

*Peace Creek
Community Development District*

Meeting Agenda

October 10, 2023

AGENDA

Peace Creek

Community Development District

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

October 3, 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, October 10, 2023, at 10:30 AM** at the **Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, FL 33850.**

Zoom Video Link: <https://us06web.zoom.us/j/82564696581>

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

Meeting ID: 825 6469 6581

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 September 12, 2023 Board of Supervisors Meeting
4. Consideration/Ratification of Acquisition of Improvements and Real Property
5. Consideration of Engagement Letter for Fiscal Year 2023 Audit Services
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Presentation of Funding Request #18 and #19
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Series 2023 Assessment Area 1 Requisitions #6 and #7
 - E. Project Development Update
 - i. Status of Property Conveyance
 - ii. Status of Permit Transfers
7. Other Business
8. Supervisors Requests and Audience Comments
9. 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, **September 12, 2023** at 10:45 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	District Counsel, KVV Law Group
Jill Burns	District Manager, GMS
Bryan Hunter	District Engineer, Hunter Engineering
Allen Bailey	Field Services, GMS
Clayton Smith	Field Services, GMS

The following is a summary of the discussions and actions taken at the September 12, 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.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public members present nor any members of the public joining via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 15, 2023
Board of Supervisors Meeting**

Ms. Burns asked for any questions, comments, or corrections to the August 15, 2023 Board of Supervisor’s meeting minutes. Mr. Morgan stated they all look accurate.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes of the August 15, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposal for Arbitrage Rebate Services from AMTEC for Series 2023 Assessment Area One Bonds

Ms. Burns noted this is a report required by the Trust Indenture where we need to review the interest earnings from the District. The total annual cost would be \$450.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Proposal for Arbitrage Rebate Services from AMTEC for Series 2023 Assessment Area One Bonds, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kobitter stated she has been compiling an acquisition package for the Phase 3 storm water management system. She noted that was sent over to Bryan for his review regarding the District Engineer’s Certificate and any comments that he has. She stated she does have draft copies with the signature pages for the Chair and Lennar to execute. Those can be held in escrow and then once the package is completed, we can wire the funds. There is approximately \$860,000 remaining in that construction account so we would need approval not to extend the remaining amount for that construction account. We can then get that account cleared out and have that acquired by the District. Mr. Morgan asked if it is \$865,203. Ms. Kobitter replied \$865,247. She noted they received the okay from Clayton regarding the remainder of Phases 1 and 2 so we will be preparing those conveyance documents as well and will have those for the Board.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Phase 3 Stormwater Conveyance, was approved in substantial form.

B. Engineer

Ms. Burns stated Bryan was not on the line. Mr. Bonin stated he wanted to get a message to Bryan about getting the Polk County offsite acceptance. He noted he has not seen it. He stated it is not causing any grief on CO's but would like to have that.

C. Field Manager's Report

Mr. Bailey stated the entrance landscape at Peace Creek has been maintained by the interim landscaper which has been Floralawn. They have maintained the entrance and it is looking good. They have them cut weekly until we have a full decision. He noted with the aquatic areas, the disking in some of the ponds look well. A few of the others, especially the pond in the front area has been holding water. It needs to be checked this week to see if it has been drained out. He noted some of the areas near the amenity center, the strip in the back still has some greenage that's vegetation being turned up from the disking and that is an ongoing process. Mr. Morgan stated the pond holding water had an issue six months ago and evidently Reggie replowed it and it is holding water again. Mr. Bonin asked which pond. Mr. Bailey stated Tract B. Mr. Morgan stated it is Northwest in Phase 1. Mr. Bonin asked if it's a certain area. Mr. Morgan stated it is supposed to hold water for a short period of time. Mr. Bailey stated this is right after the storm hit and I will be out there this week to double check this is down but just wanted to make you aware. Mr. Bonin asked them to keep an eye on it and make sure it is receding appropriately.

Mr. Bailey stated construction is going well. He noted the pavers have been set around the pond in Phase 1 and look good. Mr. Burns asked for a rough estimate on opening of the amenity there. Mr. Bonin replied at the end of October. Mr. Morgan asked if a decision had been made on landscaping. Mr. Bonin stated they met with all three bidders and his recommendation was to go with Prince with the contract. Mr. Morgan asked if they would disk the ponds. Mr. Bonin stated yes. Ms. Burns asked if they had the updated proposal, Mr. Bonin stated yes. Mr. Bailey stated Floralawn has been going every week, but they did not mention anything about disking. Mr. Bonin stated once a month disking was the frequency. Mr. Bonin stated Prince needs to hit the disking within the next week. Mr. Bailey stated he would call Prince and get that going. Mr. Morgan asked about the enhanced landscape at the entrance and along the main road. Mr. Bonin stated Lennar is doing that. He noted the work has not started but Carly is handling that. It is just enhancing the already existing tracks. Floralawn would do the install and then Prince will take over the maintenance immediately. Mr. Morgan stated since we are getting ready to convey Phase 3 storm

to the District, we need to amend our contract to include the ponds in Phase 3 because they are not getting anything. Mr. Bonin asked if they gave numbers for three? Mr. Bailey stated they gave us for three, but we have not been considering that as part of this though, but I would have them do three as a one-time weekly, like we are doing one and two right now, add one and two to the contract and then at a future meeting add three. Mr. Morgan asked if we are having them do phase 3 ponds on an as needed basis. Mr. Bailey stated yes.

D. District Manager’s Report

i. Presentation of Funding Request #17

Ms. Burns presented funding request #17 which has already been submitted to the accounting department so just looking for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Funding Request #17, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns noted that the financial statements through the month of July were included in the agenda. There was no action required at this time. Mr. Morgan stated we have already spoken about the amount in the construction fund with Grace, so we are good.

iii. Ratification of Series 2023 Assessment Area 1 Requisitions #2 through #5

Ms. Burns noted these have already been approved so just need to be ratified.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Series 2023 Assessment Area 1 Requisitions #2 through #5, were ratified.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

Ms. Burns asked if there is anything else on permit transfers. Mr. Morgan stated ERP transfers cannot really be done until Phase 3 ponds are turned over. He stated they are good.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

*Item will be
provided under
separate cover.*

SECTION V



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 19, 2023

Board of Supervisors
Peace Creek Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Peace Creek Community Development District, City of Winter Haven, Florida (“the District”) for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Peace Creek Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District’s compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A), to supplement the District’s basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District’s RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management’s Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor’s report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District’s financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District’s internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District’s internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$4,900 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2023 must be provided to us no later than March 1, 2024, in order for us to complete the engagement by June 1, 2024.

Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by May 15, 2024 for the District's review, and a final draft audit report by June 1, 2024 for the District's review and approval.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Peace Creek Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Peace Creek Community Development District.

By: _____

Title: _____

Date: _____



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION VI

SECTION C

Peace Creek Reserve CDD

Field Management Report



October 10th, 2023

Allen Bailey – Field Manager

GMS

Site Review

Landscape on Old Bartow Lake Wales Rd



✚ The Landscape on Old Bartow Lake Wales Rd is establishing.

✚ We will continue to monitor the progression of the install.

Site Review

Aquatics Review



- ✚ The pond at tract B in phase 1 is holding water from rainfall. We have contacted the vendor to disc once the water has dried.
- ✚ The ponds throughout all phases have been disced and are looking free of any major vegetation.

In Progress

Amenity

- ✚ The amenity centers construction is progressing.
- ✚ The fence around the amenity is expected to be put up soon.



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. Thank you.

Respectfully,
Allen Bailey

SECTION D

SECTION 1

Peace Creek

Community Development District

Funding Request #18
September 8, 2023

Bill to:

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

Payee		General Fund
1	CA Florida Holdings, LLC Invoice # 0005816241- August-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

LOCALiQ FLORIDA

ACCOUNT NAME Peace Creek CDD		ACCOUNT # 720499	PAGE # 1 of 1
INVOICE # 0005816241	BILLING PERIOD Aug 1- Aug 31, 2023	PAYMENT DUE DATE September 20, 2023	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$2,588.40	

BILLING ACCOUNT NAME AND ADDRESS

Peace Creek CDD
Samantha Hoxie
219 E Livingston ST
Orlando, FL 32801-1508

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

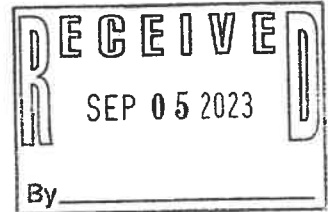
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number:

Date	Description	Amount
8/1/23	Balance Forward	\$2,588.40
8/17/23	PAYMENT - THANK YOU	-\$2,588.40

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
8/1/23	LKL The Ledger - News Chief	9073461	Peace Creek CDD Notice of Public Hearing on the FY 2024 Budget and Assessments		1	3.0000 x 15 in	\$2,588.40



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$2,588.40
Service Fee 3.99%	\$103.28
*Cash/Check/ACH Discount	-\$103.28
*Payment Amount by Cash/Check/ACH	\$2,588.40
Payment Amount by Credit Card	\$2,691.68

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Peace Creek CDD		ACCOUNT NUMBER 720499		INVOICE NUMBER 0005816241		AMOUNT PAID
CURRENT DUE \$2,588.40	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$2,588.40
REMITTANCE ADDRESS (Include Account# & Invoice# on check)					TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:	
CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244					<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX	
					Card Number _____	
					Exp Date ____/____/____ CVV Code _____	
					Signature _____ Date _____	
					TOTAL CREDIT CARD AMT DUE \$2,691.68	

00007204990000000000000058162410025884067173

Peace Creek

Community Development District

Funding Request #19

September 25, 2023

Bill to:

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

		General Fund
Payee		FY2023
1	Governmental Management Services Invoice # 22 - Management Fees- September 2023	\$ 3,643.47
2	Prince & Sons Invoice # 10064 - Landscape September 2023	\$ 4,333.00
3	Supervisor Fees - Septmeber 12, 2023 -Meeting Adam Morgan	\$ 215.30
	Rob Bonin	\$ 215.30
		\$ 8,407.07
Total:		\$ 8,407.07

Please make check payable to:

Peace Creek Community Development District

6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC #18
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 22
Invoice Date: 9/1/23
Due Date: 9/1/23
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2023 340		2,916.67	2,916.67
Website Administration - September 2023 352		100.00	100.00
Information Technology - September 2023 351		150.00	150.00
Dissemination Agent Services - September 2023 313		416.67	416.67
Office Supplies 510		2.71	2.71
Postage 420		57.42	57.42
Total			\$3,643.47
Payments/Credits			\$0.00
Balance Due			\$3,643.47



PRINCE & SONS, INC.
 200 South F Street
 Haines City, FL 33844



Invoice

DATE	INVOICE NO.
9/11/2023	10064

BILL TO
Peace Creek CDD c/o GMS of Central Florida 219 E. Livingston Street Orlando, Florida 32801

PLACE OF SERVICE
Peace Creek CDD Phase I & II 1108 Tyler Loop Winter Haven, Florida 33884

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #
Net 30	10/11/2023			

DESCRIPTION	Quantity	RATE	AMOUNT
September Landscape Maintenance--Start 09/11/2023	1	3,010.00	3,010.00
Disc dry retention areas monthly	1	1,000.00	1,000.00
Horticulture--Turf	1	20.00	20.00
Horticulture--Shrub/Trees	1	33.00	33.00
Irrigation Inspection	1	270.00	270.00



Phone #	E-mail Accounts@princeandsonsinc.com	Total	\$4,333.00
8634225207		Payments/Credits	\$0.00
		Balance Due	\$4,333.00
	Web Site www.Princeandsonsinc.com		

SECTION 2

Peace Creek
Community Development District

Unaudited Financial Reporting
August 31, 2023



Table of Contents

1	<hr/>	Balance Sheet
2-3	<hr/>	General Fund
4	<hr/>	Debt Service Fund - Series 2023
5	<hr/>	Capital Projects Fund - Series 2023
6-7	<hr/>	Month to Month

Peace Creek
Community Development District
Combined Balance Sheet
August 31, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 24,798	\$ -	\$ -	\$ 24,798
Due from Developer	\$ -	\$ -	\$ -	\$ -
Investments:				
<u>Series 2023</u>				
Reserve	\$ -	\$ 400,906	\$ -	\$ 400,906
Revenue	\$ -	\$ 721	\$ -	\$ 721
Construction	-	-	867,108	\$ 867,108
Cost of Issuance	-	-	107	\$ 107
Total Assets	\$ 24,798	\$ 401,628	\$ 867,214	\$ 1,293,641
Liabilities:				
Accounts Payable	\$ 20,386	\$ -	\$ -	\$ 20,386
Due to Other	\$ 2,296	-	-	\$ 2,296
Fica Payable	\$ 153	\$ -	\$ -	\$ 153
Total Liabilities	\$ 22,835	\$ -	\$ -	\$ 22,835
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 401,628	\$ -	\$ 401,628
Capital Projects	\$ -	\$ -	\$ 867,214	\$ 867,214
Unassigned	\$ 1,963	\$ -	\$ -	\$ 1,963
Total Fund Balances	\$ 1,963	\$ 401,628	\$ 867,214	\$ 1,270,806
Total Liabilities & Fund Balance	\$ 24,798	\$ 401,628	\$ 867,214	\$ 1,293,641

Peace Creek
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 08/31/23	Actual Thru 08/31/23	Variance
Revenues:				
Developer Contributions	\$ 282,237	\$ 50,545	\$ 50,545	\$ -
Total Revenues	\$ 282,237	\$ 50,545	\$ 50,545	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 2,800	\$ 8,200
FICA Expense	\$ -	\$ -	\$ 214	\$ (214)
Engineering	\$ 15,000	\$ 13,750	\$ 750	\$ 13,000
Attorney	\$ 25,000	\$ 22,917	\$ 5,722	\$ 17,195
Annual Audit	\$ 4,000	\$ 4,000	\$ 2,800	\$ 1,200
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 4,583	\$ 1,667	\$ 2,917
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 32,083	\$ 32,083	\$ (0)
Information Technology	\$ 1,800	\$ 1,650	\$ 1,650	\$ -
Website Maintenance	\$ 1,200	\$ 1,100	\$ 1,100	\$ -
Telephone	\$ 300	\$ 275	\$ -	\$ 275
Postage & Delivery	\$ 1,000	\$ 917	\$ 116	\$ 801
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Copies	\$ 1,000	\$ 917	\$ -	\$ 917
Legal Advertising	\$ 10,000	\$ 9,167	\$ 5,390	\$ 3,777
Contingency	\$ 5,000	\$ 4,583	\$ 114	\$ 4,470
Office Supplies	\$ 625	\$ 573	\$ 28	\$ 545
Travel Per Diem	\$ 660	\$ 605	\$ -	\$ 605
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 131,810	\$ 113,295	\$ 59,608	\$ 53,686

Peace Creek
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 08/31/23	Actual Thru 08/31/23	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	\$ 11,000	\$ 4,146	\$ 6,854
Sidewalk & Asphalt Maintenance	\$ 500	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 2,500	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 5,000	\$ -	\$ -	\$ -
Contingency	\$ 2,500	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 125,500	\$ 11,000	\$ 4,146	\$ 6,854
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	\$ 11,000	\$ 4,146	\$ 6,854
Total Expenditures	\$ 282,237	\$ 124,295	\$ 63,754	\$ 60,541
Net Change in Fund Balance	\$ -		\$ (13,209)	
Fund Balance - Beginning	\$ -		\$ 15,173	
Fund Balance - Ending	\$ -		\$ 1,963	

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

	Adopted Budget	Prorated Budget Thru 08/31/23	Actual Thru 08/31/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 6,080	\$ 6,080
Total Revenues	\$ -	\$ -	\$ 6,080	\$ 6,080
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	\$ -	\$ -	\$ (92,264)	\$ 104,423
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 499,250	\$ 499,250
Transfer In/(Out)	\$ -	\$ -	\$ (5,358)	\$ (5,358)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 493,892	\$ 493,892
Net Change in Fund Balance	\$ -	\$ -	\$ 401,628	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 401,628	

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

	Adopted Budget	Prorated Budget Thru 08/31/23	Actual Thru 08/31/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 11,490	\$ 11,490
Total Revenues	\$ -	\$ -	\$ 11,490	\$ 11,490
Expenditures:				
<i>General & Administrative:</i>				
Capital Outlay	\$ -	\$ -	\$ 10,207,721	\$ (10,207,721)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 512,089	\$ (512,089)
Total Expenditures	\$ -	\$ -	\$ 10,719,811	\$ (10,719,811)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (10,708,321)	
<i>Other Financing Sources/(Uses):</i>				
Bond Proceeds	\$ -	\$ -	\$ 11,565,750	\$ 11,565,750
Developer Advances	\$ -	\$ -	\$ 4,427	\$ 4,427
Transfer In/(Out)	\$ -	\$ -	\$ 5,358	\$ 5,358
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 11,575,535	\$ 11,575,535
Net Change in Fund Balance	\$ -	\$ -	\$ 867,214	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 867,214	

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	\$ -	\$ 13,602	\$ 2,588	\$ -	\$ 50,545
Total Revenues	\$ 3,553	\$ 8,793	\$ -	\$ 3,258	\$ 4,249	\$ 6,970	\$ 4,363	\$ 3,169	\$ -	\$ 13,602	\$ 2,588	\$ -	\$ 50,545
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 600	\$ 200	\$ -	\$ -	\$ 1,000	\$ -	\$ 2,800
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77	\$ 46	\$ 15	\$ -	\$ -	\$ 77	\$ -	\$ 214
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	\$ 417	\$ -	\$ 1,667
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ 32,083
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ 1,650
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 1,100
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 25	\$ 2	\$ 2	\$ 12	\$ 5	\$ 1	\$ 38	\$ 2	\$ 15	\$ 2	\$ 12	\$ -	\$ 116
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213	\$ -	\$ -	\$ -	\$ 2,588	\$ 2,588	\$ -	\$ 5,390
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35	\$ -	\$ 38	\$ 41	\$ -	\$ 114
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 21	\$ 3	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ 28
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 8,405	\$ 3,168	\$ 3,248	\$ 3,316	\$ 6,205	\$ 5,671	\$ 4,166	\$ 3,994	\$ 7,551	\$ 6,584	\$ 7,301	\$ -	\$ 59,608
Operations & Maintenance													
Field Expenditures:													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,146	\$ -	\$ 4,146
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,146	\$ -	\$ 4,146

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,146	\$ -	4,146
Total Expenditures	\$ 16,810	\$ 6,337	\$ 6,496	\$ 6,633	\$ 12,409	\$ 11,342	\$ 8,331	\$ 7,988	\$ 15,102	\$ 13,168	\$ 27,039	\$ -	63,754
Excess (Deficiency) of Revenues over Expenditures	\$ (13,257)	\$ 2,457	\$ (6,496)	\$ (3,375)	\$ (8,160)	\$ (4,372)	\$ (3,968)	\$ (4,819)	\$ (15,102)	\$ 434	\$ (24,451)	\$ -	(13,209)

SECTION 3

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: 6
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Kilinski Van Wyk PLLC
- (D) Amount Payable: \$1,796.00
- (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 # 6560 – Project Construction for April 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: _____

8/30/23

**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

8/29/23

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: 7
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Kilinski Van Wyk PLLC
- (D) Amount Payable: \$1,105.50
- (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 # 7446 – Project Construction for August 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.

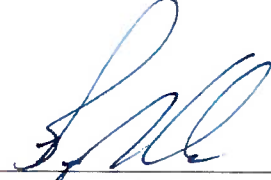
PEACE CREEK COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 9/21/23

**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