

***Peace Creek Village***  
***Community Development District***

***Proposed Budget***  
***FY2026***



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**Peace Creek Village**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 12/31/24	Projected Next 9 months	Total Thru 9/30/25	Proposed Budget FY2026
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**Revenues**

Assessments	\$ -	\$ -	\$ -	\$ -	\$ 451,833
Developer Contributions	\$ 84,098	\$ 20,439	\$ 122,181	\$ 142,620	\$ -

<b>Total Revenues</b>	<b>\$ 84,098</b>	<b>\$ 20,439</b>	<b>\$ 122,181</b>	<b>\$ 142,620</b>	<b>\$ 451,833</b>
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**Expenditures**

**General & Administrative**

Supervisor Fees	\$ 6,000	\$ 800	\$ 1,400	\$ 2,200	\$ 12,000
Employee FICA Expense	\$ -	\$ 61	\$ 107	\$ 168	\$ 918
Engineering	\$ 2,000	\$ -	\$ -	\$ -	\$ 12,500
Attorney	\$ 25,000	\$ 19,152	\$ 57,456	\$ 76,608	\$ 25,000
Annual Audit	\$ -	\$ 4,700	\$ -	\$ 4,700	\$ 6,300
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Arbitrage	\$ -	\$ -	\$ 450	\$ 450	\$ 900
Dissemination	\$ 583	\$ 250	\$ -	\$ 250	\$ 6,000
Disclosure Software	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ 5,000
Reamortization Schedule	\$ -	\$ -	\$ -	\$ -	\$ 500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 9,342
Management Fees	\$ 32,500	\$ 10,500	\$ 30,500	\$ 41,000	\$ 40,000
Information Technology	\$ -	\$ -	\$ 900	\$ 900	\$ 1,800
Website Maintenance	\$ 1,890	\$ -	\$ 600	\$ 600	\$ 1,200
Postage & Delivery	\$ 500	\$ -	\$ 500	\$ 500	\$ 1,000
Telephone	\$ 200	\$ 50	\$ -	\$ 50	\$ -
Insurance	\$ 5,500	\$ 5,500	\$ -	\$ 5,500	\$ 6,325
Copies	\$ 500	\$ 125	\$ 250	\$ 375	\$ 500
Legal Advertising	\$ 6,500	\$ -	\$ 6,500	\$ 6,500	\$ 6,500
Contingency	\$ 750	\$ 239	\$ 405	\$ 644	\$ 2,500
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<b>Total General &amp; Administrative:</b>	<b>\$ 84,098</b>	<b>\$ 43,552</b>	<b>\$ 99,068</b>	<b>\$ 142,620</b>	<b>\$ 144,560</b>
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**Peace Creek Village**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 12/31/24	Projected Next 9 months	Total Thru 9/30/25	Proposed Budget FY2026
<b><u>Operations &amp; Maintenance</u></b>					
<b><u>Field Services</u></b>					
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 46,200
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 13,200
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 9,240
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 33,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 2,750
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 2,750
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,750
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 5,500
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 11,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 5,500
<b>Subtotal Field Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 154,890</b>
<b><u>Amenity Expenditures</u></b>					
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 8,800
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 11,000
Internet	\$ -	\$ -	\$ -	\$ -	\$ 2,200
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 1,964
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ 13,420
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 13,750
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 19,250
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 11,000
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 11,000
<b>Subtotal Amenity Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 102,384</b>
<b>Total Operations &amp; Maintenance:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 257,274</b>
<b><u>Other Financing Sources/(Uses)</u></b>					
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ 50,000
<b>Total Other Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>
<b>Total Expenditures</b>	<b>\$ 84,098</b>	<b>\$ 43,552</b>	<b>\$ 99,068</b>	<b>\$ 142,620</b>	<b>\$ 451,833</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ (23,113)</b>	<b>\$ 23,113</b>	<b>\$ -</b>	<b>\$ (0)</b>

Product	Assessable Units	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Phase 1 - Townhomes	38	\$23,427	\$616.49	\$662.89
Phase 1 - Single Family	286	\$352,631	\$1,232.98	\$1,325.78
Phase 2 - Unplatted (Admin)	336	\$75,775	\$225.52	\$242.50
	<b>660</b>	<b>\$451,833</b>		

# Peace Creek Village

## Community Development District

### General Fund Narrative

#### **Revenues:**

##### Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

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#### **Expenditures:**

##### **General & Administrative:**

##### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

##### Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

##### Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

##### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

##### Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

##### Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2024 & 2025 bonds.

##### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based on the Series 2024 & 2025 bonds.

# **Peace Creek Village**

## **Community Development District**

### **General Fund Narrative**

#### Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

#### Re-amortization Schedule

Represents the cost of having revised amortization schedules issued on the District's bonds when extraordinary redemptions are made.

#### Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2024 & 2025 bonds.

#### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

#### Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

#### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

#### Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

#### Insurance

The District's general liability and public official's liability insurance coverages.

#### Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

#### Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

**Peace Creek Village**  
**Community Development District**  
**General Fund Narrative**

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Operations & Maintenance:**

**Field Services**

Property Insurance

The District's property insurance coverages.

Field Management

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District such as landscape maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

The District has a contract with Prince & Sons, Inc. to maintain the landscaping located within the District. These services include monthly landscape maintenance such as mowing of turf areas, pruning and trimming, plant bed weed control, fertilization and irrigation inspections.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Lake Maintenance

Represents the estimated cost for the care and maintenance of the Districts lakes which includes shoreline grass, brush, and vegetation control.

Streetlights

Represents the cost to maintain streetlights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

# **Peace Creek Village**

## **Community Development District**

### **General Fund Narrative**

#### *Sidewalk & Asphalt Maintenance*

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

#### *Irrigation Repairs*

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

#### *General Repairs & Maintenance*

Represents estimated costs for general repairs and maintenance of the District's common areas.

#### *Contingency*

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

#### **Amenity Expenses**

##### *Amenity - Electric*

Represents estimated electric charges for the District's amenity facilities.

##### *Amenity - Water*

Represents estimated water charges for the District's amenity facilities.

##### *Internet*

Internet service will be added for use at the Amenity Center.

##### *Pest Control*

The District will incur costs for pest control treatments to its amenity facilities.

##### *Janitorial Services*

Represents costs to provide janitorial services and supplies for the District's amenity facilities.

##### *Security Services*

Represents the cost of contracting a monthly security service for the District's amenity facilities.

##### *Pool Maintenance*

Represents the costs of regular cleaning and treatments of the District's pool.

##### *Amenity Repairs & Maintenance*

Represents estimated costs for repairs and maintenance of the District's amenity facilities.



**Peace Creek Village**  
**Community Development District**  
**General Fund Narrative**

*Amenity Access Management*

Provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Seamless facility rental management for clubhouses, meeting rooms and pavilions. and rentals Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

*Contingency*

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

**Other Financing Sources/(Uses)**

*Transfer Out – Capital Reserve*

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

**Peace Creek Village**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund Series 2024**

Description	Adopted Budget FY2025	Actuals Thru 12/31/24	Projected Next 9 months	Projected Thru 9/30/25	Proposed Budget FY2026
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**Revenues**

Assessments	\$ 509,789	\$ -	\$ 509,787	\$ 509,787	\$ 509,787
Interest	\$ -	\$ 7,628	\$ 10,171	\$ 17,799	\$ 8,899
Carry Forward Surplus <sup>(1)</sup>	\$ 217,231	\$ 210,857	\$ -	\$ 210,857	\$ 226,343
<b>Total Revenues</b>	<b>\$ 727,020</b>	<b>\$ 218,485</b>	<b>\$ 519,958</b>	<b>\$ 738,443</b>	<b>\$ 745,029</b>

**Expenditures**

Interest - 11/1	\$ 203,550	\$ 203,550	\$ -	\$ 203,550	\$ 201,122
Principal - 5/1	\$ 105,000	\$ -	\$ 105,000	\$ 105,000	\$ 110,000
Interest - 5/1	\$ 203,550	\$ -	\$ 203,550	\$ 203,550	\$ 201,122

<b>Total Expenditures</b>	<b>\$ 512,100</b>	<b>\$ 203,550</b>	<b>\$ 308,550</b>	<b>\$ 512,100</b>	<b>\$ 512,244</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$ 214,920</b>	<b>\$ 14,935</b>	<b>\$ 211,408</b>	<b>\$ 226,343</b>	<b>\$ 232,785</b>
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Interest - 11/1    \$     198,578

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhome	38	\$37,992	\$999.78	\$1,075.03
Single Family	286	\$471,795	\$1,649.63	\$1,773.80
<b>Total</b>	<b>324</b>	<b>\$509,787</b>		

**Peace Creek Village**  
**Community Development District**  
**Series 2024 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Prinicipal	Interest	Total
11/01/25	\$ 7,255,000.00	\$ -	\$ 201,121.88	\$ 370,579.38
05/01/26	\$ 7,255,000.00	\$ 110,000.00	\$ 201,121.88	
11/01/26	\$ 7,145,000.00	\$ -	\$ 198,578.13	\$ 509,700.00
05/01/27	\$ 7,145,000.00	\$ 115,000.00	\$ 198,578.13	
11/01/27	\$ 7,030,000.00	\$ -	\$ 195,918.75	\$ 509,496.88
05/01/28	\$ 7,030,000.00	\$ 120,000.00	\$ 195,918.75	
11/01/28	\$ 6,910,000.00	\$ -	\$ 193,143.75	\$ 509,062.50
05/01/29	\$ 6,910,000.00	\$ 125,000.00	\$ 193,143.75	
11/01/29	\$ 6,785,000.00	\$ -	\$ 190,253.13	\$ 508,396.88
05/01/30	\$ 6,785,000.00	\$ 130,000.00	\$ 190,253.13	
11/01/30	\$ 6,655,000.00	\$ -	\$ 187,246.88	\$ 507,500.00
05/01/31	\$ 6,655,000.00	\$ 135,000.00	\$ 187,246.88	
11/01/31	\$ 6,520,000.00	\$ -	\$ 184,125.00	\$ 506,371.88
05/01/32	\$ 6,520,000.00	\$ 145,000.00	\$ 184,125.00	
11/01/32	\$ 6,375,000.00	\$ -	\$ 180,137.50	\$ 509,262.50
05/01/33	\$ 6,375,000.00	\$ 150,000.00	\$ 180,137.50	
11/01/33	\$ 6,225,000.00	\$ -	\$ 176,012.50	\$ 506,150.00
05/01/34	\$ 6,225,000.00	\$ 160,000.00	\$ 176,012.50	
11/01/34	\$ 6,065,000.00	\$ -	\$ 171,612.50	\$ 507,625.00
05/01/35	\$ 6,065,000.00	\$ 170,000.00	\$ 171,612.50	
11/01/35	\$ 5,895,000.00	\$ -	\$ 166,937.50	\$ 508,550.00
05/01/36	\$ 5,895,000.00	\$ 180,000.00	\$ 166,937.50	
11/01/36	\$ 5,715,000.00	\$ -	\$ 161,987.50	\$ 508,925.00
05/01/37	\$ 5,715,000.00	\$ 190,000.00	\$ 161,987.50	
11/01/37	\$ 5,525,000.00	\$ -	\$ 156,762.50	\$ 508,750.00
05/01/38	\$ 5,525,000.00	\$ 200,000.00	\$ 156,762.50	
11/01/38	\$ 5,325,000.00	\$ -	\$ 151,262.50	\$ 508,025.00
05/01/39	\$ 5,325,000.00	\$ 210,000.00	\$ 151,262.50	
11/01/39	\$ 5,115,000.00	\$ -	\$ 145,487.50	\$ 506,750.00
05/01/40	\$ 5,115,000.00	\$ 225,000.00	\$ 145,487.50	
11/01/40	\$ 4,890,000.00	\$ -	\$ 139,300.00	\$ 509,787.50
05/01/41	\$ 4,890,000.00	\$ 235,000.00	\$ 139,300.00	
11/01/41	\$ 4,405,000.00	\$ -	\$ 132,837.50	\$ 507,137.50
05/01/42	\$ 3,860,000.00	\$ 250,000.00	\$ 132,837.50	
11/01/42	\$ 3,860,000.00	\$ -	\$ 125,962.50	\$ 508,800.00
05/01/43	\$ 3,860,000.00	\$ 265,000.00	\$ 125,962.50	
11/01/43	\$ 3,860,000.00	\$ -	\$ 118,675.00	\$ 509,637.50
05/01/44	\$ 3,860,000.00	\$ 280,000.00	\$ 118,675.00	
11/01/44	\$ 3,860,000.00	\$ -	\$ 110,975.00	\$ 509,650.00
05/01/45	\$ 3,860,000.00	\$ 295,000.00	\$ 110,975.00	
11/01/45	\$ 3,565,000.00	\$ -	\$ 102,493.75	\$ 508,468.75
05/01/46	\$ 3,565,000.00	\$ 310,000.00	\$ 102,493.75	
11/01/46	\$ 3,255,000.00	\$ -	\$ 93,581.25	\$ 506,075.00
05/01/47	\$ 3,255,000.00	\$ 330,000.00	\$ 93,581.25	

**Peace Creek Village**  
**Community Development District**  
**Series 2024 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/47	\$ 2,925,000.00	\$ -	\$ 84,093.75	\$ 507,675.00
05/01/48	\$ 2,925,000.00	\$ 350,000.00	\$ 84,093.75	
11/01/48	\$ 2,575,000.00	\$ -	\$ 74,031.25	\$ 508,125.00
05/01/49	\$ 2,575,000.00	\$ 370,000.00	\$ 74,031.25	
11/01/49	\$ 2,205,000.00	\$ -	\$ 63,393.75	\$ 507,425.00
05/01/50	\$ 2,205,000.00	\$ 390,000.00	\$ 63,393.75	
11/01/50	\$ 1,815,000.00	\$ -	\$ 52,181.25	\$ 505,575.00
05/01/51	\$ 1,815,000.00	\$ 415,000.00	\$ 52,181.25	
11/01/51	\$ 1,400,000.00	\$ -	\$ 40,250.00	\$ 507,431.25
05/01/52	\$ 1,400,000.00	\$ 440,000.00	\$ 40,250.00	
11/01/52	\$ 960,000.00	\$ -	\$ 27,600.00	\$ 507,850.00
05/01/53	\$ 960,000.00	\$ 465,000.00	\$ 27,600.00	
11/01/53	\$ 495,000.00	\$ -	\$ 14,231.25	\$ 506,831.25
05/01/54	\$ 495,000.00	\$ 495,000.00	\$ 14,231.25	\$ 509,231.25
		<b>\$ 7,255,000.00</b>	<b>\$ 7,680,387.50</b>	<b>\$ 15,104,845.00</b>

**Peace Creek Village**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund Series 2025**

Description	Adopted Budget FY2025	Actuals Thru 12/31/24	Projected Next 9 months	Projected Thru 9/30/25	Proposed Budget FY2026
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**Revenues**

Assessments	\$ -	\$ -	\$ 221,664	\$ 221,664	\$ 554,330
Carry Forward Surplus <sup>(1)</sup>	\$ -	\$ -	\$ -	\$ -	\$ 221,664
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 221,664</b>	<b>\$ 221,664</b>	<b>\$ 775,994</b>

**Expenditures**

Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 221,664
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 110,000
Interest - 5/1	\$ -	\$ -	\$ 262,302	\$ 262,302	\$ 221,664
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 262,302</b>	<b>\$ 262,302</b>	<b>\$ 553,328</b>

**Other Sources/(Uses)**

Bond Proceeds	\$ -	\$ -	\$ 816,632	\$ 816,632	\$ -
<b>Total Other Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 816,632</b>	<b>\$ 816,632</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 775,994</b>	<b>\$ 775,994</b>	<b>\$ 222,666</b>

Interest - 11/1    \$    219,189

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	336	\$554,330	\$1,649.79	\$1,773.97
<b>Total</b>	<b>336</b>	<b>\$554,330</b>		

**Peace Creek Village**  
**Community Development District**  
**Series 2025 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/25	\$ 7,905,000.00	\$ -	\$ 221,663.75	\$ 262,302.10
05/01/26	\$ 7,905,000.00	\$ 110,000.00	\$ 221,663.75	
11/01/26	\$ 7,795,000.00	\$ -	\$ 219,188.75	\$ 550,852.50
05/01/27	\$ 7,795,000.00	\$ 115,000.00	\$ 219,188.75	
11/01/27	\$ 7,680,000.00	\$ -	\$ 216,601.25	\$ 550,790.00
05/01/28	\$ 7,680,000.00	\$ 120,000.00	\$ 216,601.25	
11/01/28	\$ 7,560,000.00	\$ -	\$ 213,901.25	\$ 550,502.50
05/01/29	\$ 7,560,000.00	\$ 125,000.00	\$ 213,901.25	
11/01/29	\$ 7,435,000.00	\$ -	\$ 211,088.75	\$ 549,990.00
05/01/30	\$ 7,435,000.00	\$ 135,000.00	\$ 211,088.75	
11/01/30	\$ 7,300,000.00	\$ -	\$ 208,051.25	\$ 554,140.00
05/01/31	\$ 7,300,000.00	\$ 140,000.00	\$ 208,051.25	
11/01/31	\$ 7,015,000.00	\$ -	\$ 204,901.25	\$ 552,952.50
05/01/32	\$ 7,015,000.00	\$ 145,000.00	\$ 204,901.25	
11/01/32	\$ 7,015,000.00	\$ -	\$ 201,638.75	\$ 551,540.00
05/01/33	\$ 7,015,000.00	\$ 155,000.00	\$ 201,638.75	
11/01/33	\$ 6,860,000.00	\$ -	\$ 197,298.75	\$ 553,937.50
05/01/34	\$ 6,860,000.00	\$ 160,000.00	\$ 197,298.75	
11/01/34	\$ 6,700,000.00	\$ -	\$ 192,818.75	\$ 550,117.50
05/01/35	\$ 6,700,000.00	\$ 170,000.00	\$ 192,818.75	
11/01/35	\$ 6,530,000.00	\$ -	\$ 188,058.75	\$ 550,877.50
05/01/36	\$ 6,530,000.00	\$ 180,000.00	\$ 188,058.75	
11/01/36	\$ 6,350,000.00	\$ -	\$ 183,018.75	\$ 551,077.50
05/01/37	\$ 6,350,000.00	\$ 190,000.00	\$ 183,018.75	
11/01/37	\$ 6,160,000.00	\$ -	\$ 177,698.75	\$ 550,717.50
05/01/38	\$ 6,160,000.00	\$ 200,000.00	\$ 177,698.75	
11/01/38	\$ 5,960,000.00	\$ -	\$ 172,098.75	\$ 549,797.50
05/01/39	\$ 5,960,000.00	\$ 215,000.00	\$ 172,098.75	
11/01/39	\$ 5,745,000.00	\$ -	\$ 166,078.75	\$ 553,177.50
05/01/40	\$ 5,745,000.00	\$ 225,000.00	\$ 166,078.75	
11/01/40	\$ 5,520,000.00	\$ -	\$ 159,778.75	\$ 550,857.50
05/01/41	\$ 5,520,000.00	\$ 240,000.00	\$ 159,778.75	
11/01/41	\$ 5,025,000.00	\$ -	\$ 153,058.75	\$ 552,837.50
05/01/42	\$ 4,175,000.00	\$ 255,000.00	\$ 153,058.75	
11/01/42	\$ 4,175,000.00	\$ -	\$ 145,918.75	\$ 553,977.50
05/01/43	\$ 4,175,000.00	\$ 265,000.00	\$ 145,918.75	
11/01/43	\$ 4,175,000.00	\$ -	\$ 138,498.75	\$ 549,417.50
05/01/44	\$ 4,175,000.00	\$ 285,000.00	\$ 138,498.75	
11/01/44	\$ 4,175,000.00	\$ -	\$ 130,518.75	\$ 554,017.50
05/01/45	\$ 4,175,000.00	\$ 300,000.00	\$ 130,518.75	
11/01/45	\$ 4,175,000.00	\$ -	\$ 122,118.75	\$ 552,637.50
05/01/46	\$ 4,175,000.00	\$ 315,000.00	\$ 122,118.75	
11/01/46	\$ 3,860,000.00	\$ -	\$ 112,905.00	\$ 550,023.75
05/01/47	\$ 3,860,000.00	\$ 335,000.00	\$ 112,905.00	
11/01/47	\$ 3,525,000.00	\$ -	\$ 103,106.25	\$ 551,011.25
05/01/48	\$ 3,525,000.00	\$ 355,000.00	\$ 103,106.25	

**Peace Creek Village**  
**Community Development District**  
**Series 2025 Special Assessment Bonds**  
**Amortization Schedule**

Date		Balance		Prinicipal		Interest		Total	
11/01/48	\$	3,170,000.00	\$	-	\$	92,722.50	\$	550,828.75	
05/01/49	\$	3,170,000.00	\$	380,000.00	\$	92,722.50			
11/01/49	\$	2,790,000.00	\$	-	\$	81,607.50	\$	554,330.00	
05/01/50	\$	2,790,000.00	\$	400,000.00	\$	81,607.50			
11/01/50	\$	2,390,000.00	\$	-	\$	69,907.50	\$	551,515.00	
05/01/51	\$	2,390,000.00	\$	425,000.00	\$	69,907.50			
11/01/51	\$	1,965,000.00	\$	-	\$	57,476.25	\$	552,383.75	
05/01/52	\$	1,965,000.00	\$	450,000.00	\$	57,476.25			
11/01/52	\$	1,515,000.00	\$	-	\$	44,313.75	\$	551,790.00	
05/01/53	\$	1,515,000.00	\$	475,000.00	\$	44,313.75			
11/01/53	\$	1,040,000.00	\$	-	\$	30,420.00	\$	549,733.75	
05/01/54	\$	1,040,000.00	\$	505,000.00	\$	30,420.00			
11/01/54	\$	535,000.00	\$	-	\$	15,648.75	\$	551,068.75	
05/01/55	\$	535,000.00	\$	535,000.00	\$	15,648.75	\$	550,648.75	
				\$	7,905,000.00	\$	8,864,212.50	\$	16,809,850.85

**Peace Creek Village**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

	Adopted Budget FY2025	Actuals Thru 12/31/24	Projected Next 9 months	Total Projected 9/30/25	Proposed Budget FY2026
<b><u>Revenues</u></b>					
Carry Forward Surplus	\$ -		\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Expenditures</u></b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Other Financing Sources/(Uses)</u></b>					
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ 50,000
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>