

**PEACE CREEK VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2025**

**PEACE CREEK VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
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**PEACE CREEK VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
REVENUES					
Landowner contribution	\$ 82,098	\$ 31,685	\$ 60,574	\$ 92,259	\$ 84,098
Total revenues	<u>82,098</u>	<u>31,685</u>	<u>60,574</u>	<u>92,259</u>	<u>84,098</u>
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	646	5,354	6,000	6,000
Management/accounting/recording**	32,500	6,000	26,500	32,500	32,500
Legal	25,000	6,125	18,875	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Dissemination agent*	583	-	583	583	583
Telephone	200	50	150	200	200
Postage	500	7	493	500	500
Printing & binding	500	125	375	500	500
Legal advertising	6,500	16,661	-	16,661	6,500
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	750	455	295	750	750
Website hosting & maintenance	1,680	-	1,680	1,680	1,680
Website ADA compliance	210	210	-	210	210
DTS for EMMA filing	-	-	-	-	2,000
Total professional & administrative	<u>82,098</u>	<u>30,279</u>	<u>61,980</u>	<u>92,259</u>	<u>84,098</u>
Total field operations	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>82,098</u>	<u>30,279</u>	<u>61,980</u>	<u>92,259</u>	<u>84,098</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	1,406	(1,406)	-	-
Fund balance - beginning (unaudited)	-	-	1,406	-	-
Fund balance - ending (projected)	-	-	-	-	-
Unassigned	-	1,406	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ 1,406</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**PEACE CREEK VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 6,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording**	32,500
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	-
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	-
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	583
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*	-
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	6,500
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	5,500
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	<u><u>\$ 82,098</u></u>

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**PEACE CREEK VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2025
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 509,789
Interest	-	907	-	907	-
Total revenues	-	907	-	907	509,789
EXPENDITURES					
Debt service					
Principal	-	-	-	-	105,000
Interest	-	-	78,028	78,028	407,100
Underwriters discount	-	147,200	-	147,200	-
Cost of issuance	-	204,710	-	204,710	-
Total expenditures	-	351,910	78,028	429,938	512,100
Excess/(deficiency) of revenues over/(under) expenditures	-	(351,003)	(78,028)	(429,031)	(2,311)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	1,195,977	-	1,195,977	-
Original issue discount	-	(39,927)	-	(39,927)	-
Total other financing sources/(uses)	-	1,156,050	-	1,156,050	-
Net increase/(decrease) in fund balance	-	805,047	(78,028)	727,019	(2,311)
Fund balance:					
Beginning fund balance (unaudited)	-	-	805,047	-	727,019
Ending fund balance (projected)	\$ -	\$ 805,047	\$ 727,019	\$ 727,019	724,708
Use of fund balance:					
Debt service reserve account balance (required)					(509,788)
Interest expense - November 1, 2025					(201,122)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 13,798</u>

**PEACE CREEK VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			203,550.00	203,550.00	7,360,000.00
05/01/25	105,000.00	4.625%	203,550.00	308,550.00	7,255,000.00
11/01/25			201,121.88	201,121.88	7,255,000.00
05/01/26	110,000.00	4.625%	201,121.88	311,121.88	7,145,000.00
11/01/26			198,578.13	198,578.13	7,145,000.00
05/01/27	115,000.00	4.625%	198,578.13	313,578.13	7,030,000.00
11/01/27			195,918.75	195,918.75	7,030,000.00
05/01/28	120,000.00	4.625%	195,918.75	315,918.75	6,910,000.00
11/01/28			193,143.75	193,143.75	6,910,000.00
05/01/29	125,000.00	4.625%	193,143.75	318,143.75	6,785,000.00
11/01/29			190,253.13	190,253.13	6,785,000.00
05/01/30	130,000.00	4.625%	190,253.13	320,253.13	6,655,000.00
11/01/30			187,246.88	187,246.88	6,655,000.00
05/01/31	135,000.00	4.625%	187,246.88	322,246.88	6,520,000.00
11/01/31			184,125.00	184,125.00	6,520,000.00
05/01/32	145,000.00	5.500%	184,125.00	329,125.00	6,375,000.00
11/01/32			180,137.50	180,137.50	6,375,000.00
05/01/33	150,000.00	5.500%	180,137.50	330,137.50	6,225,000.00
11/01/33			176,012.50	176,012.50	6,225,000.00
05/01/34	160,000.00	5.500%	176,012.50	336,012.50	6,065,000.00
11/01/34			171,612.50	171,612.50	6,065,000.00
05/01/35	170,000.00	5.500%	171,612.50	341,612.50	5,895,000.00
11/01/35			166,937.50	166,937.50	5,895,000.00
05/01/36	180,000.00	5.500%	166,937.50	346,937.50	5,715,000.00
11/01/36			161,987.50	161,987.50	5,715,000.00
05/01/37	190,000.00	5.500%	161,987.50	351,987.50	5,525,000.00
11/01/37			156,762.50	156,762.50	5,525,000.00
05/01/38	200,000.00	5.500%	156,762.50	356,762.50	5,325,000.00
11/01/38			151,262.50	151,262.50	5,325,000.00
05/01/39	210,000.00	5.500%	151,262.50	361,262.50	5,115,000.00
11/01/39			145,487.50	145,487.50	5,115,000.00
05/01/40	225,000.00	5.500%	145,487.50	370,487.50	4,890,000.00
11/01/40			139,300.00	139,300.00	4,890,000.00
05/01/41	235,000.00	5.500%	139,300.00	374,300.00	4,655,000.00
11/01/41			132,837.50	132,837.50	4,655,000.00
05/01/42	250,000.00	5.500%	132,837.50	382,837.50	4,405,000.00
11/01/42			125,962.50	125,962.50	4,405,000.00
05/01/43	265,000.00	5.500%	125,962.50	390,962.50	4,140,000.00
11/01/43			118,675.00	118,675.00	4,140,000.00
05/01/44	280,000.00	5.500%	118,675.00	398,675.00	3,860,000.00
11/01/44			110,975.00	110,975.00	3,860,000.00
05/01/45	295,000.00	5.750%	110,975.00	405,975.00	3,565,000.00
11/01/45			102,493.75	102,493.75	3,565,000.00
05/01/46	310,000.00	5.750%	102,493.75	412,493.75	3,255,000.00
11/01/46			93,581.25	93,581.25	3,255,000.00
05/01/47	330,000.00	5.750%	93,581.25	423,581.25	2,925,000.00
11/01/47			84,093.75	84,093.75	2,925,000.00

**PEACE CREEK VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/48	350,000.00	5.750%	84,093.75	434,093.75	2,575,000.00
11/01/48			74,031.25	74,031.25	2,575,000.00
05/01/49	370,000.00	5.750%	74,031.25	444,031.25	2,205,000.00
11/01/49			63,393.75	63,393.75	2,205,000.00
05/01/50	390,000.00	5.750%	63,393.75	453,393.75	1,815,000.00
11/01/50			52,181.25	52,181.25	1,815,000.00
05/01/51	415,000.00	5.750%	52,181.25	467,181.25	1,400,000.00
11/01/51			40,250.00	40,250.00	1,400,000.00
05/01/52	440,000.00	5.750%	40,250.00	480,250.00	960,000.00
11/01/52			27,600.00	27,600.00	960,000.00
05/01/53	465,000.00	5.750%	27,600.00	492,600.00	495,000.00
11/01/53			14,231.25	14,231.25	495,000.00
05/01/54	495,000.00	5.750%	14,231.25	509,231.25	-
Total	7,360,000.00		8,087,487.50	15,447,487.50	

**PEACE CREEK VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

Off-Roll Assessments					
					FY 2024
Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	Total Assessment per Unit
TH	38	\$ -	\$ 999.78	\$ 999.78	n/a
SF 50'	286	-	1,649.64	1,649.64	n/a
Total	324				