

**PTC
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**PTC
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2023A	5
Amortization Schedule - Series 2023A	6 - 7
Debt Service Fund Budget - Series 2023B	8
Amortization Schedule - Series 202B	9 - 10

**PTC
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
REVENUES					
Landowner contribution	\$ 110,599	25,088	82,761	107,849	\$ 316,903
Total revenues	<u>110,599</u>	<u>25,088</u>	<u>82,761</u>	<u>107,849</u>	<u>316,903</u>
EXPENDITURES					
Professional & administrative					
Supervisors	6,459	1,292	5,167	6,459	6,459
Management/admin/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	5,384	19,616	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation	500	-	-	-	500
Dissemination agent	1,000	-	1,000	1,000	7,500
Trustee - 1st series	5,500	-	-	-	5,500
DSF accounting - 1st series	5,500	2,750	2,750	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	158	342	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,700	401	1,299	1,700	1,700
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	-	5,200	5,800
Meeting room rental	1,650	258	1,392	1,650	-
Contingencies/bank charges	500	8	492	500	500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	<u>110,599</u>	<u>39,976</u>	<u>64,323</u>	<u>104,299</u>	<u>115,749</u>

**PTC
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Field operations (shared)					
Management	-	-	-	-	4,500
Landscape maint.					
Maintenance contract	-	-	-	-	100,000
Plant replacement	-	-	-	-	2,500
Annuals	-	-	-	-	2,000
Mulch	-	-	-	-	4,000
Irrigation repairs	-	-	-	-	1,500
Aquatic maintenance					
Maintenance contract	-	-	-	-	36,000
Lake/pond bank maintenance	-	-	-	-	2,500
Wetland mitigation buffer maintenance	-	-	-	-	5,000
Utility					
Reclaimed domestic irrigation	-	-	-	-	7,800
Electric service	-	-	-	-	4,200
Street lights- collector roads	-	-	-	-	12,434
Sidewalk repairs & maintenance	-	-	-	-	500
Street sign repair & replacement	-	-	-	-	1,200
Telephone fax & internet	-	-	-	-	1,020
Wildlife management services	-	-	-	-	2,500
Dog waste station supplies & service	-	-	-	-	2,250
Power washing	-	-	-	-	1,250
Miscellaneous	-	-	-	-	10,000
Total field operations	-	-	-	-	201,154
Total expenditures	110,599	39,976	64,323	104,299	316,903
Excess/(deficiency) of revenues over/(under) expenditures	-	(14,888)	18,438	3,550	-
Fund balance - beginning (unaudited)	-	(3,550)	(18,438)	(3,550)	-
Unassigned	-	(18,438)	-	-	-
Fund balance - ending (projected)	\$ -	\$ (18,438)	\$ -	\$ -	\$ -

**PTC
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures

Professional & administrative

Supervisors	\$ 6,459
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800	
Management/admin/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	7,500
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee - 1st series	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
DSF accounting - 1st series	5,500
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,700
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,800
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year.	
Website hosting & maintenance	705
Website ADA compliance	210

**PTC
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures (continued)

Field operations (shared)

Management	4,500
Inspection & reporting	
Landscape maint.	
Maintenance contract	100,000
4 cuts for 8 months + 2 cuts for 4 months = 40 cuts \$2500 each	
Plant replacement	2,500
Annuals	2,000
Mulch	4,000
Irrigation repairs	1,500
Aquatic maintenance	36,000
10 times @ \$300 each month	
Lake/pond bank maintenance	2,500
Erosion repairs	
Wetland mitigation buffer maintenance	5,000
\$800 monthly	
Reclaimed domestic irrigation	7,800
Electric service	4,200
1 light signage, 1 irrigation	
Street lights- collector roads	12,434
30 @ \$28.85 + 17 @ 24.35 plus 10%	
Sidewalk repairs & maintenance	500
Street sign repair & replacement	1,200
Telephone fax & internet	1,020
Wildlife management services	2,500
Dog waste station supplies & service	2,250
Power washing	1,250
Miscellaneous	10,000
Total expenditures	<u><u>\$ 316,903</u></u>

**PTC
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023A
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 194,842
Interest	-	38,436	-	38,436	-
Total revenues	-	38,436	-	38,436	194,842
EXPENDITURES					
Debt service					
Interest	-	472,826	-	472,826	2,101,450
Cost of issuance	-	6,929	-	6,929	-
Total debt service	-	479,755	-	479,755	2,101,450
Excess/(deficiency) of revenues over/(under) expenditures	-	(441,319)	-	(441,319)	(1,906,608)
Fund balance:					
Beginning fund balance (unaudited)	-	6,864,179	6,422,860	6,864,179	6,422,860
Ending fund balance (projected)	\$ -	\$ 6,422,860	\$ 6,422,860	\$ 6,422,860	\$ 4,516,252
Use of fund balance:					
Debt service reserve account balance (required)					(2,452,188)
Interest expense - November 1, 2025					(1,050,725)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 1,013,339</u>

**PTC
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023A AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance	
11/01/24			1,050,725.00	1,050,725.00	32,330,000.00	CAPI
05/01/25		6.500%	1,050,725.00	1,050,725.00	32,330,000.00	CAPI
11/01/25			1,050,725.00	1,050,725.00	32,330,000.00	CAPI
05/01/26	360,000.00	6.500%	1,050,725.00	1,410,725.00	31,970,000.00	
11/01/26			1,039,025.00	1,039,025.00	31,970,000.00	
05/01/27	385,000.00	6.500%	1,039,025.00	1,424,025.00	31,585,000.00	
11/01/27			1,026,512.50	1,026,512.50	31,585,000.00	
05/01/28	410,000.00	6.500%	1,026,512.50	1,436,512.50	31,175,000.00	
11/01/28			1,013,187.50	1,013,187.50	31,175,000.00	
05/01/29	440,000.00	6.500%	1,013,187.50	1,453,187.50	30,735,000.00	
11/01/29			998,887.50	998,887.50	30,735,000.00	
05/01/30	465,000.00	6.500%	998,887.50	1,463,887.50	30,270,000.00	
11/01/30			983,775.00	983,775.00	30,270,000.00	
05/01/31	500,000.00	6.500%	983,775.00	1,483,775.00	29,770,000.00	
11/01/31			967,525.00	967,525.00	29,770,000.00	
05/01/32	530,000.00	6.500%	967,525.00	1,497,525.00	29,240,000.00	
11/01/32			950,300.00	950,300.00	29,240,000.00	
05/01/33	565,000.00	6.500%	950,300.00	1,515,300.00	28,675,000.00	
11/01/33			931,937.50	931,937.50	28,675,000.00	
05/01/34	605,000.00	6.500%	931,937.50	1,536,937.50	28,070,000.00	
11/01/34			912,275.00	912,275.00	28,070,000.00	
05/01/35	645,000.00	6.500%	912,275.00	1,557,275.00	27,425,000.00	
11/01/35			891,312.50	891,312.50	27,425,000.00	
05/01/36	690,000.00	6.500%	891,312.50	1,581,312.50	26,735,000.00	
11/01/36			868,887.50	868,887.50	26,735,000.00	
05/01/37	735,000.00	6.500%	868,887.50	1,603,887.50	26,000,000.00	
11/01/37			845,000.00	845,000.00	26,000,000.00	
05/01/38	785,000.00	6.500%	845,000.00	1,630,000.00	25,215,000.00	
11/01/38			819,487.50	819,487.50	25,215,000.00	
05/01/39	840,000.00	6.500%	819,487.50	1,659,487.50	24,375,000.00	
11/01/39			792,187.50	792,187.50	24,375,000.00	
05/01/40	895,000.00	6.500%	792,187.50	1,687,187.50	23,480,000.00	
11/01/40			763,100.00	763,100.00	23,480,000.00	
05/01/41	955,000.00	6.500%	763,100.00	1,718,100.00	22,525,000.00	
11/01/41			732,062.50	732,062.50	22,525,000.00	
05/01/42	1,020,000.00	6.500%	732,062.50	1,752,062.50	21,505,000.00	
11/01/42			698,912.50	698,912.50	21,505,000.00	
05/01/43	1,085,000.00	6.500%	698,912.50	1,783,912.50	20,420,000.00	
11/01/43			663,650.00	663,650.00	20,420,000.00	
05/01/44	1,160,000.00	6.500%	663,650.00	1,823,650.00	19,260,000.00	
11/01/44			625,950.00	625,950.00	19,260,000.00	
05/01/45	1,240,000.00	6.500%	625,950.00	1,865,950.00	18,020,000.00	
11/01/45			585,650.00	585,650.00	18,020,000.00	
05/01/46	1,320,000.00	6.500%	585,650.00	1,905,650.00	16,700,000.00	
11/01/46			542,750.00	542,750.00	16,700,000.00	
05/01/47	1,410,000.00	6.500%	542,750.00	1,952,750.00	15,290,000.00	
11/01/47			496,925.00	496,925.00	15,290,000.00	

**PTC
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023A AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
05/01/48	1,505,000.00	6.500%	496,925.00	2,001,925.00	13,785,000.00
11/01/48			448,012.50	448,012.50	13,785,000.00
05/01/49	1,605,000.00	6.500%	448,012.50	2,053,012.50	12,180,000.00
11/01/49			395,850.00	395,850.00	12,180,000.00
05/01/50	1,715,000.00	6.500%	395,850.00	2,110,850.00	10,465,000.00
11/01/50			340,112.50	340,112.50	10,465,000.00
05/01/51	1,830,000.00	6.500%	340,112.50	2,170,112.50	8,635,000.00
11/01/51			280,637.50	280,637.50	8,635,000.00
05/01/52	1,950,000.00	6.500%	280,637.50	2,230,637.50	6,685,000.00
11/01/52			217,262.50	217,262.50	6,685,000.00
05/01/53	2,085,000.00	6.500%	217,262.50	2,302,262.50	4,600,000.00
11/01/53			149,500.00	149,500.00	4,600,000.00
05/01/54	2,225,000.00	6.500%	149,500.00	2,374,500.00	2,375,000.00
11/01/54			77,187.50	77,187.50	2,375,000.00
05/01/55	2,375,000.00	6.500%	77,187.50	2,452,187.50	-
11/01/55			-	-	-
Total	32,330,000.00		44,318,625.00	76,648,625.00	

**PTC
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023B
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 262,926
Interest	-	59,663	-	59,663	-
Total revenues	-	59,663	-	59,663	262,926
EXPENDITURES					
Debt service					
Interest	-	677,953	-	677,953	3,013,125
Cost of issuance	-	6,671	-	6,671	-
Total debt service	-	684,624	-	684,624	3,013,125
Excess/(deficiency) of revenues over/(under) expenditures	-	(624,961)	-	(624,961)	(2,750,199)
Fund balance:					
Beginning fund balance (unaudited)	-	10,281,345	9,656,384	10,281,345	9,656,384
Ending fund balance (projected)	\$ -	\$ 9,656,384	\$ 9,656,384	\$ 9,656,384	\$ 6,906,185
Use of fund balance:					
Debt service reserve account balance (required)					(3,953,125)
Interest expense - November 1, 2025					(1,506,563)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 1,446,497</u>

**PTC
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023B AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance	
11/01/24			1,506,562.50	1,506,562.50	48,210,000.00	CAPI
05/01/25		6.250%	1,506,562.50	1,506,562.50	48,210,000.00	CAPI
11/01/25			1,506,562.50	1,506,562.50	48,210,000.00	CAPI
05/01/26		6.250%	1,506,562.50	1,506,562.50	48,210,000.00	
11/01/26			1,506,562.50	1,506,562.50	48,210,000.00	
05/01/27		6.250%	1,506,562.50	1,506,562.50	48,210,000.00	
11/01/27			1,506,562.50	1,506,562.50	48,210,000.00	
05/01/28		6.250%	1,506,562.50	1,506,562.50	48,210,000.00	
11/01/28			1,506,562.50	1,506,562.50	48,210,000.00	
05/01/29		6.250%	1,506,562.50	1,506,562.50	48,210,000.00	
11/01/29			1,506,562.50	1,506,562.50	48,210,000.00	
05/01/30		6.250%	1,506,562.50	1,506,562.50	48,210,000.00	
11/01/30			1,506,562.50	1,506,562.50	48,210,000.00	
05/01/31		6.250%	1,506,562.50	1,506,562.50	48,210,000.00	
11/01/31			1,506,562.50	1,506,562.50	48,210,000.00	
05/01/32		6.250%	1,506,562.50	1,506,562.50	48,210,000.00	
11/01/32			1,506,562.50	1,506,562.50	48,210,000.00	
05/01/33	970,000.00	6.250%	1,506,562.50	2,476,562.50	47,240,000.00	
11/01/33			1,476,250.00	1,476,250.00	47,240,000.00	
05/01/34	1,030,000.00	6.250%	1,476,250.00	2,506,250.00	46,210,000.00	
11/01/34			1,444,062.50	1,444,062.50	46,210,000.00	
05/01/35	1,095,000.00	6.250%	1,444,062.50	2,539,062.50	45,115,000.00	
11/01/35			1,409,843.75	1,409,843.75	45,115,000.00	
05/01/36	1,170,000.00	6.250%	1,409,843.75	2,579,843.75	43,945,000.00	
11/01/36			1,373,281.25	1,373,281.25	43,945,000.00	
05/01/37	1,245,000.00	6.250%	1,373,281.25	2,618,281.25	42,700,000.00	
11/01/37			1,334,375.00	1,334,375.00	42,700,000.00	
05/01/38	1,325,000.00	6.250%	1,334,375.00	2,659,375.00	41,375,000.00	
11/01/38			1,292,968.75	1,292,968.75	41,375,000.00	
05/01/39	1,410,000.00	6.250%	1,292,968.75	2,702,968.75	39,965,000.00	
11/01/39			1,248,906.25	1,248,906.25	39,965,000.00	
05/01/40	1,500,000.00	6.250%	1,248,906.25	2,748,906.25	38,465,000.00	
11/01/40			1,202,031.25	1,202,031.25	38,465,000.00	
05/01/41	1,595,000.00	6.250%	1,202,031.25	2,797,031.25	36,870,000.00	
11/01/41			1,152,187.50	1,152,187.50	36,870,000.00	
05/01/42	1,700,000.00	6.250%	1,152,187.50	2,852,187.50	35,170,000.00	
11/01/42			1,099,062.50	1,099,062.50	35,170,000.00	
05/01/43	1,810,000.00	6.250%	1,099,062.50	2,909,062.50	33,360,000.00	
11/01/43			1,042,500.00	1,042,500.00	33,360,000.00	
05/01/44	1,925,000.00	6.250%	1,042,500.00	2,967,500.00	31,435,000.00	
11/01/44			982,343.75	982,343.75	31,435,000.00	
05/01/45	2,050,000.00	6.250%	982,343.75	3,032,343.75	29,385,000.00	
11/01/45			918,281.25	918,281.25	29,385,000.00	
05/01/46	2,180,000.00	6.250%	918,281.25	3,098,281.25	27,205,000.00	
11/01/46			850,156.25	850,156.25	27,205,000.00	
05/01/47	2,325,000.00	6.250%	850,156.25	3,175,156.25	24,880,000.00	
11/01/47			777,500.00	777,500.00	24,880,000.00	

**PTC
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023B AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
05/01/48	2,475,000.00	6.250%	777,500.00	3,252,500.00	22,405,000.00
11/01/48			700,156.25	700,156.25	22,405,000.00
05/01/49	2,635,000.00	6.250%	700,156.25	3,335,156.25	19,770,000.00
11/01/49			617,812.50	617,812.50	19,770,000.00
05/01/50	2,800,000.00	6.250%	617,812.50	3,417,812.50	16,970,000.00
11/01/50			530,312.50	530,312.50	16,970,000.00
05/01/51	2,985,000.00	6.250%	530,312.50	3,515,312.50	13,985,000.00
11/01/51			437,031.25	437,031.25	13,985,000.00
05/01/52	3,175,000.00	6.250%	437,031.25	3,612,031.25	10,810,000.00
11/01/52			337,812.50	337,812.50	10,810,000.00
05/01/53	3,380,000.00	6.250%	337,812.50	3,717,812.50	7,430,000.00
11/01/53			232,187.50	232,187.50	7,430,000.00
05/01/54	3,600,000.00	6.250%	232,187.50	3,832,187.50	3,830,000.00
11/01/54			119,687.50	119,687.50	3,830,000.00
05/01/55	3,830,000.00	6.250%	119,687.50	3,949,687.50	-
11/01/55			-	-	-
Total	48,210,000.00		68,275,625.00	116,485,625.00	