



**PENTATHLON  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 18, 2026  
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)  
786.347.2700 ext. 2027 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT**  
Kendall Executive Center – Conference Room  
8785 SW 165<sup>th</sup> Avenue, Suite 200  
Miami, Florida 33193  
**REGULAR BOARD MEETING**  
**March 18, 2026**  
**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 17, 2025 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Staff Report, as Required
- H. New Business
  - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget .....Page 6
  - 2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 13
- I. Administrative Matters
  - 1. Qualifying Period Announcement: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 3 & 4)
  - 2. Reminder: 2025 Form 1 – Financial Interest Disclosure (Due by July 1, 2026)
- J. Board Member Comments
- K. Adjourn

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57908	IPL0276590	Legal Ad - IPL0276590		1.0	81.0L

ATTENTION: Pentathlon Community Development District IP  
 2501A Burns Road  
 Palm Beach Gardens, FL 33410  
 larcher@sdsinc.org

**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 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 Conference Room at Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 at **6:00 p.m.** on the following dates:

- October 15, 2025**
- November 19, 2025**
- February 18, 2026**
- March 18, 2026**
- April 15, 2026**
- May 20, 2026**
- June 17, 2026**
- September 16, 2026**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) and/or toll free at 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 ensure 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 [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) and/or toll free at 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 with no advertised notice.

**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT**  
[www.pentathloncdd.org](http://www.pentathloncdd.org)  
**PUBLISH: THE MIAMI HERALD**  
**10/03/25**  
 IPL0276590  
 Oct 3 2025

PUBLISHED DAILY  
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

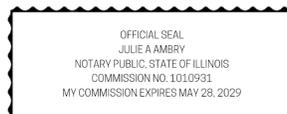
Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:  
 10/03/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before  
 me on



**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
SEPTEMBER 17, 2025**

**A. CALL TO ORDER**

District Manager Nancy Nguyen called the September 17, 2025, Regular Board Meeting of the Pentathlon Community Development District (the “District”) to order at 6:03 p.m. in the Kendall Executive Center Second Floor Conference Room located at 8785 SW 165 Avenue, Suite 200, Miami, Florida 33193.

**B. PROOF OF PUBLICATION**

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on September 30, 2024, as part of the District’s Fiscal Year 2024/2025 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Ms. Nguyen determined that the attendance of Chairwoman Grissobelle Reyes-Obando, Vice Chairman Andre Goins (via conference call), and Supervisors Michael Hunt and Julio Obando 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 Gabriella Fernandez-Perez of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

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

There were no additions or deletions to the agenda.

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

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. June 18, 2025, Regular Board Meeting and Public Hearing**

Ms. Nguyen presented the June 18, 2025, 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. Goins, seconded by Mr. Obando and unanimously passed approving the June 18, 2025, 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. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget**

Ms. Nguyen presented Resolution No. 2025-05, entitled:

#### **RESOLUTION NO. 2025-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen provided an explanation for the document. She indicated that there was an operating fund balance of approximately \$253,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Ms. Reyes-Obando, seconded by Mr. Hunt and unanimously passed adopting Resolution No. 2025-05, as presented, thereby setting the amended/revised budget for the 2024/2025 fiscal year.

### **2. Consider Resolution No. 2025-06 – Interlocal Agreement for Local Government Publications**

Ms. Nguyen presented Resolution No. 2025-06, entitled:

#### **RESOLUTION 2025-06**

**A RESOLUTION OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE**

Ms. Nguyen read the title into the record and explained that she would like to discuss the District’s required publications, and the costs associated with them. Ms. Nguyen stated that due to the closing of the Miami Daily Business Review, the District has had to advertise in The Miami Herald. Ms. Nguyen further explained that a standard publication costs approximately \$800 with The Miami Herald. She further explained that this prompted her office to seek an alternative option for publications. Ms. Nguyen noted that it has been determined that advertising on Miami-Dade County’s (the “County”) website meets Florida Statute requirements and the County’s attorney has authorized entering into an Interlocal Agreement (the “ILA”) with community development districts to allow them to advertise on the County’s website. She further noted that the cost to advertise on the County’s website for an unlimited amount of advertisements per year is \$707. Ms. Fernandez-Perez explained that the District will need to publish an initial advertisement in the Miami Herald annually notifying the public of its intent to advertise on the County’s website for the next year. Ms. Nguyen noted that this will still result in costs savings for the District.

Ms. Nguyen explained that this resolution authorizes Nancy Nguyen as District Manager, Grissobelle Reyes-Obando as Chairwoman, and Andre Goins as Vice Chairman, to execute the ILA and any other documents related to the ILA.

A **motion** was made by Mr. Hunt, seconded by Ms. Reyes-Obando and unanimously passed approving and adopting Resolution No. 2025-06; thereby authorizing Nancy Nguyen as District Manager, Grissobelle Reyes-Obando as Chairwoman, and Andre Goins as Vice Chairman, to execute the Interlocal Agreement for government publication of legal advertisements and public notices and any other documents related to the Interlocal Agreement.

### **3. Consider Resolution No. 2025-07 – Goals and Objectives Annual Report**

Ms. Nguyen presented Resolution No. 2025-07, entitled:

#### **RESOLUTION 2025-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen read the title into the record and explained that pursuant to legislation enacted in 2024, effective October 1, 2024, the District is required to establish goals and objectives for the District and to adopt performance measures and standards to evaluate the District's achievement of these goals and objectives. She further noted that at the conclusion of each fiscal year, the Board must review and determine whether such goals have been met.

Ms. Nguyen presented the goals and objectives adopted by the District in 2024 and advised that it was in order for the Board to determine if the goals were met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2024/2025.

A **motion** was made by Mr. Goins, seconded by Mr. Obando and unanimously passed adopting Resolution No. 2025-07, as presented, further adopting the Pentathlon Community Development District's Goals and Objectives Annual Report.

#### **I. ADMINISTRATIVE MATTERS**

##### **1. 2025 Legislative Update Memo (BCLMR)**

Ms. Fernandez-Perez explained that her firm annually prepares a memorandum summarizing the legislative acts that have become law during the most recent legislative session. Ms. Fernandez-Perez provided the Board an explanation of the laws that pertain to the District. She further informed the Board that if they have any questions regarding these new laws, they may contact her office or the District Manager.

#### **J. BOARD MEMBER & STAFF CLOSING COMMENTS**

Ms. Reyes-Obando asked if there were any measures that could be taken to prevent motorists from blocking the intersection of SW 140<sup>th</sup> Street and SW 157<sup>th</sup> Avenue, near the school. Ms. Reyes-Obando

asked if the District can request assistance from Miami-Dade County to install 'Do Not Block the Intersection' street markings at this intersection.

Ms. Nguyen stated that she would submit the request to 311 and recommended that all Board Members submit requests as well.

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until February 18, 2026.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Reyes-Obando, seconded by Mr. Hunt adjourning the Regular Board Meeting at approximately 6:33 p.m. There were no objections.

---

**Secretary/Assistant Secretary**

---

**Chairperson/Vice-Chairperson**

**RESOLUTION NO. 2026-01**

**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 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for May 20, 2026 at 6:00 p.m. in the Kendall Executive Center, Conference Room located at 8785 SW 165<sup>th</sup> Avenue, Suite 200, Miami, Florida 33193, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 18<sup>th</sup> day of March, 2026.

**ATTEST:**

**PENTATHLON  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Pentathlon  
Community Development District

**Proposed Budget For  
Fiscal Year 2026/2027  
October 1, 2026 - September 30, 2027**

# **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 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	<b>FISCAL YEAR 2026/2027 BUDGET</b>
<b>REVENUES</b>	
ADMINISTRATIVE ASSESSMENTS	72,422
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	9,042
DEBT ASSESSMENTS	211,649
INTEREST INCOME	1,320
<b>TOTAL REVENUES</b>	<b>\$ 294,433</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	
IMPROVEMENT CONTINGENCY	6,500
ENGINEERING/INSPECTIONS	2,000
<b>TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	<b>\$ 8,500</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
SUPERVISOR FEES	6,000
PAYROLL TAXES (EMPLOYER)	480
MANAGEMENT	36,612
SECRETARIAL	3,000
LEGAL	8,500
ASSESSMENT ROLL	6,000
AUDIT FEES	3,700
INSURANCE	7,900
LEGAL ADVERTISING	2,400
MISCELLANEOUS	875
POSTAGE	200
OFFICE SUPPLIES	425
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,600
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	1,500
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 81,717</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 90,217</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 204,216</b>
BOND PAYMENTS	(198,950)
<b>BALANCE</b>	<b>\$ 5,266</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,862)
DISCOUNTS FOR EARLY PAYMENTS	(11,724)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (12,320)</b>
CARRYOVER FROM PRIOR YEAR	12,320
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>				
ADMINISTRATIVE ASSESSMENTS	71,892	73,311	72,422	Expenditures Less Interest & Carryover/.94
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	9,046	9,042	9,042	Expenditures/.94
DEBT ASSESSMENTS	212,863	210,798	211,649	Bond Payments/.94
INTEREST INCOME	9,725	1,200	1,320	Interest Projected At \$110 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 303,526</b>	<b>\$ 294,351</b>	<b>\$ 294,433</b>	
<b>EXPENDITURES</b>				
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS				
IMPROVEMENT CONTINGENCY	0	7,000	6,500	\$500 Decrease From 2025/2026 Budget
ENGINEERING/INSPECTIONS	1,987	1,500	2,000	\$500 Increase From 2025/2026 Budget
<b>TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	<b>\$ 1,987</b>	<b>\$ 8,500</b>	<b>\$ 8,500</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
SUPERVISOR FEES	3,200	6,000	6,000	No Change From 2025/2026 Budget
PAYROLL TAXES (EMPLOYER)	326	480	480	Projected At 8% Of Supervisor Fees
MANAGEMENT	34,656	35,652	36,612	CPI Adjustment
SECRETARIAL	3,000	3,000	3,000	No Change From 2025/2026 Budget
LEGAL	6,490	8,500	8,500	No Change From 2025/2026 Budget
ASSESSMENT ROLL	6,000	6,000	6,000	No Change From 2025/2026 Budget
AUDIT FEES	3,500	3,600	3,700	Approved Amount For 2025/2026 Audit
INSURANCE	6,858	7,400	7,900	Fiscal Year 2025/2026 Expenditure Was \$7,269
LEGAL ADVERTISING	1,006	2,700	2,400	\$300 Decrease From 2025/2026 Budget
MISCELLANEOUS	857	825	875	\$50 Increase From 2025/2026 Budget
POSTAGE	68	200	200	No Change From 2025/2026 Budget
OFFICE SUPPLIES	150	450	425	\$25 Decrease From 2025/2026 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
TRUSTEE FEES	3,709	3,600	3,600	No Change From 2025/2026 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2025/2026 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2025/2026 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 71,845</b>	<b>\$ 80,432</b>	<b>\$ 81,717</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 73,832</b>	<b>\$ 88,932</b>	<b>\$ 90,217</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 229,694</b>	<b>\$ 205,419</b>	<b>\$ 204,216</b>	
BOND PAYMENTS	(203,007)	(198,150)	(198,950)	2027 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 26,687</b>	<b>\$ 7,269</b>	<b>\$ 5,266</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,827)	(5,863)	(5,862)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(10,752)	(11,726)	(11,724)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 13,108</b>	<b>\$ (10,320)</b>	<b>\$ (12,320)</b>	
CARRYOVER FROM PRIOR YEAR	0	10,320	12,320	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 13,108</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
<b>REVENUES</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>COMMENTS</b>
Interest Income	12,600	1,000	3,500	Projected Interest For 2026/2027
NAV Tax Collection	203,007	198,850	198,950	2027 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ 215,607</b>	<b>\$ 199,850</b>	<b>\$ 202,450</b>	
<b>EXPENDITURES</b>				
Principal Payments	130,000	140,000	150,000	Principal Payment Due In 2027
Interest Payments	68,253	59,850	52,450	Interest Payments Due In 2027
<b>Total Expenditures</b>	<b>\$ 198,253</b>	<b>\$ 199,850</b>	<b>\$ 202,450</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 17,354</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 1/1/26 =	\$1,330,000		

## Pentathlon Community Development District Assessment Comparison

	Fiscal Year 2022/2023	Fiscal Year 2023/2024	Fiscal Year 2024/2025	Fiscal Year 2025/2026	Fiscal Year 2026/2027
	Assessment*	Assessment*	Assessment*	Assessment*	Projected Assessment*
Administrative	\$ 133.80	\$ 137.22	\$ 138.66	\$ 142.63	\$ 140.90
Maintenance/Infrastructure	\$ 20.70	\$ 17.60	\$ 17.60	\$ 17.60	\$ 17.60
<u>Debt</u>	<u>\$ 415.97</u>	<u>\$ 415.64</u>	<u>\$ 414.13</u>	<u>\$ 410.12</u>	<u>\$ 411.78</u>
<b>Total</b>	<b>\$ 570.47</b>	<b>\$ 570.46</b>	<b>\$ 570.39</b>	<b>\$ 570.35</b>	<b>\$ 570.28</b>

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units

514

LAW OFFICES  
**BILLING**  **COCHRAN**  
ESTABLISHED 1977

KENNETH W. MORGAN, JR.  
MICHAEL J. PAWELCZYK  
MANUEL R. COMRAS  
ANDREW A. RIEF  
JEFFERY R. LAWLEY  
GINGER E. WALD  
SCOTT C. COCHRAN  
ALINE O. MARCANTONIO  
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)  
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.  
LAS OLAS SQUARE, SUITE 600  
515 EAST LAS OLAS BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301  
(954) 764-7150  
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER  
300 AVENUE OF THE CHAMPIONS, SUITE 270  
PALM BEACH GARDENS, FLORIDA 33418  
(561) 659-5970  
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM  
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN  
GABRIELLA A. FERNANDEZ PEREZ  
MARLENE E. GONZALEZ  
LORI B. LEWELLEN  
LIZA E. SMOKER  
LUCAS A. WILLIAMS

OF COUNSEL:  
CLARK J. COCHRAN, JR.  
SUSAN F. DELEGAL  
DENNIS E. LYLES  
BRUCE M. RAMSEY  
RICHARD T. WOLFE

February 2, 2026

VIA E-MAIL ONLY – [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org)

Ms. Nancy Nguyen  
District Manager  
Special District Services  
8785 SW 165th Avenue, Suite 200  
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure  
Pentathlon Community Development District  
Our File: 506.02196**

Dear Nancy:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

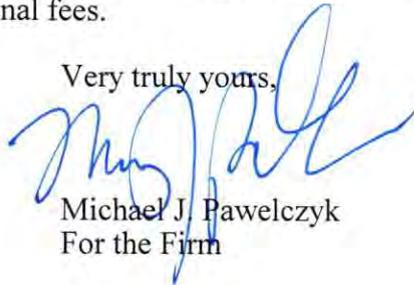
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Nancy Nguyen  
February 2, 2026  
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Michael J. Pawelczyk", is written over the typed name and title.

Michael J. Pawelczyk  
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)