

Pentathlon
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	73,311
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	9,042
DEBT ASSESSMENTS	210,798
INTEREST INCOME	1,200
TOTAL REVENUES	\$ 294,351
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	35,652
SECRETARIAL	3,000
LEGAL	8,500
ASSESSMENT ROLL	6,000
AUDIT FEES	3,600
INSURANCE	7,400
LEGAL ADVERTISING	2,700
MISCELLANEOUS	825
POSTAGE	200
OFFICE SUPPLIES	450
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,600
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 80,432
TOTAL EXPENDITURES	\$ 88,932
REVENUES LESS EXPENDITURES	\$ 205,419
BOND PAYMENTS	(198,150)
BALANCE	\$ 7,269
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,863)
DISCOUNTS FOR EARLY PAYMENTS	(11,726)
EXCESS/ (SHORTFALL)	\$ (10,320)
CARRYOVER FROM PRIOR YEAR	10,320
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	70,971	71,267	73,311	Expenditures Less Interest & Carryover/.94
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	9,042	9,042	9,042	Expenditures/.94
DEBT ASSESSMENTS	213,636	212,860	210,798	Bond Payments/.94
INTEREST INCOME	12,115	720	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 305,764	\$ 293,889	\$ 294,351	
EXPENDITURES				
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS				
IMPROVEMENT CONTINGENCY	0	7,000	7,000	Improvement Contingency
ENGINEERING/INSPECTIONS	1,100	1,500	1,500	No Change From 2024/2025 Budget
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 1,100	\$ 8,500	\$ 8,500	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	2,400	6,000	6,000	No Change From 2024/2025 Budget
PAYROLL TAXES (EMPLOYER)	184	480	480	Projected At 8% Of Supervisor Fees
MANAGEMENT	33,648	34,656	35,652	CPI Adjustment
SECRETARIAL	3,000	3,000	3,000	No Change From 2024/2025 Budget
LEGAL	6,020	8,500	8,500	No Change From 2024/2025 Budget
ASSESSMENT ROLL	6,000	6,000	6,000	No Change From 2024/2025 Budget
AUDIT FEES	3,400	3,500	3,600	Approved Amount For 2023/2024 Audit
INSURANCE	6,594	7,100	7,400	Fiscal Year 2024/2025 Expenditure Was \$6,858
LEGAL ADVERTISING	2,701	1,700	2,700	Costs Have Increased Due To Closing Of The Miami Business Review
MISCELLANEOUS	716	850	825	\$25 Decrease From 2024/2025 Budget
POSTAGE	100	225	200	\$25 Decrease From 2024/2025 Budget
OFFICE SUPPLIES	182	475	450	\$25 Decrease From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2024/2025 Budget
TRUSTEE FEES	3,400	3,600	3,600	No Change From 2024/2025 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2024/2025 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 70,370	\$ 78,111	\$ 80,432	
TOTAL EXPENDITURES	\$ 71,470	\$ 86,611	\$ 88,932	
REVENUES LESS EXPENDITURES	\$ 234,294	\$ 207,278	\$ 205,419	
BOND PAYMENTS	(203,593)	(200,088)	(198,150)	2026 P & I Payments Less Earned Interest
BALANCE	\$ 30,701	\$ 7,190	\$ 7,269	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,823)	(5,863)	(5,863)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(10,961)	(11,727)	(11,726)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 16,917	\$ (10,400)	\$ (10,320)	
CARRYOVER FROM PRIOR YEAR	0	10,400	10,320	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 16,917	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	14,253	500	1,000	Projected Interest For 2025/2026
NAV Tax Collection	203,593	200,088	198,850	2026 P & I Payments Less Earned Interest
Total Revenues	\$ 217,846	\$ 200,588	\$ 199,850	
EXPENDITURES				
Principal Payments	125,000	135,000	140,000	Principal Payment Due In 2026
Interest Payments	73,449	65,588	59,850	Interest Payments Due In 2026
Total Expenditures	\$ 198,449	\$ 200,588	\$ 199,850	
Excess/ (Shortfall)	\$ 19,397	\$ -	\$ -	

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 1/1/25 =	\$1,465,000		

Pentathlon Community Development District Assessment Comparison

	Fiscal Year 2021/2022 <u>Assessment*</u>	Fiscal Year 2022/2023 <u>Assessment*</u>	Fiscal Year 2023/2024 <u>Assessment*</u>	Fiscal Year 2024/2025 <u>Assessment*</u>	Fiscal Year 2025/2026 <u>Projected Assessment*</u>
Administrative	\$ 134.29	\$ 133.80	\$ 137.22	\$ 138.66	\$ 142.63
Maintenance/Infrastructure	\$ 20.70	\$ 20.70	\$ 17.60	\$ 17.60	\$ 17.60
<u>Debt</u>	<u>\$ 415.50</u>	<u>\$ 415.97</u>	<u>\$ 415.64</u>	<u>\$ 414.13</u>	<u>\$ 410.12</u>
Total	\$ 570.49	\$ 570.47	\$ 570.46	\$ 570.39	\$ 570.35

* Assessments Include the Following :

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

Community Information:

Total Units 514