

Peace Creek
Community Development District

Proposed Budget
FY2027



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Peace Creek
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 - On Roll	\$ 621,627	\$ 591,920	\$ 29,707	\$ 621,627	\$ 722,799
Assessments - Direct	\$ 101,169	\$ 75,877	\$ 25,292	\$ 101,169	\$ -
Interest Income	\$ -	\$ 1,982	\$ 2,775	\$ 4,757	\$ -
Miscellaneous Income	\$ -	\$ 431	\$ -	\$ 431	\$ -
Total Revenues	\$ 722,797	\$ 670,210	\$ 57,775	\$ 727,985	\$ 722,799

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 2,600	\$ 7,000	\$ 9,600	\$ 12,000
FICA Expense	\$ 918	\$ 199	\$ 536	\$ 734	\$ 918
Engineering	\$ 15,000	\$ 2,063	\$ 6,650	\$ 8,713	\$ 15,000
Attorney	\$ 30,000	\$ 9,378	\$ 13,129	\$ 22,507	\$ 30,000
Annual Audit	\$ 5,100	\$ 6,600	\$ -	\$ 6,600	\$ 6,700
Assessment Administration	\$ 5,408	\$ 5,408	\$ -	\$ 5,408	\$ 5,570
Arbitrage	\$ 900	\$ -	\$ 900	\$ 900	\$ 900
Dissemination	\$ 6,408	\$ 2,670	\$ 3,738	\$ 6,408	\$ 6,600
Disclosure Software	\$ 3,500	\$ 2,500	\$ 1,000	\$ 3,500	\$ 5,000
Trustee Fees	\$ 8,844	\$ -	\$ 8,844	\$ 8,844	\$ 8,844
Management Fees	\$ 43,775	\$ 18,240	\$ 25,535	\$ 43,775	\$ 45,088
Information Technology	\$ 1,947	\$ 811	\$ 1,135	\$ 1,947	\$ 2,005
Website Maintenance	\$ 1,298	\$ 541	\$ 757	\$ 1,298	\$ 1,337
Postage & Delivery	\$ 2,000	\$ 454	\$ 636	\$ 1,090	\$ 2,000
Insurance	\$ 6,399	\$ 5,897	\$ -	\$ 5,897	\$ 6,486
Copies	\$ 750	\$ 2	\$ 100	\$ 102	\$ 750
Legal Advertising	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	\$ 3,000
Contingency	\$ 2,500	\$ 186	\$ 260	\$ 446	\$ 2,500
Office Supplies	\$ 625	\$ 3	\$ 25	\$ 28	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 150,545	\$ 57,726	\$ 73,244	\$ 130,970	\$ 155,499

Peace Creek
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
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Operations & Maintenance

Field Expenses:

Property Insurance	\$ 22,156	\$ 13,058	\$ -	\$ 13,058	\$ 15,506
Field Management	\$ 17,768	\$ 7,403	\$ 10,364	\$ 17,768	\$ 18,301
Landscape Maintenance	\$ 135,000	\$ 49,980	\$ 85,020	\$ 135,000	\$ 135,000
Landscape Replacement	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Streetlights	\$ 33,770	\$ 7,948	\$ 12,250	\$ 20,198	\$ 33,770
Electric	\$ 7,260	\$ 115	\$ 960	\$ 1,075	\$ 7,260
Water & Sewer	\$ 90,000	\$ 16,195	\$ 49,000	\$ 65,195	\$ 90,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 10,000	\$ 1,586	\$ 3,320	\$ 4,906	\$ 10,000
General Repairs & Maintenance	\$ 10,000	\$ 1,264	\$ 4,250	\$ 5,514	\$ 10,000
Contingency	\$ 7,500	\$ 16	\$ 3,750	\$ 3,766	\$ 7,500

Total Field Expenditures:	\$ 350,953	\$ 97,567	\$ 177,664	\$ 275,231	\$ 344,837
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Amenity Expenses:

Amenity - Electric	\$ 15,863	\$ 2,793	\$ 5,950	\$ 8,743	\$ 15,863
Amenity - Water	\$ 12,000	\$ 180	\$ 1,190	\$ 1,370	\$ 12,000
Internet	\$ 2,000	\$ 527	\$ 1,053	\$ 1,581	\$ 2,000
Pest Control	\$ 735	\$ 300	\$ 420	\$ 720	\$ 735
Janitorial Service	\$ 9,300	\$ 6,956	\$ 7,525	\$ 14,481	\$ 14,610
Security Services	\$ 34,000	\$ 7,007	\$ 9,810	\$ 16,817	\$ 34,000
Pool Maintenance	\$ 17,400	\$ 7,000	\$ 9,800	\$ 16,800	\$ 18,600
Amenity Repairs & Maintenance	\$ 10,000	\$ 1,656	\$ 2,318	\$ 3,974	\$ 10,000
Amenity Access Management	\$ 12,500	\$ 5,208	\$ 7,292	\$ 12,500	\$ 12,875
Holiday Lights	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Contingency	\$ 7,500	\$ 3,084	\$ 3,750	\$ 6,834	\$ 7,500

Total Amenity Expenditures:	\$ 121,298	\$ 34,712	\$ 49,108	\$ 83,820	\$ 130,683
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Total Operations & Maintenance:	\$ 472,251	\$ 132,278	\$ 226,772	\$ 359,050	\$ 475,520
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Other Financing Sources and Uses

Capital Reserves - Transfer	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 91,780
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Total Other Expenditures	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 91,780
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Total Expenditures	\$ 722,797	\$ 190,004	\$ 400,017	\$ 590,021	\$ 722,799
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Excess Revenues/(Expenditures)	\$ -	\$ 480,206	\$ (342,242)	\$ 137,964	\$ -
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Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	553.00	553	1.00	\$621,630	\$1,124.10	\$1,208.71
Townhomes	90.00	120	0.75	\$101,169	\$843.08	\$906.54
Total ERU's	643	673		\$722,799		

Product	FY 2027 Gross Per Unit	FY 2026 Gross Per Unit	Increase/(Decrease)
Single Family	\$1,208.71	\$ 1,208.71	\$ 0.00
Townhomes	\$906.54	\$ 906.53	\$ 0.00

Peace Creek 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.

FICA Expense

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

Engineering

The District's engineer will be providing 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 will be providing 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 an anticipated bond issuance.

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.

Disclosure Software

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

Peace Creek Community Development District General Fund Narrative

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued 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 costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services 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. – Governmental Management, CFL

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 and Binding agenda packages 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

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

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.

Peace Creek Community Development District General Fund Narrative

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.

Streetlights

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

Electric

Represents the electric charges of common areas throughout the District.

Water & Sewer

Represents the 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 the 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.

Peace Creek Community Development District General Fund Narrative

Amenity Expenditures:

Amenity - Electric

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

Amenity - Water

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

Internet

Represents the Internet service for use at the Amenity Center.

Pest Control

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

Janitorial Services

Represents the 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 the 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. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Holiday Lights

Represents the cost of adding holiday lighting to the district's amenities annually.

Contingency

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

Other Expenditures:

Capital Reserves

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

PEACE CREEK

Community Development District

Proposed Budget

Debt Service Fund

Series 2023

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments	\$ 801,813	\$ 763,496	\$ 38,317	\$ 801,813	\$ 801,813
Interest Income	\$ 10,000	\$ 12,423	\$ 6,211	\$ 18,634	\$ 10,000
Carry Forward Surplus*	\$ 361,641	\$ 363,163	\$ -	\$ 363,163	\$ 372,200
Total Revenues	\$ 1,173,454	\$ 1,139,082	\$ 44,528	\$ 1,183,611	\$ 1,184,013
Expenses					
Series 2023					
Interest - 12/15	\$ 302,697	\$ 302,697	\$ -	\$ 302,697	\$ 298,447
Principal - 06/15	\$ 200,000	\$ -	\$ 200,000	\$ 200,000	\$ 205,000
Interest - 06/15	\$ 302,697	\$ -	\$ 302,697	\$ 302,697	\$ 298,447
Total Expenditures	\$ 805,394	\$ 302,697	\$ 502,697	\$ 805,394	\$ 801,894
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ -	\$ (6,017)	\$ -	\$ (6,017)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (6,017)	\$ -	\$ (6,017)	\$ -
Excess Revenues/(Expenditures)	\$ 368,060	\$ 830,369	\$ (458,169)	\$ 372,200	\$ 382,119

*Carry forward less amount in Reserve funds.

Series 2023	
Interest - 12/15	<u>\$294,091</u>
Total	<u><u>\$294,091</u></u>

Series 2023

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 40	313	\$ 453,829	\$ 1,449.93	\$ 1,559.07
Single Family - 50	240	\$ 347,984	\$ 1,449.93	\$ 1,559.07
	553	\$ 801,813		

Peace Creek
Community Development District
Series 2023 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/26	\$ 11,495,000.00	\$ -	\$ 298,446.88	\$ 801,143.75
06/15/27	\$ 11,495,000.00	\$ 205,000.00	\$ 298,446.88	\$ -
12/15/27	\$ 11,290,000.00	\$ -	\$ 294,090.63	\$ 797,537.50
06/15/28	\$ 11,290,000.00	\$ 215,000.00	\$ 294,090.63	\$ -
12/15/28	\$ 11,075,000.00	\$ -	\$ 289,521.88	\$ 798,612.50
06/15/29	\$ 11,075,000.00	\$ 225,000.00	\$ 289,521.88	\$ -
12/15/29	\$ 10,850,000.00	\$ -	\$ 284,740.63	\$ 799,262.50
06/15/30	\$ 10,850,000.00	\$ 235,000.00	\$ 284,740.63	\$ -
12/15/30	\$ 10,615,000.00	\$ -	\$ 279,746.88	\$ 799,487.50
06/15/31	\$ 10,615,000.00	\$ 245,000.00	\$ 279,746.88	\$ -
12/15/31	\$ 10,370,000.00	\$ -	\$ 273,468.75	\$ 798,215.63
06/15/32	\$ 10,370,000.00	\$ 260,000.00	\$ 273,468.75	\$ -
12/15/32	\$ 10,110,000.00	\$ -	\$ 266,806.25	\$ 800,275.00
06/15/33	\$ 10,110,000.00	\$ 275,000.00	\$ 266,806.25	\$ -
12/15/33	\$ 9,835,000.00	\$ -	\$ 259,759.38	\$ 801,565.63
06/15/34	\$ 9,835,000.00	\$ 285,000.00	\$ 259,759.38	\$ -
12/15/34	\$ 10,110,000.00	\$ -	\$ 252,456.25	\$ 797,215.63
06/15/35	\$ 9,835,000.00	\$ 300,000.00	\$ 252,456.25	\$ -
12/15/35	\$ 9,835,000.00	\$ -	\$ 244,768.75	\$ 797,225.00
06/15/36	\$ 9,550,000.00	\$ 320,000.00	\$ 244,768.75	\$ -
12/15/36	\$ 9,550,000.00	\$ -	\$ 236,568.75	\$ 801,337.50
06/15/37	\$ 9,250,000.00	\$ 335,000.00	\$ 236,568.75	\$ -
12/15/37	\$ 9,250,000.00	\$ -	\$ 227,984.38	\$ 799,553.13
06/15/38	\$ 8,930,000.00	\$ 350,000.00	\$ 227,984.38	\$ -
12/15/38	\$ 8,930,000.00	\$ -	\$ 219,015.63	\$ 797,000.00
06/15/39	\$ 8,595,000.00	\$ 370,000.00	\$ 219,015.63	\$ -
12/15/39	\$ 8,595,000.00	\$ -	\$ 209,534.38	\$ 798,550.00
06/15/40	\$ 8,245,000.00	\$ 390,000.00	\$ 209,534.38	\$ -
12/15/40	\$ 8,245,000.00	\$ -	\$ 199,540.63	\$ 799,075.00
06/15/41	\$ 7,875,000.00	\$ 410,000.00	\$ 199,540.63	\$ -
12/15/41	\$ 7,875,000.00	\$ -	\$ 189,034.38	\$ 798,575.00
06/15/42	\$ 6,190,000.00	\$ 430,000.00	\$ 189,034.38	\$ -
12/15/42	\$ 6,190,000.00	\$ -	\$ 178,015.63	\$ 797,050.00
06/15/43	\$ 6,190,000.00	\$ 455,000.00	\$ 178,015.63	\$ -
12/15/43	\$ 6,190,000.00	\$ -	\$ 166,356.25	\$ 799,371.88
06/15/44	\$ 6,190,000.00	\$ 480,000.00	\$ 166,356.25	\$ -
12/15/44	\$ 5,710,000.00	\$ -	\$ 153,456.25	\$ 799,812.50
06/15/45	\$ 5,710,000.00	\$ 505,000.00	\$ 153,456.25	\$ -
12/15/45	\$ 5,205,000.00	\$ -	\$ 139,884.38	\$ 798,340.63
06/15/46	\$ 5,205,000.00	\$ 535,000.00	\$ 139,884.38	\$ -
12/15/46	\$ 4,670,000.00	\$ -	\$ 125,506.25	\$ 800,390.63
06/15/47	\$ 4,670,000.00	\$ 565,000.00	\$ 125,506.25	\$ -
12/15/47	\$ 4,105,000.00	\$ -	\$ 110,321.88	\$ 800,828.13
06/15/48	\$ 4,105,000.00	\$ 595,000.00	\$ 110,321.88	\$ -
12/15/48	\$ 3,510,000.00	\$ -	\$ 94,331.25	\$ 799,653.13
06/15/49	\$ 3,510,000.00	\$ 630,000.00	\$ 94,331.25	\$ -
12/15/49	\$ 2,880,000.00	\$ -	\$ 77,400.00	\$ 801,731.25
06/15/50	\$ 2,880,000.00	\$ 660,000.00	\$ 77,400.00	\$ -
12/15/50	\$ 2,220,000.00	\$ -	\$ 59,662.50	\$ 797,062.50
06/15/51	\$ 2,220,000.00	\$ 700,000.00	\$ 59,662.50	\$ -
12/15/51	\$ 1,520,000.00	\$ -	\$ 40,850.00	\$ 800,512.50
06/15/52	\$ 1,520,000.00	\$ 740,000.00	\$ 40,850.00	\$ -
12/15/52	\$ 780,000.00	\$ -	\$ 20,962.50	\$ 801,812.50
06/15/53	\$ 780,000.00	\$ 780,000.00	\$ 20,962.50	\$ 800,962.50
		\$ 11,495,000.00	\$ 10,384,462.50	\$ 22,382,159.38

PEACE CREEK

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
Revenues					
Special Assessments	\$ 173,894	\$ 130,421	\$ 43,473	\$ 173,894	\$ 173,894
Interest Income	\$ 5,000	\$ 3,911	\$ 5,476	\$ 9,387	\$ 5,000
Carry Forward Surplus*	\$ 69,559	\$ 69,642	\$ -	\$ 69,642	\$ 79,088
Total Revenues	\$ 248,453	\$ 203,973	\$ 48,949	\$ 252,922	\$ 257,981
Expenses					
Series 2025					
Interest - 11/01	\$ 68,166	\$ 68,166	\$ -	\$ 68,166	\$ 67,379
Principal - 05/01	\$ 35,000	\$ -	\$ 35,000	\$ 35,000	\$ 40,000
Interest - 05/01	\$ 68,166	\$ -	\$ 68,166	\$ 68,166	\$ 67,379
Total Expenditures	\$ 171,333	\$ 68,166	\$ 103,166	\$ 171,333	\$ 174,758
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ -	\$ (2,502)	\$ -	\$ (2,502)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (2,502)	\$ -	\$ (2,502)	\$ -
Excess Revenues/(Expenditures)	\$ 77,120	\$ 133,305	\$ (54,217)	\$ 79,088	\$ 83,224

*Carry forward less amount in Reserve funds.

Series 2025	
Interest - 11/01	\$66,479
Total	\$66,479

Series 2025

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Townhomes	120	\$ 173,894	\$ 1,449.11	\$ 1,558.19
	120	\$ 173,894		

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

Date	Balance	Principal	Interest	Total
11/01/26	\$ 2,475,000.00	\$ -	\$ 67,378.75	\$ 170,545.00
05/01/27	\$ 2,475,000.00	\$ 40,000.00	\$ 67,378.75	
11/01/27	\$ 2,435,000.00	\$ -	\$ 66,478.75	\$ 173,857.50
05/01/28	\$ 2,435,000.00	\$ 40,000.00	\$ 66,478.75	
11/01/28	\$ 2,395,000.00	\$ -	\$ 65,578.75	\$ 172,057.50
05/01/29	\$ 2,395,000.00	\$ 40,000.00	\$ 65,578.75	
11/01/29	\$ 2,355,000.00	\$ -	\$ 64,678.75	\$ 170,257.50
05/01/30	\$ 2,355,000.00	\$ 45,000.00	\$ 64,678.75	
11/01/30	\$ 2,310,000.00	\$ -	\$ 63,666.25	\$ 173,345.00
05/01/31	\$ 2,310,000.00	\$ 45,000.00	\$ 63,666.25	
11/01/31	\$ 2,220,000.00	\$ -	\$ 62,653.75	\$ 171,320.00
05/01/32	\$ 2,220,000.00	\$ 45,000.00	\$ 62,653.75	
11/01/32	\$ 2,220,000.00	\$ -	\$ 61,641.25	\$ 169,295.00
05/01/33	\$ 2,220,000.00	\$ 50,000.00	\$ 61,641.25	
11/01/33	\$ 2,170,000.00	\$ -	\$ 60,278.75	\$ 171,920.00
05/01/34	\$ 2,170,000.00	\$ 50,000.00	\$ 60,278.75	
11/01/34	\$ 2,120,000.00	\$ -	\$ 58,916.25	\$ 169,195.00
05/01/35	\$ 2,120,000.00	\$ 55,000.00	\$ 58,916.25	
11/01/35	\$ 2,065,000.00	\$ -	\$ 57,417.50	\$ 171,333.75
05/01/36	\$ 2,065,000.00	\$ 60,000.00	\$ 57,417.50	
11/01/36	\$ 2,005,000.00	\$ -	\$ 55,782.50	\$ 173,200.00
05/01/37	\$ 2,005,000.00	\$ 60,000.00	\$ 55,782.50	
11/01/37	\$ 1,945,000.00	\$ -	\$ 54,147.50	\$ 169,930.00
05/01/38	\$ 1,945,000.00	\$ 65,000.00	\$ 54,147.50	
11/01/38	\$ 1,880,000.00	\$ -	\$ 52,376.25	\$ 171,523.75
05/01/39	\$ 1,880,000.00	\$ 70,000.00	\$ 52,376.25	
11/01/39	\$ 1,810,000.00	\$ -	\$ 50,468.75	\$ 172,845.00
05/01/40	\$ 1,810,000.00	\$ 75,000.00	\$ 50,468.75	
11/01/40	\$ 1,735,000.00	\$ -	\$ 48,425.00	\$ 173,893.75
05/01/41	\$ 1,735,000.00	\$ 75,000.00	\$ 48,425.00	
11/01/41	\$ 1,580,000.00	\$ -	\$ 46,381.25	\$ 169,806.25
05/01/42	\$ 1,310,000.00	\$ 80,000.00	\$ 46,381.25	
11/01/42	\$ 1,310,000.00	\$ -	\$ 44,201.25	\$ 170,582.50
05/01/43	\$ 1,310,000.00	\$ 85,000.00	\$ 44,201.25	
11/01/43	\$ 1,310,000.00	\$ -	\$ 41,885.00	\$ 171,086.25
05/01/44	\$ 1,310,000.00	\$ 90,000.00	\$ 41,885.00	
11/01/44	\$ 1,310,000.00	\$ -	\$ 39,432.50	\$ 171,317.50
05/01/45	\$ 1,310,000.00	\$ 95,000.00	\$ 39,432.50	
11/01/45	\$ 1,310,000.00	\$ -	\$ 36,843.75	\$ 171,276.25
05/01/46	\$ 1,310,000.00	\$ 100,000.00	\$ 36,843.75	
11/01/46	\$ 1,210,000.00	\$ -	\$ 34,031.25	\$ 170,875.00
05/01/47	\$ 1,210,000.00	\$ 105,000.00	\$ 34,031.25	
11/01/47	\$ 1,105,000.00	\$ -	\$ 31,078.13	\$ 170,109.38
05/01/48	\$ 1,105,000.00	\$ 110,000.00	\$ 31,078.13	
11/01/48	\$ 995,000.00	\$ -	\$ 27,984.38	\$ 169,062.50
05/01/49	\$ 995,000.00	\$ 120,000.00	\$ 27,984.38	
11/01/49	\$ 875,000.00	\$ -	\$ 24,609.38	\$ 172,593.75
05/01/50	\$ 875,000.00	\$ 125,000.00	\$ 24,609.38	
11/01/50	\$ 750,000.00	\$ -	\$ 21,093.75	\$ 170,703.13
05/01/51	\$ 750,000.00	\$ 135,000.00	\$ 21,093.75	
11/01/51	\$ 615,000.00	\$ -	\$ 17,296.88	\$ 173,390.63
05/01/52	\$ 615,000.00	\$ 140,000.00	\$ 17,296.88	
11/01/52	\$ 475,000.00	\$ -	\$ 13,359.38	\$ 170,656.25
05/01/53	\$ 475,000.00	\$ 150,000.00	\$ 13,359.38	
11/01/53	\$ 325,000.00	\$ -	\$ 9,140.63	\$ 172,500.00
05/01/54	\$ 325,000.00	\$ 160,000.00	\$ 9,140.63	
11/01/54	\$ 165,000.00	\$ -	\$ 4,640.63	\$ 173,781.25
05/01/55	\$ 165,000.00	\$ 165,000.00	\$ 4,640.63	\$ 169,640.63
		\$ 2,475,000.00	\$ 2,563,733.75	\$ 5,141,900.00

PEACE CREEK
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Interest	\$ -	\$ 856	\$ 1,199	\$ 2,055	\$ -
Carry Forward Surplus	\$ 75,000	\$ 75,356	\$ -	\$ 75,356	\$ 177,411
Total Revenues	\$ 75,000	\$ 76,212	\$ 1,199	\$ 77,411	\$ 177,411
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 91,780
Total Other Financing Sources/(Uses)	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 91,780
Excess Revenues/(Expenditures)	\$ 175,000	\$ 76,212	\$ 101,199	\$ 177,411	\$ 269,191