

Peace Creek Village
Community Development District

Proposed Budget
FY2027



Table of Contents

1-2	<u>General Fund</u>
3-7	<u>General Fund Narrative</u>
8	<u>Debt Services - Series 2024</u>
9-10	<u>Series 2024 Amortization Schedule</u>
11	<u>Debt Services - Series 2025</u>
12-13	<u>Series 2025 Amortization Schedule</u>

Peace Creek Village
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 357,988	\$ 334,836	\$ 23,152	\$ 357,988	\$ 790,337
Developer Contributions	\$ 33,589	\$ 25,404	\$ -	\$ 25,404	\$ -
HOA Contributions	\$ -	\$ 27,050	\$ -	\$ 27,050	\$ -
Interest	\$ -	\$ 0	\$ -	\$ 0	\$ -
Total Revenues	\$ 391,577	\$ 387,290	\$ 23,152	\$ 410,442	\$ 790,337
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,400	\$ 7,000	\$ 8,400	\$ 12,000
Employer FICA Expense	\$ 918	\$ -	\$ 536	\$ 536	\$ 918
Engineering	\$ 10,000	\$ -	\$ 5,833	\$ 5,833	\$ 10,000
Attorney	\$ 25,000	\$ 5,234	\$ 17,500	\$ 22,734	\$ 25,000
Annual Audit	\$ 6,300	\$ 6,600	\$ -	\$ 6,600	\$ 6,700
Assessment Administration	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ 6,300
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 6,000	\$ 2,500	\$ 3,500	\$ 6,000	\$ 6,300
Disclosure Software	\$ 5,000	\$ 2,375	\$ 2,625	\$ 5,000	\$ 5,000
Reamortization Schedule	\$ 500	\$ -	\$ 500	\$ 500	\$ 500
Trustee Fees	\$ 9,342	\$ -	\$ 9,342	\$ 9,342	\$ 9,342
Management Fees	\$ 40,000	\$ 16,667	\$ 23,333	\$ 40,000	\$ 42,000
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 500	\$ 282	\$ 500	\$ 782	\$ 500
Insurance	\$ 6,325	\$ 5,830	\$ -	\$ 5,830	\$ 6,413
Copies	\$ 500	\$ -	\$ 292	\$ 292	\$ 500
Legal Advertising	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Contingency	\$ 2,500	\$ 585	\$ 700	\$ 1,285	\$ 2,500
Office Supplies	\$ 100	\$ 9	\$ 35	\$ 44	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 137,560	\$ 49,356	\$ 76,396	\$ 125,751	\$ 140,798

Peace Creek Village
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<u>Operations & Maintenance</u>					
<u>Field Services</u>					
Property Insurance	\$ 8,000	\$ 1,915	\$ -	\$ 1,915	\$ 9,600
Field Management	\$ 15,000	\$ 6,250	\$ 8,750	\$ 15,000	\$ 15,750
Landscape Maintenance	\$ 85,000	\$ 23,250	\$ 32,550	\$ 55,800	\$ 161,000
Landscape Replacement	\$ 13,200	\$ -	\$ 7,700	\$ 7,700	\$ 20,000
Lake Maintenance	\$ 9,500	\$ 5,500	\$ 7,700	\$ 13,200	\$ 22,000
Streetlights	\$ 33,000	\$ -	\$ 19,250	\$ 19,250	\$ 60,000
Electric	\$ 2,750	\$ -	\$ 1,604	\$ 1,604	\$ 7,260
Water & Sewer	\$ 2,750	\$ 12,019	\$ 3,500	\$ 15,519	\$ 40,000
Sidewalk & Asphalt Maintenance	\$ 2,750	\$ -	\$ 1,604	\$ 1,604	\$ 2,750
Irrigation Repairs	\$ 5,500	\$ -	\$ 3,208	\$ 3,208	\$ 7,500
General Repairs & Maintenance	\$ 11,000	\$ 220	\$ 6,417	\$ 6,637	\$ 11,000
Contingency	\$ 5,500	\$ -	\$ 3,208	\$ 3,208	\$ 7,500
Subtotal Field Expenditures	\$ 193,950	\$ 49,154	\$ 95,492	\$ 144,646	\$ 364,360
<u>Amenity Expenditures</u>					
Amenity - Electric	\$ 4,400	\$ -	\$ 367	\$ 367	\$ 15,000
Amenity - Water	\$ 5,500	\$ -	\$ 458	\$ 458	\$ 12,000
Internet	\$ 1,100	\$ -	\$ 92	\$ 92	\$ 2,200
Pest Control	\$ 982	\$ -	\$ 82	\$ 82	\$ 1,964
Janitorial Service	\$ 6,710	\$ -	\$ 559	\$ 559	\$ 25,000
Security Services	\$ 13,750	\$ -	\$ 1,146	\$ 1,146	\$ 13,750
Pool Maintenance	\$ 9,625	\$ -	\$ 802	\$ 802	\$ 17,400
Amenity Repairs & Maintenance	\$ 5,500	\$ -	\$ 458	\$ 458	\$ 10,000
Amenity Access Management	\$ 5,000	\$ -	\$ 417	\$ 417	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 625	\$ 625	\$ 7,500
Subtotal Amenity Expenditures	\$ 60,067	\$ -	\$ 5,006	\$ 5,006	\$ 114,814
Total Operations & Maintenance:	\$ 254,017	\$ 49,154	\$ 100,497	\$ 149,651	\$ 479,174
<u>Other Financing Uses</u>					
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ 170,366
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 170,366
Total Expenditures	\$ 391,577	\$ 98,510	\$ 176,893	\$ 275,403	\$ 790,337
Excess Revenues/(Expenditures)	\$ -	\$ 288,781	\$ (153,741)	\$ 135,039	\$ -

Product	Units	ERU/Unit	Total Net Assessments	Total Net Per Unit	Total Gross Per Unit
Phase 1 - Townhomes	38	0.50	\$ 23,427	\$ 616.49	\$ 662.89
Phase 1 - Single Family	286	1.00	\$ 352,631	\$ 1,232.98	\$ 1,325.78
Phase 2 - Single Family	336	1.00	\$ 414,280	\$ 1,232.98	\$ 1,325.78
	660		\$ 790,337		

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.

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.

Employer FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

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.

Peace Creek Village Community Development District General Fund Narrative

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.

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.

Peace Creek Village Community Development District General Fund Narrative

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.

Contingency

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

Office Supplies

Miscellaneous office supplies.

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.

Peace Creek Village Community Development District General Fund Narrative

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.

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 Expenditures

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.

Peace Creek Village Community Development District General Fund Narrative

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.

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 Uses

Transfer Out - Capital Reserve

The District will fund an annual amount for future cost related to replacement and repair of capital assets of the District. Upon completion, the District may have a Capital Reserve study prepared to ensure annually funding levels are sufficient.

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

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 509,787	\$ 500,649	\$ 9,138	\$ 509,787	\$ 509,787
Assessments - Lot Closings	\$ -	\$ 72,584	\$ -	\$ 72,584	\$ -
Interest	\$ 12,226	\$ 5,841	\$ 3,505	\$ 9,346	\$ 4,673
Carry Forward Surplus ⁽¹⁾	\$ 219,985	\$ 218,122	\$ -	\$ 218,122	\$ 297,595
Total Revenues	\$ 741,997	\$ 797,196	\$ 12,643	\$ 809,839	\$ 812,055
Expenditures					
Interest - 11/1	\$ 201,122	\$ 201,122	\$ -	\$ 201,122	\$ 198,578
Principal - 5/1	\$ 110,000	\$ -	\$ 110,000	\$ 110,000	\$ 115,000
Interest - 5/1	\$ 201,122	\$ -	\$ 201,122	\$ 201,122	\$ 198,578
Total Expenditures	\$ 512,244	\$ 201,122	\$ 311,122	\$ 512,244	\$ 512,156
Excess Revenues/(Expenditures)	\$ 229,754	\$ 596,074	\$ (298,479)	\$ 297,595	\$ 299,899

Interest - 11/1 \$ 195,919

⁽¹⁾ 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
Total	324	\$509,787		

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

Date	Balance	Prinicipal	Interest	Total
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	Prinicipal	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
		\$ 7,145,000.00	\$ 7,278,143.75	\$ 14,734,265.63

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

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
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Revenues

Assessments	\$ 554,330	\$ -	\$ 554,330	\$ 554,330	\$ 554,330
Interest	\$ 3,116	\$ 11,220	\$ 6,732	\$ 17,952	\$ 5,610
Carry Forward Surplus ⁽¹⁾	\$ 277,966	\$ 274,721	\$ -	\$ 274,721	\$ 253,038
Total Revenues	\$ 835,412	\$ 285,942	\$ 561,062	\$ 847,004	\$ 812,978

Expenditures

Interest - 11/1	\$ 262,302	\$ 262,302	\$ -	\$ 262,302	\$ 219,189
Principal - 5/1	\$ 110,000	\$ -	\$ 110,000	\$ 110,000	\$ 115,000
Interest - 5/1	\$ 221,664	\$ -	\$ 221,664	\$ 221,664	\$ 219,189
Total Expenditures	\$ 593,966	\$ 262,302	\$ 331,664	\$ 593,966	\$ 553,378

Excess Revenues/(Expenditures)	\$ 241,446	\$ 23,639	\$ 229,398	\$ 253,038	\$ 259,601
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Interest - 11/1 \$ 216,601

⁽¹⁾ 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
Total	336	\$554,330		

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

Date	Balance	Prinicipal	Interest	Total
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

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

Date	Balance	Prinicipal	Interest	Total
05/01/48	\$ 3,525,000.00	\$ 355,000.00	\$ 103,106.25	
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
		\$ 7,795,000.00	\$ 8,420,885.00	\$ 16,547,548.75