

*Peace Creek
Community Development District*

Meeting Agenda

August 15, 2023

AGENDA

Peace Creek

Community Development District

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

August 8, 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, August 15, 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/82732709599>

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

Meeting ID: 827 3270 9599

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 June 13, 2023 Board of Supervisors Meeting
4. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget
 - i. Consideration of Resolution 2023-08 Adopting the District's Fiscal Year 2024 Budget and Appropriating Funds
 - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2023-09 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2023-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024
6. Consideration of Uniform Collection Agreement with Polk County Tax Collector
7. Acceptance of Fiscal Year 2022 Audit Report
8. Staff Reports
 - A. Attorney
 - i. Memo Regarding Ethics Training for Elected Officials
 - B. Engineer
 - C. Field Manager's Report
 - i. Presentation of Proposals for Landscaping Maintenance Services (*to be provided under separate cover*)
 - D. District Manager's Report
 - i. Presentation of Funding Requests #14, #15, and #16
 - ii. Balance Sheet & Income Statement
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 regular meeting of the Board of Supervisors of the Peace Creek Community Development District was held on Tuesday, **June 13, 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
Rob Bonin	Vice Chair
Steve Greene	Assistant Secretary
Carrie Dazzo	Assistant Secretary
Kayla Word	Assistant Secretary

Also, present were:

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

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 10:45 a.m. Five 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 March 14, 2023
Board of Supervisors Meeting and Audit
Committee Meeting**

Ms. Adams asked for any questions, comments, or corrections to the March 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 Ms. Word, with all in favor, the Minutes of the March 14, 2023 Board of Supervisors Meeting and Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-04 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: August 15, 2023) Declaring Special Assessments, and Setting the Public Hearing on Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operation and Maintenance Budget

Ms. Adams noted that the District is required to have the proposed budget approved by June 15th making this a time sensitive mater. Approval of this resolution not only approves the proposed budget but also declares a first time O&M assessments in accordance with Florida statutes setting the public hearing for Tuesday, August 15, 2023 at 10:45 a.m. The date does allow for the 60-day requirement between approval of the proposed budget and the budget adoption as stated in Florida Statute along with all the other District requirements. Ms. Adams went over a summary of the proposed budget for the Board stating that the District is transitioning from developer contribution to on roll and off roll assessments. The platted lots are on roll assessments with the CDD Operations and Maintenance fee being included in the non-ad valorem section of the property tax bill and a direct bill for assessments to the property owner.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Resolution 2023-04 Approving the Proposed Fiscal Year 2023/2024 Budget) Declaring Special Assessments, and Setting the Public Hearing on Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operation and Maintenance Budget on August 15, 2023, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-05 Ratifying the Series 2023 Bonds

Ms. Adams noted that this item in the agenda is relative to the Series 2023 bonds which were recently issued, and the resolution ratifies the actions of the Board regarding the sale and closing of the \$12,000,000 bonds. Ms. Kobitter, District counsel offered to answer any questions to the Board. Hearing none, Ms. Adams asked for a motion to ratify.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Resolution 2023-05 Ratifying the Series 2023 Bonds, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-06
Authorizing Bank Account Signatories**

Ms. Adams stated that the next agenda item is an administrative matter that would authorize the District appointed the treasurer, assistant treasurer, and secretary to have the ability to be signers on the public depository account with the local bank.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2023-06 Authorizing Bank Account Signatories, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-07
Adopting an Assistant Treasurer**

Ms. Adams noted that this resolution appoints Darrin Mossing president of GMS office as Assistant Treasure to the District allowing him to accomplish things during busier times such as the audit and budget seasons to assist with the financial records of the District.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Resolution 2023-07 Adopting an Assistant Treasurer, was approved.

EIGHTH ORDER OF BUSINESS

**ADDED: Authorization of Staff to Prepare
Property Conveyance Documents and
Authorizing the Chair to Execute**

Due to the development moving along rapidly, there may already be property that is ready to be conveyed to the District from the landowner. Mr. Morgan added that there are some pond tracts and common area tracts that will be ready very soon. Due to this, Ms. Adams asked the Board to authorize District Counsel and District Engineer the ability to work on the conveyance document while also authorizing the Chair to execute to bring back to a future meeting for ratification.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Authorization of Staff to Prepare Property Conveyance Documents and Authorizing the Chair to Execute those Documents, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kobitter had nothing additional to the Board and offered to answer any questions. There being none, the next item followed.

B. Engineer

Ms. Adams informed the Board that the District Engineer provided a couple of updates that things are moving along, and lift stations have started. There being nothing else, the next item followed.

C. District Manager’s Report

i. Consideration of Funding Request #10, #11, and #12

Ms. Adams stated that these funding requests are included in the agenda packet for the Board’s review. She also asked the Board if they would like a motion to approve all three funding requests as a slate of approval and they agreed.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Funding Requests #10, #11, and #12, were ratified.

ii. Balance Sheet & Income Statement

Ms. Adams noted that the financial statements were included in the agenda. The Board did not have any questions and there was no action required at this time.

iii. Presentation of Number of Registered Voters – 0

iv. Reminder to Board to File Form 1’s with the Supervisor of Elections

These need to be filed in the county the Board Member resides in and turned in by July 1, 2023 via mail or email. If they need assistance, they should reach out to her.

TENTH ORDER OF BUSINESS

Other Business

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2023-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE PEACE CRFEEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Peace Creek Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) 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, 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 hearing 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, prior to October 1st of each year, 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 a 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 year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE 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 the Peace Creek Community Development District for the Fiscal Year Ending September 30, 2024.”
- 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 2023/2024, the sum of \$ _____ 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	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 15TH DAY OF AUGUST 2023.

ATTEST:

**PEACE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2023/2024 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 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 412,182
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 22,650
Developer Contributions	\$ 282,237	\$ 34,354	\$ 100,925	\$ 135,279	\$ -
Total Revenues	\$ 282,237	\$ 34,354	\$ 100,925	\$ 135,279	\$ 434,833

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 1,800	\$ 3,000	\$ 4,800	\$ 12,000
FICA Expense	\$ -	\$ 138	\$ 230	\$ 367	\$ 918
Engineering	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Attorney	\$ 25,000	\$ 5,602	\$ 1,867	\$ 7,469	\$ 25,000
Annual Audit	\$ 4,000	\$ 2,800	\$ -	\$ 2,800	\$ 3,900
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 833	\$ 1,250	\$ 2,083	\$ 5,000
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -	\$ 4,020
Management Fees	\$ 35,000	\$ 26,250	\$ 8,750	\$ 35,000	\$ 37,100
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ 50	\$ 50	\$ 300
Postage & Delivery	\$ 1,000	\$ 102	\$ 34	\$ 136	\$ 750
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,750
Copies	\$ 1,000	\$ -	\$ 150	\$ 150	\$ 750
Legal Advertising	\$ 10,000	\$ 213	\$ 2,919	\$ 3,132	\$ 5,000
Contingency	\$ 5,000	\$ 35	\$ 330	\$ 365	\$ 2,293
Office Supplies	\$ 625	\$ 25	\$ 26	\$ 51	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 131,810	\$ 45,223	\$ 27,306	\$ 72,529	\$ 127,031

Peace Creek
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<i><u>Operations & Maintenance</u></i>					
<i><u>Field Expenses:</u></i>					
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
<i><u>Amenity Expenses:</u></i>					
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
Total Expenditures	\$ 282,237	\$ 45,223	\$ 90,056	\$ 135,279	\$ 434,833
Excess Revenues/(Expenditures)	\$ -	\$ (10,869)	\$ 10,869	\$ -	\$ -

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted - Single Family	553.00	553	1.00	\$412,182	\$745.36	\$801.46
Unplatted	21.40	120	0.18	\$22,650	\$188.75	\$202.96
Total ERU's	574	673		\$434,833		

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

Debt Service Fund

Series 2023

Description	Proposed Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Special Assessments	\$ -	\$ -	\$ 310,559	\$ 310,559	\$ 801,813
Interest Income	\$ 2,742	\$ 2,742	\$ 1,371	\$ 4,114	\$ -
Carry Forward Surplus*	\$ -	\$ -	\$ -	\$ -	\$ 312,471
Total Revenues	\$ 2,742	\$ 2,742	\$ 311,930	\$ 314,673	\$ 1,114,284
Expenses					
Series 2023					
Interest - 12/15	\$ -	\$ -	\$ -	\$ -	\$ 310,559
Principal - 06/15	\$ -	\$ -	\$ -	\$ -	\$ 180,000
Interest - 06/15	\$ 98,344	\$ 98,344	\$ -	\$ 98,344	\$ 310,559
Total Expenditures	\$ 98,344	\$ 98,344	\$ -	\$ 98,344	\$ 801,119
Other Financing Sources/(Uses)					
Bond Proceeds	\$ 499,250	\$ 499,250	\$ -	\$ 499,250	\$ -
Transfer In (Out)	\$ (2,202)	\$ (2,202)	\$ -	\$ (2,202)	\$ -
Total Other Financing Sources/(Uses)	\$ 497,048	\$ 497,048	\$ -	\$ 497,048	\$ -
Excess Revenues/(Expenditures)	\$ 401,446	\$ 401,447	\$ 311,930	\$ 713,377	\$ 313,165

*Carry forward less amount in Reserve funds.

Series 2023	
Interest - 12/15	\$306,734
Total	\$306,734

Series 2023

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

Peace Creek
Community Development District
Series 2023 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
6/15/23	\$ 12,065,000.00	\$ -	\$ 98,343.80	\$ 98,343.80
12/15/23	\$ 12,065,000.00	\$ -	\$ 310,559.38	\$ 310,559.38
06/15/24	\$ 12,065,000.00	\$ 180,000.00	\$ 310,559.38	\$ -
12/15/24	\$ 11,885,000.00	\$ -	\$ 306,734.38	\$ 797,293.75
06/15/25	\$ 11,885,000.00	\$ 190,000.00	\$ 306,734.38	\$ -
12/15/25	\$ 11,695,000.00	\$ -	\$ 302,696.88	\$ 799,431.25
06/15/26	\$ 11,695,000.00	\$ 200,000.00	\$ 302,696.88	\$ -
12/15/26	\$ 11,495,000.00	\$ -	\$ 298,446.88	\$ 801,143.75
06/15/27	\$ 11,495,000.00	\$ 205,000.00	\$ 298,446.88	\$ -
12/15/27	\$ 11,290,000.00	\$ -	\$ 294,090.63	\$ 797,537.50
06/15/28	\$ 11,290,000.00	\$ 215,000.00	\$ 294,090.63	\$ -
12/15/28	\$ 11,075,000.00	\$ -	\$ 289,521.88	\$ 798,612.50
06/15/29	\$ 11,075,000.00	\$ 225,000.00	\$ 289,521.88	\$ -
12/15/29	\$ 10,850,000.00	\$ -	\$ 284,740.63	\$ 799,262.50
06/15/30	\$ 10,850,000.00	\$ 235,000.00	\$ 284,740.63	\$ -
12/15/30	\$ 10,615,000.00	\$ -	\$ 279,746.88	\$ 799,487.50
06/15/31	\$ 10,615,000.00	\$ 245,000.00	\$ 279,746.88	\$ -
12/15/31	\$ 10,370,000.00	\$ -	\$ 273,468.75	\$ 798,215.63
06/15/32	\$ 10,370,000.00	\$ 260,000.00	\$ 273,468.75	\$ -
12/15/32	\$ 10,110,000.00	\$ -	\$ 266,806.25	\$ 800,275.00
06/15/33	\$ 10,110,000.00	\$ 275,000.00	\$ 266,806.25	\$ -
12/15/33	\$ 9,835,000.00	\$ -	\$ 259,759.38	\$ 801,565.63
06/15/34	\$ 9,835,000.00	\$ 285,000.00	\$ 259,759.38	\$ -
12/15/34	\$ 10,110,000.00	\$ -	\$ 252,456.25	\$ 797,215.63
06/15/35	\$ 9,835,000.00	\$ 300,000.00	\$ 252,456.25	\$ -
12/15/35	\$ 9,835,000.00	\$ -	\$ 244,768.75	\$ 797,225.00
06/15/36	\$ 9,550,000.00	\$ 320,000.00	\$ 244,768.75	\$ -
12/15/36	\$ 9,550,000.00	\$ -	\$ 236,568.75	\$ 801,337.50
06/15/37	\$ 9,250,000.00	\$ 335,000.00	\$ 236,568.75	\$ -
12/15/37	\$ 9,250,000.00	\$ -	\$ 227,984.38	\$ 799,553.13
06/15/38	\$ 8,930,000.00	\$ 350,000.00	\$ 227,984.38	\$ -
12/15/38	\$ 8,930,000.00	\$ -	\$ 219,015.63	\$ 797,000.00
06/15/39	\$ 8,595,000.00	\$ 370,000.00	\$ 219,015.63	\$ -
12/15/39	\$ 8,595,000.00	\$ -	\$ 209,534.38	\$ 798,550.00
06/15/40	\$ 8,245,000.00	\$ 390,000.00	\$ 209,534.38	\$ -
12/15/40	\$ 8,245,000.00	\$ -	\$ 199,540.63	\$ 799,075.00
06/15/41	\$ 7,875,000.00	\$ 410,000.00	\$ 199,540.63	\$ -
12/15/41	\$ 7,875,000.00	\$ -	\$ 189,034.38	\$ 798,575.00
06/15/42	\$ 6,190,000.00	\$ 430,000.00	\$ 189,034.38	\$ -
12/15/42	\$ 6,190,000.00	\$ -	\$ 178,015.63	\$ 797,050.00
06/15/43	\$ 6,190,000.00	\$ 455,000.00	\$ 178,015.63	\$ -
12/15/43	\$ 6,190,000.00	\$ -	\$ 166,356.25	\$ 799,371.88
06/15/44	\$ 6,190,000.00	\$ 480,000.00	\$ 166,356.25	\$ -
12/15/44	\$ 5,710,000.00	\$ -	\$ 153,456.25	\$ 799,812.50
06/15/45	\$ 5,710,000.00	\$ 505,000.00	\$ 153,456.25	\$ -
12/15/45	\$ 5,205,000.00	\$ -	\$ 139,884.38	\$ 798,340.63
06/15/46	\$ 5,205,000.00	\$ 535,000.00	\$ 139,884.38	\$ -
12/15/46	\$ 4,670,000.00	\$ -	\$ 125,506.25	\$ 800,390.63
06/15/47	\$ 4,670,000.00	\$ 565,000.00	\$ 125,506.25	\$ -
12/15/47	\$ 4,105,000.00	\$ -	\$ 110,321.88	\$ 800,828.13
06/15/48	\$ 4,105,000.00	\$ 595,000.00	\$ 110,321.88	\$ -
12/15/48	\$ 3,510,000.00	\$ -	\$ 94,331.25	\$ 799,653.13
06/15/49	\$ 3,510,000.00	\$ 630,000.00	\$ 94,331.25	\$ -
12/15/49	\$ 2,880,000.00	\$ -	\$ 77,400.00	\$ 801,731.25
06/15/50	\$ 2,880,000.00	\$ 660,000.00	\$ 77,400.00	\$ -
12/15/50	\$ 2,220,000.00	\$ -	\$ 59,662.50	\$ 797,062.50
06/15/51	\$ 2,220,000.00	\$ 700,000.00	\$ 59,662.50	\$ -
12/15/51	\$ 1,520,000.00	\$ -	\$ 40,850.00	\$ 800,512.50
06/15/52	\$ 1,520,000.00	\$ 740,000.00	\$ 40,850.00	\$ -
12/15/52	\$ 780,000.00	\$ -	\$ 20,962.50	\$ 801,812.50
06/15/53	\$ 780,000.00	\$ 780,000.00	\$ 20,962.50	\$ 800,962.50
		\$ 12,065,000.00	\$ 12,322,787.55	\$ 24,387,787.55

Peace Creek
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Proposed Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 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)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ -	\$ -	\$ -	\$ -

SECTION B

SECTION 1

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Peace Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A;**” and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B;**” and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform

Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 15TH DAY OF AUGUST 2023.

ATTEST:

**PEACE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

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 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 412,182
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 22,650
Developer Contributions	\$ 282,237	\$ 34,354	\$ 100,925	\$ 135,279	\$ -
Total Revenues	\$ 282,237	\$ 34,354	\$ 100,925	\$ 135,279	\$ 434,833
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,800	\$ 3,000	\$ 4,800	\$ 12,000
FICA Expense	\$ -	\$ 138	\$ 230	\$ 367	\$ 918
Engineering	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Attorney	\$ 25,000	\$ 5,602	\$ 1,867	\$ 7,469	\$ 25,000
Annual Audit	\$ 4,000	\$ 2,800	\$ -	\$ 2,800	\$ 3,900
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 833	\$ 1,250	\$ 2,083	\$ 5,000
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -	\$ 4,020
Management Fees	\$ 35,000	\$ 26,250	\$ 8,750	\$ 35,000	\$ 37,100
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ 50	\$ 50	\$ 300
Postage & Delivery	\$ 1,000	\$ 102	\$ 34	\$ 136	\$ 750
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,750
Copies	\$ 1,000	\$ -	\$ 150	\$ 150	\$ 750
Legal Advertising	\$ 10,000	\$ 213	\$ 2,919	\$ 3,132	\$ 5,000
Contingency	\$ 5,000	\$ 35	\$ 330	\$ 365	\$ 2,293
Office Supplies	\$ 625	\$ 25	\$ 26	\$ 51	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 131,810	\$ 45,223	\$ 27,306	\$ 72,529	\$ 127,031

Peace Creek
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<i><u>Operations & Maintenance</u></i>					
<i><u>Field Expenses:</u></i>					
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
<i><u>Amenity Expenses:</u></i>					
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
Total Expenditures	\$ 282,237	\$ 45,223	\$ 90,056	\$ 135,279	\$ 434,833
Excess Revenues/(Expenditures)	\$ -	\$ (10,869)	\$ 10,869	\$ -	\$ -

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted - Single Family	553.00	553	1.00	\$412,182	\$745.36	\$801.46
Unplatted	21.40	120	0.18	\$22,650	\$188.75	\$202.96
Total ERU's	574	673		\$434,833		

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

Debt Service Fund

Series 2023

Description	Proposed Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Special Assessments	\$ -	\$ -	\$ 310,559	\$ 310,559	\$ 801,813
Interest Income	\$ 2,742	\$ 2,742	\$ 1,371	\$ 4,114	\$ -
Carry Forward Surplus*	\$ -	\$ -	\$ -	\$ -	\$ 312,471
Total Revenues	\$ 2,742	\$ 2,742	\$ 311,930	\$ 314,673	\$ 1,114,284
Expenses					
Series 2023					
Interest - 12/15	\$ -	\$ -	\$ -	\$ -	\$ 310,559
Principal - 06/15	\$ -	\$ -	\$ -	\$ -	\$ 180,000
Interest - 06/15	\$ 98,344	\$ 98,344	\$ -	\$ 98,344	\$ 310,559
Total Expenditures	\$ 98,344	\$ 98,344	\$ -	\$ 98,344	\$ 801,119
Other Financing Sources/(Uses)					
Bond Proceeds	\$ 499,250	\$ 499,250	\$ -	\$ 499,250	\$ -
Transfer In (Out)	\$ (2,202)	\$ (2,202)	\$ -	\$ (2,202)	\$ -
Total Other Financing Sources/(Uses)	\$ 497,048	\$ 497,048	\$ -	\$ 497,048	\$ -
Excess Revenues/(Expenditures)	\$ 401,446	\$ 401,447	\$ 311,930	\$ 713,377	\$ 313,165

*Carry forward less amount in Reserve funds.

Series 2023	
Interest - 12/15	<u>\$306,734</u>
Total	<u><u>\$306,734</u></u>

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

Peace Creek
Community Development District
Series 2023 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
6/15/23	\$ 12,065,000.00	\$ -	\$ 98,343.80	\$ 98,343.80
12/15/23	\$ 12,065,000.00	\$ -	\$ 310,559.38	\$ 310,559.38
06/15/24	\$ 12,065,000.00	\$ 180,000.00	\$ 310,559.38	\$ -
12/15/24	\$ 11,885,000.00	\$ -	\$ 306,734.38	\$ 797,293.75
06/15/25	\$ 11,885,000.00	\$ 190,000.00	\$ 306,734.38	\$ -
12/15/25	\$ 11,695,000.00	\$ -	\$ 302,696.88	\$ 799,431.25
06/15/26	\$ 11,695,000.00	\$ 200,000.00	\$ 302,696.88	\$ -
12/15/26	\$ 11,495,000.00	\$ -	\$ 298,446.88	\$ 801,143.75
06/15/27	\$ 11,495,000.00	\$ 205,000.00	\$ 298,446.88	\$ -
12/15/27	\$ 11,290,000.00	\$ -	\$ 294,090.63	\$ 797,537.50
06/15/28	\$ 11,290,000.00	\$ 215,000.00	\$ 294,090.63	\$ -
12/15/28	\$ 11,075,000.00	\$ -	\$ 289,521.88	\$ 798,612.50
06/15/29	\$ 11,075,000.00	\$ 225,000.00	\$ 289,521.88	\$ -
12/15/29	\$ 10,850,000.00	\$ -	\$ 284,740.63	\$ 799,262.50
06/15/30	\$ 10,850,000.00	\$ 235,000.00	\$ 284,740.63	\$ -
12/15/30	\$ 10,615,000.00	\$ -	\$ 279,746.88	\$ 799,487.50
06/15/31	\$ 10,615,000.00	\$ 245,000.00	\$ 279,746.88	\$ -
12/15/31	\$ 10,370,000.00	\$ -	\$ 273,468.75	\$ 798,215.63
06/15/32	\$ 10,370,000.00	\$ 260,000.00	\$ 273,468.75	\$ -
12/15/32	\$ 10,110,000.00	\$ -	\$ 266,806.25	\$ 800,275.00
06/15/33	\$ 10,110,000.00	\$ 275,000.00	\$ 266,806.25	\$ -
12/15/33	\$ 9,835,000.00	\$ -	\$ 259,759.38	\$ 801,565.63
06/15/34	\$ 9,835,000.00	\$ 285,000.00	\$ 259,759.38	\$ -
12/15/34	\$ 10,110,000.00	\$ -	\$ 252,456.25	\$ 797,215.63
06/15/35	\$ 9,835,000.00	\$ 300,000.00	\$ 252,456.25	\$ -
12/15/35	\$ 9,835,000.00	\$ -	\$ 244,768.75	\$ 797,225.00
06/15/36	\$ 9,550,000.00	\$ 320,000.00	\$ 244,768.75	\$ -
12/15/36	\$ 9,550,000.00	\$ -	\$ 236,568.75	\$ 801,337.50
06/15/37	\$ 9,250,000.00	\$ 335,000.00	\$ 236,568.75	\$ -
12/15/37	\$ 9,250,000.00	\$ -	\$ 227,984.38	\$ 799,553.13
06/15/38	\$ 8,930,000.00	\$ 350,000.00	\$ 227,984.38	\$ -
12/15/38	\$ 8,930,000.00	\$ -	\$ 219,015.63	\$ 797,000.00
06/15/39	\$ 8,595,000.00	\$ 370,000.00	\$ 219,015.63	\$ -
12/15/39	\$ 8,595,000.00	\$ -	\$ 209,534.38	\$ 798,550.00
06/15/40	\$ 8,245,000.00	\$ 390,000.00	\$ 209,534.38	\$ -
12/15/40	\$ 8,245,000.00	\$ -	\$ 199,540.63	\$ 799,075.00
06/15/41	\$ 7,875,000.00	\$ 410,000.00	\$ 199,540.63	\$ -
12/15/41	\$ 7,875,000.00	\$ -	\$ 189,034.38	\$ 798,575.00
06/15/42	\$ 6,190,000.00	\$ 430,000.00	\$ 189,034.38	\$ -
12/15/42	\$ 6,190,000.00	\$ -	\$ 178,015.63	\$ 797,050.00
06/15/43	\$ 6,190,000.00	\$ 455,000.00	\$ 178,015.63	\$ -
12/15/43	\$ 6,190,000.00	\$ -	\$ 166,356.25	\$ 799,371.88
06/15/44	\$ 6,190,000.00	\$ 480,000.00	\$ 166,356.25	\$ -
12/15/44	\$ 5,710,000.00	\$ -	\$ 153,456.25	\$ 799,812.50
06/15/45	\$ 5,710,000.00	\$ 505,000.00	\$ 153,456.25	\$ -
12/15/45	\$ 5,205,000.00	\$ -	\$ 139,884.38	\$ 798,340.63
06/15/46	\$ 5,205,000.00	\$ 535,000.00	\$ 139,884.38	\$ -
12/15/46	\$ 4,670,000.00	\$ -	\$ 125,506.25	\$ 800,390.63
06/15/47	\$ 4,670,000.00	\$ 565,000.00	\$ 125,506.25	\$ -
12/15/47	\$ 4,105,000.00	\$ -	\$ 110,321.88	\$ 800,828.13
06/15/48	\$ 4,105,000.00	\$ 595,000.00	\$ 110,321.88	\$ -
12/15/48	\$ 3,510,000.00	\$ -	\$ 94,331.25	\$ 799,653.13
06/15/49	\$ 3,510,000.00	\$ 630,000.00	\$ 94,331.25	\$ -
12/15/49	\$ 2,880,000.00	\$ -	\$ 77,400.00	\$ 801,731.25
06/15/50	\$ 2,880,000.00	\$ 660,000.00	\$ 77,400.00	\$ -
12/15/50	\$ 2,220,000.00	\$ -	\$ 59,662.50	\$ 797,062.50
06/15/51	\$ 2,220,000.00	\$ 700,000.00	\$ 59,662.50	\$ -
12/15/51	\$ 1,520,000.00	\$ -	\$ 40,850.00	\$ 800,512.50
06/15/52	\$ 1,520,000.00	\$ 740,000.00	\$ 40,850.00	\$ -
12/15/52	\$ 780,000.00	\$ -	\$ 20,962.50	\$ 801,812.50
06/15/53	\$ 780,000.00	\$ 780,000.00	\$ 20,962.50	\$ 800,962.50
		\$ 12,065,000.00	\$ 12,322,787.55	\$ 24,387,787.55

Peace Creek
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Proposed Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 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)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ -	\$ -	\$ -	\$ -

PARCEL ID	Units	Type	O&M	Debt	Total
262936692300011450	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300011460	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300011470	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300011480	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300011490	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300011500	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300011510	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300011520	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300011530	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300011540	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300011550	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300011560	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300011570	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300011580	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300011590	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300011600	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022520	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022530	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022540	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022550	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022560	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022570	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022580	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022590	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022600	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022610	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022620	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022630	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022640	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022650	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022660	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022670	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022680	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022690	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022700	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022710	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022720	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022730	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022740	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022750	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
262936692300022760	1.00	Platted - Single Family	\$801.46	\$1,559.07	\$2,360.53
Total Gross Onroll	553		\$443,207.38	\$862,165.71	\$1,305,373.09
Total Net Onroll			\$412,182.86	\$801,814.11	\$1,213,996.97
Direct Billing					
262936000000013020	120	Unplatted	\$24,355.20	\$0.00	\$24,355.20
Total Gross Direct			\$24,355.20	\$0.00	\$24,355.20

PARCEL ID	Units	Type	O&M	Debt	Total
Total Net Direct			\$22,650.34	\$0.00	\$22,650.34
Total Gross Assessments			\$467,562.58	\$862,165.71	\$1,329,728.29
Total Net Assessments			\$434,833.20	\$801,814.11	\$1,236,647.31

SECTION V

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024; AND PROVIDING FOR 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*, being situated within the City of Winter Haven, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2023/2024 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 15th day of August 2023.

ATTEST:

**PEACE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Annual Meeting Schedule

Exhibit A: Fiscal Year 2023/2024 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024**

The Board of Supervisors of the Peace Creek Community Development District will hold their regular meetings for Fiscal Year 2023/2024 at the Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, FL 33850, on the 2nd Tuesday of every month, at 10:30 a.m., unless otherwise indicated as follows:

**October 10, 2023
November 14, 2023
December 12, 2023
January 9, 2024
February 13, 2024
March 12, 2024
April 9, 2024
May 14, 2024
June 11, 2024
July 9, 2024
August 13, 2024
September 10, 2024**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION VI

UNIFORM COLLECTION
AGREEMENT
DISTRICT

THIS AGREEMENT made and entered into this 9th day of, August 2023
by and between Peace Creek Community Development District (“District”),
whose address is 219 E. Livingston Street, Orlando, FL 32801
and the Honorable Joe G. Tedder, State Constitutional Tax Collector in and for the Polk County
Political Subdivision, whose address is Polk County Tax Collectors Office, P.O. Box 1189,
Bartow, Florida 33831-1189 (“Tax Collector”).

SECTION I

Findings and Determinations

The parties find and determine:

1. District is authorized to impose and levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology of collection for, certain non-ad valorem special assessments for Peace Creek CDD as authorized by constitutional and statutory municipal home rule and by section 197.3632, Florida Statutes (2012) and Rule 12D-18, Florida Administrative Code.

2. The term “Assessments” means those certain levies by the District which purport to constitute non-ad valorem special assessments for Peace Creek CDD improvements and related systems, facilities and services pursuant to Ordinance a non-ad valorem special assessment is lienable under Section 4, Article X, Florida Constitution, if it results in a special benefit peculiar to the parcels of property involved, over and above general community benefit, as a result of a logical connection to the property involved from the system, facility and service provided by the District and if it is apportioned to the property fairly and reasonably.

3. The uniform statutory collection methodology is provided in section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code (“uniform methodology”), with its enforcement provisions, including the use of tax certificates and tax deeds for enforcing against any delinquencies; and

4. The uniform methodology is more fair to the delinquent property owner than traditional lien foreclosure methodology.

5. The uniform methodology provides for more efficiency of collection by virtue of the Assessment being on the official tax notice issued by the Tax Collector which will produce positive economic benefits to the District and its citizens; and

6. The uniform methodology, through use of the official tax notice, will tend to eliminate confusion.

7. The Tax Collector, as the State Constitutional Officer for the county political subdivision, charged by general law in Chapter 197, Florida Statutes, and related rules and regulations, to function as the agent of the Florida Department of Revenue for purposes of the uniform methodology for the Assessments.

8. The sole and exclusive responsibility to determine, impose and levy the Assessments and to determine that it is a legal, constitutional and lienable non-ad valorem special assessment for Peace Creek CDD and related systems, facilities and services is that of the District and no other person, entity or officer.

SECTION II

Applicable Law and Regulations

1. Section 2, Article VIII, Florida Constitution; Chapter 170, Florida Statutes; sections 197.3631, 3632 and 3635, Florida Statutes; Rule 12D-18, Florida Administrative Code; and all other applicable provisions of constitutional and statutory law, govern the exercise by the District of its local self-government power to render and pay for municipal services.

2. Section 1(d), Article VIII, Florida Constitution; Chapter 197, Florida and other applicable provisions of constitutional and statutory law apply to Tax Collector in his capacity as a state constitutional county officer and agent of the Florida Department of Revenue for purpose the of collecting and enforcing the collection of non-ad valorem special assessments levied by District.

3. Section 197.3631, Florida Statutes, constitutes supplemental authority for District to levy non-ad valorem assessments including such non-ad valorem special assessments as the “Assessments” for Peace Creek CDD and related systems, facilities and services.

4. Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code, have provisions that apply both to District and to Tax Collector, as well as, to the Department of Revenue and the Property Appraiser in and for the county.

SECTION III

Purpose

The purpose of this Agreement under Rule 12D-18, Florida Administrative Code, is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem special assessments, the “Assessments,” levied by District to include compensation by District to the Tax Collector for actual costs of collection pursuant to section 197.3632(8)(c), Florida Statutes; payment by District of any costs involved in separate mailings because of non-merger of any non-ad valorem special assessment roll as certified by the Chair of the Board of Peace Creek Community Development District

or his or her designee, pursuant to section 197.3632(7), Florida Statutes; and reimbursement by District for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in section 197.3632(2), Florida Statutes.

SECTION IV

Term

The term of this Agreement shall commence upon execution, effective for 2023 tax notice purposes, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by 10 January of each calendar year, if District intends to discontinue to use the uniform methodology for such Assessments pursuant to section 197.3632(6), Florida Statutes (2012) and Rule 12D-18.006(3), Florida Administrative Code, using form DR-412 promulgated by the Florida Department of Revenue.

SECTION V

Duties and Responsibilities of District

District agrees, covenants and contracts to:

1. Compensate the Tax Collector for collections on behalf of the special assessment district in the amount of two percent (2%) on the balance pursuant to section 192.091(2)(b), Florida Statutes and 12D-18.004(2), Florida Administrative Code. The Authority agrees the 2% will be deducted from the balance at the time of each distribution.
2. Reimburse Tax Collector for necessary administrative costs for the collection and enforcement of the Assessment by the Tax Collector under the uniform methodology, pursuant to section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.
3. To pay for or alternatively to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem special assessment roll certified by District pursuant to section 197.3632(7), Florida Statutes and Rule 12D-18.004(2) Florida Administrative Code.
4. District upon being timely billed shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.

5. By 15 September of each calendar year, the Chair of the
Peace Creek Community Development District

of the District, or his or her designee, shall certify, using DR Form 408 to the Tax Collector the non-ad valorem assessment (“Assessment”) roll on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance with the ad valorem tax rolls submitted by the Property Appraiser in July to the Department of Revenue. District or its agent on behalf of District shall post the non-ad valorem special assessment for each parcel on the said non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions. Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. District agrees to abide by and implement its duties under the uniform law pursuant to all the provisions of sections 197.3632 and 197.3635, Florida Statutes, or its successor of statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.

7. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments, including the District’s “Assessment” and that it is the sole responsibility and duty of District to follow all procedural and substantive requirements for the levy and imposition of constitutionally lienable non-ad valorem special assessments, including the Assessments.

8. District shall indemnify and hold harmless Tax Collector to the extent of any legal action which may be filed in local, state or federal courts against Tax Collector regarding the imposition, levy, roll preparation and certification of the Assessments; District shall pay for or reimburse Tax Collector for fees for legal services rendered to Tax Collector with regard to any such legal action. Nothing herein shall be deemed or construed as a waiver of sovereign immunity by the Tax Collector or the District, and the parties shall have and maintain at all times and for all purposes any and all rights, immunities and protections available under controlling legal precedent as provided under Section 768.28, Florida Statute, or its successor and as provided under other applicable law.

SECTION VI

Duties of the Tax Collector

1. The Tax Collector shall merge timely the legally certified “Assessment” roll of the District with all non-ad valorem assessment rolls, merge said rolls with the tax roll, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and non-ad valorem special assessments for all levying authorities within the county political subdivision, pursuant to sections 197.3632 and 197.3635, Florida Statutes, and its successor provisions, and any applicable rules, and their successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions adopted by district, so long as said ordinances and resolutions shall themselves each and every one clearly state intent to use the uniform method for collecting such assessments and so long as they are further not inconsistent

with, or contrary to, the provisions of sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.

2. Tax Collector shall collect the Assessments of District as certified by the Chair of the Peace Creek Community Development District or his or her designee, to the Tax Collector no later than 15 September of each calendar year on compatible electronic medium, tied to the property identification number for each parcel, and in the format used in July by the Property Appraiser for the ad valorem rolls submitted to the Department of Revenue, using, DR Form 408, and free of errors or omissions.

3. The Tax Collector agrees to cooperate with District in implementation of the uniform methodology for collecting Assessments pursuant to sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any non-ad valorem assessment roll for the Assessments of District that is not officially, timely and legally certified to the Tax Collector pursuant to Chapter 197, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

4. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request District to file a corrected roll or a correction of the amount of any assessment and District shall bear the cost of any such error or omission.

5. If Tax Collector determines that a separate mailing is authorized pursuant to section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non-ad valorem special assessment (“Assessment”) or shall direct District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of delay in multiple notices. If such a separate mailing is effected, District shall bear all costs associated with the separate notice for the non-ad valorem special assessment that could not be merged, upon timely billing by the Tax Collector.

SECTION VII

Entire Agreement

1. The parties shall perform all their obligations under this agreement in accordance with good faith and prudent practice.

2. This agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alter substantially the benefits of the Agreement for either of the parties or renders the statutory and regulatory obligations unperformable.

3. This Agreement shall be governed by the laws of the State of Florida.

4. Written notice shall be given to the parties at the following addresses, or such other place or person as each of the parties shall designate by similar notice:

a. As to Tax Collector: Address

Joe G. Tedder
P.O. Box 1189
Bartow, FL 33831-1189

b. As to District: Address

Peace Creek Community Development District
219 E. Livingston Street
Orlando, FL 32801

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST:

POLK COUNTY TAX COLLECTOR

Joe G. Tedder, Tax Collector

By: Joe G. Tedder
Printed Name

Date: _____

ATTEST:

By: _____
Printed Name

ATTEST:

By: _____
Printed Name

As authorized for execution by the District Chairman of the Peace Creek CDD
at its August 15, 2023 regular meeting.

SECTION VII

**PEACE CREEK
COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
FINANCIAL REPORT
FOR THE PERIOD FROM INCEPTION FEBRUARY 28, 2022 TO
SEPTEMBER 30, 2022**

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Peace Creek Community Development District
City of Winter Haven, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Peace Creek Community Development District, City of Winter Haven, Florida ("District") as of and for the period of inception February 28, 2022 to September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of and for the period of inception February 28, 2022 to September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 30, 2023

MANAGEMENT’S DISCUSSION AND ANALYSIS

Our discussion and analysis of Peace Creek Community Development District, City of Winter Haven, Florida (“District”) provides a narrative overview of the District’s financial activities for the period of inception February 28, 2022 to September 30, 2022. Please read it in conjunction with the District’s Independent Auditor’s Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (“GASB”) No. 34, *Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments* issued June 1999. Comparative information between the current year and the prior year is required to be presented in the Management’s Discussion and Analysis (“MD&A”). However, because this is the first year of operations of the District, comparative information is excluded in this report. Subsequent reports will include the comparative information.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$3,667).
- The change in the District’s total net position in comparison with the prior fiscal year was (\$3,667), a decrease. The key components of the District’s net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District’s governmental funds reported combined ending fund balances of \$15,173. The total fund balance is unassigned fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District’s basic financial statements. The District’s basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District’s finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District’s assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government’s net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and capital projects fund, all of which funds are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION	
SEPTEMBER 30,	
	2022
Current and other assets	\$ 43,309
Total assets	43,309
Current liabilities	28,136
Long-term liabilities	18,840
Total liabilities	46,976
Net position	
Unrestricted	(3,667)
Total net position	\$ (3,667)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position decreased during the most recent fiscal year.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE PERIOD FROM INCEPTION FEBRUARY 28, 2022 TO SEPTEMBER 30,	
	<u>2022</u>
Revenues:	
Program revenues	
Operating grants and contributions	<u>\$ 92,277</u>
Total revenues	<u>92,277</u>
Expenses:	
General government	77,104
Bond issue costs	<u>18,840</u>
Total expenses	<u>95,944</u>
Change in net position	<u>(3,667)</u>
Net position - beginning	<u>-</u>
Net position - ending	<u>\$ (3,667)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the period of inception from February 28, 2022 to September 30, 2022 was \$95,944. The costs of the District's activities were solely funded by Developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period of inception from February 28, 2022 to September 30, 2022.

ECONOMIC FACTORS AND OTHER EVENTS

The District anticipates that operations will increase as it is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Peace Creek Community Development District's Finance Department at 219 E Livingston Street, Orlando, FL 32801.

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash	\$ 17,341
Due from Developer	25,968
Total assets	43,309
 LIABILITIES	
Accounts payable	23,136
Unearned revenue	5,000
Non-current liabilities:	
Developer advance	18,840
Total liabilities	46,976
 NET POSITION	
Unrestricted	(3,667)
Total net position	\$ (3,667)

See notes to the financial statements

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM INCEPTION FEBRUARY 28, 2022 TO SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Operating Grants and Contributions</u>	<u>Net (Expense) Revenue and Changes in Net Position</u> <u>Governmental Activities</u>
Primary government:			
Governmental activities:			
General government	\$ 77,104	\$ 92,277	\$ 15,173
Bond issue costs	18,840	-	(18,840)
Total governmental activities	<u>95,944</u>	<u>92,277</u>	<u>(3,667)</u>
			Change in net position (3,667)
			Net position - beginning -
			<u>\$ (3,667)</u>

See notes to the financial statements

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds		Total Governmental Funds
	General	Capital Projects	
ASSETS			
Cash	\$ 17,341	\$ -	\$ 17,341
Due from Developer	23,475	2,493	25,968
Total assets	\$ 40,816	\$ 2,493	\$ 43,309
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 20,643	2,493	\$ 23,136
Unearned revenue	5,000	-	5,000
Total liabilities	25,643	2,493	28,136
Fund balances:			
Unassigned	15,173	-	15,173
Total fund balances	15,173	-	15,173
Total liabilities and fund balances	\$ 40,816	\$ 2,493	\$ 43,309

See notes to the financial statements

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Fund balance - governmental funds	\$	15,173
<p>Amounts reported for governmental activities in the statement of net position are different because:</p>		
<p>Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.</p>		
Developer advance	(18,840)	(18,840)
Net position of governmental activities	\$	(3,667)

See notes to the financial statements

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE PERIOD FROM INCEPTION
FEBRUARY 28, 2022 TO SEPTEMBER 30, 2022**

	Major Funds		Total Governmental Funds
	General	Capital Projects	
REVENUES			
Developer contributions	\$ 92,277	\$ -	\$ 92,277
Total revenues	92,277	-	92,277
EXPENDITURES			
Current:			
General government	77,104	-	77,104
Debt service:			
Bond issuance costs	-	18,840	18,840
Total expenditures	77,104	18,840	95,944
Excess (deficiency) of revenues over (under) expenditures	15,173	(18,840)	(3,667)
OTHER FINANCING SOURCES (USES)			
Developer advances	-	18,840	18,840
Total other financing sources (uses)	-	18,840	18,840
Net change in fund balances	15,173	-	15,173
Fund balances - beginning	-	-	-
Fund balances - ending	\$ 15,173	\$ -	\$ 15,173

See notes to the financial statements

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM INCEPTION FEBRUARY 28, 2022 TO SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ 15,173
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report Developer advances as financial resources, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	<u>(18,840)</u>
Change in net position of governmental activities	<u><u>\$ (3,667)</u></u>

See notes to the financial statements

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

The Peace Creek Community Development District ("District") was created on February 28, 2022 by Ordinance 22-15 of the City of Winter Haven, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. At September 30, 2022, all of the Board members are affiliated with Lennar Corporation. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District. The fund was closed out during the current fiscal year.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 5 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. For the current fiscal year, Developer contributions in the general fund were \$92,277, which includes a receivable of \$23,475. In addition, the Developer has agreed to provide funding related to the future issuance of Bonds and has incurred \$18,840 in bond issue costs which would be reimbursed to the Developer upon issuance of the Bonds. If Bonds are not issued within 5 years then the advance will be considered a Developer contribution. The Bonds have not been issued as of the date of the report.

NOTE 6 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 7 – MANAGEMENT AGREEMENTS

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE PERIOD FROM INCEPTION
FEBRUARY 28, 2022 TO SEPTEMBER 30, 2022**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	<u>Original & Final</u>		
REVENUES			
Developer contributions	\$ 75,516	\$ 92,277	\$ 16,761
Total revenues	<u>75,516</u>	<u>92,277</u>	<u>16,761</u>
EXPENDITURES			
Current:			
General government	<u>75,516</u>	<u>77,104</u>	<u>(1,588)</u>
Total expenditures	<u>75,516</u>	<u>77,104</u>	<u>(1,588)</u>
Excess (deficiency) of revenues over (under) expenditures	-	15,173	15,173
Net change in fund balances	<u>\$ -</u>	<u>15,173</u>	<u>\$ 15,173</u>
Fund balances - beginning		<u>-</u>	
Fund balances - ending		<u>\$ 15,173</u>	

See notes to required supplementary information

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period of inception from February 28, 2022 to September 30, 2022.

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	4
Number of independent contractors compensated in September 2022	3
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$5,200.00
Independent contractor compensation for FYE 9/30/2022	\$95,944.64
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 18 of annual financial report
Ad Valorem taxes	Not applicable
Non ad valorem special assessments	Not applicable

Note: Independent contractors are identified as vendors who earned nonemployee compensation.



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Peace Creek Community Development District
City of Winter Haven, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Peace Creek Community Development District, City of Winter Haven, Florida ("District") as of and for the period from inception February 28, 2022 to September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 30, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions the period of inception from February 28, 2022 to September 30, 2022 on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 30, 2023



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Peace Creek Community Development District
City of Winter Haven, Florida

We have examined Peace Creek Community Development District, City of Winter Haven, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the period of inception from February 28, 2022 to September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the period of inception from February 28, 2022 to September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Peace Creek Community Development District, City of Winter Haven, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 30, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Peace Creek Community Development District
City of Winter Haven, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Peace Creek Community Development District, City of Winter Haven, Florida ("District") as of and for the period of inception from February 28, 2022 to September 30, 2022, and have issued our report thereon dated June 30, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 30, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Peace Creek Community Development District, City of Winter Haven, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Peace Creek Community Development District, City of Winter Haven, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 30, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

N/A – first year audit

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

N/A – first year audit

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the period of inception from February 28, 2022 to September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the period of inception from February 28, 2022 to September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 20.

SECTION VIII

SECTION A

SECTION 1



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors
From: Kilinski | Van Wyk PLLC
Date: July 7, 2023
Re: Ethics Training for Special District Supervisors

The purpose of this memorandum is to provide you with information regarding new ethics training requirements applicable to Special District Supervisors. This requirement is the result of changes to Section 112.3142, Florida Statutes, which were passed during the recent legislative session. The new requirements will apply beginning with the 2024 calendar year.

Who is affected?

The new requirement applies to all elected officers of independent special districts as defined in Section 189.012, Florida Statutes, including those elected officers who are appointed to fill a vacancy for an unexpired term of office. This includes Supervisors of Community Development Districts and “Special Act” Districts, among others. It does not apply to non-elected officers of a special district, such as a secretary or treasurer, unless that person is also an elected officer. The training requirement previously applied only to specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies.

What is required?

Supervisors will be required to complete four (4) hours of training each calendar year. The training must address, at a minimum, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida’s public records and open meetings laws. It may be completed by taking a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required information is covered.

How do I report compliance?

The Commission on Ethics has not announced special procedures for special district supervisors. For other officers subject to the training requirement, compliance is self-reported by marking a check box on the annual financial disclosure form. Supervisors should keep detailed records on the name of each course, length of each course, and date completed in the event that verification is required.

When is the deadline?

This requirement will apply beginning in the 2024 calendar year. Training should be completed as close as possible to the date an officer assumes office. Officers who assume a new office or a new term of office before March 31 must complete the training on or before December 31 of the same year. Officers who assume a new office or a new term of office after March 31 are not required to complete the training until the following calendar year.

Where can I find training materials?

The Florida Commission on Ethics has provided links to approved courses on their Ethics Training web page: <https://ethics.state.fl.us/Training/Training.aspx>. There are also many courses – both free and for a charge – available online and in-person. Kilinski | Van Wyk will be offering customized training sessions at discounted rate for existing clients. If you have questions about whether a particular course meets the requirements, or if you would like to request a customized training session, please consult your Kilinski | Van Wyk attorney. There is also the ability to include training within your regular Board meeting schedule.

SECTION C

SECTION 1



PHASE LEGEND:

PHASE 1:	198 LOTS (94 - 50's & 104 - 40s)
	47.5% - 50's & 52.5% - 40's
PHASE 2:	163 LOTS (69 - 50's & 94 - 40s)
	42.3% - 50's & 57.7% - 40's
PHASE 3:	192 LOTS (77 - 50's & 115 - 40s)
	40.1% - 50's & 59.9% - 40's
TOTAL:	553 LOTS (240 - 50's & 313 - 40s)
	43.4% - 50's & 56.6% - 40's

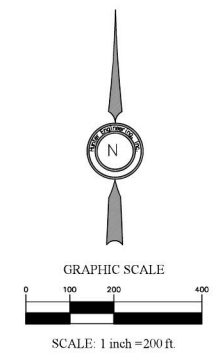
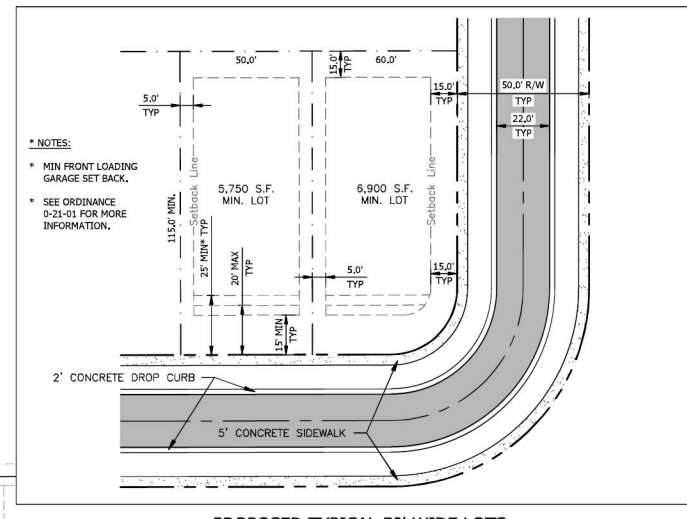
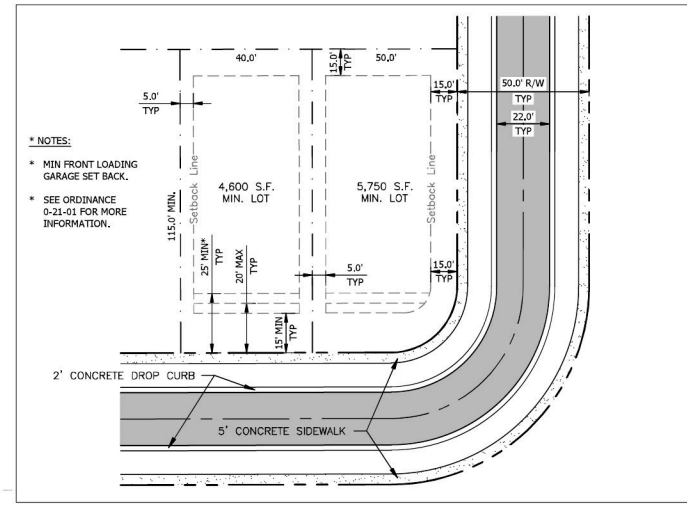
SITE DATA:

NET PROJECT AREA: 190.29 ACRES

TOTAL LOTS = 553 (100% OR 2.9 DU/AC)

PARCEL Nos.:
 262936-000000-013010, 262936-000000-011010,
 272931-000000-033010, & 262925-000000-022020

- SITE NOTES:**
- IN ACCORDANCE WITH PUD ORDINANCE O-21-01 THE INTERNAL STREET LIGHTING MUST BE INSTALLED PRIOR TO THE CITY'S FINAL ACCEPTANCE OF SUBDIVISION INFRASTRUCTURE. A LIGHTING PLAN MUST BE SUBMITTED TO THE CITY'S PLANNING AND ENGINEERING DIVISIONS FOR REVIEW.
 - THE USE OF TURF GRASS SHALL BE RESTRICTED TO A MAXIMUM OF 70% OF THE TOTAL LANDSCAPED AREAS. REMAINING AREAS NOT BEING USED AS DRIVEWAYS, SIDEWALKS, PATIOS/DECKS, SWIMMING POOLS, OR ACCESSORY STRUCTURES SHALL BE IN THE FORM OF MULCHED LANDSCAPE PLANTING BEDS OR RAIN GARDENS. HIGH VOLUME IRRIGATION CAN ONLY BE USED FOR TURF AND LOW FLOW IRRIGATION WILL BE USED FOR THE MULCHED PLANTING AREAS. ALL TURF GRASS SHALL BE RESTRICTED TO DROUGHT RESISTANT VARIETIES.
 - TREE CANOPY COVERAGE SHALL BE ACHIEVED THROUGH THE TREES SELECTED FROM THE TABLE IN SECTION C. LANDSCAPING OF THE PUD ORDINANCE O-21-01.
 - TREES SHALL BE INSTALLED BY THE HOMEBUILDER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - THE USE OF FLORIDA FRIENDLY PLANTINGS SHALL BE REQUIRED.
 - ALL BUILDING SETBACKS WILL BE REVIEWED AND APPROVED AS PART OF THE BUILDING PERMIT APPLICATION FOR EACH INDIVIDUAL LOT IN ACCORDANCE WITH THE SETBACK REQUIREMENTS IN PLACE AT THE TIME OF BUILDING PERMIT APPLICATION SUBMITTAL.
 - CONSTRUCT SIDEWALKS ALONG THE FRONTAGE OF COMMON AREAS THAT ARE LOCATED OUTSIDE OF ANY INDIVIDUAL RESIDENTIAL LOT, E.G., ENTRANCE ROADS, STREET 1, FRONTAGE OF LIFT STATION PARCELS AND ACCESS ROADS OR DRIVEWAYS, AND OPEN SPACES.
 - SUBDIVISION ROADS MAINTAINED BY A CDD SHALL HAVE STREET NAME SIGNS WITH WHITE BACKGROUND AND GREEN LETTERS. CDD MAINTAINED SUBDIVISION PLAT MAY INDICATE PUBLIC ROADS, BUT THE ROADS ARE TREATED AS PRIVATE AND NO PUBLIC (CITY) FUNDS ARE USED FOR MAINTENANCE.



APPROVED

COUNTY
 Glenn Shiller
 9/13/2022 1:18:43 PM

OVERALL DIV

4900 Dundee Road
 Winter Haven, FL 33884
 Telephone: 863-676-7770
 Facsimile: 863-965-0181
 C.A. #8394

Prepared For
 H.R. BAXTER & SONS ENTERPRISES, INC.
 4900 Dundee Rd
 Winter Haven, FL 33884
 Telephone: 863-387-9904

Construction Plans
 For
 PEACE CREEK RESERVE
 SUBDIVISION
 Winter Haven, Florida

Date: May 25, 2022
 Project No.: 20-011

Not Notarized
 BRYAN A. HUNTER
 No. 53158
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

This plan has been digitally signed and sealed by Bryan A. Hunter using a digital signature on the date indicated. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Bryan A. Hunter, P.E.
 Exp. No. 53158
 C.S. 99314

C112

[Peace Creek CDD]

LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into “elements” to define the elements involved and required in the maintenance of the property.

General Services- Component “A”

Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

Mowing

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

St. Augustine, Bahia turf shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5” and 4.5”. St Augustine will be cut between 4.5” and 5.5”. Mowing heights will be set at 2”–3” for Zoysia turf. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50” mower or larger discharging clippings away from the water. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum or as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day.

Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

String Trimming

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

Blowing

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

Damage Prevention/Repair

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks at least. The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 42-52 times per year as needed to accomplish the full amount of detail rotations.

Pruning

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

Pruning of trees up to a height of 12' is included in the scope of the work. If pruning is required above the height of 12', contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:

Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8' of clearance is required along all walkways and parking areas. Maintain clearance from shrubs in bed areas. Improve visibility in parking lots and around entries.

Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.

Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

Trash Removal

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

Policing

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with supplemental proposal.

As needed contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

Communication

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management contractor will provide a Monthly Service Calendar for the upcoming period. **A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly.** A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meeting as needed or requested by CDD management.

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

Component "B" – Turf Care Program

ST. AUGUSTINE

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

BAHIA – Where Applicable (Irrigated areas only)

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

Zoysia

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Zoysia

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary. July: Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization - Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

Application Requirements: Fertilization

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

Insect/Disease Control

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

Supplemental insecticide applications will be provided in addition to the normal preventive programs needed to provide control.

Weed Control

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining. The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Component "C" – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to “clump” fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors’ recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Insect/Disease Control

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35’. All native trees or transplanted trees over 35’ in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre- existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

Component “D” – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week. The irrigation inspection will should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone. Qualifying Statements
- Repairs
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management’s discretion to allow contractor to proceed with repairs at an agreed threshold without prior approval.

Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor’s crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect irrigation system weekly while performing routine maintenance.

Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractor should and is expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

Installation

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

Maintenance

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

Mulching will be carried out twice per year. Once in the spring, once in the fall. The most desirable months are May and Early November. Mulch will be priced “per yard”. Application will be completed within a two-week time period.

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1” to 2” deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2” thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2” depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12’ will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.

All palms less than 15’ will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

Washingtonia palms in excess of 15’ will be trimmed up to two times per year in the months of February and August as needed.

All palms other than Washingtonia, in excess 15’ will be trimmed up to once per year in the month of August.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o’clock profile or nine and three o’clock at the discretion of management. “Hurricane” cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving “stubs”.

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Peace Creek
Community Development District

Funding Request #14
July 06,2023

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

		CAPITAL PROJECTS ⁽¹⁾	General Fund
Payee			
1	Governmental Management Services		
	Invoice # 19 - Management Fees- June 2023		\$ 3,182.07
2	Supervisor Fees - June 13, 2023 -Meeting		
	Adam Morgan	\$	215.30
	Rob Bonin	\$	215.30
	Steve Greene	\$	215.30
	Carrie Dazzo	\$	215.30
	Kayla Word	\$	215.30
3	Grau and Associates		
	Invoice # 24268 - Audit FYE 9/30/2022	\$	2,800.00
4	Kilinski Van Wyk, PLLC		
	Invoice # 6558- General Counsel- April 2023	\$	312.50
	Invoice # 6806- General Counsel- May 2023	\$	158.00
	Invoice # 6560 - Project Construction - April 2023	\$ 1,796.00	
5	Hunter Engineering, Inc.		
	Invoice # 22091 - Bond Certification Documents Review PH1 & PH2	\$ 500.00	
	Invoice # 22092 - B.O.S. Meeting Prep- February 2023		\$ 250.00
	Invoice # 22092 - B.O.S. Meeting Prep- March 2023		\$ 250.00
		\$ 2,296.00	\$ 8,029.07
Total:			\$ 10,325.07

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 #15
July 21, 2023

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

		General Fund
1	Governmental Management Services Invoice # 20 - Management Fees- July 2023	\$ 4,420.95
2	Kilinski Van Wyk, PLLC Invoice # 6992- General Counsel- June 2023	\$ 1,152.25
		\$ 5,573.20
Total:		\$ 5,573.20

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 #16
August 4, 2023

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

Payee		General Fund	
1	CA Florida Holdings, LLC		
	Invoice # 0005748671- Notice of Public Hearing - FY24 Budget and Assessments	\$	2,588.40
		\$	2,588.40
		Total:	\$ 2,588.40

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
June 30, 2023



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 12,742	\$ -	\$ -	\$ 12,742
Investments:				
<u>Series 2023</u>				
Reserve	\$ -	\$ 400,906	\$ -	\$ 400,906
Revenue	\$ -	\$ 541	\$ -	\$ 541
Construction	-	-	860,248	\$ 860,248
Cost of Issuance	-	-	106	\$ 106
Total Assets	\$ 12,742	\$ 401,447	\$ 860,353	\$ 1,274,542
Liabilities:				
Accounts Payable	\$ 8,438	\$ -	\$ -	\$ 8,438
Total Liabilities	\$ 8,438	\$ -	\$ -	\$ 8,438
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 401,447	\$ -	\$ 401,447
Capital Projects	\$ -	\$ -	\$ 860,353	\$ 860,353
Unassigned	\$ 4,304	\$ -	\$ -	\$ 4,304
Total Fund Balances	\$ 4,304	\$ 401,447	\$ 860,353	\$ 1,266,104
Total Liabilities & Fund Balance	\$ 12,742	\$ 401,447	\$ 860,353	\$ 1,274,542

Peace Creek
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
Revenues:				
Developer Contributions	\$ 282,237	\$ 34,354	\$ 34,354	\$ -
Total Revenues	\$ 282,237	\$ 34,354	\$ 34,354	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 1,800	\$ 7,200
FICA Expense	\$ -	\$ -	\$ 138	\$ (138)
Engineering	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Attorney	\$ 25,000	\$ 18,750	\$ 5,602	\$ 13,148
Annual Audit	\$ 4,000	\$ 4,000	\$ 2,800	\$ 1,200
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 3,750	\$ 833	\$ 2,917
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 26,250	\$ 26,250	\$ (0)
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Telephone	\$ 300	\$ 225	\$ -	\$ 225
Postage & Delivery	\$ 1,000	\$ 750	\$ 102	\$ 648
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Copies	\$ 1,000	\$ 750	\$ -	\$ 750
Legal Advertising	\$ 10,000	\$ 7,500	\$ 213	\$ 7,287
Contingency	\$ 5,000	\$ 3,750	\$ 35	\$ 3,715
Office Supplies	\$ 625	\$ 469	\$ 25	\$ 444
Travel Per Diem	\$ 660	\$ 495	\$ -	\$ 495
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 131,810	\$ 94,364	\$ 45,223	\$ 49,140

Peace Creek
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	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	\$ 94,364	\$ 45,223	\$ 49,140
Net Change in Fund Balance	\$ -		\$ (10,869)	
Fund Balance - Beginning	\$ -		\$ 15,173	
Fund Balance - Ending	\$ -		\$ 4,304	

Peace Creek
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 2,742	\$ 2,742
Total Revenues	\$ -	\$ -	\$ 2,742	\$ 2,742
Expenditures:				
Interest - 06/15	\$ -	\$ -	\$ 98,344	\$ (98,344)
Principal - 06/15	\$ -	\$ -	\$ -	\$ -
Interest - 12/15	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ 98,344	\$ (98,344)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (95,601)	\$ 101,086
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 499,250	\$ 499,250
Transfer In/(Out)	\$ -	\$ -	\$ (2,202)	\$ (2,202)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 497,048	\$ 497,048
Net Change in Fund Balance	\$ -	\$ -	\$ 401,447	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 401,447	

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

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 4,700	\$ 4,700
Total Revenues	\$ -	\$ -	\$ 4,700	\$ 4,700
Expenditures:				
<i>General & Administrative:</i>				
Capital Outlay	\$ -	\$ -	\$ 10,204,636	\$ (10,204,636)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 512,089	\$ (512,089)
Total Expenditures	\$ -	\$ -	\$ 10,716,725	\$ (10,716,725)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (10,712,025)	
<i>Other Financing Sources/(Uses):</i>				
Bond Proceeds	\$ -	\$ -	\$ 11,565,750	\$ 11,565,750
Developer Advances	\$ -	\$ -	\$ 4,427	\$ 4,427
Transfer In/(Out)	\$ -	\$ -	\$ 2,202	\$ 2,202
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 11,572,379	\$ 11,572,379
Net Change in Fund Balance	\$ -	\$ -	\$ 860,353	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 860,353	

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	\$ 3,169	\$ -	\$ -	\$ -	\$ -	\$ 34,354
Total Revenues	\$ 3,553	\$ 8,793	\$ -	\$ 3,258	\$ 4,249	\$ 6,970	\$ 4,363	\$ 3,169	\$ -	\$ -	\$ -	\$ -	\$ 34,354
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 600	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ 1,800
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77	\$ 46	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ 138
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 38	\$ -	\$ 79	\$ 138	\$ 2,782	\$ 943	\$ 313	\$ 158	\$ 1,152	\$ -	\$ -	\$ -	\$ 5,602
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800	\$ -	\$ -	\$ -	\$ 2,800
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ 833
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ 26,250
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 25	\$ 2	\$ 2	\$ 12	\$ 5	\$ 1	\$ 38	\$ 2	\$ 15	\$ -	\$ -	\$ -	\$ 102
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ 35
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 21	\$ 3	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 25
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 8,405	\$ 3,168	\$ 3,248	\$ 3,316	\$ 5,955	\$ 5,421	\$ 4,166	\$ 3,994	\$ 7,551	\$ -	\$ -	\$ -	\$ 45,223
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	\$ 8,331	\$ 7,988	\$ 15,102	\$ -	\$ -	\$ -	\$ 45,223
Excess (Deficiency) of Revenues over Expenditures	\$ (13,257)	\$ 2,457	\$ (6,496)	\$ (3,375)	\$ (7,660)	\$ (3,872)	\$ (3,968)	\$ (4,819)	\$ (15,102)	\$ -	\$ -	\$ -	\$ (10,869)