

*Peace Creek
Community Development District*

Meeting Agenda

June 13, 2023

AGENDA

Peace Creek

Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

June 6, 2023

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, June 13, 2023, at 10:45 AM** at the **Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, FL 33850.**

Zoom Video Link: <https://us06web.zoom.us/j/83125782078>

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

Meeting ID: 831 2578 2078

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 March 14, 2023 Board of Supervisors Meeting and Audit Committee Meeting
4. Consideration of Resolution 2023-04 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: July 11, 2023), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operations and Maintenance Assessments
5. Consideration of Resolution 2023-05 Ratifying the Series 2023 Bonds
6. Consideration of Resolution 2023-06 Authorizing Bank Account Signatories
7. Consideration of Resolution 2023-07 Appointing an Assistant Treasurer
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Ratification of Funding Requests #10, #11, and #12
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—0
 - iv. Reminder to Board to File Form 1's with the Supervisor of Elections in the County that they Reside by the July 1, 2023 Deadline (by mail or e-mail)
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

¹ Comments will be limited to three (3) minutes

MINUTES

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

The Audit Committee meeting of the Peace Creek Community Development District was held on Tuesday, **March 14, 2023** at 11:05 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present for the Audit Committee were:

Adam Morgan
Steve Greene
Carrie Dazzo
Kayla Word

Also, present were:

Tricia Adams
Grace Kobitter
Bryan Hunter *by Zoom*

District Manager, GMS
District Counsel, KVV Law Group
District Engineer, Hunter Engineering

The following is a summary of the discussions and actions taken at the March 14, 2023 Peace Creek Community Development District's Audit Committee Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 11:05 a.m. There were four Audit Committee members in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public members present to provide comments.

THIRD ORDER OF BUSINESS

Review of Proposals and Tally of Audit Committee Members Rankings

- A. DiBartolomeo, McBee, Hartley & Barnes**
- B. Grau & Associates**

Ms. Adams stated that at the last Board meeting the Board appointed themselves as the Audit Committee. The Audit Committee met and approved a request for proposal for audit services. As a result of that solicitation, they received two proposals, one from DiBartolomeo, McBee, Hartley & Barnes and one from Grau & Associates. She explained that they had received the full proposals as

well as a ranking sheet in the agenda package and they also handed out a paper copy of the ranking sheet. She gave the Audit Committee members the option to do individual rankings for the audits or they could do a consensus ranking as a Board. Mr. Morgan chose to go with the consensus ranking option. The first criteria are ability of personnel and there are up to 20 points possible. Ms. Adams noted that their firm has had a vast amount of experience with auditors in Central Florida. Their accounting team has been struggling a bit to get communication back from DiBartolomeo, McBee, Hartley & Barnes and for their audits to be filed on time. Mr. Morgan stated that based on that knowledge, he recommended that they score 20 points each for ability of personnel, 20 points each for proposer’s experience, 20 points each for understanding of scope of work, and 15 points for ability to furnish the required services to DiBartolomeo, McBee, Hartley & Barnes and 20 points for ability to furnish the required services to Grau & Associates. Ms. Adams stated that for price, this was the one area that was quantifiable. The Grau & Associates was the low bidder in this and their total bid for the five years was \$15,000. The five years for DiBartolomeo, McBee, Hartley & Barnes came up to \$16,450. Therefore, Grau & Associates would receive the full 20 points. She explained that they usually divided the low bid by the next bid and would multiply it by the number of points possible just to get a quantifiable number, which would give DiBartolomeo, McBee, Hartley & Barnes 18.23 points. The Board agreed.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Proposals and Tally of Audit Committee Members Ranking with Grau & Associates #1 and DiBartolomeo, McBee, Hartley & Barnes #2, was approved.

FOURTH ORDER OF BUSINESS

Adjournment

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

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, **March 14, 2023** at 11:05 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Steve Greene	Assistant Secretary
Carrie Dazzo	Assistant Secretary
Kayla Word	Assistant Secretary

Also, present were:

Tricia Adams	District Manager, GMS
Grace Kobitter	District Counsel, KVV Law Group
Bryan Hunter <i>by Zoom</i>	District Engineer, Hunter Engineering

The following is a summary of the discussions and actions taken at the March 14, 2023 Peace Creek Community Development District's regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 11:05 a.m. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public members present to provide comments.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 14, 2023
Board of Supervisors Meeting and Audit
Committee Meeting**

Ms. Adams asked for any questions, comments, or corrections to the February 14, 2023 Board of Supervisor's meeting or the Audit Committee meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Minutes of the February 14, 2023 Board of Supervisors Meeting and Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award

Ms. Adams stated that earlier they had the Audit Committee meeting. As a result of the Audit Committee meeting, Grau & Associates ranked as the #1 auditor. She noted that they would have a motion to accept the rankings and implicit with that motion will be directing staff to put together the five-year Audit Agreement. She explained that each special district Community Development District was required to undergo an annual independent audit process and they were due to be filed with the State by June 30th of each year. She also noted that implicit with this would also be the engagement letter for the first audit, which would be the Fiscal Year 2022 audit.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Accepting the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award to Grau & Associates, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kobitter had nothing to report to the Board. Mr. Morgan asked if they were moving along on bonds. Ms. Kobitter responded that bond counsel was wrapping up a few items that they hoped to complete this week and should post shortly after that.

B. Engineer

Mr. Hunter stated that as they get toward the tail end of the project, they were starting to see as-builts and test results, which part of that was videos. He further explained that it was a standard process. He stated that in Phase 3 of the project they were observing an unusual number of defects or construction issues with the storm sewer system. Mr. Morgan asked if it had been paved. Mr. Hunter responded not Phase 3, but Phases 1 and 2 were good. There were only a couple of issues on the offsite. He explained that the reason he brought it up was because he had never saw this number of issues on the videos. He stated that they had summarized all the issues on a

spreadsheet. He noted that what a typical fix would be for such issues according to the DOT recommendations, but there is a lot of it, and it is expensive. Mr. Morgan asked what kind of failures they were seeing in the pipe. Mr. Hunter responded that it was mainly a lot of cracks. Mr. Morgan asked if they might have got a bad batch of pipe. Mr. Hunter responded that they had not said that, but they needed to get to the bottom of it and figure out what the remedy is. Mr. Morgan asked what the pave date was for Phase 3. Mr. Hunter responded that he wasn't sure, but they were not paving until they get these issues fixed. Mr. Morgan asked Mr. Hunter if he could forward him the spreadsheet that he put together. Ms. Adams asked Mr. Hunter if he could copy Jill Burns on that list of deficiencies spreadsheet also. She also asked if Mr. Hunter was recommending a structural engineer right now or was this something that they would monitor and come back seeking approval for a structural engineer. Mr. Hunter responded that he would feel a lot better with a specialty engineer that could weigh in on this. Mr. Morgan stated that if Mr. Hunter would send him the spreadsheet, he would loop Rod in. Then, Rod and Mark McDonald will have to talk to Reggie about this. It is not a CDD issue. Mr. Hunter stated that he just wanted everyone to be aware because he had not seen one yet that had this number of issues.

Mr. Hunter noted that they all wanted to make the right call because once this stuff is paved over and finished, he didn't want to have any problems down the road. Mr. Morgan explained that he could tell by the tone of Mr. Hunter's voice that there was concern, so they needed to clear this up as soon as possible and he appreciated him bring this up. Ms. Adams asked Mr. Hunter if there was anything else to report to the Board. Mr. Hunter asked if there was any person on the Board that he could communicate with in between Board meetings. Ms. Adams responded that if there were issues that come up in between Board meetings, he could reach out to the Chair, but noted to always copy Jill Burns. Mr. Morgan clarified that since this was not CDD business related, he was free to talk.

C. District Manager's Report

i. Consideration of Funding Request #9

Ms. Adams presented funding requests #9 and the total amount was \$4,248.78. She asked for a motion to ratify.

<p>On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Funding Request #9, was ratified.</p>
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ii. Balance Sheet & Income Statement

Ms. Adams noted that the financial statements were included in the agenda. These were through the end of January. The Board did not have any questions.

SIXTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION AND NOTICE OF PUBLIC HEARING; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“Board”) of the Peace Creek Community Development District (“District”) prior to June 15, 2023, a proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“Fiscal Year 2023/2024”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “Services”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“Assessments”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “District’s Office,” located at c/o Governmental Management Services LLC – Central Florida, LLC, 219 E. Livingston St., Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the

District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING A PUBLIC HEARING. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Tuesday, August 15, 2023
HOUR: 10:45 AM
LOCATION: Lake Alfred Public Library
245 N Seminole Ave.
Lake Alfred, FL 33850

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Winter Haven, and Polk County, Florida at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. NOTICE OF PUBLIC HEARING. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law and mailed notice shall be provided as required by and in the manner prescribed in Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 13th day of June 2023.

ATTEST:

**PEACE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Budget

Peace Creek
Community Development District

Proposed Budget
FY2024



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Peace Creek
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 4/30/23	Projected Next 5 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 488,306
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 22,894
Developer Contributions	\$ 282,237	\$ 31,185	\$ 105,149	\$ 136,335	\$ -
Total Revenues	\$ 282,237	\$ 31,185	\$ 105,149	\$ 136,335	\$ 511,200
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,600	\$ 5,000	\$ 6,600	\$ 12,000
FICA Expense	\$ -	\$ 122	\$ 383	\$ 505	\$ 918
Engineering	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Attorney	\$ 25,000	\$ 3,979	\$ 2,842	\$ 6,822	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ 2,800	\$ 2,800	\$ 3,900
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -	\$ 4,020
Management Fees	\$ 35,000	\$ 20,417	\$ 14,583	\$ 35,000	\$ 37,100
Information Technology	\$ 1,800	\$ 1,050	\$ 750	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 700	\$ 500	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ 50	\$ 50	\$ 300
Postage & Delivery	\$ 1,000	\$ 85	\$ 60	\$ 145	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,750
Copies	\$ 1,000	\$ -	\$ 150	\$ 150	\$ 1,000
Legal Advertising	\$ 10,000	\$ 213	\$ 3,000	\$ 3,213	\$ 5,000
Contingency	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Office Supplies	\$ 625	\$ 25	\$ 50	\$ 75	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 50	\$ 50	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 131,810	\$ 33,366	\$ 40,219	\$ 73,585	\$ 128,398

Peace Creek
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 4/30/23	Projected Next 5 Months	Projected Thru 9/30/23	Proposed Budget FY2024	
<u>Operations & Maintenance</u>						
<u>Field Expenses:</u>						
Property Insurance	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 12,000	
Field Management	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000	
Landscape Maintenance	\$ 40,500	\$ -	\$ 20,250	\$ 20,250	\$ 95,000	
Landscape Replacement	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 12,500	
Streetlights	\$ 20,000	\$ -	\$ 10,000	\$ 10,000	\$ 33,770	
Electric	\$ 8,000	\$ -	\$ 4,000	\$ 4,000	\$ 7,260	
Water & Sewer	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 3,000	
Sidewalk & Asphalt Maintenance	\$ 500	\$ -	\$ 250	\$ 250	\$ 2,500	
Irrigation Repairs	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 5,500	
General Repairs & Maintenance	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000	
Contingency	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 5,500	
Total Field Expenditures:	\$ 125,500	\$ -	\$ 62,750	\$ 62,750	\$ 202,030	
<u>Amenity Expenses:</u>						
Amenity - Insurance	\$ 1,667	\$ -	\$ -	\$ -	\$ 5,000	
Amenity - Electric	\$ 2,667	\$ -	\$ -	\$ -	\$ 13,794	
Amenity - Water	\$ 3,333	\$ -	\$ -	\$ -	\$ 5,000	
Internet	\$ 667	\$ -	\$ -	\$ -	\$ 2,000	
Pest Control	\$ 160	\$ -	\$ -	\$ -	\$ 528	
Janitorial Service	\$ 1,600	\$ -	\$ -	\$ -	\$ 10,200	
Security Services	\$ 3,333	\$ -	\$ -	\$ -	\$ 30,000	
Pool Maintenance	\$ 4,000	\$ -	\$ -	\$ -	\$ 16,500	
Amenity Repairs & Maintenance	\$ 3,333	\$ -	\$ -	\$ -	\$ 10,000	
Amenity Access Management	\$ 1,667	\$ -	\$ -	\$ -	\$ 5,250	
Contingency	\$ 2,500	\$ -	\$ -	\$ -	\$ 7,500	
Total Amenity Expenditures:	\$ 24,927	\$ -	\$ -	\$ -	\$ 105,772	
Total Operations & Maintenance:	\$ 150,427	\$ -	\$ 62,750	\$ 62,750	\$ 307,802	
<u>Other Financing Sources and Uses</u>						
Capital Reserves - Transfer	\$ -	\$ -	\$ -	\$ -	\$ 75,000	
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 75,000	
Total Expenditures	\$ 282,237	\$ 33,366	\$ 102,969	\$ 136,335	\$ 511,200	
Excess Revenues/(Expenditures)	\$ -	\$ (2,181)	\$ 2,181	\$ -	\$ -	
Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted - Single Family	553.00	553	1.00	\$488,306	\$883.01	\$939.37
Unplatted	0.00	120	0.00	\$22,894	\$190.78	\$202.96
Total ERU's	553	673		\$511,200		

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.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Peace Creek Community Development District General Fund Narrative

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

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.

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.

Peace Creek Community Development District General Fund Narrative

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.

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 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.

Peace Creek Community Development District General Fund Narrative

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 - Insurance

The District's amenity property insurance coverages.

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.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents estimated 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.

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
Capital Reserve Fund

Description	Proposed Budget FY2023	Actuals Thru 4/30/23	Projected Next 5 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Excess Revenues/(Expenditures)	\$ -	\$ -	\$ -	\$ -	\$ 75,000

SECTION V

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF \$12,065,000 PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2023 (ASSESSMENT AREA ONE); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Peace Creek Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, located in the City of Winter Haven, Florida; and

WHEREAS, the District previously adopted Resolution No. 2022-34 and Resolution No. 2023-02 on March 29, 2022 and February 14, 2023, respectively (collectively, the “**Bond Resolution**”), authorizing the issuance of \$12,065,000 Peace Creek Community Development District Special Assessment Bonds, Series 2023 (Assessment Area One) (the “**Series 2023 Bonds**”), for the purpose of financing a portion of the acquisition and/or construction of the District’s “2023 Project”; and

WHEREAS, the District closed on the issuance of the Series 2023 Bonds on April 18, 2023; and

WHEREAS, as prerequisites to the issuance of the Series 2023 Bonds, the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District staff including the District Manager, District Financial Advisor, District Counsel and Bond Counsel (the “**District Staff**”) were required to execute and deliver various documents (the “**Closing Documents**”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2023 Bonds.

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

SECTION 1. The issuance of the Series 2023 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2023 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2023 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 13th day of June 2023.

ATTEST:

**PEACE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

SECTION VI

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Peace Creek Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within the City of Winter Haven, Polk County, Florida; and

WHEREAS, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

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

SECTION 1. The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

SECTION 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 13th day of June 2023.

ATTEST:

**PEACE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VII

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Peace Creek Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Winter Haven, Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Darrin Mossing, Sr. is appointed Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of June 2023.

ATTEST:

**PEACE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VIII

SECTION C

SECTION 1

Peace Creek
Community Development District

Funding Request #10
March 17, 2023

Bill to:

Lennar Homes LLC
 6675 Westwood Blvd, 5th Floor
 Orlando, FL 32821-8061

		CAPITAL PROJECTS ⁽¹⁾	General Fund
1	Adam Morgan Board Meeting - 03/14/2023		\$ 215.30
2	Carrie Dazzo Board Meeting - 03/14/2023		\$ 215.30
3	Governmental Management Services Invoice # 15 - March 2023		\$ 3,188.71
4	Kayla Word Board Meeting - 03/14/2023		\$ 215.30
5	Kilinski Van Wyk, PLLC Invoice # 5371 - Project Construction	\$ 109.50	
	Invoice # 5728 - General Counsel		\$ 137.50
	Invoice # 6198 - General Counsel		\$ 2,782.25
	Invoice # 6199 - Project Construction	\$ 1,896.00	
6	Steve Greene Board Meeting - 03/14/2023		\$ 215.30
		\$ 2,005.50	\$ 6,969.66
Total:			\$ 8,975.16

Please make check payable to:

Peace Creek Community Development District
 6200 Lee Vista Blvd, Suite 300
 Orlando, FL 32822

Peace Creek

Community Development District

Funding Request #11
April 14, 2023

Bill to:

Lennar Homes LLC
6675 Westwood Blvd, 5th Floor
Orlando, FL 32821-8061

General Fund

Payee

1	CA Florida Holdings, LLC Invoice # 0005434322 - Legal Advertising	\$	213.16
2	Governmental Management Services Invoice # 17 - April 2023	\$	3,207.15
		\$	3,420.31

Total: \$ **3,420.31**

Please make check payable to:

Peace Creek Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Peace Creek
Community Development District

Funding Request #12
April 27, 2023

Bill to:

Lennar Homes LLC
6675 Westwood Blvd, 5th Floor
Orlando, FL 32821-8061

		CAPITAL PROJECTS ⁽¹⁾	General Fund
Payee			
1 Kilinski Van Wyk, PLLC			
Invoice # 6483 - General Counsel			\$ 942.50
Invoice # 6484 - Project Construction	\$	2,421.50	
		\$ 2,421.50	\$ 942.50
<hr/>			
	Total:		\$ 3,364.00

Please make check payable to:

Peace Creek Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

SECTION 2

Peace Creek
Community Development District

Unaudited Financial Reporting
April 30, 2023



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2-3	<hr/>	General Fund
4	<hr/>	Capital Projects Fund
5-6	<hr/>	Month to Month

Peace Creek
Community Development District
Combined Balance Sheet
April 30, 2023

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Operating Account	\$ 12,992	\$ -	\$ 12,992
Due from Developer	\$ 4,363	\$ 2,422	\$ 6,784
Total Assets	\$ 17,355	\$ 2,422	\$ 19,776
Liabilities:			
Accounts Payable	\$ 4,363	\$ -	\$ 4,363
Contracts Payable	\$ -	\$ 2,422	\$ 2,422
Total Liabilities	\$ 4,363	\$ 2,422	\$ 6,784
Fund Balance:			
Unassigned	\$ 12,992	\$ -	\$ 12,992
Total Fund Balances	\$ 12,992	\$ -	\$ 12,992
Total Liabilities & Fund Balance	\$ 17,355	\$ 2,422	\$ 19,776

Peace Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
Revenues:				
Developer Contributions	\$ 282,237	\$ 31,185	\$ 31,185	\$ -
Total Revenues	\$ 282,237	\$ 31,185	\$ 31,185	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 1,600	\$ 5,400
FICA Expense	\$ -	\$ -	\$ 122	\$ (122)
Engineering	\$ 15,000	\$ 8,750	\$ -	\$ 8,750
Attorney	\$ 25,000	\$ 14,583	\$ 3,979	\$ 10,604
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 20,417	\$ 20,417	\$ (0)
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,200	\$ 700	\$ 700	\$ -
Telephone	\$ 300	\$ 175	\$ -	\$ 175
Postage & Delivery	\$ 1,000	\$ 583	\$ 85	\$ 499
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Copies	\$ 1,000	\$ 583	\$ -	\$ 583
Legal Advertising	\$ 10,000	\$ 5,833	\$ 213	\$ 5,620
Contingency	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Office Supplies	\$ 625	\$ 365	\$ 25	\$ 340
Travel Per Diem	\$ 660	\$ 385	\$ -	\$ 385
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 131,810	\$ 68,516	\$ 33,366	\$ 35,150

Peace Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
<i>Operations & Maintenance</i>				
Field Expenditures:				
Property Insurance	\$ 12,000	\$ -	\$ -	\$ -
Field Management	\$ 15,000	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 40,500	\$ -	\$ -	\$ -
Landscape Replacement	\$ 7,500	\$ -	\$ -	\$ -
Streetlights	\$ 20,000	\$ -	\$ -	\$ -
Electric	\$ 8,000	\$ -	\$ -	\$ -
Water & Sewer	\$ 12,000	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ 500	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 2,500	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 5,000	\$ -	\$ -	\$ -
Contingency	\$ 2,500	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 125,500	\$ -	\$ -	\$ -
Amenity Expenditures:				
Amenity - Insurance	\$ 1,667	\$ -	\$ -	\$ -
Amenity - Electric	\$ 2,667	\$ -	\$ -	\$ -
Amenity - Water	\$ 3,333	\$ -	\$ -	\$ -
Internet	\$ 667	\$ -	\$ -	\$ -
Pest Control	\$ 160	\$ -	\$ -	\$ -
Janitorial Service	\$ 1,600	\$ -	\$ -	\$ -
Security Services	\$ 3,333	\$ -	\$ -	\$ -
Pool Maintenance	\$ 4,000	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ 3,333	\$ -	\$ -	\$ -
Amenity Access Management	\$ 1,667	\$ -	\$ -	\$ -
Contingency	\$ 2,500	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 24,927	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 150,427	\$ -	\$ -	\$ -
Total Expenditures	\$ 282,237	\$ 68,516	\$ 33,366	\$ 35,150
Net Change in Fund Balance	\$ -		\$ (2,181)	
Fund Balance - Beginning	\$ -		\$ 15,173	
Fund Balance - Ending	\$ -		\$ 12,992	

Peace Creek
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
Revenues:				
Developer Advances	\$ -	\$ -	\$ 4,427	\$ 4,427
Total Revenues	\$ -	\$ -	\$ 4,427	\$ 4,427
Expenditures:				
<i>General & Administrative:</i>				
Capital Outlay	\$ -	\$ -	\$ 4,427	\$ (4,427)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ 4,427	\$ (4,427)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -

Peace Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 3,553	\$ 8,793	\$ -	\$ 3,258	\$ 4,249	\$ 6,970	\$ 4,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,185
Total Revenues	\$ 3,553	\$ 8,793	\$ -	\$ 3,258	\$ 4,249	\$ 6,970	\$ 4,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,185
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 38	\$ -	\$ 79	\$ 138	\$ 2,782	\$ 943	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,979
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,417
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 25	\$ 2	\$ 2	\$ 12	\$ 5	\$ 1	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 21	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 8,405	\$ 3,168	\$ 3,248	\$ 3,316	\$ 5,955	\$ 5,421	\$ 3,853	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,366
Operations & Maintenance													
Field Expenditures:													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Peace Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenditures:													
Amenity - Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 16,810	\$ 6,337	\$ 6,496	\$ 6,633	\$ 11,909	\$ 10,842	\$ 7,706	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,366
Excess (Deficiency) of Revenues over Expenditures	\$ (13,257)	\$ 2,457	\$ (6,496)	\$ (3,375)	\$ (7,660)	\$ (3,872)	\$ (3,343)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,181)

SECTION 3



April 21, 2023

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, 2023**.

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

Sincerely,

A handwritten signature in black ink that reads "Lori Edwards". The signature is written in a cursive, flowing style.

Lori Edwards
Supervisor of Elections
Polk County, Florida