

PTC

**COMMUNITY DEVELOPMENT
DISTRICT**

June 23, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

PTC

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

PTC Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

June 16, 2023

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
PTC Community Development District

Dear Board Members:

The Board of Supervisors of the PTC Community Development District will hold a Regular Meeting on June 23, 2023 at 11:30 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Miscellaneous Bond Financing Matters
4. Acceptance of Unaudited Financial Statements as of May 31, 2023
5. Staff Reports
 - A. District Counsel: *Kilinski | Van Wyk*
 - B. District Engineer: *Clearview Land Design, P.L.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

➤ NEXT MEETING DATE: July 28, 2023 at 11:00 AM

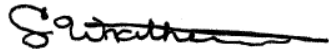
○ QUORUM CHECK

SEAT 1	MICHAEL WOLF	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	JEFF PORTER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	BOB TANKEL	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	CLIFTON FISCHER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	JACOB ESSMAN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

6. Board Members' Comments/Requests
7. Public Comments
8. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 943 865 3730

PTC

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**PTC
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2023**

**PTC
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 6,153	\$ -	\$ -	\$ 6,153
Due from Landowner	30,483	11,587	13,897	55,967
Total assets	<u>\$ 36,636</u>	<u>\$ 11,587</u>	<u>\$ 13,897</u>	<u>\$ 62,120</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 27,254	\$ 11,587	\$ 13,897	\$ 52,738
Due to Landowner	-	24,106	14,831	38,937
Accrued wages payable	3,000	-	-	3,000
Accrued taxes payable	382	-	-	382
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>36,636</u>	<u>35,693</u>	<u>28,728</u>	<u>101,057</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	30,483	-	-	30,483
Total deferred inflows of resources	<u>30,483</u>	<u>-</u>	<u>-</u>	<u>30,483</u>
Fund balances:				
Restricted for:				
Debt service	-	(24,106)	-	(24,106)
Capital projects	-	-	(14,831)	(14,831)
Unassigned	(30,483)	-	-	(30,483)
Total fund balances	<u>(30,483)</u>	<u>(24,106)</u>	<u>(14,831)</u>	<u>(69,420)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 36,636</u>	<u>\$ 11,587</u>	<u>\$ 13,897</u>	<u>\$ 62,120</u>

**PTC
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 39,359	\$ 110,599	36%
Total revenues	<u>-</u>	<u>39,359</u>	<u>110,599</u>	36%
EXPENDITURES				
Professional & administrative				
Supervisors	-	5,167	6,459	80%
Management/admin/recording	4,000	32,000	48,000	67%
Legal	6,223	18,477	25,000	74%
Engineering	-	-	2,000	0%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	-	-	1,000	0%
Trustee - 1st series	-	-	5,500	0%
DSF accounting - 1st series	-	-	5,500	0%
Telephone	16	133	200	67%
Postage	33	230	500	46%
Printing & binding	42	333	500	67%
Legal advertising	2,332	2,790	1,700	164%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Meeting room rental	516	516	1,650	31%
Contingencies/bank charges	-	349	500	70%
Website				
Hosting & maintenance	-	1,680	705	238%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>13,162</u>	<u>66,850</u>	<u>110,599</u>	60%
Other fees & charges				
Property appraiser/tax collector	-	1,450	-	N/A
Total expenditures	<u>13,162</u>	<u>68,300</u>	<u>110,599</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	(13,162)	(28,941)	-	
Fund balances - beginning	<u>(17,321)</u>	<u>(1,542)</u>	-	
Fund balances - ending	<u>\$ (30,483)</u>	<u>\$ (30,483)</u>	<u>\$ -</u>	

**PTC
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED MAY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt service		
Cost of issuance	<u>6,745</u>	<u>11,816</u>
Total debt service	<u>6,745</u>	<u>11,816</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (6,745)	 (11,816)
 Fund balances - beginning	 <u>(17,361)</u>	 <u>(12,290)</u>
Fund balances - ending	<u><u>\$ (24,106)</u></u>	<u><u>\$ (24,106)</u></u>

**PTC
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED MAY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Construction costs - Developer	<u>-</u>	<u>14,831</u>
Total expenditures	<u>-</u>	<u>14,831</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 (14,831)
 Fund balances - beginning	 (14,831)	 -
Fund balances - ending	<u>\$ (14,831)</u>	<u>\$ (14,831)</u>

PTC

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS**

PTC COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

*Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel
2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2022	Regular Meeting	11:00 AM
November 25, 2022 CANCELED	Regular Meeting	11:00 AM
December 9, 2022 CANCELED	Special Meeting	11:00 AM
December 23, 2022 CANCELED	Regular Meeting	11:00 AM
January 27, 2023 CANCELED	Regular Meeting	11:00 AM
February 24, 2023 CANCELED	Regular Meeting	11:00 AM
March 15, 2023 <i>continued to April 10, 2023</i>	Regular Meeting	11:00 AM
March 24, 2023	Regular Meeting	11:00 AM
April 10, 2023	Continued Regular Meeting	12:00 PM
April 28, 2023	Regular Meeting	11:00 AM
May 26, 2023 <i>rescheduled to June 6, 2023</i>	Regular Meeting	11:00 AM
June 6, 2023	Regular Meeting	11:30 AM
June 23, 2023	Regular Meeting	11:00 AM
July 28, 2023	Regular Meeting	11:00 AM
August 25, 2023	Regular Meeting	11:00 AM

September 22, 2023	Regular Meeting	11:00 AM