

*Peace Creek
Community Development District*

Meeting Agenda

May 24, 2022

AGENDA

Peace Creek

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

May 17, 2022

**Board of Supervisors
Peace Creek
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Peace Creek Community Development District** will be held on **Tuesday, May 24, 2022**, at **9:30 AM** at the **Lake Alfred Public Library, 245 N Seminole Ave, Lake Alfred, FL 33850**.

Zoom Video Link: <https://us06web.zoom.us/j/83341978016>

Zoom Call-In Number: 1-646-876-9923

Meeting ID: 833 4197 8016

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the April 26, 2022 Landowners' Meeting and Board of Supervisors Meeting
4. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2021/2022 and 2022/2023 Budgets
 - i. Consideration of Resolution 2022-40 Adopting the District's Fiscal Year 2021/2022 Budget and Appropriating Funds
 - ii. Continuation of Public Hearing on Fiscal Year 2022/2023 Budget to Tuesday, August 23, 2022
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Presentation of Number of Registered Voters—0

¹ Comments will be limited to three (3) minutes

6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

MINUTES

**MINUTES OF MEETING
PEACE CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' meeting of the Peace Creek Community Development District was held on Tuesday, **April 26, 2022** at 9:30 a.m. at the Lake Alfred Public Library, 245 N Seminole Ave, Lake Alfred, FL 33850.

Present at the meeting were:

Adam Morgan
Rob Bonin
Steve Greene
Carrie Mitchell
Jamie Furukawa
Jill Burns
Meredith Hammock
Bryan Hunter
Brent Elliott

The following is a summary of the discussions and actions taken at the April 26, 2022 Peace Creek Community Development District's Landowner's Meeting.

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Ms. Burns noted that there were five seats up for election. She received a ballot filled out and executed on behalf of an authorized signer for Lennar Homes, LLC.

SECOND ORDER OF BUSINESS

Call to Order

Ms. Burns called the meeting to order at 9:30 a.m.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting the Landowners' Meeting**

Ms. Burns was elected as the Chairman to conduct the meeting.

FOURTH ORDER OF BUSINESS

Nominations for the Position of Supervisor

Ms. Burns noted that the five Supervisors nominated were Adam Morgan, Rob Bonin, Steve Greene, Carrie Mitchell, and Jamie Furukawa.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Ms. Burns noted that Adam Morgan received 100 votes, Rob Bonin received 100 votes, Steve Greene received 50 votes, Carrie Mitchell received 50 votes, and Jamie Furukawa received 50 votes.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Ms. Burns noted that based on the results of the landowner election, Mr. Morgan and Mr. Bonin would serve four-year terms, and Mr. Greene, Ms. Mitchell, and Ms. Furukawa would serve two-year terms.

SEVENTH ORDER OF BUSINESS

Landowner's Questions and Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting at 9:35 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**MINUTES OF MEETING
PEACE CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Peace Creek Community Development District was held on Tuesday, **April 26, 2022** at 9:35 a.m. at the Lake Alfred Public Library, 245 N Seminole Ave, Lake Alfred, FL 33850.

Present and constituting a quorum were:

Adam Morgan	Chair
Rob Bonin	Vice Chair
Steve Greene	Assistant Secretary
Carrie Mitchell	Assistant Secretary
Jamie Furukawa	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Meredith Hammock	KE Law Group
Bryan Hunter	Hunter Engineering
Brent Elliott	Center State Development

The following is a summary of the discussions and actions taken at the April 26, 2022 Peace Creek Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. All five Supervisors were in attendance at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that there were no public members present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Ms. Burns conducted the oath of office to the new Supervisors. All five supervisors were sworn in.

B. Consideration of Resolution 2022-35 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns noted that prior to the Board meeting there was a Landowners' Election held. The results were Mr. Morgan and Mr. Bonin were elected to serve four-year terms, and Mr. Greene, Ms. Mitchell, and Ms. Furukawa were elected to serve two-year terms.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Resolution 2022-35 Canvassing and Certifying the Results of the Landowners' Election as outlined above, was approved.

C. Election of Officers**D. Resolution 2022-36 Electing Officers**

Ms. Burns reviewed the current status of officers as: Mr. Morgan as Chair, no current Vice Chair, and Mr. Greene, Ms. Mitchell, Ms. Furukawa, and Ms. Toro as Assistant Secretaries. She noted GMS staff George Flint was previously appointed as Assistant Secretary, and herself as Secretary. Ms. Burns asked if the Board would like to keep these the same. A motion was made to update the officer listing to show Mr. Morgan as Chair, Mr. Bonin as Vice Chair, Ms. Burns as Secretary, and Mr. Greene, Ms. Mitchell, Ms. Furukawa, and Mr. Flint as Assistant Secretaries.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2022-36 Appointing Officers as updated above, was approved.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the March 9, 2022
Organizational Meeting and March 29, 2022
Board of Supervisors Meeting**

Ms. Burns presented the March 9, 2022 organizational meeting minutes and the March 29, 2022 Board of Supervisors meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Minutes of the March 9, 2022 Organizational Meeting and the March 29, 2022 Board of Supervisors meeting, were approved.

FIFTH ORDER OF BUSINESS**Ratification of Amended and Restated Engineer's Report (Dated April 14, 2022)**

Ms. Burns presented the Amended and Restated Engineer's Report (Dated April 14, 2022) to the Board for ratification and noted that the original Engineer's Report had been amended and restated to show the additional acreage brought in with the boundary amendment that was approved at the last meeting. It also includes an updated legal description and costs table to reflect the boundary parcels and updated costs. Ms. Burns noted that the Engineer Mr. Hunter was at the meeting if the Board had any questions.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Amended and Restated Engineer's Report (Dated April 14, 2022), was ratified.

SIXTH ORDER OF BUSINESS**Ratification of Amended and Restated Master Assessment Methodology Report (Dated April 26, 2022)**

Ms. Burns presented the Amended and Restated Master Assessment Methodology Report (Dated April 26, 2022) to the Board for ratification and noted that the original Methodology Report had been amended and restated to show the additional acreage brought in with the boundary amendment that was approved at the last meeting. It also includes an updated legal description and Table 7 to reflect the boundary parcels and updated costs. Ms. Burns noted that she would be happy to answer them if the Board had any questions.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Amended and Restated Master Assessment Methodology (Dated April 26, 2022), was ratified.

SEVENTH ORDER OF BUSINESS**Ratification of Amendment to Resolution 2022-33 Directing Chairman and District Staff to File a Petition Amending District Boundaries**

Ms. Burns noted that with the addition of the boundary amendment parcels, previously approved resolution 2022-33 was amended to reflect the slight change in acreage. The resolution was included in the agenda package for the Board to ratify. Ms. Burns noted that she would be happy to answer them if the Board had any questions.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Amendment to Resolution 2022-33 Directing Chairman

and District Staff to File a Petition Amending District Boundaries, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Amendment to Resolution 2022-34 Amending and Restating Bond Authorization Resolution 2022-26 to Increase Validation Amount from \$24,000,000 to \$28,000,000

Ms. Burns noted that with the addition of the boundary amendment parcels, previously approved resolution 2022-34 was amended to reflect the slight change in acreage. The resolution was included in the agenda package for the Board to ratify. Ms. Burns noted that she would be happy to answer them if the Board had any questions.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Amendment to Resolution 2022-34 Amending and Restating Bond Authorization Resolution 2022-26 to Increase Validation Amount from \$24,000,000 to \$28,000,000, was ratified.

NINTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Imposition of Special Assessments

Ms. Burns stated that the mailed notice was sent to all property owners in the District at least 30 days prior to the hearing date and a published notice was sent to the newspaper as required by Florida Statutes. Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Opening the Public Hearing, was approved.

i. Engineer's Report

Mr. Hunter reviewed the Engineer's Report used for the mailed notices dated March 9, 2022 for the Board. He noted that at the time of the notice the Peace Creek CDD was comprised of 154.05 acres with approximately 553 single family lots, recreation and amenity areas, and associated infrastructure. Elements of the CIP is described and shown within the report with an ultimate cost for the improvements of \$18,755,500. He stated that they believe these are good costs to be able to build the project.

District Counsel asked if the cost estimates in the Engineer's Report reasonable and proper in Mr. Hunter's professional opinion, and Mr. Hunter answered yes, they are. District Counsel

asked if in Mr. Hunter's professional opinion is there any reason that the proposed improvement projects could not be carried out, and Mr. Hunter answered in his opinion he believes they can build this project as shown.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Engineer's Report, was approved.

ii. Presentation of Master Assessment Methodology

Ms. Burns presented the Master Assessment Methodology dated March 9, 2022 used for the mailed notices. She noted that this assessment report allocates the debt to properties that benefit from the District's Capital Improvement Plan that Mr. Hunter reviewed in the Engineer's Report. The assessment report will be supplemented with one or more methodologies to reflect the actual terms and conditions at the time the District issues each series of bonds, and the Master Assessment Methodology report reflects maximum par amount of bond the District may issue.

Ms. Burns reviewed the tables. Table 1 shows two product types, the single family 40' lot and the single family 50' lot. At the time of notice, there were anticipated to be a total of 553 lots within the District. The 40' lots have been assigned an ERU of 1.0 and the 50' lots an ERU of 1.20. Table 2 shows the cost estimates that are outlined in the Engineer's Report, a total of \$18,755,500. There is a bond sizing of \$24,000,000 that the District will seek to validate. Table 4 shows the improvement cost per unit. Table 5 shows the par debt per unit, for the 40' lots it will be \$39,578 and for the 50' lots it will be \$47,493. Table 6 shows the net and gross annual debt assessment per unit. If the District issues \$24,000,000 in bonds, the gross annual debt assessment on the 40' lot is anticipated to be \$3,092 and the 50' lot is anticipated to be \$3,710. Table 7 shows a preliminary assessment roll that allocates debt to each of the parcels within the community by acre. All the lots are owned by Lennar Homes, LLC.

District Counsel asked if in Ms. Burns' professional opinion are the assessments in line with the current market. Ms. Burns answered yes. District Counsel asked if it was Ms. Burns' professional opinion that there is sufficient benefit received by the parcels from the project equal to or exceeding the assessments and Ms. Burns answered yes. District Counsel asked if it was Ms. Burns' professional opinion that the assessments are fairly and reasonably apportioned across the product types. Ms. Burns answered yes, they are.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Master Assessment Methodology, was approved.

iii. Consideration of Resolution 2022-37 Levying Special Assessments

Ms. Burns reviewed the resolution for the Board. The Board had no questions.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2022-37 Levying Special Assessments, was approved.

iv. Consideration of Notice of Special Assessments

Ms. Burns asked for authorization for District Counsel to record this in the public records.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Notice of Special Assessments and Authorization for Counsel to Record, was approved.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Closing the Public Hearing, was approved.

B. Public Hearing on the District's Use of the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2022-38 Expressing the District's Intent to Utilize the Uniform Method of Collection

Ms. Burns noted that this will allow the District to use the Polk County tax bill to collect assessments when the District is ready to do so. The Board had no questions on the resolution.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2022-38 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Closing the Public Hearing, was approved.

C. Public Hearing on the Adoption of District Rules of Procedure

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2022-39 Adopting the Rules of Procedure

Ms. Burns noted that this is the same set of rules that were presented to the Board at the organizational meeting and the proposed rules have not changed between the organizational meeting and this meeting.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2022-39 Adopting the Rules of Procedure, was approved.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Closing the Public Hearing, was approved.

TENTH ORDER OF BUSINESS

Ranking of Proposals for District Engineering Services and Selection of District Engineer

Ms. Burns noted that they received two responses to the District's published RFQ for Engineering Services, one from Hunter Engineering and one from Lighthouse Engineering. After Board discussion regarding the proposals and how they matched the ranking criteria, the Board decided to rank Hunter Engineering #1 with 95 points and Lighthouse Engineering #2 with 88 points. Ms. Burns then asked for a motion for Staff to send the Notice of Intent to Award to Hunter Engineering, as well as a motion authorizing the Chairperson to sign the agreement with Hunter Engineering and any work authorization they may have.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Ranking the Proposals for District Engineering Services with Hunter Engineering Ranked #1, and Authorizing Staff to send a

Notice of Intent to Award, and Authorizing Chairperson to sign the agreement with Hunter Engineering, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock noted that the validation hearing for the Boundary Amendment is scheduled for June 13, 2022, and the Bond Validation hearing is scheduled for June 27, 2022 at 11:00 AM.

B. Engineer

Mr. Hunter had nothing further.

C. District Manager's Report

Ms. Burns had nothing further to report.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

TWELTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2022-40

THE ANNUAL APPROPRIATION RESOLUTION OF PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE REMAINDER OF THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Peace Creek Community Development District (“**District**”) was recently established by the City Commission of the City of Winter Haven, Florida on February 28, 2022; and

WHEREAS, the District Manager has submitted to the Board of Supervisors (“**Board**”) of the District proposed budget (“**Proposed Budget**”) for the remainder of the fiscal year beginning October 1, 2021, and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, to the extent practical and recognizing the establishment date of the District, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearings to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared the Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal years.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for Peace Creek Community Development District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$ 75,516 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$ 75,516

TOTAL ALL FUNDS \$ 75,516

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 24th day of May, 2022.

ATTEST:

**PEACE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2021/2022 Budget

Exhibit A
Fiscal Year 2021/2022 Budget

Peace Creek
Community Development District

Proposed Budgets
FY2022 - FY2023



Table of Contents

1 General Fund

2-4 General Fund Narrative

Peace Creek
Community Development District
Proposed Budget
General Fund

Description	Proposed Budget FY2022*	Proposed Budget FY2023
<u>Revenues</u>		
Developer Contributions	\$ 75,516	\$ 156,810
Total Revenues	\$ 75,516	\$ 156,810
<u>Expenditures</u>		
<u>General & Administrative</u>		
Supervisor Fees	\$ 7,000	\$ 12,000
Engineering	\$ 8,750	\$ 15,000
Attorney	\$ 14,583	\$ 25,000
Annual Audit	\$ -	\$ 4,000
Assessment Administration	\$ -	\$ 5,000
Arbitrage	\$ -	\$ 450
Dissemination	\$ -	\$ 5,000
Trustee Fees	\$ -	\$ 3,600
Management Fees	\$ 20,417	\$ 35,000
Information Technology	\$ 1,050	\$ 1,800
Website Maintenance **	\$ 2,450	\$ 1,200
Telephone	\$ 175	\$ 300
Postage & Delivery	\$ 583	\$ 1,000
Insurance	\$ 5,000	\$ 5,000
Printing & Binding	\$ 583	\$ 1,000
Legal Advertising	\$ 10,000	\$ 10,000
Other Current Charges	\$ 4,000	\$ 5,000
Office Supplies	\$ 365	\$ 625
Travel Per Diem	\$ 385	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175
Total General & Administrative:	\$ 75,516	\$ 131,810
<u>Operations & Maintenance</u>		
Field Contingency	\$ -	\$ 25,000
Total Operations & Maintenance:	\$ -	\$ 25,000
Total Expenditures	\$ 75,516	\$ 156,810
Excess Revenues/(Expenditures)	\$ -	\$ -

* Budget is prorated from March 2022 to September 2022.

** Budget amount includes a one-time website creation fee.

Peace Creek

Community Development District

General Fund Narrative

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for 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.

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. This cost is based upon an anticipated bond issuance.

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, security, accounting software, 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.

Telephone

Telephone and fax machine.

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.

Printing & Binding

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.

Other Current Charges

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

Peace Creek
Community Development District
General Fund Narrative

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.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

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 Contingency

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

SECTION V

SECTION C

SECTION 1



April 21, 2022

Samantha Hoxie – Recording Secretary
Peace Creek CDD Office
219 E. Livingston Street
Orlando, Florida 32801-1508



RE: Peace Creek Community Development District Registered Voters

Dear Ms. Hoxie,

In response to your request, there are currently no voters within Peace Creek Community Development District as of **April 15, 2022**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Lori Edwards".

Lori Edwards
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831
PHONE: (863) 534-5888 Fax: (863) 845-2718
PolkElections.com

Para asistencia en Español, por favor de llamar al (863) 534-5888