

*Peace Creek  
Community Development District*

*Meeting Agenda*

*September 12, 2023*

# AGENDA

# *Peace Creek*

## *Community Development District*

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

September 5, 2023

### **Board of Supervisors Meeting 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, September 12, 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/87370399528>

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

**Meeting ID:** 873 7039 9528

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers 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 August 15, 2023 Board of Supervisors Meeting
4. Consideration of Proposal for Arbitrage Rebate Services from AMTEC for Series 2023 Assessment Area One Bonds
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Presentation of Funding Request #17
    - ii. Balance Sheet & Income Statement
    - iii. Ratification of Series 2023 Assessment Area 1 Requisitions #2 through #5
  - E. Project Development Update
    - i. Status of Property Conveyance
    - ii. Status of Permit Transfers
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

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<sup>1</sup> 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, **August 15, 2023** at 10:45a.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 <i>by Zoom</i>	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
Jill Burns	District Manager, GMS
Allen Bailey	GMS, Field Services
Clayton Smith	GMS, Field Services

*The following is a summary of the discussions and actions taken at the August 15, 2023 Peace Creek Community Development District's regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 10:45 a.m. Five Supervisors were present constituting a quorum. Mr. Green joined the meeting via Zoom after roll call.

**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 June 13, 2023  
Board of Supervisors Meeting**

Ms. Burns asked for any questions, comments, or corrections to the June 13, 2023 Board of Supervisor's 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 June 13, 2023 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearings**

**A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget**

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

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

Ms. Burns stated that this public hearing was advertised in the paper and there were no members of the public present. She asked for a motion to close the public hearing.

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

**i. Consideration of Resolution 2023-08 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds**

Ms. Burns presented the budget and noted the changes made from the preliminary version presented at the previous meeting. She added there were higher numbers including a reserve and more of a build out budget for notices. The per unit amount per platted lot is \$801.46, the unplatted direct bill is the townhome parcel and is within the District boundary and are assessed O&M. Amenity expenses are based on a full year of operation and is expected in the fall.

Mr. Morgan stated the amenity basis are based on 2024. He asked if all amenities would be open in 2024. Mr. Smith replied not all of it but the pool and cabana.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Resolution 2023-08 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds, was approved.

**B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments**

Ms. Burns stated this public hearing has been advertised in the paper and sent to all property owners within the District. Ms. Burns asked for a motion to open the public hearing.

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

Ms. Burns stated that there were no members of the public present. She asked for a motion to close the public hearing.

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

**i. Consideration of Resolution 2023-09 Imposing Special Assessments and Certifying on Assessment Roll**

Ms. Burns stated this resolution will certify the assessment roll for collection and will be sent to Polk County. The direct bill will be collected on the schedule included.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Resolution 2023-09 Imposing Special Assessments and Certifying on Assessment Roll, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024**

Ms. Burns noted this is the same as the current schedule for the second Tuesday of the month at 10:30 a.m. in the same location.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Resolution 2023-10, Designation of a Regular Monthly Meeting Date, Time and Location, for Fiscal Year 2024 as the 2<sup>nd</sup> Tuesday of the Month at 10:30 a.m., was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Uniform Collection Agreement with Polk County Tax Collector**

Ms. Burns stated this is the annual renewal and will allow us to collect assessments on the tax bill.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Uniform Collection Agreement with Polk County Tax Collector, was approved.

**SEVENTH ORDER OF BUSINESS                      Acceptance of Fiscal Year 2022 Audit Report**

Ms. Burns presented the Fiscal Year 2022 audit report to the Board and noted there were no findings, incidents of non-compliance, and the audit was submitted by the June 30<sup>th</sup> deadline.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Fiscal Year 2022 Audit Report, was accepted.

**EIGHTH ORDER OF BUSINESS                      Staff Reports**

**A. Attorney**

**i. Memo Regarding Ethics Training for Elected Officials**

Ms. Kobitter had nothing further to report.

**B. Engineer**

Mr. Hunter informed the Board that the full completion of Phase 3 improvements has been delayed due to moving poles at the entrance and installing power. The paving hasn't been completed and we are working on the close out of Phase 1 and Phase 2. He added because all Phases were approved together there are some administrative hoops to jump through in order for Polk County and the city of Winter Haven to proceed and let us close out Phase 1 and 2 independently of Phase 3. He added they have submitted an administrative amendment to our approval with Polk County to split the Phases, called a Revision After Approvals(RAA). He expected this approval any day and would call for an inspection for Phase 1 and 2 as soon as the approval.

It was asked if the Phase 3 storm inspections were completed successfully. Mr. Hunter replied they were, and videos have been reviewed. Mr. Bonin stated they are looking for building finals by the end of August.

Ms. Burns discussed the townhome parcel and the question if they were going to leave it, remove it, or if they would have access to the amenity. If they were not going to have access to

amenities, they like to record something before the closings. Discussion ensued on the townhome section, if it would be pulled or staying, and amenity usage. Ms. Burns will follow-up on this issue.

**C. Field Manager’s Report**

**i. Presentation of Proposals for Landscaping Maintenance Services** *(to be provided under separate cover)*

Mr. Smith introduced Allen Bailey as the on-site manager for the District to track contractors, oversee everything, and oversee landscaping. He added the access and control system will be up and running.

Mr. Smith presented the proposals for landscaping quotes from 3 bidders to include Floralawn, Weber, and Prince and Sons. He noted they reached out to another vendor, but they declined to bid. Prince and Sons came in with the lowest bid and all have the same scope.

It was asked who did the install of Peace Creek. Mr. Smith replied that the pond banks were the site contractor. Discussion ensued on landscaping packet enhancements, and areas to improve.

Mr. Bonin stated he would like to interview each vendor and explore the pricing, frequency, equipment used, and the exact scope of work. Ms. Burns noted for the budget adopted Prince is within budget, Floralawn is over, but we could make it work with contingencies, the Weber will not work with the budget. The Board agreed to have Mr. Bonin to interview and make the selection and authorize Counsel to Draft the agreement.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Authorize Mr. Bonin to Interview the Vendors, make the Selection of the Proposals for Landscaping Maintenance Services, and Authorize Counsel to Draft the Agreement, was approved.

**D. District Manager’s Report**

**i. Presentation of Funding Requests #14, #15, and #16**

Ms. Burns presented funding requests #14, #15, #16 which needed ratification from the Board.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Funding Requests #14, #15, and #16, were ratified.

**ii. Balance Sheet & Income Statement**

Ms. Burns noted that the financial statements through the month of June were included in the agenda. There was no action required at this time. Mr. Morgan had a question on the balance on page 5. Ms. Burns clarified there were no construction funds.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Mr. Morgan commented on conveyances and was asked where the District stood with getting prepared to do the final certifications for the water management district and the transfer of that over to the CDD. Mr. Hunter replied he had noted some minor corrections to some structures that were conveyed to Blue Locks, and he will follow up to see if they were corrected. After that he could wrap up and send Lennar forms. He noted the owner out of New York and a transfer and signatures will be required. Mr. Bonin ask that these be copied over to him and Kathryn.

He asked that all agendas have land conveyances and water management issues.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

\_\_\_\_\_  
Secretary/Assistant Secretary

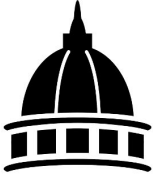
\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV

**Arbitrage Rebate Computation  
Proposal For  
Peace Creek  
Community Development District  
(City of Winter Haven, Florida)  
\$12,065,000 Special Assessment Bonds, Series 2023  
(Assessment Area One)**







# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

September 7, 2023

Peace Creek Community Development District  
c/o Ms. Katie Costa  
Director of Accounting Services  
Government Management Services – CF, LLC  
6200 Lee Vista Boulevard  
Suite 300  
Orlando, FL 32822

Re: Peace Creek Community Development District (City of Winter Haven, Florida),  
\$12,065,000 Special Assessment Bonds, Series 2023 (Assessment Area One)

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Peace Creek Community Development District (the “District”) Series 2023 (Assessment Area One) bond issue (the “Bonds”). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

### **Firm History**

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,300 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

### **Southeast Client Base**

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District’s Bonds. We have established a "bond year end" of April 18<sup>th</sup>, based upon the anniversary of the closing date in April 2023.

## Proposal

We are proposing rebate computation services based on the following:

- \$12,065,000 Special Assessment Bonds, Series 2023 (Assessment Area One)
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Bonds is \$450 per year and will encompass all activity from the date of the closing through the initial Computation Date. The fee is based upon the size as well as the complexity. Our fees are payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

### AMTEC Professional Fee – \$12,065,000 Special Assessment Bonds, Series 2023 (AA One)

Report Date	Type of Report	Period Covered	Fee
April 30, 2024	Rebate and Opinion	Closing – April 30, 2024	\$ 450
April 30, 2025	Rebate and Opinion	Closing – April 30, 2025	\$ 450
April 30, 2026	Rebate and Opinion	Closing – April 30, 2026	\$ 450
April 30, 2027	Rebate and Opinion	Closing – April 30, 2027	\$ 450
April 18, 2028	Rebate and Opinion	Closing – April 18, 2028	\$ 450

### In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from each closing date through each report date

### AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;

- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on \_\_\_\_\_, 2023.

Peace Creek  
Community Development District

Consultant: American Municipal Tax-Exempt  
Compliance Corporation

By: \_\_\_\_\_

By: Michael J. Scarfo  
Senior Vice President

# SECTION V

# SECTION C



# Peace Creek Reserve CDD

## Field Management Report



September 12<sup>th</sup>, 2023

Allen Bailey – Field Manager

GMS



# Site Review

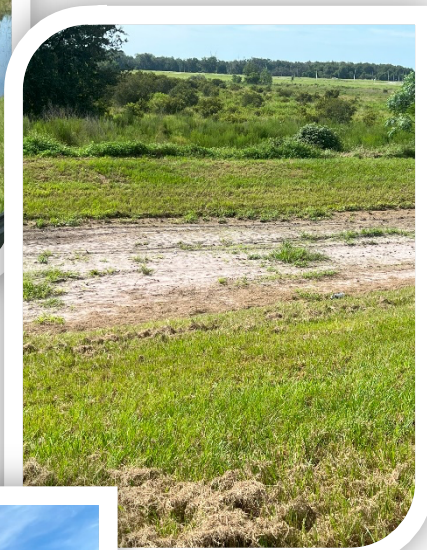
## Entrance landscape



- ✚ The interim landscaper has been managing the plant beds at the monuments with a great degree of detail.
- ✚ The landscape at the entrance median has seen improvement.
- ✚ The landscape has been installed along Old Bartow Lake Wales Rd

# Site Review

## Aquatics Review



- ✚ The ponds are currently seeing different degree of effect by discing.
- ✚ The pond at tract B in phase 1 is holding water from the hurricane Idalia. We will continue to monitor the percolation.
- ✚ The pond near the amenity on tract C is seeing vegetation that will need continued attention.
- ✚ The south portion of tract C discing has the best results in the district.



# In Progress

## Amenity



- ✚ The amenity centers construction is progressing.
- ✚ The pool has been placed along with pavers.

# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-460-4424, or by email at [abailey@gmscfl.com](mailto:abailey@gmscfl.com). Thank you.

Respectfully,  
Allen Bailey

# SECTION D

# SECTION 1

**Peace Creek**  
Community Development District

Funding Request #17  
September 1, 2023

**Bill to:**

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

Payee		General Fund
<b>1</b>	<b>Governmental Management Services</b> Invoice # 21 - Management Fees- August 2023	\$ 3,595.63
<b>2</b>	<b>Hunter Engineering, Inc.</b> Invoice # 22092 - B.O.S. (Prep & Attendance) Invoice # 22115 - Review and Approval of Requisition	\$ 500.00 \$ 250.00
<b>3</b>	<b>Kilinski   Van Wyk, PLLC</b> Invoice # 7226- General Counsel- July 2023	\$ 120.00
<b>4</b>	<b>Supervisor Fees - August 15, 2023 -Meeting</b> Adam Morgan Rob Bonin Steve Greene Carrie Dazzo Kayla Word	\$ 215.30 \$ 215.30 \$ 215.30 \$ 215.30 \$ 215.30
		\$ 5,542.13
<b>Total:</b>		\$ 5,542.13

Please make check payable to:

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

**GMS-Central Florida, LLC #1**

1001 Bradford Way  
Kingston, TN 37763

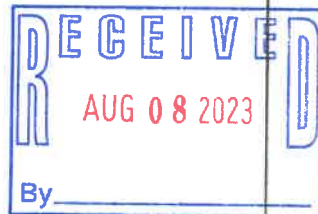
# Invoice

**Invoice #:** 21  
**Invoice Date:** 8/1/23  
**Due Date:** 8/1/23  
**Case:**  
**P.O. Number:**

**Bill To:**

Peace Creek CDD  
219 E Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - August 2023 <sup>340</sup>		2,916.67	2,916.67
Website Administration - August 2023 <sup>352</sup>		100.00	100.00
Information Technology - August 2023 <sup>351</sup>		150.00	150.00
Dissemination Agent Services - August 2023 <sup>313</sup>		416.67	416.67
Postage <sup>400</sup>		12.29	12.29



<b>Total</b>	<b>\$3,595.63</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$3,595.63</b>

Hunter Engineering, Inc #7  
P.O. Box 1879  
Winter Haven, FL 33882

Invoice Date	Invoice #
8/4/2023	22115

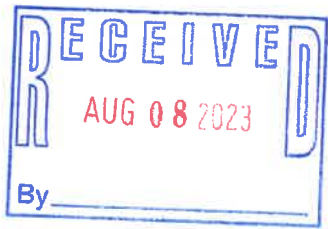
310-513-1311

**Bill To:**  
Peace Creek Reserve CDD Services (CDD)  
c/o Government Mgmt. Serv.-Central FL.  
Attn: Jill Burns, District Manager  
219 East Livingston Street  
Orlando, FL 32801

PROJECT Peace Creek Reserve CDD

TERMS
15 Days

Description	Hours	Hourly Rate	Date	Amount
<u>Review and Approval of Requisitions</u> Peace Creek Reserve CDD	1	250.00	7/31/2023	250.00



<b>Total</b>	<b>\$250.00</b>
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Hunter Engineering, Inc #7

P.O. Box 1879  
Winter Haven, FL 33882

# Invoice

Date	Invoice #
5/10/2023	22092

310 - 513-311

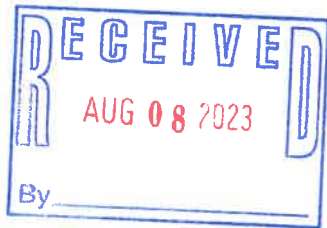
Bill To
Peace Creek Community Dev. District (CDD) c/o Government Mgmt. Serv.-Central FL Attn: Jill Burns, District Manager 219 East Livingston Street Orlando, FL 32801

Project

Peace Creek CDD-D...

Terms
Net 15

Description	Hours	Hourly Rate	Date	Amount
B.O.S. Meeting (Prep & Attendance)	1	250.00	2/14/2023	250.00
B.O.S. Meeting (Prep & Attendance)	1	250.00	3/14/2023	250.00
Peace Creek Reserve CDD				
			<b>Total</b>	\$500.00







# INVOICE

KILINSKI | VAN WYK #2  
**Kilinski | Van Wyk, PLLC**

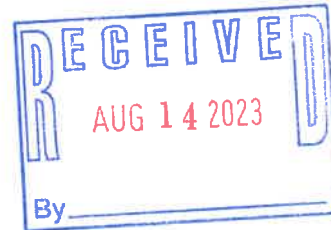
310 513-315  
P.O. Box 6386  
Tallahassee, Florida 32314

Invoice # 7226  
Date: 08/08/2023  
Due On: 09/07/2023

Peace Creek CDD  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

**PCRKCDD-001**

**Peace Creek CDD - General Counsel**



Type	Professional	Date	Notes	Quantity	Rate	Total
Service	GK	07/14/2023	Confer with District Manager regarding website compliance pursuant to Chapter 189.069; confer re: budget documents	0.40	\$300.00	\$120.00
<b>Total</b>						<b>\$120.00</b>

## Detailed Statement of Account

### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6558	06/17/2023	\$312.50	\$0.00	\$312.50 FR#14
6806	07/06/2023	\$158.00	\$0.00	\$158.00 FR#14
6992	08/09/2023	\$1,152.25	\$0.00	\$1,152.25 FR#15

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7226	09/07/2023	\$120.00	\$0.00	\$120.00
<b>Outstanding Balance</b>				<b>\$1,742.75</b>

**Total Amount Outstanding**      **\$1,742.75**

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.



# SECTION 2

***Peace Creek***  
***Community Development District***

***Unaudited Financial Reporting***  
***July 31, 2023***



# Table of Contents

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2-3	<hr/>	General Fund
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5	<hr/>	Capital Projects Fund - Series 2023
6-7	<hr/>	Month to Month

**Peace Creek**  
**Community Development District**  
**Combined Balance Sheet**  
**July 31, 2023**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Operating Account	\$ 12,704	\$ -	\$ -	\$ 12,704
Due from Developer	\$ 13,602	\$ -	\$ -	\$ 13,602
<b>Investments:</b>				
<u>Series 2023</u>				
Reserve	\$ -	\$ 400,906	\$ -	\$ 400,906
Revenue	\$ -	\$ 719	\$ -	\$ 719
Construction	-	-	865,097	\$ 865,097
Cost of Issuance	-	-	106	\$ 106
<b>Total Assets</b>	<b>\$ 26,306</b>	<b>\$ 401,625</b>	<b>\$ 865,203</b>	<b>\$ 1,293,134</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 15,484	\$ -	\$ -	\$ 15,484
<b>Total Liabilities</b>	<b>\$ 15,484</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,484</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service	\$ -	\$ 401,625	\$ -	\$ 401,625
Capital Projects	\$ -	\$ -	\$ 865,203	\$ 865,203
Unassigned	\$ 10,822	\$ -	\$ -	\$ 10,822
<b>Total Fund Balances</b>	<b>\$ 10,822</b>	<b>\$ 401,625</b>	<b>\$ 865,203</b>	<b>\$ 1,277,650</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 26,306</b>	<b>\$ 401,625</b>	<b>\$ 865,203</b>	<b>\$ 1,293,134</b>

**Peace Creek**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2023**

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
<b>Revenues:</b>				
Developer Contributions	\$ 282,237	\$ 47,956	\$ 47,956	\$ -
<b>Total Revenues</b>	<b>\$ 282,237</b>	<b>\$ 47,956</b>	<b>\$ 47,956</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 1,800	\$ 8,200
FICA Expense	\$ -	\$ -	\$ 138	\$ (138)
Engineering	\$ 15,000	\$ 12,500	\$ 750	\$ 11,750
Attorney	\$ 25,000	\$ 20,833	\$ 5,722	\$ 15,111
Annual Audit	\$ 4,000	\$ 4,000	\$ 2,800	\$ 1,200
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 4,167	\$ 1,250	\$ 2,917
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 29,167	\$ 29,167	\$ (0)
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Telephone	\$ 300	\$ 250	\$ -	\$ 250
Postage & Delivery	\$ 1,000	\$ 833	\$ 104	\$ 730
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Copies	\$ 1,000	\$ 833	\$ -	\$ 833
Legal Advertising	\$ 10,000	\$ 8,333	\$ 2,802	\$ 5,532
Contingency	\$ 5,000	\$ 4,167	\$ 73	\$ 4,094
Office Supplies	\$ 625	\$ 521	\$ 28	\$ 493
Travel Per Diem	\$ 660	\$ 550	\$ -	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 131,810</b>	<b>\$ 103,829</b>	<b>\$ 52,307</b>	<b>\$ 51,522</b>

**Peace Creek**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2023**

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures:</b>				
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	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ 125,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Amenity Expenditures:</b>				
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	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ 24,927</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 150,427</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 282,237</b>	<b>\$ 103,829</b>	<b>\$ 52,307</b>	<b>\$ 51,522</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (4,351)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 15,173</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 10,822</b>	



**Peace Creek**  
**Community Development District**  
**Debt Service Fund Series 2023**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2023**

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 4,462	\$ 4,462
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,462</b>	<b>\$ 4,462</b>
<b>Expenditures:</b>				
Interest - 06/15	\$ -	\$ -	\$ 98,344	\$ (98,344)
Principal - 06/15	\$ -	\$ -	\$ -	\$ -
Interest - 12/15	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 98,344</b>	<b>\$ (98,344)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (93,882)</b>	<b>\$ 102,806</b>
<b>Other Financing Sources/(Uses):</b>				
Bond Proceeds	\$ -	\$ -	\$ 499,250	\$ 499,250
Transfer In/(Out)	\$ -	\$ -	\$ (3,743)	\$ (3,743)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 495,507</b>	<b>\$ 495,507</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 401,625</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 401,625</b>	

**Peace Creek**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2023**

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 8,008	\$ 8,008
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,008</b>	<b>\$ 8,008</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Capital Outlay	\$ -	\$ -	\$ 10,204,636	\$ (10,204,636)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 512,089	\$ (512,089)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,716,725</b>	<b>\$ (10,716,725)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (10,708,717)</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Bond Proceeds	\$ -	\$ -	\$ 11,565,750	\$ 11,565,750
Developer Advances	\$ -	\$ -	\$ 4,427	\$ 4,427
Transfer In/(Out)	\$ -	\$ -	\$ 3,743	\$ 3,743
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,573,920</b>	<b>\$ 11,573,920</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 865,203</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 865,203</b>	

**Peace Creek**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Developer Contributions	\$ 3,553	\$ 8,793	\$ -	\$ 3,258	\$ 4,249	\$ 6,970	\$ 4,363	\$ 3,169	\$ -	\$ 13,602	\$ -	\$ -	\$ 47,956
<b>Total Revenues</b>	<b>\$ 3,553</b>	<b>\$ 8,793</b>	<b>\$ -</b>	<b>\$ 3,258</b>	<b>\$ 4,249</b>	<b>\$ 6,970</b>	<b>\$ 4,363</b>	<b>\$ 3,169</b>	<b>\$ -</b>	<b>\$ 13,602</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47,956</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 600	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ 1,800
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77	\$ 46	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ 138
Engineering	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ 250	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ 750
Attorney	\$ 38	\$ -	\$ 79	\$ 138	\$ 2,782	\$ 943	\$ 313	\$ 158	\$ 1,152	\$ 120	\$ -	\$ -	\$ 5,722
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800	\$ -	\$ -	\$ -	\$ 2,800
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ 1,250
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ 29,167
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 25	\$ 2	\$ 2	\$ 12	\$ 5	\$ 1	\$ 38	\$ 2	\$ 15	\$ 2	\$ -	\$ -	\$ 104
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213	\$ -	\$ -	\$ -	\$ 2,588	\$ -	\$ -	\$ 2,802
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35	\$ -	\$ 38	\$ -	\$ -	\$ 73
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 21	\$ 3	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ 28
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 8,405</b>	<b>\$ 3,168</b>	<b>\$ 3,248</b>	<b>\$ 3,316</b>	<b>\$ 6,205</b>	<b>\$ 5,671</b>	<b>\$ 4,166</b>	<b>\$ 3,994</b>	<b>\$ 7,551</b>	<b>\$ 6,584</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 52,307</b>
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures:</b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Peace Creek**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Amenity Expenditures:</b>													
Amenity - Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 16,810</b>	<b>\$ 6,337</b>	<b>\$ 6,496</b>	<b>\$ 6,633</b>	<b>\$ 12,409</b>	<b>\$ 11,342</b>	<b>\$ 8,331</b>	<b>\$ 7,988</b>	<b>\$ 15,102</b>	<b>\$ 13,168</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 52,307</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (13,257)</b>	<b>\$ 2,457</b>	<b>\$ (6,496)</b>	<b>\$ (3,375)</b>	<b>\$ (8,160)</b>	<b>\$ (4,372)</b>	<b>\$ (3,968)</b>	<b>\$ (4,819)</b>	<b>\$ (15,102)</b>	<b>\$ 434</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (4,351)</b>

# SECTION 3

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2023  
(ASSESSMENT AREA ONE)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Peace Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of March 1, 2023, as supplemented by that certain First Supplemental Trust Indenture dated as of March 1, 2023 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 2
- (B) Identify Acquisition Agreement, if applicable: *Agreement by and between the Peace Creek Community Development District and Lennar Homes, LLC, regarding the Acquisition of Work Product, Improvements, and Real Property (Assessment Area One, Series 2023 Bonds), dated April 18, 2023*
- (C) Name of Payee: Lennar Homes, LLC
- (D) Amount Payable: \$10,200,208.80
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Acquisition of Phases 1 and 2 Stormwater Management, Roadway, and Utility Improvements
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
  
*Series 2023 Acquisition and Construction Account*

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2023 Project;
4. each disbursement represents a Cost of the 2023 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

**PEACE CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Responsible Officer

Date: 4/14/23

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2023 Project and is consistent with: (i) the applicable Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

  
Consulting Engineer

## EXHIBIT C

### FORMS OF REQUISITIONS

#### PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2023 (ASSESSMENT AREA ONE)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Peace Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of March 1, 2023, as supplemented by that certain First Supplemental Trust Indenture dated as of March 1, 2023 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number:3
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Kilinski Van Wyk, PLLC
- (D) Amount Payable: \$219.50
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 6993 – Project Construction for June 2023
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
*Series 2023 Acquisition and Construction Account*

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2023 Project; and
4. each disbursement represents a Cost of 2023 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive



payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

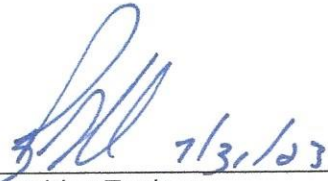
PEACE CREEK COMMUNITY  
DEVELOPMENT DISTRICT

By:   
Responsible Officer

Date: 8/22/25

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2023 Project and is consistent with: (i) the applicable Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

  
Consulting Engineer

## EXHIBIT C

### FORMS OF REQUISITIONS

#### PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2023 (ASSESSMENT AREA ONE)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Peace Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of March 1, 2023, as supplemented by that certain First Supplemental Trust Indenture dated as of March 1, 2023 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 4
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Kilinski Van Wyk, PLLC
- (D) Amount Payable: \$570.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 7227 – Project Construction for July 2023
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
*Series 2023 Acquisition and Construction Account*

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2023 Project; and
4. each disbursement represents a Cost of 2023 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

PEACE CREEK COMMUNITY  
DEVELOPMENT DISTRICT

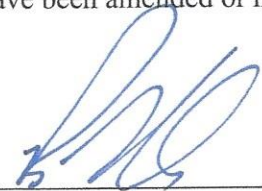
By: 

Responsible Officer

Date: 8/22/23

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2023 Project and is consistent with: (i) the applicable Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

  
\_\_\_\_\_  
Consulting Engineer

## EXHIBIT C

### FORMS OF REQUISITIONS

#### PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2023 (ASSESSMENT AREA ONE)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Peace Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of March 1, 2023, as supplemented by that certain First Supplemental Trust Indenture dated as of March 1, 2023 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 5
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Hunter Engineering Inc.
- (D) Amount Payable: \$500.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 22091 – Acquisition Documents
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
*Series 2023 Acquisition and Construction Account*

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2023 Project; and
4. each disbursement represents a Cost of 2023 Project which has not previously been paid.

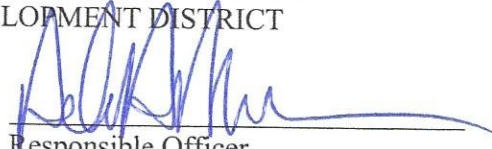
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

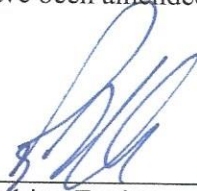
PEACE CREEK COMMUNITY  
DEVELOPMENT DISTRICT

By:   
Responsible Officer

Date: 8/22/23

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2023 Project and is consistent with: (i) the applicable Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

 8/22/23  
Consulting Engineer