Month
TOTAL REVENUES	\$ 301,996	\$ 293,568	\$ 293,889	
EXPENDITURES				
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS				
IMPROVEMENT CONTINGENCY	0	7,000	7,000	Improvement Contingency
ENGINEERING/INSPECTIONS	1,105	1,500	1,500	No Change From 2023/2024 Budget
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 1,105	\$ 8,500	\$ 8,500	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	2,400	6,000	6,000	No Change From 2023/2024 Budget
PAYROLL TAXES (EMPLOYER)	184	480	480	Projected At 8% Of Supervisor Fees
MANAGEMENT	32,676	33,648	34,656	CPI Adjustment (Capped At 3%)
SECRETARIAL	3,000	3,000	3,000	No Change From 2023/2024 Budget
LEGAL	6,348	8,500	8,500	No Change From 2023/2024 Budget
ASSESSMENT ROLL	6,000	6,000	6,000	No Change From 2023/2024 Budget
AUDIT FEES	3,600	3,700	3,500	Approved Amount For 2023/2024 Audit
INSURANCE	6,134	6,600	7,100	Fiscal Year 2023/2024 Expenditure Was \$6,594
LEGAL ADVERTISING	261	600	1,700	Costs Will Increase Due To Closing Of The Miami Business Review
MISCELLANEOUS	798	850	850	No Change From 2023/2024 Budget
POSTAGE	135	225	225	No Change From 2023/2024 Budget
OFFICE SUPPLIES	200	500	475	\$25 Decrease From 2023/2024 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2023/2024 Budget
TRUSTEE FEES	3,400	3,600	3,600	No Change From 2023/2024 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2023/2024 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2023/2024 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 67,161	\$ 75,728	\$ 78,111	
TOTAL EXPENDITURES	\$ 68,266	\$ 84,228	\$ 86,611	
REVENUES LESS EXPENDITURES	\$ 233,730	\$ 209,340	\$ 207,278	
BOND PAYMENTS	(203,805)	(200,818)	(200,088)	2025 P & I Payments Less Earned Interest
BALANCE	\$ 29,925	\$ 8,522	\$ 7,190	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,824)	(5,864)	(5,863)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(10,898)	(11,728)	(11,727)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 16,203	\$ (9,070)	\$ (10,400)	
CARRYOVER FROM PRIOR YEAR	0	9,070	10,400	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 16,203	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	10,973	100	500	Projected Interest For 2024/2025
NAV Tax Collection	203,805	200,818	200,088	2025 P & I Payments Less Earned Interest
Total Revenues	\$ 214,778	\$ 200,918	\$ 200,588	
EXPENDITURES				
Principal Payments	120,000	130,000	135,000	Principal Payment Due In 2025
Interest Payments	78,380	70,918	65,588	Interest Payments Due In 2025
Total Expenditures	\$ 198,380	\$ 200,918	\$ 200,588	
Excess/ (Shortfall)	\$ 16,398	\$ -	\$ -	

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 1/1/24 =	\$1,595,000		

Pentathlon Community Development District Assessment Comparison

	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
Administrative	\$ 136.28	\$ 134.29	\$ 133.80	\$ 137.22	\$ 138.66
Maintenance/Infrastructure	\$ 20.70	\$ 20.70	\$ 20.70	\$ 17.60	\$ 17.60
<u>Debt</u>	\$ <u>413.52</u>	\$ <u>415.50</u>	\$ <u>415.97</u>	\$ <u>415.64</u>	\$ <u>414.13</u>
Total	\$ 570.50	\$ 570.49	\$ 570.47	\$ 570.46	\$ 570.39

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Total Units 514