

*Peace Creek  
Community Development District*

*Meeting Agenda*

*May 14, 2024*

# 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

May 7, 2024

### **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, May 14, 2024, 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/84924188977>

**Call-In Information:** 1-646-876-9923

**Meeting ID:** 849 2418 8977

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 March 12, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-03 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: August 13, 2024), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2024/2025 Budget and the Imposition of Operations and Maintenance Assessments
5. Consideration of Resolution 2024-04 Designating a Date, Time, and Location for a Landowners' Meeting and Election (November 5, 2024)
6. Presentation of Arbitrage Rebate Report for Series 2023 Assessment Area One Bonds
7. Consideration of Conveyance Documents for Phase 3
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal for Discing of Phase 3 Ponds
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Number of Registered Voters—0

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<sup>1</sup> Comments will be limited to three (3) minutes

- E. Project Development Update
  - i. Status of Property Conveyance
  - ii. Status of Permit Transfers
- 9. Other Business
- 10. Supervisors Requests and Audience Comments
- 11. Adjournment

# 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, **March 12, 2024**, at 10:38 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida and via Zoom Webinar.

Present and constituting a quorum were:

Rob Bonin	Vice Chairman
Steve Green	Assistant Secretary
Kayla Word	Assistant Secretary

Also, present were:

Tricia Adams	District Manager, GMS
Grace Kobitter	District Counsel, Kilinski Van Wyk
Bryan Hunter <i>by Zoom</i>	District Engineer, Hunter Engineering
Allen Bailey	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the March 12, 2024 Peace Creek Community Development District's regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 10:38 a.m. Three 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 February 13, 2024  
Board of Supervisors Meeting**

Ms. Adams noted there were errors in word choice and will be corrected. She asked for any questions, comments, or corrections to the February 13, 2024, Board of Supervisor's meeting minutes.

On MOTION by Mr. Bonin, seconded by Ms. Word, with all in favor, the Minutes of the February 13, 2024, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS                      Public Hearing**

**A. Public Hearing on the Adoption of Amenity Policies and Rates for the District**

Ms. Adams stated a public hearing is scheduled for today for the adoption of the amenity Policies and rates. She asked for a motion to open the public hearing.

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

Ms. Adams noted there were no members of the public present and there were no comments. She asked for a motion to close the public hearing.

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

**i. Consideration of Resolution 2024-02 Adopting Amenity Policies and Rates for the District**

Ms. Adams stated the resolution 2024-02 outlines the amenity policies and they were reviewed last month by the Board. She added these are standard policies. She noted the rates being adopted are proposed for the Board. Ms. Adams recommended the annual non-user resident fee at \$2,500, the cost of amenity access replacement at \$30, administrative fee to cover staff costs up to \$500, and a return check fee of \$50. She asked for any questions.

On MOTION by Mr. Bonin, seconded by Mr. Greene, with all in favor, Resolution 2024-02 Adopting Amenity Policies and Rates for the District, was approved.

**FIFTH ORDER OF BUSINESS                      Consideration of Disclosure of Public Financing**

Ms. Adams presented the disclosure of public financing. She noted Florida statute requires the recorded documents is available for potential property owners of the district. She added the

document has been prepared by District Counsel. Ms. Kobitter added comments on background information on the districts and the bonds issued.

On MOTION by Mr. Bonin, seconded by Mr. Greene, with all in favor, the Disclosure of Public Financing, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Kobitter stated she had nothing additional to report. She noted the Acquisition packet prepared and will be ready to present to the Board at the next meeting.

**B. Engineer**

Mr. Hunter provided a status update on project close outs with the city and the county. He stated Phase 3 updates included the lift station start up. He noted with the city close out they are waiting for the landscape to be completed. He added they have clearances on water. He included some repairs needed on pavements and sidewalks that should be completed. He noted an item remaining on Phase 1 & 2 close out included a warranty bond to be provided by Centerstate which is required by the county.

The Board ask who specifically is close out still needed. He replied to the Field Inspector and will follow up for final project completions. He added the bond is holding things up and should be completed. Clarification on uploading the documents were made by Mr. Hunter.

Discussion ensued on the walk-throughs on the Phases including the relocating of the poles and providing power. It was clarified that Phases 1 & 2 are awaiting the bond issue completion and Phase 3 is the road grading and field work. Mr. Hunter stated he would make another site visit. Supervisor Bonin ask that this project be complete due to concerns that the county will start the lien on the city.

Ms. Adams noted there was a standing line item regarding status of permit transfers. Mr. Bonin ask if there were any permit transfers were outstanding. Mr. Hunter replied the only permit transfer is the water management district which has been completed.

**C. Field Manager's Report**



Mr. Bailey presented the Field Manager’s report to include the installation of the meter behind the monuments for irrigation, pool construction issues fixed and ready to open, and discing ponds issues.

Board member asked about the issue on the sun shelf and watering and filling. Mr. Bailey had followed up and this is in progress.

**i. Consideration of Proposal for Discing of Phase 3 Ponds**

Mr. Bailey presented the proposal for discing of Phase 3 ponds for \$12,000/year. He noted this will finish all ponds. Board member asked for the current price for Phase 1 & 2 per month. Mr. Bailey replied the current price is \$12,000/year and clarified the difference in the cost was likely based on the number of ponds. The Board was concerned with the costs of Phase 3. Mr. Bailey noted he will follow-up and ask for cost adjustment. It was clarified all ponds where discing was done each month. The Board ask for clarification on Phase 1 & 2 acreage area discing and Phase 3 acreage area discing for comparison purposes.

This item was deferred.

**ii. Consideration of Proposal to Add Phase 3 Landscaping Services to Contract**

Mr. Bailey presented the proposal to add Phase 3 landscaping service to the contract. He noted the total is \$22,360. The Board ask what the total for Phase 1 & 2 was currently. Mr. Bailey replied for Phase 1 & 2 discing was \$52,000 with no discing. The status of landscaping in Phase 3 with Centerstate. Mr. Bailey noted he would be walking on site. The Board wanted to ensure irrigation for everything, and a walkthrough with Carlie Chambers to be included to the walkthrough or have one of her own.

On MOTION by Mr. Bonin, seconded by Mr. Greene, with all in favor, the Proposal to Add Phase 3 Landscaping Services to the Contract, was approved.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Adams presented the check register from January 1 through February 26, 2024, totaling \$811,367.25. She noted the larger transfers were to the Trustee.



# SECTION IV

## RESOLUTION 2024-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Peace Creek Community Development District (“**District**”) prior to June 15, 2024, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

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

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

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

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2024, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

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

DATE: Tuesday, August 13, 2024  
HOUR: 10:30 AM  
LOCATION: Lake Alfred Public Library  
245 N Seminole Ave.  
Lake Alfred, Florida 33850

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

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

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

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

**PASSED AND ADOPTED THIS 14TH DAY OF MAY 2024.**

ATTEST:

**PEACE CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

Its: \_\_\_\_\_

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

***Proposed Budget***  
***FY2025***



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

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments - On Roll	\$ 412,182	\$ 413,636	\$ -	\$ 413,636	\$ 571,619
Assessments - Direct	\$ 22,650	\$ 16,988	\$ 5,663	\$ 22,650	\$ 23,458
Developer Contributions	\$ -	\$ 36,879	\$ -	\$ 36,879	\$ -
<b>Total Revenues</b>	<b>\$ 434,833</b>	<b>\$ 467,502</b>	<b>\$ 5,663</b>	<b>\$ 473,165</b>	<b>\$ 595,076</b>
<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 3,200	\$ 6,000	\$ 9,200	\$ 12,000
FICA Expense	\$ 918	\$ 245	\$ 459	\$ 704	\$ 918
Engineering	\$ 15,000	\$ 2,625	\$ 3,500	\$ 6,125	\$ 15,000
Attorney	\$ 25,000	\$ 9,070	\$ 9,070	\$ 18,140	\$ 25,000
Annual Audit	\$ 3,900	\$ 4,900	\$ -	\$ 4,900	\$ 5,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,250
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 2,500	\$ 2,500	\$ 5,000	\$ 5,250
Trustee Fees	\$ 4,020	\$ -	\$ 4,041	\$ 4,041	\$ 4,020
Management Fees	\$ 37,100	\$ 18,550	\$ 18,550	\$ 37,100	\$ 42,500
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,260
Telephone	\$ 300	\$ -	\$ 50	\$ 50	\$ -
Postage & Delivery	\$ 750	\$ 450	\$ 236	\$ 686	\$ 750
Insurance	\$ 5,750	\$ 5,200	\$ -	\$ 5,200	\$ 5,720
Copies	\$ 750	\$ 10	\$ 35	\$ 45	\$ 750
Legal Advertising	\$ 5,000	\$ 903	\$ 3,038	\$ 3,941	\$ 2,500
Contingency	\$ 2,293	\$ 251	\$ 318	\$ 569	\$ 2,500
Office Supplies	\$ 625	\$ 9	\$ 25	\$ 34	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 127,031</b>	<b>\$ 54,587</b>	<b>\$ 49,772</b>	<b>\$ 104,359</b>	<b>\$ 131,558</b>



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

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
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Operations & Maintenance

Field Expenses:

Property Insurance	\$ 12,000	\$ 2,833	\$ -	\$ 2,833	\$ 15,000
Field Management	\$ 15,000	\$ 3,750	\$ 3,750	\$ 7,500	\$ 17,250
Landscape Maintenance	\$ 95,000	\$ 32,004	\$ 43,182	\$ 75,186	\$ 99,540
Landscape Replacement	\$ 12,500	\$ -	\$ 6,250	\$ 6,250	\$ 15,000
Streetlights	\$ 33,770	\$ -	\$ 16,885	\$ 16,885	\$ 33,770
Electric	\$ 7,260	\$ -	\$ 3,630	\$ 3,630	\$ 7,260
Water & Sewer	\$ 3,000	\$ 20,735	\$ 24,265	\$ 45,000	\$ 50,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 5,500	\$ 515	\$ 1,500	\$ 2,015	\$ 10,000
General Repairs & Maintenance	\$ 10,000	\$ 744	\$ 1,500	\$ 2,244	\$ 10,000
Contingency	\$ 5,500	\$ 15	\$ 100	\$ 115	\$ 7,500

<b>Total Field Expenditures:</b>	<b>\$ 202,030</b>	<b>\$ 60,596</b>	<b>\$ 102,312</b>	<b>\$ 162,907</b>	<b>\$ 267,820</b>
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Amenity Expenses:

Amenity - Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Amenity - Electric	\$ 13,794	\$ 1,167	\$ 12,627	\$ 13,794	\$ 15,863
Amenity - Water	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 12,000
Internet	\$ 2,000	\$ 207	\$ 900	\$ 1,107	\$ 2,000
Pest Control	\$ 528	\$ 140	\$ 360	\$ 500	\$ 735
Janitorial Service	\$ 10,200	\$ 775	\$ 4,650	\$ 5,425	\$ 9,300
Security Services	\$ 30,000	\$ 8,546	\$ 8,568	\$ 17,114	\$ 34,000
Pool Maintenance	\$ 16,500	\$ 1,400	\$ 8,400	\$ 9,800	\$ 16,800
Amenity Repairs & Maintenance	\$ 10,000	\$ 3,076	\$ 3,500	\$ 6,576	\$ 10,000
Amenity Access Management	\$ 5,250	\$ -	\$ 2,625	\$ 2,625	\$ 12,500
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500

<b>Total Amenity Expenditures:</b>	<b>\$ 105,772</b>	<b>\$ 15,312</b>	<b>\$ 47,880</b>	<b>\$ 63,192</b>	<b>\$ 120,698</b>
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<b>Total Operations &amp; Maintenance:</b>	<b>\$ 307,802</b>	<b>\$ 75,908</b>	<b>\$ 150,191</b>	<b>\$ 226,099</b>	<b>\$ 388,518</b>
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Other Financing Sources and Uses

Capital Reserves - Transfer	\$ -	\$ -	\$ -	\$ -	\$ 75,000
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<b>Total Other Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,000</b>
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<b>Total Expenditures</b>	<b>\$ 434,833</b>	<b>\$ 130,495</b>	<b>\$ 199,963</b>	<b>\$ 330,458</b>	<b>\$ 595,076</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 337,007</b>	<b>\$ (194,301)</b>	<b>\$ 142,706</b>	<b>\$ -</b>
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Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted - Single Family	553.00	553	1.00	\$571,619	\$1,033.67	\$1,111.47
Unplatted	22.80	120	0.19	\$23,458	\$195.48	\$210.19
<b>Total ERU's</b>	<b>576</b>	<b>673</b>		<b>\$595,076</b>		

Product	FY 2025 Gross Per Unit	FY 2024 Gross Per Unit	Increase/(Decrease)
Platted - Single Family	\$1,111.47	\$ 801.46	\$ 310.01
Unplatted	\$210.19	\$ 202.96	\$ 7.23

# Peace Creek Community Development District General Fund Narrative

## **Revenues:**

### Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

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## **Expenditures:**

### **General & Administrative:**

#### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

#### Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

#### Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

#### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

#### Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

#### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

#### Trustee Fees

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

# Peace Creek

## Community Development District

### General Fund Narrative

#### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

#### Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

#### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. – Governmental Management, CFL

#### Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

#### Insurance

The District's general liability and public official's liability insurance coverages.

#### Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

#### Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

#### Other Current Charges

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

#### Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

#### Travel Per Diem

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

# Peace Creek Community Development District General Fund Narrative

## Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

## **Operations & Maintenance:**

### **Field Services**

#### Property Insurance

The District's property insurance coverages.

#### Field Management

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District such as landscape maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

#### Landscape Maintenance

The District has a contract with Prince & Sons, Inc. to maintain the landscaping located within the District. These services include monthly landscape maintenance such as mowing of turf areas, pruning and trimming, plant bed weed control, fertilization and irrigation inspections.

#### Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

#### Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

#### Electric

Represents current and estimated electric charges of common areas throughout the District.

#### Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

#### Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

#### Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

#### General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

# Peace Creek Community Development District General Fund Narrative

## Contingency

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

## **Amenity Expenditures:**

### Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

### Amenity - Water

Represents estimated water charges for the District's amenity facilities.

### Internet

Internet service will be added for use at the Amenity Center.

### Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

### Janitorial Services

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

### Security Services

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

### Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool.

### Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

## Contingency

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

## **Other Expenditures:**

### Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

# Peace Creek

## Community Development District

### Proposed Budget

### Debt Service Fund

### Series 2023

Description	Proposed Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Special Assessments	\$ 801,813	\$ 804,640	\$ -	\$ 804,640	\$ 801,813
Special Assessments - Direct Bill	\$ -	\$ 310,559	\$ -	\$ 310,559	\$ -
Interest Income	\$ -	\$ 15,781	\$ 7,890	\$ 23,671	\$ 5,000
Carry Forward Surplus*	\$ 312,471	\$ 725	\$ -	\$ 725	\$ 328,686
<b>Total Revenues</b>	<b>\$ 1,114,284</b>	<b>\$ 1,131,704</b>	<b>\$ 7,890</b>	<b>\$ 1,139,595</b>	<b>\$ 1,135,499</b>
<b>Expenses</b>					
<b>Series 2023</b>					
Interest - 12/15	\$ 310,559	\$ 310,559	\$ -	\$ 310,559	\$ 306,734
Principal - 06/15	\$ 180,000	\$ -	\$ 180,000	\$ 180,000	\$ 190,000
Interest - 06/15	\$ 310,559	\$ -	\$ 310,559	\$ 310,559	\$ 306,734
<b>Total Expenditures</b>	<b>\$ 801,119</b>	<b>\$ 310,559</b>	<b>\$ 490,559</b>	<b>\$ 801,119</b>	<b>\$ 803,469</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In (Out)	\$ -	\$ (9,790)	\$ -	\$ (9,790)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (9,790)</b>	<b>\$ -</b>	<b>\$ (9,790)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 313,165</b>	<b>\$ 811,355</b>	<b>\$ (482,669)</b>	<b>\$ 328,686</b>	<b>\$ 332,030</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2023</b>	
Interest - 12/15	\$302,697
<b>Total</b>	<b>\$302,697</b>

**Series 2023**

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

**Peace Creek**  
**Community Development District**  
**Series 2023 Special Assessment Bonds**

**AMORTIZATION SCHEDULE**

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

**Peace Creek**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Proposed Budget FY2023	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ 75,000
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,000</b>



# SECTION V

**RESOLUTION 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on the first Tuesday of the month in November, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Adam Morgan	11/2026
2	Rob Bonin	11/2026
3	Steve Greene	11/2024
4	Carrie Dazzo	11/2024
5	Kayla Word	11/2024

This year, Seat 3, currently held by Steve Greene, Seat 4, currently held by Carrie Dazzo, and Seat 5, currently held by Kayla Word, are subject to election by landowners in November 2024. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 5th day of November 2024, at **1:20 PM** and located at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880.**

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its **May 14, 2024** meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

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

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 14<sup>TH</sup> DAY OF MAY 2024.**

**PEACE CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

**\_\_\_\_\_  
CHAIRPERSON / VICE CHAIRPERSON**

**\_\_\_\_\_  
SECRETARY / ASST. SECRETARY**

## EXHIBIT A

### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE POLLARD ROAD COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Pollard Road Community Development District (“**District**”) the location of which is generally described as comprising a parcel or parcels of land containing approximately 168.55 acres, generally located on the east side of County Road 653 approximately 2.65 miles south of Eloise Loop Road, within the limits of the City of Winter Haven, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District’s Board of Supervisors (“**Board**”, and individually, “**Supervisor**”). Immediately following the landowners’ meeting there may be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	Tuesday, November 5, 2024
HOUR:	1:20 PM
LOCATION:	Holiday Inn—Winter Haven 200 Cypress Gardens Blvd. Winter Haven, Florida 33880

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801 Ph: (407) 841-5524 (“**District Manager’s Office**”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager’s Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager’s Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

District Manager

Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 5, 2024**

TIME: **1:20 PM**

LOCATION: **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd, Winter Haven, Florida 33880**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT  
POLK COUNTY, FLORIDA  
LANDOWNERS' MEETING – TUESDAY, NOVEMBER 5, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Peace Creek Community Development District to be held at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd, Winter Haven, Florida 33880 on Tuesday, November 5, 2024, at 1:20 PM** and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

<b><u>Parcel Description</u></b>	<b><u>Acreage</u></b>	<b><u>Authorized Votes</u></b>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes (2023)*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**  
**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**POLK COUNTY, FLORIDA**  
**LANDOWNERS' MEETING – TUESDAY, NOVEMBER 5, 2024**

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Peace Creek Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_



# SECTION VI

# **REBATE REPORT**

**\$12,065,000**

**Peace Creek Community Development District  
(City of Winter Haven, Florida)**

**Special Assessment Bonds, Series 2023  
(Assessment Area One)**

**Dated: April 18, 2023  
Delivered: April 18, 2023**

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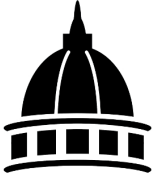
**Rebate Report to the Computation Date  
April 18, 2026  
Reflecting Activity To  
March 31, 2024**



**AMTEC**

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# 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)

April 26, 2024

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

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

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Peace Creek South Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of March 31, 2025. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Caitlyn C. McGovern  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the April 18, 2026 Computation Date  
Reflecting Activity from April 18, 2023 through March 31, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	4.514766%	20,091.68	(3,979.72)
Debt Service Reserve Fund	4.918804%	18,607.92	(1,561.15)
Capitalized Interest Fund	4.641665%	716.06	(116.87)
Cost of Issuance Fund	4.325731%	7.47	(1.93)
<b>Totals</b>	<b>4.698276%</b>	<b>\$39,423.13</b>	<b>\$(5,659.67)</b>
<b>Bond Yield</b>	<b>5.300436%</b>		

**Based upon our computations, no rebate liability exists.**

# SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

## COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from April 18, 2023, the date of the closing, to March 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of April 18, 2026.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between April 18, 2023 and March 31, 2024, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is April 18, 2026.

## DEFINITIONS

### 7. Computation Date

April 18, 2026.

## 8. Computation Period

The period beginning on April 18, 2023, the date of the closing, and ending on March 31, 2024.

## 9. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

## 10. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

## 11. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

## 12. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

## 13. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

## 14. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

<b>Funds / Accounts</b>	<b>Account Number</b>
Revenue Account	246452000
Interest Fund	246452001
Sinking Fund Account	246452002
Debt Service Reserve Fund	246452004
Prepayment Account	246452003
Acquisition & Construction Fund	246452005
Costs of Issuance Account	246452006

## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebateable Arbitrage, as of March 31, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to April 18, 2026. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on April 18, 2026, is the Rebateable Arbitrage.



**\$12,065,000**  
**Peace Creek Community Development District**  
**(City of Winter Haven, Florida)**  
**Special Assessment Bonds, Series 2023**  
**(Assessment Area One)**  
**Delivered: April 18, 2023**

<b>Sources of Funds</b>	
-------------------------	--

<b>Par Amount</b>	<b>\$12,065,000.00</b>
<b>Original Issue Discount</b>	<b>-69,414.20</b>
<b>Total</b>	<b>\$11,995,585.80</b>

<b>Uses of Funds</b>	
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<b>Acquisition &amp; Construction Fund</b>	<b>\$11,053,560.75</b>
<b>Debt Service Reserve Fund</b>	<b>400,906.25</b>
<b>Capitalized Interest Fund</b>	<b>98,343.80</b>
<b>Cost of Issuance Fund</b>	<b>201,475.00</b>
<b>Underwriter's Discount</b>	<b>241,300.00</b>
<b>Total</b>	<b>\$11,995,585.80</b>

## PROOF OF ARBITRAGE YIELD

\$12,065,000

Peace Creek Community Development District  
 (City of Winter Haven, Florida)  
 Special Assessment Bonds, Series 2023  
 (Assessment Area One)

Date	Debt Service	Present Value to 04/18/2023 @ 5.3004356756%
06/15/2023	98,343.80	97,532.58
12/15/2023	310,559.38	300,045.75
06/15/2024	490,559.38	461,715.59
12/15/2024	306,734.38	281,245.47
06/15/2025	496,734.38	443,697.95
12/15/2025	302,696.88	263,397.27
06/15/2026	502,696.88	426,137.39
12/15/2026	298,446.88	246,462.37
06/15/2027	503,446.88	405,020.83
12/15/2027	294,090.63	230,486.25
06/15/2028	509,090.63	388,686.14
12/15/2028	289,521.88	215,340.38
06/15/2029	514,521.88	372,810.43
12/15/2029	284,740.63	200,989.68
06/15/2030	519,740.63	357,397.18
12/15/2030	279,746.88	187,400.10
06/15/2031	524,746.88	342,447.95
12/15/2031	273,468.75	173,857.14
06/15/2032	533,468.75	330,395.36
12/15/2032	266,806.25	160,975.98
06/15/2033	541,806.25	318,455.83
12/15/2033	259,759.38	148,736.16
06/15/2034	544,759.38	303,871.64
12/15/2034	252,456.25	137,186.60
06/15/2035	552,456.25	292,458.06
12/15/2035	244,768.75	126,229.77
06/15/2036	564,768.75	283,737.41
12/15/2036	236,568.75	115,782.64
06/15/2037	571,568.75	272,517.67
12/15/2037	227,984.38	105,894.01
06/15/2038	577,984.38	261,530.62
12/15/2038	219,015.63	96,543.20
06/15/2039	589,015.63	252,937.67
12/15/2039	209,534.38	87,656.09
06/15/2040	599,534.38	244,332.39
12/15/2040	199,540.63	79,220.65
06/15/2041	609,540.63	235,749.00
12/15/2041	189,034.38	71,224.29
06/15/2042	619,034.38	227,217.73
12/15/2042	178,015.63	63,654.00
06/15/2043	633,015.63	220,506.87
12/15/2043	166,356.25	56,452.99
06/15/2044	646,356.25	213,678.04
12/15/2044	153,456.25	49,421.13
06/15/2045	658,456.25	206,583.25
12/15/2045	139,884.38	42,754.08
06/15/2046	674,884.38	200,945.28
12/15/2046	125,506.25	36,404.40
06/15/2047	690,506.25	195,117.54
12/15/2047	110,321.88	30,369.00
06/15/2048	705,321.88	189,145.62
12/15/2048	94,331.25	24,643.63
06/15/2049	724,331.25	184,342.90
12/15/2049	77,400.00	19,189.79
06/15/2050	737,400.00	178,103.55
12/15/2050	59,662.50	14,038.19
06/15/2051	759,662.50	174,128.71

PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	@ 5.3004356756%	Present Value to 04/18/2023
12/15/2051	40,850.00		9,121.83
06/15/2052	780,850.00		169,862.52
12/15/2052	20,962.50		4,442.35
06/15/2053	800,962.50		165,356.92
	24,387,787.72		11,995,585.80

Proceeds Summary

Delivery date	04/18/2023
Par Value	12,065,000.00
Premium (Discount)	-69,414.20
Target for yield calculation	11,995,585.80

## BOND DEBT SERVICE

\$12,065,000

Peace Creek Community Development District  
 (City of Winter Haven, Florida)  
 Special Assessment Bonds, Series 2023  
 (Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
04/18/2023					
06/15/2023			98,343.80	98,343.80	98,343.80
12/15/2023			310,559.38	310,559.38	
06/15/2024	180,000	4.250%	310,559.38	490,559.38	801,118.76
12/15/2024			306,734.38	306,734.38	
06/15/2025	190,000	4.250%	306,734.38	496,734.38	803,468.76
12/15/2025			302,696.88	302,696.88	
06/15/2026	200,000	4.250%	302,696.88	502,696.88	805,393.76
12/15/2026			298,446.88	298,446.88	
06/15/2027	205,000	4.250%	298,446.88	503,446.88	801,893.76
12/15/2027			294,090.63	294,090.63	
06/15/2028	215,000	4.250%	294,090.63	509,090.63	803,181.26
12/15/2028			289,521.88	289,521.88	
06/15/2029	225,000	4.250%	289,521.88	514,521.88	804,043.76
12/15/2029			284,740.63	284,740.63	
06/15/2030	235,000	4.250%	284,740.63	519,740.63	804,481.26
12/15/2030			279,746.88	279,746.88	
06/15/2031	245,000	5.125%	279,746.88	524,746.88	804,493.76
12/15/2031			273,468.75	273,468.75	
06/15/2032	260,000	5.125%	273,468.75	533,468.75	806,937.50
12/15/2032			266,806.25	266,806.25	
06/15/2033	275,000	5.125%	266,806.25	541,806.25	808,612.50
12/15/2033			259,759.38	259,759.38	
06/15/2034	285,000	5.125%	259,759.38	544,759.38	804,518.76
12/15/2034			252,456.25	252,456.25	
06/15/2035	300,000	5.125%	252,456.25	552,456.25	804,912.50
12/15/2035			244,768.75	244,768.75	
06/15/2036	320,000	5.125%	244,768.75	564,768.75	809,537.50
12/15/2036			236,568.75	236,568.75	
06/15/2037	335,000	5.125%	236,568.75	571,568.75	808,137.50
12/15/2037			227,984.38	227,984.38	
06/15/2038	350,000	5.125%	227,984.38	577,984.38	805,968.76
12/15/2038			219,015.63	219,015.63	
06/15/2039	370,000	5.125%	219,015.63	589,015.63	808,031.26
12/15/2039			209,534.38	209,534.38	
06/15/2040	390,000	5.125%	209,534.38	599,534.38	809,068.76
12/15/2040			199,540.63	199,540.63	
06/15/2041	410,000	5.125%	199,540.63	609,540.63	809,081.26
12/15/2041			189,034.38	189,034.38	
06/15/2042	430,000	5.125%	189,034.38	619,034.38	808,068.76
12/15/2042			178,015.63	178,015.63	
06/15/2043	455,000	5.125%	178,015.63	633,015.63	811,031.26
12/15/2043			166,356.25	166,356.25	
06/15/2044	480,000	5.375%	166,356.25	646,356.25	812,712.50
12/15/2044			153,456.25	153,456.25	
06/15/2045	505,000	5.375%	153,456.25	658,456.25	811,912.50
12/15/2045			139,884.38	139,884.38	
06/15/2046	535,000	5.375%	139,884.38	674,884.38	814,768.76
12/15/2046			125,506.25	125,506.25	
06/15/2047	565,000	5.375%	125,506.25	690,506.25	816,012.50
12/15/2047			110,321.88	110,321.88	
06/15/2048	595,000	5.375%	110,321.88	705,321.88	815,643.76
12/15/2048			94,331.25	94,331.25	
06/15/2049	630,000	5.375%	94,331.25	724,331.25	818,662.50
12/15/2049			77,400.00	77,400.00	
06/15/2050	660,000	5.375%	77,400.00	737,400.00	814,800.00
12/15/2050			59,662.50	59,662.50	
06/15/2051	700,000	5.375%	59,662.50	759,662.50	819,325.00

## BOND DEBT SERVICE

\$12,065,000

Peace Creek Community Development District  
 (City of Winter Haven, Florida)  
 Special Assessment Bonds, Series 2023  
 (Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2051			40,850.00	40,850.00	
06/15/2052	740,000	5.375%	40,850.00	780,850.00	821,700.00
12/15/2052			20,962.50	20,962.50	
06/15/2053	780,000	5.375%	20,962.50	800,962.50	821,925.00
	12,065,000		12,322,787.72	24,387,787.72	24,387,787.72

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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.300436%)
04/18/23	Beg Bal	-11,053,560.75	-12,931,873.70
04/18/23		10,200,208.80	11,933,513.09
05/02/23		-630.02	-735.58
06/02/23		-1,571.66	-1,827.01
07/05/23		-1,541.78	-1,783.70
08/02/23		-1,614.67	-1,860.71
08/23/23		500.00	574.43
08/23/23		219.50	252.18
08/23/23		570.00	654.86
08/31/23		1,796.00	2,061.27
09/05/23		-1,677.71	-1,924.11
09/21/23		1,105.50	1,264.92
10/03/23		-1,627.11	-1,858.50
10/11/23		9,320.19	10,633.25
10/17/23		-1,796.00	-2,047.24
10/18/23		1,796.00	2,046.94
10/23/23		860,247.53	979,731.92
11/02/23		-1,687.28	-1,919.12
12/04/23		-1,638.61	-1,855.12
01/03/24		-1,692.44	-1,908.00
02/02/24		-1,685.44	-1,892.12
02/05/24		770.50	864.61
02/05/24		1,848.00	2,073.71
03/04/24		-1,566.58	-1,750.53
03/31/24	MMkt Bal	13,946.94	15,525.82
03/31/24	MMkt Acc	52.77	58.74
-----			
04/18/26	TOTALS:	20,091.68	-3,979.72
-----			

ISSUE DATE: 04/18/23 REBATABLE ARBITRAGE: -3,979.72  
COMP DATE: 04/18/26 NET INCOME: 20,091.68  
BOND YIELD: 5.300436% TAX INV YIELD: 4.514766%

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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.300436%)
04/18/23	Beg Bal	-400,906.25	-469,031.57
05/02/23		630.02	735.58
06/02/23		1,571.66	1,827.01
07/03/23		1,541.78	1,784.22
08/02/23		1,614.67	1,860.71
09/05/23		1,677.71	1,924.11
10/03/23		1,627.11	1,858.50
11/02/23		1,687.28	1,919.12
12/04/23		1,638.61	1,855.12
01/03/24		1,692.44	1,908.00
02/02/24		1,685.44	1,892.12
03/04/24		1,566.58	1,750.53
03/31/24	MMkt Bal	400,906.25	446,291.19
03/31/24	MMkt Acc	1,674.62	1,864.20
-----			
04/18/26	TOTALS:	18,607.92	-1,561.15
-----			

ISSUE DATE: 04/18/23 REBATABLE ARBITRAGE: -1,561.15  
COMP DATE: 04/18/26 NET INCOME: 18,607.92  
BOND YIELD: 5.300436% TAX INV YIELD: 4.918804%

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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.300436%)
04/18/23	Beg Bal	-98,343.80	-115,055.20
05/02/23		154.55	180.44
06/02/23		385.53	448.17
06/15/23		98,343.80	114,106.12
07/05/23		175.98	203.59
-----			
04/18/26	TOTALS:	716.06	-116.87
-----			

ISSUE DATE:	04/18/23	REBATABLE ARBITRAGE:	-116.87
COMP DATE:	04/18/26	NET INCOME:	716.06
BOND YIELD:	5.300436%	TAX INV YIELD:	4.641665%



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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.300436%)
04/18/23	Beg Bal	-201,475.00	-235,711.31
04/18/23		42,000.00	49,136.99
04/18/23		1,750.00	2,047.37
04/18/23		6,000.00	7,019.57
04/18/23		13,000.00	15,209.07
04/18/23		30,000.00	35,097.85
04/18/23		47,500.00	55,571.59
04/18/23		55,000.00	64,346.06
04/25/23		6,125.00	7,158.53
10/26/23		107.47	122.34
-----			
04/18/26	TOTALS:	7.47	-1.93
-----			

ISSUE DATE:	04/18/23	REBATABLE ARBITRAGE:	-1.93
COMP DATE:	04/18/26	NET INCOME:	7.47
BOND YIELD:	5.300436%	TAX INV YIELD:	4.325731%

# SECTION VII

**CORPORATE DECLARATION REGARDING COSTS PAID**  
**[PHASE 3 IMPROVEMENTS]**

I, Mark McDonald, as Vice President of Lennar Homes, LLC ("**Developer**"), do hereby state as follows:

1. I have personal knowledge of the matters set forth in this Declaration.
2. My name is Mark McDonald, and I am a Vice President of the Developer. I have authority to make this Declaration on behalf of Developer.
3. Developer is the developer of certain lands within the Peace Creek Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").
4. The District's *Amended and Restated Engineer's Report* dated April 14, 2022 ("**Engineer's Report**"), describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. The Developer has entered into agreements with contractors for the construction of certain improvements ("**Improvements**") and work product ("**Work Product**"). The Improvements and Work Product are described in **Exhibit A** and are within the scope of the Engineer's Report and the costs set forth therein are accurate representations of the costs paid for such Improvements and Work Product.
6. The Developer has expended funds to develop and/or acquire the Improvements and Work Product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of the Improvements and Work Product that have been completed to date. Developer agrees to timely make payment for any remaining amounts owed, and to ensure that no liens related to such Improvements and Work Product are placed on the District's property.
7. In making this Declaration, I understand that the District intends to rely on this Declaration for purposes of acquiring the Improvements and Work Product identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**LENNAR HOMES, LLC**

\_\_\_\_\_  
By: Mark McDonald  
Its: Vice President

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024, by Mark McDonald as Vice President of Lennar Homes, LLC, on behalf of the corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**EXHIBIT A:  
DESCRIPTION OF PHASE 3 IMPROVEMENTS**

The Improvements include:

- (a) **Roadway Improvements** – All roadways, paving, curbing, and other related improvements located within the Property.
- (b) **Hardscaping** – All signage, entry monuments and features, pavers, walkways, sidewalks, and related improvements.
- (c) **Parks/Recreation/Other** – All wetlands, parks, recreational spaces, trails, and related improvements now a part of the Property constructed in and for the District, including the District’s Amenity Center (Phase 1) comprised of a clubhouse, pool, playground, and other related facilities.
- (d) **Work Product** – All of the right, title, interest, and benefit, if any, in, to, and under any and all site plans, construction and development drawings, plans and specifications, drawings, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-mentioned improvements.

The “Property” includes:

All rights-of-ways identified as Teagan Lane, Scarlet Avenue, Sarah Street, Chris Drive, and Jessica Boulevard, Wetland F, Tracts G and H, of the Plat known as “Peace Creek Reserve,” as recorded at Plat Book 197, Pages 6 et seq. of the Official Records of Polk County, Florida.

**COST TABLE FOR IMPROVEMENTS**

<b>Improvement</b>	<b>CDD Eligible Amount</b>	<b>Paid to Date</b>
Roadway	\$1,085,399.08	\$1,085,399.08
Parks & Recreation	\$1,556,691.26	\$1,556,691.26
Entry Feature	\$58,641.45	\$58,641.45
Contingency	\$276,909.05	\$276,909.05
<b>TOTAL COSTS</b>	<b>\$2,977,640.84</b>	<b>\$2,977,640.84</b>

**DISTRICT ENGINEER'S CERTIFICATE  
[PHASE 3 IMPROVEMENTS]**

\_\_\_\_\_, 2024

Board of Supervisors  
Peace Creek Community Development District

Re: Peace Creek Community Development District (Winter Haven, Florida)  
Acquisition of Phase 3 Improvements

Ladies and Gentlemen:

The undersigned, a representative of Hunter Engineering, Inc. ("**District Engineer**"), as District Engineer for the Peace Creek Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition from Lennar Homes, LLC ("**Developer**") of certain improvements ("**Improvements**") and work product ("**Work Product**"), all as more fully described in **Exhibit A** attached hereto, and in that certain *Developer Bill of Sale & Assignment (Acquisition of Phase 3 Improvements)* ("**Bill of Sale**") dated as of or about the same date as this certificate. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed and inspected the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, permits, as-builts, and other documents.
2. The Improvements are within the scope of the District's capital improvement plan as set forth in the *Amended and Restated Engineer's Report* dated April 14, 2022 ("**Engineer's Report**"), and specially benefit property within Assessment Area One within the District.
3. In my opinion, the Improvements were installed in accordance with their specifications and are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements or Work Product.
4. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
5. The total, actual costs associated with the Improvements and Work Product are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.

6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements and Work Product.

FURTHER AFFIANT SAYETH NOT.

\_\_\_\_\_  
Bryan Hunter, P.E.  
Hunter Engineering, Inc.  
Florida Registration No. 53168  
District Engineer

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024, by Bryan Hunter, P.E. as President of Hunter Engineering, Inc., on behalf of the corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**CONTRACTOR ACKNOWLEDGEMENT & RELEASE  
[PHASE 3 IMPROVEMENTS]**

**THIS ACKNOWLEDGEMENT & RELEASE (“Release”)** is made to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2024, by **Blue Ox Enterprises, LLC**, a Florida limited liability company, having offices located at 500 North Way, Sanford, Florida 32773 (“**Contractor**”), in favor of the **Peace Creek Community Development District (“District”)**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose address is c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

**RECITALS**

**WHEREAS**, pursuant to that certain agreement (“**Contract**”) between Contractor and Center State Development, LLC (“**Development Manager**”), Contractor has constructed on behalf of Development Manager certain infrastructure improvements, as described in **Exhibit A (“Improvements”)**; and

**WHEREAS**, the Development Manager directed construction of the Improvements by Contractor on behalf of Lennar Homes, LLC (“**Developer**”); and

**WHEREAS**, the District is acquiring the Improvements from the Developer, which were completed by Contractor on behalf of the Development Manager, and for that purpose the Developer has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

**WHEREAS**, Contractor has agreed to the release of any such restrictions.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

**SECTION 1. GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

**SECTION 2. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor on behalf of the Development Manager in connection with the Contract, from the Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

**SECTION 3. WARRANTY.** Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including but not limited to any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

**SECTION 4. INDEMNIFICATION.** Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.



**SECTION 5. CERTIFICATE OF PAYMENT.** Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by the Development Manager or the District for the Improvements specifically set forth herein. Contractor is not waiving any rights it has for payments due for other improvements currently under construction pursuant to the Contract that are not the Improvements.

**SECTION 6. EFFECTIVE DATE.** This Release shall take effect upon execution.

**Blue Ox Enterprises, LLC**

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

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_ as \_\_\_\_\_ of Blue Ox Enterprises, LLC, on behalf of the company, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**EXHIBIT A:**  
**DESCRIPTION OF PHASE 3 IMPROVEMENTS**

The Improvements include:

- (a) **Roadway Improvements** – All roadways, paving, curbing, and other related improvements located within the Property.
- (b) **Hardscaping** – All signage, entry monuments and features, pavers, walkways, sidewalks, and related improvements.
- (c) **Parks/Recreation/Other** – All wetlands, parks, recreational spaces, trails, and related improvements now a part of the Property constructed in and for the District.
- (d) **Work Product** – All of the right, title, interest, and benefit, if any, in, to, and under any and all site plans, construction and development drawings, plans and specifications, drawings, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-mentioned improvements.

The “**Property**” includes:

All rights-of-ways identified as Teagan Lane, Scarlet Avenue, Sarah Street, Chris Drive, and Jessica Boulevard, Wetland F, Tracts G and H, of the Plat known as “Peace Creek Reserve,” as recorded at Plat Book 197, Pages 6 et seq. of the Official Records of Polk County, Florida.

**CONTRACTOR ACKNOWLEDGEMENT & RELEASE**  
**[PHASE 1 – AMENITY CENTER]**

THIS ACKNOWLEDGEMENT & RELEASE (“Release”) is made to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2024, by **Center State Development, LLC**, a Florida limited liability company, having offices located at 4900 Dundee Road, Winter Haven, Florida 33884 (“Contractor”), in favor of the **Peace Creek Community Development District (“District”)**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose address is c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

**Recitals**

**WHEREAS**, pursuant to that certain agreement (“Contract”) between Contractor and Lennar Homes, LLC (“Developer”), Contractor has constructed certain infrastructure improvements, as described in **Exhibit A (“Improvements”)**; and

**WHEREAS**, the District is acquiring the Improvements from the Developer and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

**WHEREAS**, Contractor has agreed to the release of any such restrictions.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

**SECTION 1. GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

**SECTION 2. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor in connection with the Contract, from the Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

**SECTION 3. WARRANTY.** Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including but not limited to any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

**SECTION 4. INDEMNIFICATION.** Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

**SECTION 5. CERTIFICATE OF PAYMENT.** Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as

to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by the Developer or the District for the Improvements specifically set forth herein. Contractor is not waiving any rights it has for payments due for other improvements currently under construction pursuant to the Contract that are not the Improvements.

**SECTION 6. EFFECTIVE DATE.** This Release shall take effect upon execution.

**Center State Development, LLC**

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

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_ as \_\_\_\_\_ of Center State Development, LLC, on behalf of the company, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**EXHIBIT A:**

The Improvements include:

- (a) **Parks/Recreation/Other** – All wetlands, parks, recreational spaces, trails, and related improvements now a part of the Property constructed in and for the District, including the District's Amenity Center (Phase 1) comprised of a clubhouse, pool, playground, and other related facilities.
  
- (b) **Work Product** – All of the right, title, interest, and benefit, if any, in, to, and under any and all site plans, construction and development drawings, plans and specifications, drawings, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-mentioned improvements.

**PROFESSIONAL ACKNOWLEDGMENT AND RELEASE  
[PHASE 3 IMPROVEMENTS AND WORK PRODUCT]**

**THIS ACKNOWLEDGMENT & RELEASE (“Release”)** is made the \_\_\_\_ day of \_\_\_\_\_, 2024, by **Hunter Engineering, Inc.**, a Florida corporation, having offices located at 4900 Dundee Road, Winter Haven, Florida 33884 (“**Professional**”), in favor of the **Peace Creek Community Development District (“District”)**, which is a local unit of special-purpose government situated in the City of Winter Haven, Florida, and having offices at c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

**RECITALS**

**WHEREAS**, pursuant to that certain agreement (“**Contract**”) dated December 15, 2020, and between Professional and H.R. Baxter & Sons Enterprises, Inc. (“**Development Manager**”), Professional has created for Lennar Homes, LLC (“**Developer**”), on behalf of the Development Manager, certain work product, as described in **Exhibit A (“Work Product”)**; and

**WHEREAS**, the District is acquiring the Work Product from the Developer, which was prepared on behalf of the Development Manager and paid for by the Developer, and for that purpose the Developer has requested Professional to confirm the release of all restrictions on the District’s right to use and rely upon the Work Product; and

**WHEREAS**, Professional has agreed to the release of any such restrictions.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is acquiring or has acquired the Work Product created by Professional on behalf of the Development Manager in connection with the Contract, from the Developer, and accordingly, the District has the unrestricted right to use and rely upon the Work Product for any and all purposes.
3. **WARRANTY.** Professional hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.
4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by the Development Manager or the District for the Work Product.

[CONTINUED ON NEXT PAGE]

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

**HUNTER ENGINEERING, INC.**

\_\_\_\_\_  
By: Bryan Hunter, P.E.  
Its: President

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024, by Bryan Hunter, P.E. as President of Hunter Engineering, Inc., on behalf of the company, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**EXHIBIT A:**  
**DESCRIPTION OF PHASE 3 IMPROVEMENTS AND WORK PRODUCT**

**Work Product** – All of the right, title, interest, and benefit, if any, in, to, and under any and all site plans, construction and development drawings, plans and specifications, drawings, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the following improvements:

The Improvements include:

- a. **Roadway Improvements** – All roadways, paving, curbing, and other related improvements located within the Property.
- b. **Hardscaping** – All signage, entry monuments and features, pavers, walkways, sidewalks, and related improvements.
- c. **Parks/Recreation/Other** – All wetlands, parks, recreational spaces, trails, and related improvements now a part of the Property constructed in and for the District, including the District’s Amenity Center (Phase 1) comprised of a clubhouse, pool, playground, and other related facilities.

The “**Property**” includes:

All rights-of-ways identified as Teagan Lane, Scarlet Avenue, Sarah Street, Chris Drive, and Jessica Boulevard, Wetland F, Tracts G and H, of the Plat known as “Peace Creek Reserve,” as recorded at Plat Book 197, Pages 6 et seq. of the Official Records of Polk County, Florida.



**DEVELOPER BILL OF SALE & ASSIGNMENT  
[PHASE 3 IMPROVEMENTS]**

This *Developer Bill of Sale & Assignment (Acquisition of Phase 3 Improvements)* evidencing the conveyance of certain improvements and work product described herein is made to be effective as of the \_\_\_ day of \_\_\_\_\_, 2024, by **Lennar Homes, LLC (“Grantor”)**, a Florida limited liability company, whose address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821, and to the **Peace Creek Community Development District (“Grantee”)**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

(Wherever used herein the terms “Grantor” and “Grantee” include all of the parties to this instrument and the successors and assigns of corporations or governmental entities.)

**WITNESSETH**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor by these presents does grant, bargain, sell, transfer, and deliver unto the Grantee, its successors and assigns, the following described property (“**Property**”), assets and rights, to-wit:

- 1) Those certain roadways and related earthwork and drainage improvements, including but not limited to asphalt, base, subgrade, curb, sidewalks, etc., and electric conduit systems, located within those portions of the rights-of-ways identified as Teagan Lane, Scarlet Avenue, Sarah Street, Chris Drive, Jessica Boulevard and further identified on the Plat known as Peace Creek Reserve recorded in Plat Book 197, Pages 6 et seq. of the Official Records of Polk County, Florida (“**Roadways**”); and
- 2) Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever, subject to any rights retained on a non-exclusive basis by the Grantor, pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements located within the Plat known as “Peace Creek Reserve” recorded in Plat Book 197, Pages 6 et seq. of the Official Records of Polk County, Florida (“**Work Product**”); and
- 3) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the Improvements and Work Product, but subject to any rights retained on a non-exclusive basis by the Grantor (“**Warranty and Indemnity Rights**”);

to have and to hold all of the foregoing unto the Grantee, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

This instrument is subject to the following provisions:

a. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

b. The Grantor represents that, without independent investigation, it has no knowledge of any defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any defects, including, but not limited to, any and all warranties and other forms of indemnification. That being the case, this conveyance is made on an “as is” basis, with no warranties whatsoever except as expressly stated herein, provided however, the Grantor shall provide any warranties required by Polk County, Florida (“**County**”) in connection with the turnover of any of the Improvements to the County, but only to the extent that the Grantor is unable to transfer and/or assign sufficient warranties from applicable contractors.

c. Grantor reserves the non-exclusive right(s) to use the Work Product and to enforce the Warranty and Indemnity Rights, to the extent the exercise of such rights is not inconsistent with the District’s rights and/or obligations.

d. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form.

e. Nothing herein shall be construed as a waiver of Grantee’s limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

f. This instrument shall be governed by, and construed under, the laws of the State of Florida.

g. This instrument shall inure to the benefit of, and be binding upon, the respective legal representatives, successors, and assigns of the parties hereto.

h. As consideration for the sale of the Property, and subject to (and without intending to alter) the provisions of that certain *Amended and Restated Engineer’s Report* dated April 14, 2022, the Grantee shall make payment for the cost of the Property in the amounts set forth in **Exhibit A**.

[SIGNATURE PAGES TO FOLLOW]

**SIGNATURE PAGE TO DEVELOPER BILL OF SALE & ASSIGNMENT  
[PHASE 3 IMPROVEMENTS]**

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed in its name this \_\_\_\_ day of \_\_\_\_\_, 2024.

**LENNAR HOMES, LLC**

\_\_\_\_\_  
By: Mark McDonald  
Its: Vice President

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024, by Mark McDonald as a Vice President of Lennar Homes, LLC, on behalf of the corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

The foregoing Developer Bill of Sale & Assignment is acknowledged by:

\_\_\_\_\_  
By: Adam Morgan  
Its: Chairperson, Board of Supervisors

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024, by Adam Morgan as Chairperson of the Peace Creek Community Development District, on behalf of the District, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**EXHIBIT A**

**COST TABLE FOR IMPROVEMENTS**

<b>Improvement</b>	<b>CDD Eligible Amount</b>	<b>Paid to Date</b>
Roadway	\$1,085,399.08	\$1,085,399.08
Parks & Recreation	\$1,556,691.26	\$1,556,691.26
Entry Feature	\$58,641.45	\$58,641.45
Contingency	\$276,909.05	\$276,909.05
<b>TOTAL COSTS</b>	<b>\$2,977,640.84</b>	<b>\$2,977,640.84</b>

**AFFIDAVIT BY COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I, Jillian Burns, having been first duly sworn, do now depose and say that all persons, firms and corporations who have furnished services, labor or materials as of this date for the **PEACE CREEK RESERVE, PHASE 3 ROADWAYS** project, have fully completed their respective work and that there are no bills for labor, materials or applications in connection with such construction which have not been paid.

**PEACE CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: Jillian Burns  
Its: District Manager

NOTARY ACKNOWLEDGMENT

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_ 2024, by Jillian Burns as District Manager of the Peace Creek Community Development District, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**ENGINEER'S CERTIFICATION**

In the professional opinion of Bryan Hunter, P.E., as a registered engineer in the State of Florida, I certify that the improvements for grading, paving, roadway and drainage facilities for the project **PEACE CREEK RESERVE, PHASE 3 ROADWAYS** have been completed substantially in compliance with engineering plans approved by the City of Winter Haven and in compliance with the City of Winter Haven's applicable codes and standards. This determination is based on construction site observations and review of test reports by me or a representative under my direction. Enclosed are record drawings which I have reviewed prior to this certification.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_ 2024.

Signed: \_\_\_\_\_  
Bryan Hunter, P.E.  
Florida Registered Engineer  
No. 53168

**BILL OF SALE**

**(PHASE 3 ROADWAY IMPROVEMENTS)**

KNOW ALL MEN BY THESE PRESENTS, that **Lennar Homes, LLC**, a Florida limited liability company, whose address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821 (hereinafter referred to as SELLER), for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from the **Peace Creek Community Development District**, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (hereinafter referred to as DISTRICT) has granted, bargained, sold, transferred, conveyed and delivered to the DISTRICT, its executors, administrators, successors and assigns forever, the following:

1. All internal roads and rights-of-ways identified as Teagan Lane, Scarlet Avenue, Sarah Street, Chris Drive, and Jessica Boulevard, Wetland F, Tracts G and H, of the Plat known as Peace Creek Reserve recorded in Plat Book 197, Pages 6 et seq. of the Official Records of Polk County; and

All on the property situate, lying and being in Polk County, State of Florida.

TO HAVE AND TO HOLD the same unto the DISTRICT, its executors, administrators, successors and assigns forever. The DISTRICT shall have all rights and title to the above-described personal property.

AND the SELLER hereby covenants to and with the DISTRICT and DISTRICT'S assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this \_\_\_\_ day of \_\_\_\_\_ 2024.

**LENNAR HOMES, LLC**

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
By: Mark McDonald  
Its: Vice President

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day \_\_\_\_\_ 2024, by Mark McDonald, as Vice President of Lennar Homes, LLC. He is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary Public  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**WHEREFORE, the Seller and the District have executed this Bill of Sale as of this \_\_\_\_\_ day of \_\_\_\_\_  
2024.**

**PEACE CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_

By: Adam Morgan  
Its: Chairperson

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day \_\_\_\_\_ 2024, by Adam Morgan, as Chairperson of the Peace Creek Community Development District. He is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary Public  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**Exhibit "A"**  
**Legal Description**

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

KILINSKI | VAN WYK PLLC  
517 East College Avenue  
Tallahassee, Florida 32301

**SPECIAL WARRANTY DEED**

THIS DEED is made as of the \_\_\_\_ day of \_\_\_\_\_ 2024, by and between **LENNAR HOMES, LLC**, a Florida limited liability company (“**Grantor**”), whose mailing address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821, and **Peace Creek Community Development District**, a community development district formed pursuant to Chapter 190, Florida Statutes (“**Grantee**”), whose address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

**WITNESSETH**

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the City of Winter Haven, State of Florida, and more particularly below (“**Property**”):

**All internal roads and rights-of-ways identified as Teagan Lane, Scarlet Avenue, Sarah Street, Chris Drive, and Jessica Boulevard, Wetland F, Tracts G and H, of the Plat known as “Peace Creek Reserve,” as recorded at Plat Book 197, Pages 6 et seq. of the Official Records of Polk County, Florida.**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

[Signature Page Follows]

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed on the day and year first above written.

**WITNESSES**

**LENNAR HOMES, LLC**

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

By: \_\_\_\_\_  
Name: Mark McDonald  
Title: Vice President

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

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_ 2024, by Mark McDonald as Vice President of Lennar Homes, LLC, on behalf of the company, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.**

# SECTION VIII

# SECTION C



# Peace Creek Reserve CDD

## Field Management Report



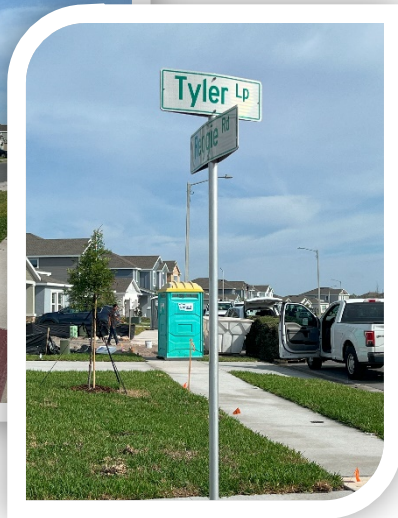
May 14<sup>th</sup>, 2024

Allen Bailey – Field Manager

GMS

# Complete

## District Signage



- ✚ Signs throughout the district were leaning and have been straightened to prevent further issues.

## Amenity Signs



- ✚ The safety signs have been installed at the playground and pool.
- ✚ This will aid in the safety of the residents using district facilities.



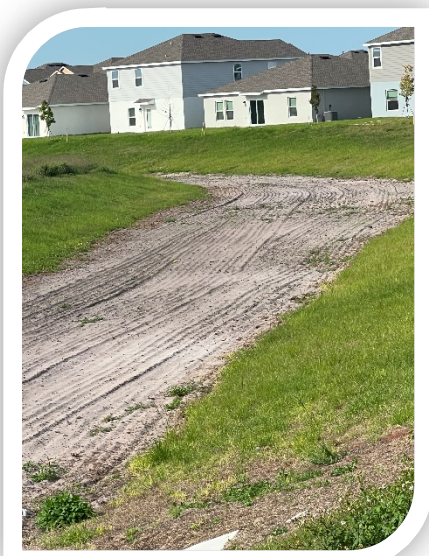
# Review

## Landscape



- ✚ The landscape is filling out with the increase in temperature some areas are stressed. The landscapers are keeping a close eye on these areas.

## Pond Discing



- ✚ The ponds throughout the district have been disced.
- ✚ To keep vegetation growth down along the bottoms.

# 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 1



200 S. F. Street, Haines City, FL 33844

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

Phone 863-422-5207

Polk County License # 15453

Date: 3/5/24

**SUBMITTED TO:**

Allen Bailey  
GMS-Central Florida

**Job Name / Location:**

Peace Creek CDD- PHASE 3

We hereby submit an proposal to provide the material and labor for the scope of work:

DESCRIPTION	QTY	TOTAL
Disc Dry Retention Pond Bottoms Monthly- \$500 per month	12	\$6,000.00
<b>Total</b>		<b>\$6,000.00</b>

**NOTES, EXCLUSIONS & SUBSTITUTIONS:**

**GENERAL TERMS:**

1. Payment to be remitted upon completion (no exceptions).
2. Prices good for 30 days - P&S reserves the right to re-bid after 30 days.

Prince and Sons, Inc. Authorized Signature:

Lucas Martin  
Vice President

Approved By:

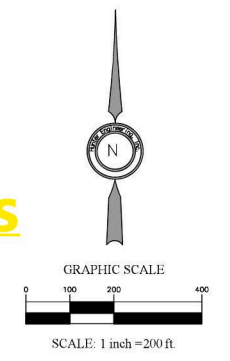
\_\_\_\_\_



**PHASE LEGEND:**

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

# Phase 3 Dry Ponds



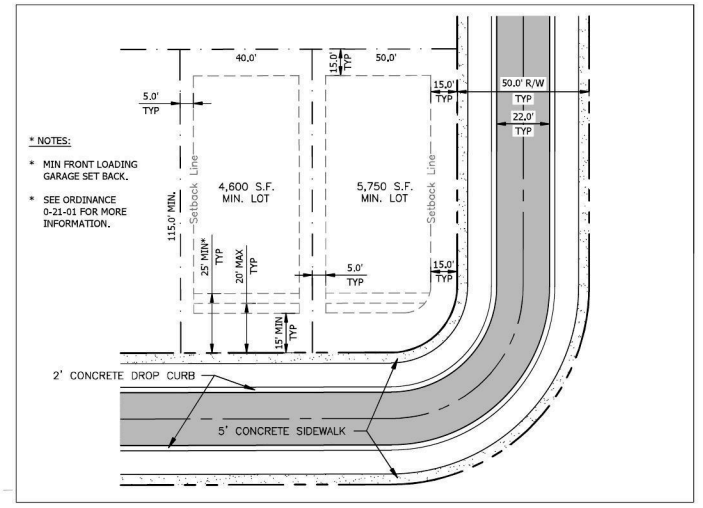
**SITE DATA:**

NET PROJECT AREA: 190.29 ACRES

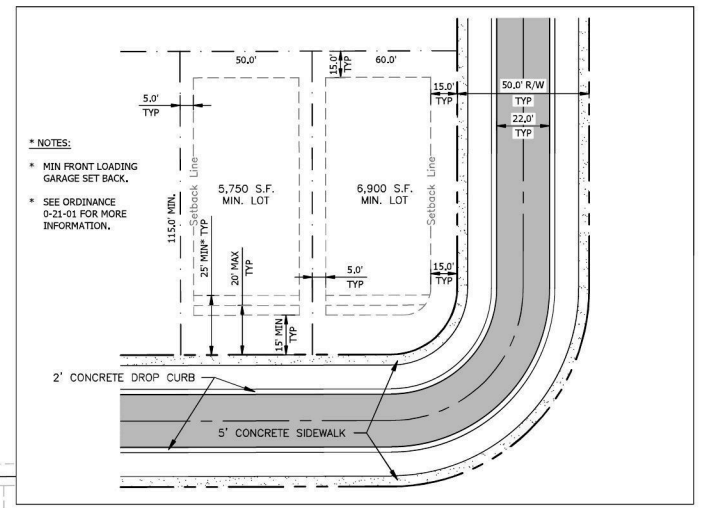
TOTAL LOTS = 553 (100% OR 2.9 DU/AC.)

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

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



PROPOSED TYPICAL 40' WIDE LOTS  
N.T.S.



PROPOSED TYPICAL 50' WIDE LOTS  
N.T.S.

Approved by  
 COUNTY  
 Glenn Shiller  
 5/13/2022 1:13:43 PM  
 OVERALL DIV

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

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

Construction Plans  
 For  
 PEACE CREEK RESERVE  
 SUBDIVISION  
 Winter Haven, Florida

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

Not Notarized  
 BRYAN A. HUNTER  
 No. 53358  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

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

Bryan A. Hunter, P.E.  
 Exp. No. 53358  
 C.S. 09934

C112

# SECTION D

# SECTION 1

# Peace Creek Community Development District

## Summary of Check Register

February 27, 2024 to March 31, 2024

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund	3/4/24	84-85	\$ 3,035.69
	3/11/24	86-89	\$ 11,096.40
	3/18/24	90-93	\$ 10,870.53
	3/25/24	94-96	\$ 922.43
<b>Total Amount</b>			<b>\$ 25,925.05</b>



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/04/24	00009	3/01/24	25319	202402	310-51300	32200	AUDIT FEES-09/30/23B GRAU AND ASSOCIATES	*	900.00	900.00	000084
3/04/24	00016	3/04/24	03042024	202403	300-20700	10300	ASSESSMENT TRANSFER-S2023 PEACE CREEK CDD C/O USBANK	*	2,135.69	2,135.69	000085
3/11/24	00018	12/18/23	GMS33568	202312	330-57200	34500	CONTROLLER/READER/ALARM CURRENT DEMANDS ELECTRICAL &	*	5,694.35	5,694.35	000086
3/11/24	00014	2/29/24	00062670	202402	310-51300	48000	NOT OF RULE DEV-2.12.24	*	335.30		
		2/29/24	00062670	202402	310-51300	48000	NOT OF RULEMAKE-2.13.24	*	713.71		
		2/29/24	00062670	202402	310-51300	48000	CREDIT/BALANCE FORWARD GANNETT MEDIA CORP DBA	*	146.10	902.91	000087
3/11/24	00001	3/01/24	37	202403	310-51300	34000	MANAGEMENT FEES-MAR24	*	3,091.67		
		3/01/24	37	202403	310-51300	35200	WEBSITE MANAGEMENT-MAR24	*	100.00		
		3/01/24	37	202403	310-51300	35100	INFORMATION TECH-MAR24	*	150.00		
		3/01/24	37	202403	310-51300	31300	DISSEMINATION SVCS-MAR24	*	416.67		
		3/01/24	37	202403	310-51300	51000	OFFICE SUPPLIES-MAR24	*	2.89		
		3/01/24	37	202403	310-51300	42000	POSTAGE-MAR24	*	8.36		
		3/01/24	37	202403	310-51300	42500	COPIES-MAR24	*	9.60		
		3/01/24	38	202403	320-53800	34000	FIELD MANAGEMENT-MAR24	*	625.00		
		3/01/24	38	202403	320-53800	49000	LOWES-KEYS GOVERNMENTAL MANAGEMENT SERVICES	*	14.70	4,418.89	000088
3/11/24	00019	2/26/24	59829255	202402	330-57200	48100	PEST CONTROL-FEB24 MASSEY SERVICES, INC.	*	80.25	80.25	000089
3/18/24	00007	2/22/07	03042024	202402	310-51300	31100	BOS MEETING-02.13.24	*	375.00		

PEAC PEACE CREEK CD AGUZMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/04/24 22208	202402 310-51300-31100	HUNTER ENGINEERING, INC.	*	125.00	500.00 000090
			RVW & APP OF REQ 2.19.24				
3/18/24 00002		3/14/24 8939	202402 310-51300-31500	KILINSKI VAN WYK, PLLC	*	3,636.53	3,636.53 000091
			ATTORNEY SVCS-FEB24				
3/18/24 00011		3/01/24 11940	202403 320-53800-46200	PRINCE & SONS INC.	*	5,334.00	5,334.00 000092
			LANDSCAPE MAINT-MAR24				
3/18/24 00020		3/01/24 22235	202403 330-57200-48500	MCDONNELL CORPORATION DBA	*	1,400.00	1,400.00 000093
			POOL MAINTENANCE-MAR24				
3/25/24 00021		3/11/24 721REGGI	202402 330-57200-43000	DUKE ENERGY	*	447.43	447.43 000094
			721 REGGIE RD-FEB24				
3/25/24 00019		3/12/24 59829256	202403 330-57200-48100	MASSEY SERVICES, INC.	*	60.00	60.00 000095
			PEST CONTROL-MAR24				
3/25/24 00011		3/04/24 12035	202403 320-53800-47300	PRINCE & SONS INC.	*	415.00	415.00 000096
			FIX MAINLINE/ROTOR/NOZZLE				
TOTAL FOR BANK A						25,925.05	
TOTAL FOR REGISTER						25,925.05	

# SECTION 2

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

***Unaudited Financial Reporting***  
***March 31, 2024***



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6-7	<hr/>	Month to Month
8	<hr/>	Assessment Receipt Schedule
9	<hr/>	Long-Term Debt Schedule

**Peace Creek**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Operating Account	\$ 371,301	\$ -	\$ -	\$ 371,301
Investments:				
Series 2023				
Reserve	\$ -	\$ 400,906	\$ -	\$ 400,906
Revenue	\$ -	\$ 811,355	\$ -	\$ 811,355
Interest	\$ -	\$ 0	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 13,947	\$ 13,947
<b>Total Assets</b>	<b>\$ 371,301</b>	<b>\$ 1,212,262</b>	<b>\$ 13,947</b>	<b>\$ 1,597,509</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 20,225	\$ -	\$ -	\$ 20,225
Fica Payable	\$ 92	\$ -	\$ -	\$ 92
<b>Total Liabilities</b>	<b>\$ 20,317</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,317</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service	\$ -	\$ 1,212,262	\$ -	\$ 1,212,262
Capital Projects	\$ -	\$ -	\$ 13,947	\$ 13,947
Unassigned	\$ 350,984	\$ -	\$ -	\$ 350,984
<b>Total Fund Balances</b>	<b>\$ 350,984</b>	<b>\$ 1,212,262</b>	<b>\$ 13,947</b>	<b>\$ 1,577,193</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 371,301</b>	<b>\$ 1,212,262</b>	<b>\$ 13,947</b>	<b>\$ 1,597,509</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2024**

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 412,182	\$ 412,182	\$ 413,636	\$ 1,454
Assessments - Direct	\$ 22,650	\$ 16,988	\$ 16,988	\$ -
Developer Contributions	\$ -	\$ -	\$ 36,879	\$ 36,879
<b>Total Revenues</b>	<b>\$ 434,833</b>	<b>\$ 429,170</b>	<b>\$ 467,502</b>	<b>\$ 38,332</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,200	\$ 2,800
FICA Expense	\$ 918	\$ 459	\$ 245	\$ 214
Engineering	\$ 15,000	\$ 7,500	\$ 2,625	\$ 4,875
Attorney	\$ 25,000	\$ 12,500	\$ 9,070	\$ 3,430
Annual Audit	\$ 3,900	\$ 3,900	\$ 4,900	\$ (1,000)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,500	\$ 2,500	\$ -
Trustee Fees	\$ 4,020	\$ -	\$ -	\$ -
Management Fees	\$ 37,100	\$ 18,550	\$ 18,550	\$ -
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 750	\$ 375	\$ 450	\$ (75)
Insurance	\$ 5,750	\$ 5,750	\$ 5,200	\$ 550
Copies	\$ 750	\$ 375	\$ 10	\$ 365
Legal Advertising	\$ 5,000	\$ 2,500	\$ 903	\$ 1,597
Contingency	\$ 2,293	\$ 1,147	\$ 251	\$ 896
Office Supplies	\$ 625	\$ 313	\$ 9	\$ 304
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 127,031</b>	<b>\$ 68,693</b>	<b>\$ 54,587</b>	<b>\$ 14,106</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2024**

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures:</b>				
Property Insurance	\$ 12,000	\$ 12,000	\$ 2,833	\$ 9,167
Field Management	\$ 15,000	\$ 7,500	\$ 3,750	\$ 3,750
Landscape Maintenance	\$ 95,000	\$ 47,500	\$ 32,004	\$ 15,496
Landscape Replacement	\$ 12,500	\$ 6,250	\$ -	\$ 6,250
Streetlights	\$ 33,770	\$ 16,885	\$ -	\$ 16,885
Electric	\$ 7,260	\$ 3,630	\$ -	\$ 3,630
Water & Sewer	\$ 3,000	\$ 3,000	\$ 20,735	\$ (17,735)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 5,500	\$ 2,750	\$ 515	\$ 2,235
General Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ 744	\$ 4,256
Contingency	\$ 5,500	\$ 2,750	\$ 15	\$ 2,735
<b>Subtotal Field Expenditures</b>	<b>\$ 202,030</b>	<b>\$ 108,515</b>	<b>\$ 60,596</b>	<b>\$ 47,919</b>
<b>Amenity Expenditures:</b>				
Amenity - Insurance	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Amenity - Electric	\$ 13,794	\$ 6,897	\$ 1,167	\$ 5,730
Amenity - Water	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Internet	\$ 2,000	\$ 1,000	\$ 207	\$ 793
Pest Control	\$ 528	\$ 264	\$ 140	\$ 124
Janitorial Service	\$ 10,200	\$ 5,100	\$ 775	\$ 4,325
Security Services	\$ 30,000	\$ 15,000	\$ 8,546	\$ 6,454
Pool Maintenance	\$ 16,500	\$ 8,250	\$ 1,400	\$ 6,850
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ 3,076	\$ 1,924
Amenity Access Management	\$ 5,250	\$ 2,625	\$ -	\$ 2,625
Contingency	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
<b>Subtotal Amenity Expenditures</b>	<b>\$ 105,772</b>	<b>\$ 52,886</b>	<b>\$ 15,312</b>	<b>\$ 37,574</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 307,802</b>	<b>\$ 161,401</b>	<b>\$ 75,908</b>	<b>\$ 85,493</b>
<b>Total Expenditures</b>	<b>\$ 434,833</b>	<b>\$ 230,094</b>	<b>\$ 130,495</b>	<b>\$ 99,599</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 337,007</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 13,977</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 350,984</b>	



**Peace Creek**  
**Community Development District**  
**Debt Service Fund Series 2023**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2024**

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 801,813	\$ 801,813	\$ 804,640	\$ 2,827
Assessments - Direct Bill	\$ -	\$ -	\$ 310,559	\$ 310,559
Interest	\$ -	\$ -	\$ 15,781	\$ 15,781
<b>Total Revenues</b>	<b>\$ 801,813</b>	<b>\$ 801,813</b>	<b>\$ 1,130,980</b>	<b>\$ 329,167</b>
<b>Expenditures:</b>				
Interest - 12/15	\$ 310,559	\$ 310,559	\$ 310,559	\$ -
Principal - 06/15	\$ 180,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 310,559	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 801,118</b>	<b>\$ 310,559</b>	<b>\$ 310,559</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 695</b>	<b>\$ 491,254</b>	<b>\$ 820,421</b>	<b>\$ 329,167</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (9,790)	\$ (9,790)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (9,790)</b>	<b>\$ (9,790)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 695</b>		<b>\$ 810,631</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 312,471</b>		<b>\$ 401,631</b>	
<b>Fund Balance - Ending</b>	<b>\$ 313,165</b>		<b>\$ 1,212,262</b>	

**Peace Creek**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2024**

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 4,917	\$ 4,917
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,917</b>	<b>\$ 4,917</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Capital Outlay	\$ -	\$ -	\$ 872,186	\$ (872,186)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 872,186</b>	<b>\$ (872,186)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (867,269)</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ -	\$ -	\$ 9,790	\$ 9,790
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,790</b>	<b>\$ 9,790</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (857,479)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 871,426</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,947</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>													
Assessments - On Roll	\$ -	\$ -	\$ 412,537.66	\$ 1,097.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 413,636
Assessments - Direct	\$ -	\$ 11,325.17	\$ -	\$ 5,662.59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,988
Developer Contributions	\$ 36,879	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,879
<b>Total Revenues</b>	<b>\$ 36,879</b>	<b>\$ 11,325</b>	<b>\$ 412,538</b>	<b>\$ 6,760</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 467,502</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 400	\$ 1,400	\$ -	\$ -	\$ -	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200
FICA Expense	\$ 31	\$ 107	\$ -	\$ -	\$ -	\$ 107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245
Engineering	\$ 1,250	\$ 875	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,625
Attorney	\$ 639	\$ 881	\$ 493	\$ 901	\$ 3,637	\$ 2,521	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,070
Annual Audit	\$ -	\$ -	\$ -	\$ 4,000	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,900
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,092	\$ 3,092	\$ 3,092	\$ 3,092	\$ 3,092	\$ 3,092	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,550
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 36	\$ 43	\$ 43	\$ 214	\$ 105	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ 903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 903
Contingency	\$ 47	\$ 38	\$ 39	\$ 38	\$ 41	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 251
Office Supplies	\$ 3	\$ 3	\$ 0	\$ -	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 16,538</b>	<b>\$ 7,105</b>	<b>\$ 4,334</b>	<b>\$ 8,911</b>	<b>\$ 9,844</b>	<b>\$ 7,855</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 54,587</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b>Field Expenditures:</b>													
Property Insurance	\$ 2,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,833
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,750
Landscape Maintenance	\$ 5,334	\$ 5,334	\$ 5,334	\$ 5,334	\$ 5,334	\$ 5,334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,004
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ -	\$ 2,941	\$ 9,911	\$ 871	\$ 5,426	\$ 1,586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,735
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	515
General Repairs & Maintenance	\$ 411	\$ 333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	744
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15
<b>Subtotal Field Expenditures</b>	<b>\$ 9,203</b>	<b>\$ 9,232</b>	<b>\$ 15,870</b>	<b>\$ 6,830</b>	<b>\$ 11,385</b>	<b>\$ 8,075</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>60,596</b>
<b>Amenity Expenditures:</b>													
Amenity - Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 447	\$ 720	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,167
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet	\$ -	\$ -	\$ -	\$ -	\$ 106	\$ 101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	207
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 80	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	140
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	775
Security Services	\$ -	\$ -	\$ 5,694	\$ 1,428	\$ 1,424	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,546
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,400
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 190	\$ 2,886	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,076
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal Amenity Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,694</b>	<b>\$ 1,428</b>	<b>\$ 2,247</b>	<b>\$ 5,942</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>15,312</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 9,203</b>	<b>\$ 9,232</b>	<b>\$ 21,565</b>	<b>\$ 8,258</b>	<b>\$ 13,632</b>	<b>\$ 14,017</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>75,908</b>
<b>Total Expenditures</b>	<b>\$ 25,741</b>	<b>\$ 16,337</b>	<b>\$ 25,899</b>	<b>\$ 17,169</b>	<b>\$ 23,476</b>	<b>\$ 21,872</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>130,495</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,138</b>	<b>\$ (5,012)</b>	<b>\$ 386,639</b>	<b>\$ (10,409)</b>	<b>\$ (23,476)</b>	<b>\$ (21,872)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>337,007</b>

**Peace Creek**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

ON ROLL ASSESSMENTS

Gross Assessments	\$	443,207.38	\$	862,165.71	\$	1,305,373.09
Net Assessments	\$	412,182.86	\$	801,814.11	\$	1,213,996.97

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	34%			66%			100%			
								General Fund	Debt Service	Total	General Fund	Debt Service	Total	General Fund	Debt Service	Total	
12/8/23	11/13/2023-11/	\$ 56,652.72	\$ (2,266.08)	\$ (1,087.73)	\$ -	\$ -	\$ 53,298.91	\$ 18,096.34	\$ 35,202.57	\$ 53,298.91							
12/21/23	11/23/2023-11/	\$ 1,248,720.37	\$ (49,948.18)	\$ (23,975.44)	\$ -	\$ -	\$ 1,174,796.75	\$ 398,873.39	\$ 775,923.36	\$ 1,174,796.75							
12/31/23	Invoice#4652085	\$ -	\$ -	\$ -	\$ -	\$ (8,621.66)	\$ (8,621.66)	\$ (2,927.27)	\$ (5,694.39)	\$ (8,621.66)							
12/31/23	Invoice#4652086	\$ -	\$ -	\$ -	\$ -	\$ (4,432.07)	\$ (4,432.07)	\$ (1,504.80)	\$ (2,927.27)	\$ (4,432.07)							
1/16/24	10/01/23-12/31	\$ -	\$ -	\$ -	\$ 3,233.57	\$ -	\$ 3,233.57	\$ 1,097.88	\$ 2,135.69	\$ 3,233.57							
<b>Total</b>		<b>\$ 1,305,373.09</b>	<b>\$ (52,214.26)</b>	<b>\$ (25,063.17)</b>	<b>\$ 3,233.57</b>		<b>\$ 1,218,275.50</b>	<b>\$ 413,635.54</b>	<b>\$ 804,639.96</b>	<b>\$ 1,218,275.50</b>							

100%	Net Percent Collected
\$ -	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Lennar Homes, LLC						
2023-01						
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Interest	
10/17/23	10/1/23	2118930	\$ 310,559.38	\$ 310,559.38	\$ 310,559.38	
			\$ 310,559.38	\$ 310,559.38	\$ 310,559.38	

Lennar Homes, LLC						
2024-01						
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	
11/8/23	11/1/23	2127301	\$ 11,325.17	\$ 11,325.17	\$ 11,325.17	
1/24/24	2/1/24	2165980	\$ 5,662.59	\$ 5,662.59	\$ 5,662.59	
	5/4/24		\$ 5,662.59			
			\$ 22,650.34	\$ 16,987.76	\$ 16,987.76	

**Peace Creek**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2023, Special Assessment Revenue Bonds</b>		
Interest Rate:	4.250%, 5.125%, 5.375%	
Maturity Date:	6/15/2053	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$400,906	
Reserve Fund Balance	\$400,906	
Bonds Outstanding - 04/18/23		\$12,065,000
<b>Current Bonds Outstanding</b>		<b>\$12,065,000</b>

# SECTION 3



April 19, 2024

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



**RE: Peace Creek Community Development District Registered Voters**

Dear Ms. Ham,

In response to your request, there are currently **no** voters within Peace Creek Community Development District as of **April 15, 2024**.

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

Sincerely,

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

Lori Edwards  
Supervisor of Elections  
Polk County, Florida