PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026

PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
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PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Landowner contribution	86,290	35,709	56,561	92,270	93,840
Total revenues	86,290	35,709	56,561	92,270	93,840
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	22,000	24,000	46,000	48,000
Legal	25,000	9,436	15,564	25,000	25,000
Engineering	2,000	7,215	-	7,215	2,000
Dissemination agent	1,000	417	498	915	1,000
Telephone	200	100	100	200	200
Postage	500	292	208	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	1,954	-	1,954	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,250	-	5,250	6,300
Contingencies/bank charges	750	475	275	750	1,500
Meeting room rental	-	500	-	500	3,000
Website hosting & maintenance	705	1,680	-	1,680	705
Website ADA compliance	210	-	210	210	210
Field expenses	-	336	-	336	1,000
EMMA software service	-	-	-	-	2,000
Total expenditures	86,290	50,080	41,105	91,185	93,840
Excess/(deficiency) of revenues over/(under) expenditures	-	(14,371)	15,456	1,085	-
Fund balance - beginning (unaudited)	-	(1,085)	(15,456)	(1,085)	-
Fund balance - ending (projected)					
Unassigned	-	(15,456)	-	-	-
Fund balance - ending	$ -	$ (15,456)	$ -	$ -	$ -

PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Professional & administrative	
Management/accounting/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.	
Dissemination agent	1,000
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.	
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,750
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	6,300
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Meeting room rental	3,000
Website hosting & maintenance	705
Website ADA compliance	210
Field expenses	1,000
EMMA software service	2,000
Total expenditures	$ 93,840

PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Special assessment: off-roll			$ 1,683,662	$ 1,683,662	1,683,659
Interest	-	23,178	-	23,178	-
Total revenues	-	23,178	1,683,662	1,706,840	1,683,659
EXPENDITURES					
Debt service					
Principal		-	345,000	345,000	335,000
Interest	-	-	659,798	659,798	1,355,740
Costs of issuance	-	241,088	-	241,088	-
Underwriter's discount	-	474,900	-	474,900	-
Total debt service	-	715,988	1,004,798	1,720,786	1,690,740
Excess/(deficiency) of revenues over/(under) expenditures	-	(692,810)	678,864	(13,946)	(7,081)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	2,405,573	-	2,405,573	-
Transfer in	-	30,413	-	30,413	-
Total other financing sources/(uses)	-	2,435,986	-	2,435,986	-
Net change in fund balances	-	1,743,176	678,864	2,422,040	(7,081)
Fund balance:					
Beginning fund balance (unaudited)	-	(30,413)	1,712,763	(30,413)	2,391,627
Ending fund balance (projected)	$ -	$1,712,763	$2,391,627	$2,391,627	$2,384,546
Use of fund balance:					
Debt service reserve account balance (required)					(1,683,660)
Principal and Interest expense - November 1, 2026					(669,495)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 31,391

PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			677,870.00	677,870.00	23,400,000.00
05/01/26	335,000.00	5.000%	677,870.00	1,012,870.00	23,065,000.00
11/01/26			669,495.00	669,495.00	23,065,000.00
05/01/27	350,000.00	5.000%	669,495.00	1,019,495.00	22,715,000.00
11/01/27			660,745.00	660,745.00	22,715,000.00
05/01/28	370,000.00	5.000%	660,745.00	1,030,745.00	22,345,000.00
11/01/28			651,495.00	651,495.00	22,345,000.00
05/01/29	390,000.00	5.000%	651,495.00	1,041,495.00	21,955,000.00
11/01/29			641,745.00	641,745.00	21,955,000.00
05/01/30	410,000.00	5.000%	641,745.00	1,051,745.00	21,545,000.00
11/01/30			631,495.00	631,495.00	21,545,000.00
05/01/31	430,000.00	5.000%	631,495.00	1,061,495.00	21,115,000.00
11/01/31			620,745.00	620,745.00	21,115,000.00
05/01/32	455,000.00	5.700%	620,745.00	1,075,745.00	20,660,000.00
11/01/32			607,777.50	607,777.50	20,660,000.00
05/01/33	480,000.00	5.700%	607,777.50	1,087,777.50	20,180,000.00
11/01/33			594,097.50	594,097.50	20,180,000.00
05/01/34	510,000.00	5.700%	594,097.50	1,104,097.50	19,670,000.00
11/01/34			579,562.50	579,562.50	19,670,000.00
05/01/35	535,000.00	5.700%	579,562.50	1,114,562.50	19,135,000.00
11/01/35			564,315.00	564,315.00	19,135,000.00
05/01/36	570,000.00	5.700%	564,315.00	1,134,315.00	18,565,000.00
11/01/36			548,070.00	548,070.00	18,565,000.00
05/01/37	600,000.00	5.700%	548,070.00	1,148,070.00	17,965,000.00
11/01/37			530,970.00	530,970.00	17,965,000.00
05/01/38	635,000.00	5.700%	530,970.00	1,165,970.00	17,330,000.00
11/01/38			512,872.50	512,872.50	17,330,000.00
05/01/39	675,000.00	5.700%	512,872.50	1,187,872.50	16,655,000.00
11/01/39			493,635.00	493,635.00	16,655,000.00
05/01/40	715,000.00	5.700%	493,635.00	1,208,635.00	15,940,000.00
11/01/40			473,257.50	473,257.50	15,940,000.00
05/01/41	755,000.00	5.700%	473,257.50	1,228,257.50	15,185,000.00
11/01/41			451,740.00	451,740.00	15,185,000.00
05/01/42	800,000.00	5.700%	451,740.00	1,251,740.00	14,385,000.00
11/01/42			428,940.00	428,940.00	14,385,000.00
05/01/43	845,000.00	5.700%	428,940.00	1,273,940.00	13,540,000.00
11/01/43			404,857.50	404,857.50	13,540,000.00
05/01/44	895,000.00	5.700%	404,857.50	1,299,857.50	12,645,000.00
11/01/44			379,350.00	379,350.00	12,645,000.00
05/01/45	950,000.00	6.000%	379,350.00	1,329,350.00	11,695,000.00
11/01/45			350,850.00	350,850.00	11,695,000.00
05/01/46	1,010,000.00	6.000%	350,850.00	1,360,850.00	10,685,000.00
11/01/46			320,550.00	320,550.00	10,685,000.00
05/01/47	1,070,000.00	6.000%	320,550.00	1,390,550.00	9,615,000.00
11/01/47			288,450.00	288,450.00	9,615,000.00
05/01/48	1,140,000.00	6.000%	288,450.00	1,428,450.00	8,475,000.00
11/01/48			254,250.00	254,250.00	8,475,000.00

PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	1,210,000.00	6.000%	254,250.00	1,464,250.00	7,265,000.00
11/01/49			217,950.00	217,950.00	7,265,000.00
05/01/50	1,285,000.00	6.000%	217,950.00	1,502,950.00	5,980,000.00
11/01/50			179,400.00	179,400.00	5,980,000.00
05/01/51	1,365,000.00	6.000%	179,400.00	1,544,400.00	4,615,000.00
11/01/51			138,450.00	138,450.00	4,615,000.00
05/01/52	1,450,000.00	6.000%	138,450.00	1,588,450.00	3,165,000.00
11/01/52			94,950.00	94,950.00	3,165,000.00
05/01/53	1,535,000.00	6.000%	94,950.00	1,629,950.00	1,630,000.00
11/01/53			48,900.00	48,900.00	1,630,000.00
05/01/54	1,630,000.00	6.000%	48,900.00	1,678,900.00	-
11/01/54			-	-	-
Total	**23,400,000.00**		**26,033,570.00**	**49,433,570.00**	

PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS

Off-Roll Assessments					
Product/Parcel	**Units**	**FY 2026 O&M Assessments per Unit**	**FY 2026 DS Assessment per Unit**	**FY 2026 Total Assessment per Unit**	**FY 2025 Total Assessment per Unit**
Multi-Family	-	$ -	$ -	$ -	n/a
SF Attached	-	-	-	-	n/a
SF 40'	336	-	1,199.83	1,199.83	n/a
SF 50'	531	-	1,499.78	1,499.78	n/a
SF 60'	269	-	1,799.75	1,799.75	n/a
Total	**1,136**				

The District's operations and maintenance costs are paid via a funding agreement between the Developer and the District, and no operations and maintenance assessments have been levied. Debt Assessments have only been certified for collection on 1,136 units reflected above, although there are a total of 3,049 units assessable planned for within the CDD boundaries.