



**PENTATHLON
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 17, 2026
6:00 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

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 165th Avenue, Suite 200
Miami, Florida 33193
REGULAR BOARD MEETING & PUBLIC HEARING
June 17, 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. April 15, 2026 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 6
- H. Old Business
 - 1. Staff Report, as Required
- I. New Business
 - 1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 13
- J. Administrative Matters
 - 1. Qualified Elector Certification (1,307 Voters).....Page 15
 - 2. Reminder: 2025 Form 1 – Statement of Financial Interest Disclosure (Due July 1, 2026)
 - 3. Reminder: Required 4-Hour Ethics Training (Due December 31, 2026)
- K. Board Member Comments
- L. Adjourn

Publication Date
2026-06-04

Subcategory
Miscellaneous Notices

Notice

Notice of Public Hearing and Regular Board Meeting of the
Pentathlon Community Development District

The Board of Supervisors (the "Board") of the Pentathlon Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 17, 2026, at 6:00 p.m., or as soon thereafter as the meeting can be heard, in a Conference Room at Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2026/2027 Proposed Final Budget and Assessment Roll for the District. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 8785 SW 165 Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2700 ext. 2027 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Pentathlon Community Development District
www.pentathloncdd.org

PUBLISH: MIAMI HERALD 05/28/26 & 06/04/26

IPL0343194

May 28, Jun 4 2026

**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 15, 2026**

A. CALL TO ORDER

District Manager Armando Silva called the April 15, 2026, 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

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 3, 2025, as part of the District’s Fiscal Year 2025/2026 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairwoman Grissobelle Reyes-Obando (via conference call), Vice Chairman Andre Goins, 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 Armando Silva of Special District Services, Inc.; and District Counsel Ginger Wald of Billing Cochran, 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. September 17, 2025, Regular Board Meeting

Mr. Silva presented the September 17, 2025, Regular Board Meeting 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. Hunt and unanimously passed approving the September 17, 2025, Regular Board Meeting 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. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Mr. Silva presented Resolution No. 2026-01, entitled:

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.**

Mr. Silva explained that the proposed 2026/2027 fiscal year budget would be balanced by designating a carryover of approximately \$12,320 from the projected fund balance as of September 30, 2026. Mr. Silva advised that since the overall proposed assessments were not increasing in the fiscal year 2026/2027, letters to the residents would not be required. Furthermore, Mr. Silva stated as part of Resolution No. 2026-01, the Board must set a date for the public hearing to adopt the fiscal year 2026/2027 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Mr. Hunt, seconded by Mr. Obando and unanimously passed approving and adopting Resolution No. 2026-01, as presented, setting the public hearing to adopt the fiscal year 2026/2027 final budget and assessments for June 17, 2026, at 6:00 p.m. in the Kendall Executive Center Second Floor Conference Room located at 8785 SW 165 Avenue, Suite 200, Miami, Florida 33193; and further authorizing the publication of the notice of the budget public hearing, as required by law.

2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran, P.A.

Ms. Wald explained that District Counsel’s firm, Billing Cochran, P.A., had had the current fee structure in place since 2023. Ms. Wald further explained that although the firm was 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 the firm to adjust their hourly rates, effective October 1, 2026.

It was confirmed that the District’s budget included sufficient funds for the legal budget line, and that the increase in billing rates would not affect the District’s budget.

A **motion** was made by Mr. Goins, seconded by Mr. Hunt and unanimously passed accepting the updated billing rates proposed by Billing Cochran, P.A.

I. ADMINISTRATIVE MATTERS

1. Qualifying Period Announcement: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 3 & 4)

Mr. Silva advised that the 4-year terms of office for Seat 3 (Grissobelle Reyes-Obando) and Seat 4 (Julio Obando) were expiring in November 2026. The qualifying period for election and/or re-election has been set for Noon, June 8, 2026 through Noon, June 12, 2026. Those candidates interested in running for election can submit their qualifying documents in person to the Miami-Dade County Supervisor of Elections’ Office located at 2700 NW 87th Avenue, Miami, Florida 33172 (no earlier than fourteen days prior to commencement of the qualifying period). More information on election qualifying will be provided to those interested prior to the qualifying dates. The new terms of office would be a 4-year term through Election Day in November 2030.

2. Reminder: 2025 Form 1 – Financial Interest Disclosure (Due July 1, 2026)

The Board members were reminded of the importance of electronically completing their individual 2025 Statement of Financial Interests Form 1 through the Florida Commission on Ethics Electronic Financial Disclosure Management System (EFDMS). The deadline for submittal is July 1, 2026.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Goins, seconded by Mr. Hunt adjourning the Regular Board Meeting at approximately 6:17 p.m. There were no objections.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

Publication Date
2026-06-04

Subcategory
Miscellaneous Notices

Notice

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Pentathlon Community Development District

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The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2026/2027 Proposed Final Budget and Assessment Roll for the District. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 8785 SW 165 Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2700 ext. 2027 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

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Pentathlon Community Development District
www.pentathloncdd.org

PUBLISH: MIAMI HERALD 05/28/26 & 06/04/26

IPL0343194

May 28, Jun 4 2026

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Pentathlon Community Development District (the “District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 17th day of June, 2026.

ATTEST:

**PENTATHLON
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Pentathlon
Community Development District

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

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- IV ASSESSMENT COMPARISON

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	72,422
MAINTENANCE/INFRASTRUCTURE IMPROVEMENT ASSESSMENTS	9,042
DEBT ASSESSMENTS	211,649
INTEREST INCOME	1,320
TOTAL REVENUES	\$ 294,433
EXPENDITURES	
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	
IMPROVEMENT CONTINGENCY	6,500
ENGINEERING/INSPECTIONS	2,000
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 8,500
ADMINISTRATIVE EXPENDITURES	
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 81,717
TOTAL EXPENDITURES	\$ 90,217
REVENUES LESS EXPENDITURES	\$ 204,216
BOND PAYMENTS	(198,950)
BALANCE	\$ 5,266
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,862)
DISCOUNTS FOR EARLY PAYMENTS	(11,724)
EXCESS/ (SHORTFALL)	\$ (12,320)
CARRYOVER FROM PRIOR YEAR	12,320
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL 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
REVENUES				
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
TOTAL REVENUES	\$ 303,526	\$ 294,351	\$ 294,433	
EXPENDITURES				
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
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 1,987	\$ 8,500	\$ 8,500	
ADMINISTRATIVE EXPENDITURES				
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 71,845	\$ 80,432	\$ 81,717	
TOTAL EXPENDITURES	\$ 73,832	\$ 88,932	\$ 90,217	
REVENUES LESS EXPENDITURES	\$ 229,694	\$ 205,419	\$ 204,216	
BOND PAYMENTS	(203,007)	(198,150)	(198,950)	2027 P & I Payments Less Earned Interest
BALANCE	\$ 26,687	\$ 7,269	\$ 5,266	
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
EXCESS/ (SHORTFALL)	\$ 13,108	\$ (10,320)	\$ (12,320)	
CARRYOVER FROM PRIOR YEAR	0	10,320	12,320	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 13,108	\$ -	\$ -	

DETAILED FINAL 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	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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
Total Revenues	\$ 215,607	\$ 199,850	\$ 202,450	
EXPENDITURES				
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
Total Expenditures	\$ 198,253	\$ 199,850	\$ 202,450	
Excess/ (Shortfall)	\$ 17,354	\$ -	\$ -	

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		

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Pentathlon Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PENTATHLON COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted by the Board.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 17th day of June, 2026.

ATTEST:

**PENTATHLON
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**PENTATHLON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 21, 2026
November 18, 2026
February 17, 2027
March 17, 2027
April 21, 2027
May 19, 2027
June 16, 2027
September 15, 2027

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 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 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

PUBLISH: THE MIAMI HERALD 10/12/26

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that Pentathlon Community Development District, as described in the attached MAP, has 1307 voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.



Office of the Supervisor of Elections

2026 Pentathlon CDD with Precincts

