

**PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
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**PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Landowner contribution	93,840	55,412	59,005	114,417	93,840
Total revenues	<u>93,840</u>	<u>55,412</u>	<u>59,005</u>	<u>114,417</u>	<u>93,840</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	3,901	21,099	25,000	25,000
Engineering	2,000	2,010	-	2,010	2,000
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	-	4,246	-	4,246	-
Telephone	200	100	100	200	200
Postage	500	24	476	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	594	1,156	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	6,300	5,565	-	5,565	6,300
Contingencies/bank charges	1,500	492	1,008	1,500	1,500
Meeting room rental	3,000	-	3,000	3,000	3,000
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	145	65	210	210
Field expenses	1,000	-	1,000	1,000	1,000
EMMA software service	2,000	3,500	-	3,500	2,000
Total expenditures	<u>93,840</u>	<u>46,207</u>	<u>52,654</u>	<u>98,861</u>	<u>93,840</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	9,205	6,351	15,556	-
Fund balance - beginning (unaudited)	-	(15,556)	(6,351)	(15,556)	-
Fund balance - ending (projected)	-	(6,351)	-	-	-
Unassigned	-	(6,351)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (6,351)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**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 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Special assessment: off-roll	\$ 1,683,659	\$ -	\$ 1,683,662	\$ 1,683,662	1,683,659
Interest	-	35,536	-	35,536	-
Total revenues	<u>1,683,659</u>	<u>35,536</u>	<u>1,683,662</u>	<u>1,719,198</u>	<u>1,683,659</u>
EXPENDITURES					
Debt service					
Principal	335,000	-	345,000	345,000	350,000
Interest	1,355,740	677,870	677,870	1,355,740	1,338,990
Total debt service	<u>1,690,740</u>	<u>677,870</u>	<u>1,022,870</u>	<u>1,700,740</u>	<u>1,688,990</u>
Excess/(deficiency) of revenues over/(under) expenditures	(7,081)	(642,334)	660,792	18,458	(5,331)
Fund balance:					
Beginning fund balance (unaudited)	<u>2,391,627</u>	<u>2,428,276</u>	<u>1,785,942</u>	<u>2,428,276</u>	<u>2,446,734</u>
Ending fund balance (projected)	<u>\$2,384,546</u>	<u>\$1,785,942</u>	<u>\$2,446,734</u>	<u>\$2,446,734</u>	<u>\$2,441,403</u>
Use of fund balance:					
Debt service reserve account balance (required)					(1,688,848)
Principal and Interest expense - November 1, 2027					(660,745)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 91,810</u>

**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 2027 ASSESSMENTS**

Off-Roll Assessments					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessments per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
SF 40'	336	\$ -	\$ 1,199.83	\$ 1,199.83	\$ 1,199.83
SF 50'	531	-	1,499.78	1,499.78	1,499.78
SF 60'	269	-	1,799.75	1,799.75	1,799.75
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.