Peace Creek Community Development District

Meeting Agenda

August 13, 2024

AGENDA

Community Development District

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

August 6, 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, August 13, 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/87696794149

Call-In Information: 1-646-876-9923 **Meeting ID:** 876 9679 4149

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

- 1. Roll Call
- 2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
- 3. Approval of Minutes of the May 14, 2024 Board of Supervisors Meeting
- 4. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget
 - i. Consideration of Resolution 2024-05 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds
 - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll
- 5. Consideration of Resolution 2024-07 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025
- 6. Consideration of the Adoption of Goals and Objectives for the District
- 7. Presentation of Fiscal Year 2023 Audit Report
- 8. Ratification of Remaining Conveyance Documents for Phase 3
- 9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal to Add Solar Lights at Mailboxes at Phase 1
 - ii. Consideration of Proposal to Add Enclosed Community Announcement Corkboard at Amenity Center

¹ Comments will be limited to three (3) minutes

- a) Option 1—2'x3' size
- b) Option 2—4'x3' size
- iii. Consideration of Proposal to Add Irrigation to Entrance Plants from Prince & Sons, Inc.
- iv. Consideration of Proposal to Replace Elm Trees
 - a) Option 1—30g
 - b) Option 2—45g
- v. Consideration of Increase to Pool Maintenance Services Contract with Resort Pool Services
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Discussion Regarding Resident Request for Bulletin Board
 - iv. Presentation of Updated Number of Registered Voters—33
- E. Project Development Update
 - i. Status of Property Conveyance
 - ii. Status of Permit Transfers
- 10. Other Business
- 11. Supervisors Requests and Audience Comments
- 12. 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, **May 14, 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:

Adam MorganChairmanRob BoninVice ChairmanSteve GreenAssistant SecretaryKayla WordAssistant SecretaryCarrie DazzoAssistant Secretary

Also, present were:

Jill Burns District Manager, GMS
Tricia Adams District Manager, GMS

Grace Kobitter District Counsel, Kilinski Van Wyk
Bryan Hunter *by Zoom* District Engineer, Hunter Engineering

Allen Bailey Field Manager, GMS

The following is a summary of the discussions and actions taken at the May 14, 2024 Peace Creek Community Development District's regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS Roll Call

Ms. Burns called the meeting to order at 10:38 a.m. Five Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS Public Comment Period

Ms. Burns opened the meeting with the public comment period on comments pertaining to specific agenda items. There were no comments at the time from persons attending the meeting nor those on the Zoom line.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 12, 2024 Board of Supervisors Meeting

Ms. Burns presented the minutes form the March 12, 2024 Board of Supervisors meeting and asked for any comments, corrections, or questions. There being no changes, there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes of the March 12, 2024, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-03 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: August 13, 2024), Declaring Special Assessments and 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

Ms. Burns presented the resolution to the Board while suggesting the public hearing be held on August 13, 2024 which is their regularly scheduled meeting date. She added that a preliminary budget will need to be approved by June 15th setting the cap amount and if there is a proposed increase, they will need to send notice to the property owners. She summarized parts of the budgets for the Board highlighting increases and reasons for them. The proposed gross assessment amount for the upcoming year is \$1,111.47, an increase of \$310 annually. Ms. Burns offered to answer any questions. Hearing none, there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Resolution 2024-03 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: August 13, 2024), Declaring Special Assessments, and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget and the Imposition of Operations and Maintenance Assessments, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-04 Designating a Date, Time, and Location for a Landowners' Meeting and Election (November 5, 2024)

Ms. Burns noted the Landowners' election by Florida statute will be held on the first Tuesday in November which is November 5, 2024. The time will be 1:20 at the Holliday Inn in Winterhaven. She offered to answer any questions. There being none, there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Resolution 2024-04 Designating a Date, Time, and Location for a Landowners' Meeting and Election (November 5, 2024), was approved.

SIXTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report for Series 2023 Assessment Area One Bonds

Ms. Burns stated that under the trust indenture, the District is required to demonstrate that they do not earn more interest on the bonds that they pay. On page four of the report that is included in the agenda package will show a negative arbitrage amount listed. She offered to answer any Board questions. Hearing none, there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Arbitrage Rebate Report for Series 2023 Assessment Area One Bonds, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Conveyance Documents for Phase 3

Ms. Kobitter presented the conveyance documents to the Board for Phase 3. The amounts that are included are included for audit purposes and this will clear the construction fund. She noted that this conveys the amenity center to the District as well. There being no Board questions, there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Conveyance Documents for Phase 3, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kobitter reminded the Board of the required ethics training that will need to be completed by the end of the year and offered to answer any Board questions. There being none, the next item followed.

B. Engineer

Mr. Hunter stated that the city and the county have both acknowledged the successful project closeout and have accepted the public improvement of infrastructure. He also commented on the discing of the Phase 3 Pond and gave his input noting that it may be an unnecessary cost to the District. The staff and Board talked about the pond at length to discuss if they believed the process was necessary or not. Mr. Bailey will clarify the type of pond and the flood plain with Prince.

C. Field Manager's Report

Mr. Bailey presented the Field Manager's report to noting that some of the street signs have been knocked over and have been fixed and signs for the playground have been hung. Due to high temperatures, they are keeping a close eye on the plants and watering when necessary.

i. Consideration of Proposal for Discing of Phase 3 Ponds

Mr. Bailey presented the proposal, and they talked about sandy bottom vs. non sandy and the Board insisted that they would like it to be disced. The total cost would be an extra \$500 a month.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Proposal for Discing of Phase 3 Ponds, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register from February 27th through March 31st, totaling \$25,925.05.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Check Register totaling \$25,925.05, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns noted that the financial statements through March 31st were included in the agenda. There were no questions from the Board and there is no action required.

iii. Presentation of Number of Registered Voters – 0

Ms. Burns noted that the number of registered voters is currently 0 which she suspects may be a mistake and will investigate having that verified.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

There was no update on this item.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Robert Frein (1430 Austin St.) stated the mailing address is messed up because Winterhaven is not claiming the neighborhood and the USPS is stating that they are Lake Wales, and they will only get mail if it's addressed to Lake Wales. The Board stating that sometimes that happens in legal description mapping but they can investigate it.

Haley Oggletree (745 Reggie St.) commented on the address issue and noted how they can get a hold of the website and how to reach any Board members. Ms. Burns noted that all the info is included in the closing documents and can be accessed with any amenity information.

ELEVENTH ORDER OF BUSINESS Adjournment

Ms. Burns asked for a motion of approval.

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

Secretary/Assistant Secretary	Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2024-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors ("Board") of the Peace Creek Community Development District ("District") proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2025") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Peace Creek Community Development District for the Fiscal Year Ending September 30, 2025."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

sum of \$ is deemed by the B	to be raised by the levy of and to be necessary to defray all extends and appropriated in the following to	of assessments and/or penditures of the Dis	or otherwise, which sum
TOTAL G	ENERAL FUND	\$	
DEBT SEF	RVICE FUND (SERIES 2023)	\$	
TOTAL A	LL FUNDS	\$	

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025 or within 60 days following the end of the Fiscal Year 2025 may amend its Adopted Budget for that fiscal year as follows:

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

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2024.

ATTEST:	PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	By:

Exhibit A: Adopted Budget for Fiscal Year 2025

Community Development District

Proposed Budget FY2025



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Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24		Projected Next 3 Months	Projected Thru 9/30/24		Proposed Budget FY2025
Revenues							
Assessments - On Roll	\$ 412,182	\$ 413,636	\$	-	\$	413,636	\$ 571,619
Assessments - Direct	\$ 22,650	\$ 22,650	\$	-	\$	22,650	\$ 23,458
Developer Contributions	\$ -	\$ 36,879	\$	-	\$	36,879	\$ -
Total Revenues	\$ 434,833	\$ 473,165	\$	-	\$	473,165	\$ 595,076
Expenditures							
General & Administrative							
Supervisor Fees	\$ 12,000	\$ 4,200	\$	3,000	\$	7,200	\$ 12,000
FICA Expense	\$ 918	\$ 321	\$	230	\$	551	\$ 918
Engineering	\$ 15,000	\$ 3,750	\$	3,750	\$	7,500	\$ 15,000
Attorney	\$ 25,000	\$ 13,742	\$	4,581	\$	18,323	\$ 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	\$ 3,750	\$	1,250	\$	5,000	\$ 5,250
Trustee Fees	\$ 4,020	\$ 3,950	\$	-	\$	3,950	\$ 4,020
Management Fees	\$ 37,100	\$ 27,825	\$	9,275	\$	37,100	\$ 42,500
Information Technology	\$ 1,800	\$ 1,350	\$	450	\$	1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 900	\$	300	\$	1,200	\$ 1,260
Telephone	\$ 300	\$ -	\$	50	\$	50	\$ -
Postage & Delivery	\$ 750	\$ 662	\$	269	\$	931	\$ 750
Insurance	\$ 5,750	\$ 5,200	\$	-	\$	5,200	\$ 5,720
Copies	\$ 750	\$ 10	\$	35	\$	45	\$ 750
Legal Advertising	\$ 5,000	\$ 903	\$	2,943	\$	3,846	\$ 2,500
Contingency	\$ 2,293	\$ 382	\$	159	\$	541	\$ 2,500
Office Supplies	\$ 625	\$ 17	\$	25	\$	42	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$	-	\$	175	\$ 175
Total General & Administrative:	\$ 127,031	\$ 77,487	\$	26,317	\$	103,803	\$ 131,558

Community Development District

Proposed Budget General Fund

Description		Adopted Budget FY2024		Actuals Thru 6/30/24		Projected Next 3 Months		Projected Thru 9/30/24	Proposed Budget FY2025		
Operations & Maintenance											
Field Expenses:											
Property Insurance	\$	12,000	\$	9,686	\$	-	\$	9,686	\$	15,000	
Field Management	\$	15,000	\$	8,125	\$	3,750	\$	11,875	\$	17,250	
Landscape Maintenance	\$	95,000	\$	57,821	\$	28,680	\$	86,501	\$	99,540	
Landscape Replacement	\$	12,500	\$	-	\$	6,250	\$	6,250	\$	15,000	
Streetlights	\$	33,770	\$	934	\$	9,150	\$	10,084	\$	33,770	
Electric	\$	7,260	\$	893	\$	2,680	\$	3,573	\$	7,260	
Water & Sewer	\$	3,000	\$	29,017	\$	16,064	\$	45,081	\$	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	\$	3,260	\$	1,500	\$	4,760	\$	10,000	
Contingency	\$	5,500	\$	15	\$	100	\$	115	\$	7,500	
Contingency	Ψ	3,300	Ψ	13	Ψ	100	Ψ	113	Ψ	7,500	
Total Field Expenditures:	\$	202,030	\$	110,266	\$	70,924	\$	181,189	\$	267,820	
Amenity Expenses:											
Amenity - Insurance	\$	5,000	\$	-	\$	-	\$	-	\$	-	
Amenity - Electric	\$	13,794	\$	2,729	\$	11,065	\$	13,794	\$	15,863	
Amenity - Water	\$	5,000	\$	641	\$	4,541	\$	5,182	\$	12,000	
Internet	\$	2,000	\$	517	\$	450	\$	967	\$	2,000	
Pest Control	\$	528	\$	320	\$	180	\$	500	\$	735	
Janitorial Service	\$	10,200	\$	3,100	\$	2,325	\$	5,425	\$	9,300	
Security Services	\$	30,000	\$	16,004	\$	11,431	\$	27,435	\$	34,000	
Pool Maintenance	\$	16,500	\$	5,600	\$	5,055	\$	10,655	\$	16,800	
Amenity Repairs & Maintenance	\$	10,000	\$	3,421	\$	1,500	\$	4,921	\$	10,000	
Amenity Access Management	\$	5,250	\$	-	\$	2,625	\$	2,625	\$	12,500	
Contingency	\$	7,500	\$	280	\$	480	\$	760	\$	7,500	
Total Amenity Expenditures:	\$	105,772	\$	32,612	\$	39,653	\$	72,265	\$	120,698	
Total Operations & Maintenance:	\$	307,802	\$	142,878	\$	110,576	\$	253,454	\$	388,518	
Other Financing Sources and Uses											
Capital Reserves - Transfer	\$	-	\$	-	\$	-	\$	-	\$	75,000	
Total Other Expenditures	\$	-	\$	-	\$	-	\$	-	\$	75,000	
Total Expenditures	\$	434,833	\$	220,365	\$	136,893	\$	357,257	\$	595,076	
Evenera Dovernuos ((E-m on diturno)	¢		\$	252.000	¢	(126,002)	d.	115.007	ď		
Excess Revenues/(Expenditures)	\$	•		252,800	\$	(136,893)	\$	115,907	\$	-	
Product ERU's	Ass	essable Units		ERU/Unit	Ne	t Assessment		Net Per Unit	G	ross Per Unit	
No. 1 of 1 n of				1.00						 :=	
Platted - Single Family 553.00 Unplatted 22.80		553 120		1.00 0.19		\$571,619 \$23,458		\$1,033.67		\$1,111.47 \$210.19	
Oripiatteu 22.80		140		0.17		⊅ ∠3,438		\$195.48		\$410.19	

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

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.

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.

<u>Attorney</u>

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.

<u>Arbitrage</u>

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.

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.

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. $\ensuremath{^{5}}$

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:

<u>Amenity - Electric</u>

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

<u> Amenity – Water</u>

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.

<u>Janitorial Services</u>

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.

Community Development District

Proposed Budget
Debt Service Fund
Series 2023

Description	Proposed Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Special Assessments	\$ 801,813	\$ 804,640	\$ -	\$ 804,640	\$ 801,813
Special Assessments - Direct Bill	\$ -	\$ 310,559	\$ -	\$ 310,559	\$ -
Interest Income	\$ -	\$ 30,841	\$ 10,280	\$ 41,122	\$ 5,000
Carry Forward Surplus *	\$ 312,471	\$ 725	\$ -	\$ 725	\$ 341,168
Total Revenues	\$ 1,114,284	\$ 1,146,765	\$ 10,280	\$ 1,157,045	\$ 1,147,981
Expenses Series 2023					
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
Total Expenditures	\$ 801,119	\$ 801,119	\$ -	\$ 801,119	\$ 803,469
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ -	\$ (14,758)	\$ -	\$ (14,758)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (14,758)	\$ -	\$ (14,758)	\$ -
Excess Revenues/(Expenditures)	\$ 313,165	\$ 330,888	\$ 10,280	\$ 341,168	\$ 344,512

 $[\]hbox{*Carry forward less amount in Reserve funds.}$

Series 2023

Interest - 12/15 \$302,697 Total \$302,697

Series 2023

561.65 2025							
		Maximum Annual		num Annual Net Assessment Per		Gr	oss Assessment
Product	Assessable Units	Debt Service		Service Unit			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				

Community Development District Series 2023 Special Assessment Bonds

AMORTIZATION SCHEDULE

12/15/24	DATE		DALANCE		DDINCIDAL		INTEDECT		TOTAL
06/15/25	DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
0e/15/25	12/15/24	\$	11,885,000.00	\$	-	\$	306,734.38	\$	797,293.75
0e/15/26	06/15/25		11,885,000.00		190,000.00	\$	306,734.38	\$	-
12/15/26	12/15/25		11,695,000.00		-	\$	302,696.88	\$	799,431.25
06/15/27 \$ 11,495,000.00 \$ 205,000.00 \$ 244,0688 \$ 12/15/27 \$ 11,290,000.00 \$ \$ 224,006.3 \$ 12/15/28 \$ 11,290,000.00 \$ 215,000.00 \$ 224,006.3 \$ 12/15/28 \$ 11,075,000.00 \$ \$ 229,521.88 \$ 12/15/29 \$ 11,075,000.00 \$ \$ 289,521.88 \$ 12/15/29 \$ 11,075,000.00 \$ \$ 289,521.88 \$ 12/15/30 \$ 10,850,000.00 \$ \$ 228,000.00 \$ 12/15/30 \$ 10,850,000.00 \$ \$ \$ 12/15/31 \$ 10,370,000.00 \$ \$ \$ 12/15/31 \$ 10,370,000.00 \$ \$ \$ 12/15/32 \$ 10,370,000.00 \$ \$ \$ \$ 12/15/32 \$ 10,370,000.00 \$ \$ \$ \$ 12/15/33 \$ 10,370,000.00 \$ \$ \$ \$ \$ 12/15/33 \$ 10,110,000.00 \$ \$ \$ \$ \$ \$ 12/15/33 \$ 10,110,000.00 \$	06/15/26		11,695,000.00		200,000.00	\$	302,696.88	\$	-
12/15/27					-				801,143.75
06/15/28 \$ 11,279,000.00 \$ 215,000.00 \$ 244,000.00 \$ 798,612.50 \$ 06/15/29 \$ 11,075,000.00 \$ 25,000.00 \$ 289,521.88 \$ 798,612.50 \$ 06/15/29 \$ 11,075,000.00 \$ 25,000.00 \$ 289,521.88 \$ 799,625.50 \$ 06/15/30 \$ 10,855,000.00 \$ 235,000.00 \$ 284,746.63 \$ 799,262.50 \$ 06/15/31 \$ 10,815,000.00 \$ 235,000.00 \$ 279,746.88 \$ 799,487.50 \$ 06/15/31 \$ 10,815,000.00 \$ 245,000.00 \$ 279,746.88 \$ 799,487.50 \$ 06/15/31 \$ 10,815,000.00 \$ 245,000.00 \$ 279,746.88 \$ 799,487.50 \$ 06/15/32 \$ 10,370,000.00 \$ 260,000.00 \$ 273,468.75 \$ 798,215.63 \$ 06/15/32 \$ 10,110,000.00 \$ 2.00.00 \$ 273,468.75 \$ 798,215.63 \$ 06/15/33 \$ 10,110,000.00 \$ 2.00.00 \$ 266,806.25 \$ 800,275.00 \$ 279,438 \$ 806,806.25 \$ 806,806.25 \$ 800,80					205,000.00				-
12/15/28		\$			-				797,537.50
06/15/29					215,000.00		*		-
12/15/29					-				798,612.50
06/15/30					225,000.00				-
12/15/30					225 000 00				799,262.50
06/15/31					235,000.00				700 497 50
12/15/31					245 000 00				799,407.50
06/15/32					243,000.00				709 215 62
12/15/32					260,000,00				7 90,213.03
06/15/33 \$ 10,110,000.00 \$ 275,000.00 \$ 265,062.5 \$ - 12/15/33 \$ 9,835,000.00 \$ 265,000.00 \$ 259,759.38 \$ 801,565.63 \$ 06/15/34 \$ 10,110,000.00 \$ 255,000.00 \$ 259,759.38 \$ - 252,456.25 \$		\$			200,000.00				800 275 00
12/15/33		\$			275.000.00		,		-
06/15/34 \$ 9,835,000.00 \$ 255,000.00 \$ 259,759.38 \$ -1					-				801.565.63
12/15/34 \$ 10,110,000.00 \$ - \$ 252,456.25 \$ 797,215.63 06/15/35 \$ 9,835,000.00 \$ - \$ 244,768.75 \$ 797,225.00 06/15/36 \$ 9,550,000.00 \$ - \$ 244,768.75 \$ - \$ 244,768.75 \$ - - \$ 244,768.75 \$ - - \$ 224,768.75 \$ - - \$ 224,768.75 \$ - - \$ 226,568.75 \$ - 12/15/36 \$ 9,250,000.00 \$ - \$ 226,568.75 \$ - 12/15/37 \$ 9,250,000.00 \$ - \$ 227,984.38 \$ 799,553.13 60,157,433 \$ 8,930,000.00 \$ - \$ 219,015.63 \$ 797,000.00 60,157,40 \$ 8,595,000.00 \$ - \$ 209,534.38 \$ 799,075.00 60,157,41 \$ 7,8	, ,	\$			285,000.00		,		-
06/15/35 \$ 9,835,000.00 \$ \$ 224,768.75 \$ 797,225.00 \$ \$ 244,768.75 \$ 797,225.00 \$ \$ 244,768.75 \$ 797,225.00 \$ \$ 236,568.75 \$					· -				797,215.63
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 \$ - \$ 227,984.38 \$ 799,553.13 16/15/38 \$ 8,930,000.00 \$ 350,000.00 \$ 227,984.38 \$ 799,000.00 12/15/38 \$ 8,930,000.00 \$ 219,015.63 \$ 797,000.00 06/15/39 \$ 8,595,000.00 \$ 219,015.63 \$ 797,000.00 06/15/40 \$ 8,245,000.00 \$ 390,000.00 \$ 209,534.38 \$ 798,550.00 06/15/41 \$ 7,875,000.00 \$ 199,540.63 \$ 799,075.00 06/15/41 \$ 7,875,000.00 \$ 410,000.00 \$ 199,540.63 \$ 799,075.00 06/15/42 \$ 6,190,000.00 \$ 430,000.00 \$ 199,540.63 \$ 799,075.00 06/15/43 \$ 6,190,000.00 \$ 189,034.38 \$ 798,575.00 06/15/44 \$ 6,190,000.00 \$ 189,034.38 \$ 798,575.00 06/15/44 \$ 6,190,000.00 \$ 189,034.38 \$ 799,275.00 06/15/45 \$ 6,190,000.00		\$	9,835,000.00		300,000.00	\$	252,456.25		-
12/15/36 \$ 9,550,000.00 \$ 335,000.00 \$ 236,568.75 \$ 801,337.50 06/15/37 \$ 9,250,000.00 \$ 335,000.00 \$ 227,984.38 \$ 79,553.13 06/15/38 \$ 8,930,000.00 \$ - \$ 219,915.63 \$ 79,000.00 06/15/39 \$ 8,930,000.00 \$ 219,015.63 \$ 797,000.00 06/15/39 \$ 8,595,000.00 \$ 370,000.00 \$ 219,015.63 \$ 799,050.00 06/15/40 \$ 8,245,000.00 \$ 390,000.00 \$ 209,534.38 \$ 799,075.00 06/15/40 \$ 8,245,000.00 \$ - \$ 199,540.63 \$ 799,075.00 06/15/41 \$ 7,875,000.00 \$ 199,540.63 \$ 799,075.00 06/15/41 \$ 7,875,000.00 \$ 199,540.63 \$ 798,575.00 06/15/42 \$ 6,190,000.00 \$ 189,034.38 \$ 798,575.00 06/15/42 \$ 6,190,000.00 \$ 178,015.63 \$ 799,050.00 06/15/43 \$ 6,190,000.00 \$ 178,015.63 \$ 799,371.88 06/15/43 \$ 6,190,000.00 \$ 178,015.63 \$ 799,371.88 06/15/45 \$ 6,190,000.00 \$ 166,356.25 \$ 799,371.88	12/15/35	\$	9,835,000.00		-	\$	244,768.75	\$	797,225.00
06/15/37 \$ 9,250,000.00 \$ 335,000.00 \$ 236,568.75 \$	06/15/36		9,550,000.00		320,000.00	\$	244,768.75		-
12/15/37 \$ 9250,000.00 \$ 350,000.00 \$ 227,984.38 \$ 799,553.13 06/15/38 \$ 8,930,000.00 \$ 350,000.00 \$ 227,984.38 \$ 777,000.00 06/15/39 \$ 8,595,000.00 \$ 219,015.63 \$ 797,000.00 06/15/49 \$ 85,955,000.00 \$ 209,534.38 \$ 798,550.00 06/15/40 \$ 8245,000.00 \$ 209,534.38 \$ 799,075.00 06/15/41 \$ 8245,000.00 \$ 199,540.63 \$ 799,075.00 06/15/41 \$ 7,875,000.00 \$ 199,540.63 \$ 799,075.00 06/15/41 \$ 7,875,000.00 \$ 189,034.38 \$ 798,575.00 06/15/42 \$ 6,190,000.00 \$ 189,034.38 \$ 798,575.00 06/15/42 \$ 6,190,000.00 \$ 189,034.38 \$ 798,575.00 06/15/43 \$ 6,190,000.00 \$ 178,015.63 \$ 799,050.00 06/15/43 \$ 6,190,000.00 \$ 178,015.63 \$ 799,371.88 06/15/44 \$ 6,190,000.00 \$ 178,015.63 \$ 799,371.88 06/15/44 \$ 6,190,000.00 \$ 153,000.00 \$ 166,356.25 \$ 799,371.88 06/15/45	12/15/36	\$	9,550,000.00		-		236,568.75		801,337.50
06/15/38 \$ 8,930,000.00 \$ 350,000.00 \$ 227,984.38 \$ - 12/15/39 \$ 8,930,000.00 \$ - \$ 219,015.63 \$ 797,000.00 06/15/39 \$ 8,595,000.00 \$ - \$ 209,534.38 \$ 798,550.00 06/15/40 \$ 8,245,000.00 \$ - \$ 199,540.63 \$ 799,075.00 06/15/41 \$ 7,875,000.00 \$ - \$ 199,540.63 \$ 799,075.00 06/15/41 \$ 7,875,000.00 \$ - \$ 189,034.38 \$ 798,755.00 06/15/42 \$ 6,190,000.00 \$ - \$ 189,034.38 \$ 797,050.00 06/15/42 \$ 6,190,000.00 \$ 430,000.00 \$ 178,015.63 \$ 797,050.00 06/15/43 \$ 6,190,000.00 \$ 455,000.00 \$ 178,015.63 \$ - <td< td=""><td></td><td>\$</td><td></td><td></td><td>335,000.00</td><td></td><td></td><td></td><td>-</td></td<>		\$			335,000.00				-
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 \$ - \$ 199,540.63 \$ 799,075.00 06/15/41 \$ 7,875,000.00 \$ 410,000.00 \$ 199,540.63 \$ 798,575.00 06/15/41 \$ 7,875,000.00 \$ - \$ 189,034.38 \$ 798,575.00 06/15/42 \$ 6,190,000.00 \$ 430,000.00 \$ 189,034.38 \$ 797,050.00 06/15/42 \$ 6,190,000.00 \$ 455,000.00 \$ 178,015.63 \$ 797,050.00 06/15/43 \$ 6,190,000.00 \$ 455,000.00 \$ 178,015.63 \$ 797,050.00 06/15/43 \$ 6,190,000.00 \$ 455,000.00 \$ 166,356.25 \$ 799,371.88 06/15/44 \$ 6,190,000.00 \$ 480,000.00 \$ 166,356.25 \$ 799,812.50 12/15/44 \$ 5,710,000.00 \$ 505,000.00 \$ 153,456.25 \$ 799,812.50 06/15/45 \$ 5,710,000.00 \$ 535,					-				799,553.13
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 \$ 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 \$ 455,000.00 \$ 178,015.63 \$ 797,050.00 \$ 06/15/43 \$ 6,190,000.00 \$ 455,000.00 \$ 178,015.63 \$ 797,050.00 \$ 06/15/44 \$ 6,190,000.00 \$ 455,000.00 \$ 178,015.63 \$ - \$ 12/15/44 \$ 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 \$ 505,000.00 \$ 153,456.25 \$ 799,812.50 \$ 06/15/45 \$ 5,205,000.00 \$ 505,000.00 \$ 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 \$ 565,000.00 \$ 139,884.38 \$ - \$ 12/15/47 \$ 4,670,000.00 \$ 565,000.00 \$ 125,506.25 \$ \$ 0. \$ 12/15/47 \$ 4,670,000.00 \$ 565,000.00 \$ 125,506.25 \$ \$ 0. \$ 12/15/47 \$ 4,670,000.00 \$ 565,000.00 \$ 110,321.88 \$ 0. \$ 0. \$ 12/15/48 \$ 3,510,000.00 \$ 595,000.00 \$ 110,321.88 \$ 0. \$ 0. \$ 12/15/49 \$ 3,510,000.00 \$ 595,000.00 \$ 110,321.88 \$ 0. \$ 0. \$ 12/15/49 \$ 3,510,000.00 \$ 595,000.00 \$ 110,321.88 \$ 0. \$ 0. \$ 12/15/49 \$ 2,280,000.00 \$ 630,000.00 \$ 77,400.00 \$ 60/15/49 \$ 3,510,000.00 \$ - \$ 77,400.00 \$ 60/15/49 \$ 3,510,000.00 \$ - \$ 77,400.00 \$ 60/15/49 \$ 3,510,000.00 \$ - \$ 77,400.00 \$ 60/15/50 \$ 2,280,000.00 \$ - \$ 596,62.50 \$ 797,062.50 \$ 06/15/52 \$ 1,520,000.00 \$ 700,000.00 \$ 94,331.25 \$ 799,653.13 \$ 06/15/52 \$ 1,520,000.00 \$ 700,000.00 \$ 94,331.25 \$ 799,653.13 \$ 0. \$ 12/15/51 \$ 1,520,000.00 \$ 700,000.00 \$ 700,000.00 \$ 94,331.25 \$ 799,653.13 \$ 0. \$ 12/15/51 \$ 1,520,000.00 \$ 700,000.00 \$ 700,000.00 \$ 100,00					350,000.00				-
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 \$ 799,075.00 06/15/41 \$ 8,245,000.00 \$ - \$ 199,540.63 \$ 799,075.00 12/15/41 \$ 7,875,000.00 \$ 410,000.00 \$ 199,540.63 \$ - 12/15/41 \$ 7875,000.00 \$ - \$ 189,034.38 \$ 798,575.00 06/15/42 \$ 6,190,000.00 \$ 430,000.00 \$ 189,034.38 \$ 797,050.00 06/15/42 \$ 6,190,000.00 \$ - \$ 178,015.63 \$ 797,050.00 06/15/43 \$ 6,190,000.00 \$ - \$ 166,356.25 \$ 799,371.88 06/15/44 \$ 6,190,000.00 \$ - \$ 153,456.25 \$ 799,812.50 06/15/44 \$ 6,190,000.00 \$ - \$ 153,456.25 <td< td=""><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td>797,000.00</td></td<>					-				797,000.00
06/15/40 \$ 8,245,000.00 \$ 390,000.00 \$ 209,534.38 \$		\$			370,000.00				-
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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 \$ 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 \$ 535,000.00 \$ 139,884.38 \$ - \$ 12/15/46 \$ 4,670,000.00 \$ 565,000.00 \$ 125,506.25 \$ 800,390.63 06/15/47 \$ 4,670,000.00 \$ 565,000.00 \$ 125,506.25 \$ \$ 0.12/15/47 \$ 4,105,000.00 \$ 575,000.00 \$ 110,321.88 \$ 800,828.13 06/15/48 \$ 4,105,000.00 \$ 595,000.00 \$ 110,321.88 \$ 800,828.13 06/15/48 \$ 3,510,000.00 \$ - \$ 94,331.25 \$ 799,653.13 06/15/49 \$ 3,510,000.00 \$ - \$ 94,331.25 \$ 799,653.13 06/15/49 \$ 2,880,000.00 \$ 630,000.00 \$ 94,331.25 \$ - \$ 12/15/49 \$ 2,880,000.00 \$ - \$ 94,331.25 \$ 799,653.13 06/15/50 \$ 2,280,000.00 \$ 660,000.00 \$ 77,400.00 \$ 801,731.25 06/15/50 \$ 2,220,000.00 \$ - \$ 59,662.50 \$ 797,062.50 06/15/51 \$ 2,220,000.00 \$ 700,000.00 \$ 59,662.50 \$ - \$ 12/15/50 \$ 2,220,000.00 \$ 700,000.00 \$ 59,662.50 \$ - \$ 12/15/51 \$ 1,520,000.00 \$ 740,000.00 \$ 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 \$ 740,000.00 \$ 20,962.50 \$ 801,812.50 06/15/53 \$ 780,000.00 \$ 780,000.00 \$ 20,962.50 \$ 801,812.50 06/15/53 \$ 780,000.00 \$ 780,000.00 \$ 20,962.50 \$ 801,812.50 06/15/53 \$ 780,000.00 \$ 780,000.00 \$ 20,962.50 \$ 801,812.50 06/15/53 \$ 780,000.00 \$ 780,000.00 \$ 20,962.50 \$ 801,812.50 06/15/53 \$ 780,000.00 \$ 780,000.00 \$ 20,962.50 \$ 801,812.50 06/15/53 \$ 780,000.00 \$ 780,000.00 \$ 20,962.50 \$ 801,812.50 06/15/53 \$ 780,000.00 \$ 780,000.00 \$ 20,962.50 \$ 801,812.50 06/15/53 \$ 780,000.00 \$ 780,000.00 \$ 20,962.50 \$ 801,812.50 06/15/53 \$ 780,000.00 \$ 780,000.00 \$ 20,962.50 \$ 801,812.50 06/15/53 \$ 780,000.00 \$ 780,000.00	, ,				410,000.00				708 575 00
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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 \$ 505,000.00 \$ 153,456.25 \$ 799,812.50 06/15/45 \$ 5,710,000.00 \$ 505,000.00 \$ 153,456.25 \$ 799,812.50 06/15/45 \$ 5,710,000.00 \$ - \$ 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 \$ 565,000.00 \$ 125,506.25 \$ 800,390.63 06/15/47 \$ 4,670,000.00 \$ 565,000.00 \$ 125,506.25 \$ - 12/15/48 \$ 4,105,000.00 \$ - \$					430,000.00				797.050.00
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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 \$ 799,653.13 06/15/49 \$ 2,880,000.00 \$ 660,000.00 \$ 77,400.00 \$ 801,731.25 06/15/50 \$ 2,880,000.00 \$ 77,400.00 \$ 797,062.50 06/15/51 \$ 2,220,000.00 \$ 700,000.00 \$ 797,062.50 06/15/51 \$ 1,520,000.00 \$ 740,000.00 \$ 662.50 \$ 797,062.50 06/15/52 \$ 1,520,000.00 \$ 740,000.00 \$ 40,850.00 \$ 800,512.50					-				799,812.50
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$\begin{array}{cccccccccccccccccccccccccccccccccccc$		\$			-				798,340.63
$\begin{array}{cccccccccccccccccccccccccccccccccccc$		\$			535,000.00			\$	-
$\begin{array}{cccccccccccccccccccccccccccccccccccc$		\$	4,670,000.00	\$	-	\$	125,506.25	\$	800,390.63
$\begin{array}{cccccccccccccccccccccccccccccccccccc$		\$			565,000.00				-
$\begin{array}{cccccccccccccccccccccccccccccccccccc$		\$			-				800,828.13
$\begin{array}{cccccccccccccccccccccccccccccccccccc$		\$			595,000.00				-
$\begin{array}{cccccccccccccccccccccccccccccccccccc$		\$			-				799,653.13
$\begin{array}{cccccccccccccccccccccccccccccccccccc$					630,000.00				-
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				\$	12,065,000.00	\$	12,322,787.55	\$	24,387,787.55

Community Development District

Proposed Budget Capital Reserve Fund

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

SECTION B

SECTION 1

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Polk County, Florida ("County"); and

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

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Fiscal Year 2025"), attached hereto as Exhibit A; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025; and

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

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("Assessment Roll") attached to this Resolution as Exhibit B, and to certify the portion of the Assessment Roll related to certain developed property ("Tax Roll Property") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("Direct Collect Property"), all as set forth in Exhibit B; and

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

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

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

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

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A** and **B**.
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in Exhibits A and B. Assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

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

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

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2024.

ATTEST:		PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT						
Secretary / A	ssistant Secretary	By:						
		Its:						
Exhibit A: Exhibit B:	Adopted Budget for Fiscal Year 2025 Assessment Roll (Uniform Method) Assessment Roll (Direct Collect)							

Community Development District

Proposed Budget FY2025



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	_
Capital Reserve Fund	9

Community Development District

Proposed Budget General Fund

Description		Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues						
Assessments - On Roll	\$	412,182	\$ 413,636	\$ -	\$ 413,636	\$ 571,619
Assessments - Direct	\$	22,650	\$ 22,650	\$ -	\$ 22,650	\$ 23,458
Developer Contributions	\$	-	\$ 36,879	\$ -	\$ 36,879	\$ -
Total Revenues	\$	434,833	\$ 473,165	\$ -	\$ 473,165	\$ 595,076
Expenditures						
General & Administrative						
Supervisor Fees	\$	12,000	\$ 4,200	\$ 3,000	\$ 7,200	\$ 12,000
FICA Expense	\$	918	\$ 321	\$ 230	\$ 551	\$ 918
Engineering	\$	15,000	\$ 3,750	\$ 3,750	\$ 7,500	\$ 15,000
Attorney	\$	25,000	\$ 13,742	\$ 4,581	\$ 18,323	\$ 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	\$ 3,750	\$ 1,250	\$ 5,000	\$ 5,250
Trustee Fees	\$	4,020	\$ 3,950	\$ -	\$ 3,950	\$ 4,020
Management Fees	\$	37,100	\$ 27,825	\$ 9,275	\$ 37,100	\$ 42,500
Information Technology	\$	1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,890
Website Maintenance	\$	1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,260
Telephone	\$	300	\$ -	\$ 50	\$ 50	\$ -
Postage & Delivery	\$	750	\$ 662	\$ 269	\$ 931	\$ 750
Insurance	\$	5,750	\$ 5,200	\$ -	\$ 5,200	\$ 5,720
Copies	\$	750	\$ 10	\$ 35	\$ 45	\$ 750
Legal Advertising	\$	5,000	\$ 903	\$ 2,943	\$ 3,846	\$ 2,500
Contingency	\$	2,293	\$ 382	\$ 159	\$ 541	\$ 2,500
Office Supplies	\$	625	\$ 17	\$ 25	\$ 42	\$ 625
Dues, Licenses & Subscriptions	\$	175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$	127,031	\$ 77,487	\$ 26,317	\$ 103,803	\$ 131,558

Community Development District

Proposed Budget General Fund

Description		Adopted Budget FY2024		Actuals Thru 6/30/24		Projected Next 3 Months		Projected Thru 9/30/24		Proposed Budget FY2025
Operations & Maintenance										
Field Expenses:										
Property Insurance	\$	12,000	\$	9,686	\$	-	\$	9,686	\$	15,000
Field Management	\$	15,000	\$	8,125	\$	3,750	\$	11,875	\$	17,250
Landscape Maintenance	\$	95,000	\$	57,821	\$	28,680	\$	86,501	\$	99,540
Landscape Replacement	\$	12,500	\$	-	\$	6,250	\$	6,250	\$	15,000
Streetlights	\$	33,770	\$	934	\$	9,150	\$	10,084	\$	33,770
Electric	\$	7,260	\$	893	\$	2,680	\$	3,573	\$	7,260
Water & Sewer	\$	3,000	\$	29,017	\$	16,064	\$	45,081	\$	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	\$	3,260	\$	1,500	\$	4,760	\$	10,000
Contingency	\$	5,500	\$	15	\$	100	\$	115	\$	7,500
Contingency	Ψ	3,300	Ψ	13	Ψ	100	Ψ	113	Ψ	7,500
Total Field Expenditures:	\$	202,030	\$	110,266	\$	70,924	\$	181,189	\$	267,820
Amenity Expenses:										
Amenity - Insurance	\$	5,000	\$	-	\$	-	\$	-	\$	-
Amenity - Electric	\$	13,794	\$	2,729	\$	11,065	\$	13,794	\$	15,863
Amenity - Water	\$	5,000	\$	641	\$	4,541	\$	5,182	\$	12,000
Internet	\$	2,000	\$	517	\$	450	\$	967	\$	2,000
Pest Control	\$	528	\$	320	\$	180	\$	500	\$	735
Janitorial Service	\$	10,200	\$	3,100	\$	2,325	\$	5,425	\$	9,300
Security Services	\$	30,000	\$	16,004	\$	11,431	\$	27,435	\$	34,000
Pool Maintenance	\$	16,500	\$	5,600	\$	5,055	\$	10,655	\$	16,800
Amenity Repairs & Maintenance	\$	10,000	\$	3,421	\$	1,500	\$	4,921	\$	10,000
Amenity Access Management	\$	5,250	\$	-	\$	2,625	\$	2,625	\$	12,500
Contingency	\$	7,500	\$	280	\$	480	\$	760	\$	7,500
Total Amenity Expenditures:	\$	105,772	\$	32,612	\$	39,653	\$	72,265	\$	120,698
Total Operations & Maintenance:	\$	307,802	\$	142,878	\$	110,576	\$	253,454	\$	388,518
Other Financing Sources and Uses										
Capital Reserves - Transfer	\$	-	\$	-	\$	-	\$	-	\$	75,000
Total Other Expenditures	\$	-	\$	-	\$	-	\$	-	\$	75,000
Total Expenditures	\$	434,833	\$	220,365	\$	136,893	\$	357,257	\$	595,076
Evenera Dovernuos ((E-m on diturno)	¢		\$	252.000	¢	(126,002)	d.	115.007	ď	
Excess Revenues/(Expenditures)	\$	•		252,800	\$	(136,893)	\$	115,907	\$	-
Product ERU's	Ass	essable Units		ERU/Unit	Ne	t Assessment		Net Per Unit	G	ross Per Unit
No. 1 of 1 n of				1.00						 :=
Platted - Single Family 553.00 Unplatted 22.80		553 120		1.00 0.19		\$571,619 \$23,458		\$1,033.67 \$195.48		\$1,111.47 \$210.19
Oripiatteu 22.80		140		0.17		⊅ ∠3,438		\$195.48		\$410.19

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

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.

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.

<u>Attorney</u>

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.

<u>Arbitrage</u>

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.

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.

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. $\ensuremath{^{5}}$

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:

<u>Amenity - Electric</u>

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

<u> Amenity – Water</u>

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.

<u>Janitorial Services</u>

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.

Community Development District

Proposed Budget Debt Service Fund Series 2023

Description	Proposed Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Special Assessments	\$ 801,813	\$ 804,640	\$ -	\$ 804,640	\$ 801,813
Special Assessments - Direct Bill	\$ -	\$ 310,559	\$ -	\$ 310,559	\$ -
Interest Income	\$ -	\$ 30,841	\$ 10,280	\$ 41,122	\$ 5,000
Carry Forward Surplus *	\$ 312,471	\$ 725	\$ -	\$ 725	\$ 341,168
Total Revenues	\$ 1,114,284	\$ 1,146,765	\$ 10,280	\$ 1,157,045	\$ 1,147,981
Expenses Series 2023					
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
Total Expenditures	\$ 801,119	\$ 801,119	\$ -	\$ 801,119	\$ 803,469
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ -	\$ (14,758)	\$ -	\$ (14,758)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (14,758)	\$ -	\$ (14,758)	\$ -
Excess Revenues/(Expenditures)	\$ 313,165	\$ 330,888	\$ 10,280	\$ 341,168	\$ 344,512

 $[\]hbox{*Carry forward less amount in Reserve funds.}$

Series 2023

Interest - 12/15 \$302,697 Total \$302,697

Series 2023

201103 2020							
		Max	imum Annual	Net	Assessment Per	Gr	oss Assessment
Product	Assessable Units	D	ebt Service		Unit		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				

Community Development District Series 2023 Special Assessment Bonds

AMORTIZATION SCHEDULE

12/15/24	DATE		DALANCE		DDINCIDAL		INTEDECT		TOTAL
06/15/25	DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
0e/15/25	12/15/24	\$	11,885,000.00	\$	-	\$	306,734.38	\$	797,293.75
0e/15/26	06/15/25		11,885,000.00		190,000.00	\$	306,734.38	\$	-
12/15/26	12/15/25		11,695,000.00		-	\$	302,696.88	\$	799,431.25
06/15/27 \$ 11,495,000.00 \$ 205,000.00 \$ 244,0688 \$ 12/15/27 \$ 11,290,000.00 \$ \$ 224,006.3 \$ 12/15/28 \$ 11,290,000.00 \$ 215,000.00 \$ 224,006.3 \$ 12/15/28 \$ 11,075,000.00 \$ \$ 229,521.88 \$ 12/15/29 \$ 11,075,000.00 \$ \$ 289,521.88 \$ 12/15/29 \$ 11,075,000.00 \$ \$ 289,521.88 \$ 12/15/30 \$ 10,850,000.00 \$ \$ 228,000.00 \$ 12/15/30 \$ 10,850,000.00 \$ \$ \$ 12/15/31 \$ 10,370,000.00 \$ \$ \$ 12/15/31 \$ 10,370,000.00 \$ \$ \$ 12/15/32 \$ 10,370,000.00 \$ \$ \$ \$ 12/15/32 \$ 10,370,000.00 \$ \$ \$ \$ 12/15/33 \$ 10,370,000.00 \$ \$ \$ \$ \$ 12/15/33 \$ 10,110,000.00 \$ \$ \$ \$ \$ \$ 12/15/33 \$ 10,110,000.00 \$	06/15/26		11,695,000.00		200,000.00	\$	302,696.88	\$	-
12/15/27					-				801,143.75
06/15/28 \$ 11,279,000.00 \$ 215,000.00 \$ 244,000.00 \$ 798,612.50 \$ 06/15/29 \$ 11,075,000.00 \$ 25,000.00 \$ 289,521.88 \$ 798,612.50 \$ 06/15/29 \$ 11,075,000.00 \$ 25,000.00 \$ 289,521.88 \$ 799,625.50 \$ 06/15/30 \$ 10,855,000.00 \$ 235,000.00 \$ 284,746.63 \$ 799,262.50 \$ 06/15/31 \$ 10,815,000.00 \$ 235,000.00 \$ 279,746.88 \$ 799,487.50 \$ 06/15/31 \$ 10,815,000.00 \$ 245,000.00 \$ 279,746.88 \$ 799,487.50 \$ 06/15/31 \$ 10,815,000.00 \$ 245,000.00 \$ 279,746.88 \$ 799,487.50 \$ 06/15/32 \$ 10,370,000.00 \$ 260,000.00 \$ 273,468.75 \$ 798,215.63 \$ 06/15/32 \$ 10,110,000.00 \$ 2.00.00 \$ 273,468.75 \$ 798,215.63 \$ 06/15/33 \$ 10,110,000.00 \$ 2.00.00 \$ 266,806.25 \$ 800,275.00 \$ 279,438 \$ 800,406.25 \$ 800,40					205,000.00				-
12/15/28		\$			-				797,537.50
06/15/29					215,000.00		*		-
12/15/29					-				798,612.50
06/15/30					225,000.00				-
12/15/30					225 000 00				799,262.50
06/15/31					235,000.00				700 497 50
12/15/31					245 000 00				799,407.50
06/15/32					243,000.00				709 215 62
12/15/32					260,000,00				7 90,213.03
06/15/33 \$ 10,110,000.00 \$ 275,000.00 \$ 265,062.5 \$ - 12/15/33 \$ 9,835,000.00 \$ 265,000.00 \$ 259,759.38 \$ 801,565.63 \$ 06/15/34 \$ 10,110,000.00 \$ 255,000.00 \$ 259,759.38 \$ - 252,456.25 \$		\$			200,000.00				800 275 00
12/15/33		\$			275.000.00		,		-
06/15/34 \$ 9,835,000.00 \$ 255,000.00 \$ 259,759.38 \$ -1					-				801.565.63
12/15/34 \$ 10,110,000.00 \$ - \$ 252,456.25 \$ 797,215.63 06/15/35 \$ 9,835,000.00 \$ - \$ 244,768.75 \$ 797,225.00 06/15/36 \$ 9,550,000.00 \$ - \$ 244,768.75 \$ - \$ 244,768.75 \$ - - \$ 244,768.75 \$ - - \$ 224,768.75 \$ - - \$ 224,768.75 \$ - - \$ 226,568.75 \$ - 12/15/36 \$ 9,250,000.00 \$ - \$ 226,568.75 \$ - 12/15/37 \$ 9,250,000.00 \$ - \$ 227,984.38 \$ 799,553.13 60,157,433 \$ 8,930,000.00 \$ 227,984.38 \$ 797,000.00 60,157,433 \$ 8,930,000.00 \$ - \$ 219,015.63 \$ 797,000.00 60,157,443 \$ 8,245,000.00 \$, ,	\$			285,000.00		,		-
06/15/35 \$ 9,835,000.00 \$ \$ 224,768.75 \$ 797,225.00 \$ \$ 244,768.75 \$ 797,225.00 \$ \$ 244,768.75 \$ 797,225.00 \$ \$ 236,568.75 \$					· -				797,215.63
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 \$ - \$ 227,984.38 \$ 799,553.13 16/15/38 \$ 8,930,000.00 \$ 350,000.00 \$ 227,984.38 \$ 799,000.00 12/15/38 \$ 8,930,000.00 \$ 219,015.63 \$ 797,000.00 06/15/39 \$ 8,595,000.00 \$ 219,015.63 \$ 797,000.00 06/15/40 \$ 8,245,000.00 \$ 390,000.00 \$ 209,534.38 \$ 798,550.00 06/15/41 \$ 7,875,000.00 \$ 199,540.63 \$ 799,075.00 06/15/41 \$ 7,875,000.00 \$ 410,000.00 \$ 199,540.63 \$ 799,075.00 06/15/42 \$ 6,190,000.00 \$ 430,000.00 \$ 199,540.63 \$ 799,075.00 06/15/43 \$ 6,190,000.00 \$ 189,034.38 \$ 798,575.00 06/15/44 \$ 6,190,000.00 \$ 189,034.38 \$ 798,575.00 06/15/44 \$ 6,190,000.00 \$ 189,034.38 \$ 799,275.00 06/15/45 \$ 6,190,000.00		\$	9,835,000.00		300,000.00	\$	252,456.25		-
12/15/36 \$ 9,550,000.00 \$ 335,000.00 \$ 236,568.75 \$ 801,337.50 06/15/37 \$ 9,250,000.00 \$ 335,000.00 \$ 227,984.38 \$ 79,553.13 06/15/38 \$ 8,930,000.00 \$ - \$ 219,915.63 \$ 79,000.00 06/15/39 \$ 8,930,000.00 \$ 219,015.63 \$ 797,000.00 06/15/39 \$ 8,595,000.00 \$ 370,000.00 \$ 219,015.63 \$ 799,050.00 06/15/40 \$ 8,245,000.00 \$ 390,000.00 \$ 209,534.38 \$ 799,075.00 06/15/40 \$ 8,245,000.00 \$ - \$ 199,540.63 \$ 799,075.00 06/15/41 \$ 7,875,000.00 \$ 199,540.63 \$ 799,075.00 06/15/41 \$ 7,875,000.00 \$ 199,540.63 \$ 798,575.00 06/15/42 \$ 6,190,000.00 \$ 189,034.38 \$ 798,575.00 06/15/42 \$ 6,190,000.00 \$ 178,015.63 \$ 799,050.00 06/15/43 \$ 6,190,000.00 \$ 178,015.63 \$ 799,371.88 06/15/43 \$ 6,190,000.00 \$ 178,015.63 \$ 799,371.88 06/15/45 \$ 6,190,000.00 \$ 166,356.25 \$ 799,371.88	12/15/35	\$	9,835,000.00		-	\$	244,768.75	\$	797,225.00
06/15/37 \$ 9,250,000.00 \$ 335,000.00 \$ 236,568.75 \$	06/15/36		9,550,000.00		320,000.00	\$	244,768.75		-
12/15/37 \$ 9250,000.00 \$ 350,000.00 \$ 227,984.38 \$ 799,553.13 06/15/38 \$ 8,930,000.00 \$ 350,000.00 \$ 227,984.38 \$ 777,000.00 06/15/39 \$ 8,595,000.00 \$ 219,015.63 \$ 797,000.00 06/15/49 \$ 85,955,000.00 \$ 209,534.38 \$ 798,550.00 06/15/40 \$ 8245,000.00 \$ 209,534.38 \$ 799,075.00 06/15/41 \$ 8245,000.00 \$ 199,540.63 \$ 799,075.00 06/15/41 \$ 7,875,000.00 \$ 199,540.63 \$ 799,075.00 06/15/41 \$ 7,875,000.00 \$ 189,034.38 \$ 798,575.00 06/15/42 \$ 6,190,000.00 \$ 189,034.38 \$ 798,575.00 06/15/42 \$ 6,190,000.00 \$ 189,034.38 \$ 798,575.00 06/15/43 \$ 6,190,000.00 \$ 178,015.63 \$ 799,050.00 06/15/43 \$ 6,190,000.00 \$ 178,015.63 \$ 799,371.88 06/15/44 \$ 6,190,000.00 \$ 178,015.63 \$ 799,371.88 06/15/44 \$ 6,190,000.00 \$ 153,000.00 \$ 166,356.25 \$ 799,371.88 06/15/45	12/15/36	\$	9,550,000.00		-		236,568.75		801,337.50
06/15/38 \$ 8,930,000.00 \$ 350,000.00 \$ 227,984.38 \$ - 12/15/39 \$ 8,930,000.00 \$ - \$ 219,015.63 \$ 797,000.00 06/15/39 \$ 8,595,000.00 \$ - \$ 209,534.38 \$ 798,550.00 06/15/40 \$ 8,245,000.00 \$ - \$ 199,540.63 \$ 799,075.00 06/15/41 \$ 7,875,000.00 \$ - \$ 199,540.63 \$ 799,075.00 06/15/41 \$ 7,875,000.00 \$ - \$ 189,034.38 \$ 798,755.00 06/15/42 \$ 6,190,000.00 \$ - \$ 189,034.38 \$ 797,050.00 06/15/42 \$ 6,190,000.00 \$ 430,000.00 \$ 178,015.63 \$ 797,050.00 06/15/43 \$ 6,190,000.00 \$ 455,000.00 \$ 178,015.63 \$ - <td< td=""><td></td><td>\$</td><td></td><td></td><td>335,000.00</td><td></td><td></td><td></td><td>-</td></td<>		\$			335,000.00				-
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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 \$ 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 \$ 455,000.00 \$ 178,015.63 \$ 797,050.00 \$ 06/15/43 \$ 6,190,000.00 \$ 455,000.00 \$ 178,015.63 \$ 797,050.00 \$ 06/15/44 \$ 6,190,000.00 \$ 455,000.00 \$ 178,015.63 \$ - \$ 12/15/44 \$ 6,190,000.00 \$ - \$ 166,356.25 \$ 799,371.88 \$ 06/15/44 \$ 6,190,000.00 \$ 505,000.00 \$ 166,356.25 \$ - \$ 12/15/44 \$ 5,710,000.00 \$ 505,000.00 \$ 153,456.25 \$ 799,812.50 \$ 06/15/45 \$ 5,205,000.00 \$ 505,000.00 \$ 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 \$ 565,000.00 \$ 139,884.38 \$ - \$ 12/15/47 \$ 4,670,000.00 \$ 565,000.00 \$ 125,506.25 \$ \$ 0. \$ 12/15/47 \$ 4,670,000.00 \$ 565,000.00 \$ 125,506.25 \$ \$ 0. \$ 12/15/47 \$ 4,670,000.00 \$ 565,000.00 \$ 110,321.88 \$ 0. \$ 0. \$ 12/15/48 \$ 3,510,000.00 \$ 595,000.00 \$ 110,321.88 \$ 0. \$ 0. \$ 12/15/49 \$ 3,510,000.00 \$ 595,000.00 \$ 110,321.88 \$ 0. \$ 0. \$ 12/15/49 \$ 3,510,000.00 \$ 595,000.00 \$ 110,321.88 \$ 0. \$ 0. \$ 12/15/49 \$ 2,280,000.00 \$ 630,000.00 \$ 77,400.00 \$ 0. \$ 12/15/49 \$ 2,280,000.00 \$ 600,000.00 \$ 77,400.00 \$ 0. \$ 12/15/50 \$ 2,220,000.00 \$ 0. \$ 596,625.00 \$ 797,062.50 \$ 06/15/51 \$ 2,220,000.00 \$ 700,000.00 \$ 596,625.00 \$ 797,062.50 \$ 06/15/52 \$ 1,520,000.00 \$ 740,000.00 \$ 94,331.25 \$ 0. \$ 06/15/52 \$ 1,520,000.00 \$ 740,000.00 \$ 94,000.00 \$ 0. \$ 0. \$ 0. \$ 0. \$ 0. \$ 0. \$					350,000.00				-
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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 \$ 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 \$ 535,000.00 \$ 139,884.38 \$ - \$ 12/15/46 \$ 4,670,000.00 \$ 565,000.00 \$ 125,506.25 \$ 800,390.63 06/15/47 \$ 4,670,000.00 \$ 565,000.00 \$ 125,506.25 \$ \$ 0.12/15/47 \$ 4,105,000.00 \$ 575,000.00 \$ 110,321.88 \$ 800,828.13 06/15/48 \$ 4,105,000.00 \$ 595,000.00 \$ 110,321.88 \$ 800,828.13 06/15/48 \$ 3,510,000.00 \$ - \$ 94,331.25 \$ 799,653.13 06/15/49 \$ 3,510,000.00 \$ - \$ 94,331.25 \$ 799,653.13 06/15/49 \$ 2,880,000.00 \$ 630,000.00 \$ 94,331.25 \$ - \$ 12/15/49 \$ 2,880,000.00 \$ - \$ 94,331.25 \$ 799,653.13 06/15/50 \$ 2,280,000.00 \$ 660,000.00 \$ 77,400.00 \$ 801,731.25 06/15/50 \$ 2,220,000.00 \$ - \$ 59,662.50 \$ 797,062.50 06/15/51 \$ 2,220,000.00 \$ 700,000.00 \$ 59,662.50 \$ - \$ 12/15/50 \$ 2,220,000.00 \$ 700,000.00 \$ 59,662.50 \$ - \$ 12/15/51 \$ 1,520,000.00 \$ 740,000.00 \$ 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 \$ 740,000.00 \$ 20,962.50 \$ 801,812.50 06/15/53 \$ 780,000.00 \$ 780,000.00 \$ 20,962.50 \$ 801,812.50 06/15/53 \$ 780,000.00 \$ 780,000.00 \$ 20,962.50 \$ 801,812.50 06/15/53 \$ 780,000.00 \$ 780,000.00 \$ 20,962.50 \$ 801,812.50 06/15/53 \$ 780,000.00 \$ 780,000.00 \$ 20,962.50 \$ 801,812.50 06/15/53 \$ 780,000.00 \$ 780,000.00 \$ 20,962.50 \$ 801,812.50 06/15/53 \$ 780,000.00 \$ 780,000.00 \$ 20,962.50 \$ 801,812.50 06/15/53 \$ 780,000.00 \$ 780,000.00 \$ 20,962.50 \$ 801,812.50 06/15/53 \$ 780,000.00 \$ 780,000.00 \$ 20,962.50 \$ 801,812.50 06/15/53 \$ 780,000.00 \$ 780,000.00 \$ 20,962.50 \$ 801,812.50 06/15/53 \$ 780,000.00 \$ 780,000.00	, ,				410,000.00				708 575 00
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				\$	12,065,000.00	\$	12,322,787.55	\$	24,387,787.55

Community Development District

Proposed Budget Capital Reserve Fund

Description	Bu	posed dget 2023	T	tuals `hru 30/24	N	jected Vext Ionths	T	jected 'hru 30/24	I	roposed Budget Y2025
Revenues										
Carry Forward Surplus	\$	-	\$	-	\$	-	\$	-	\$	-
Total Revenues	\$	-	\$	-	\$	-	\$	-	\$	-
Expenditures										
Capital Outlay	\$	-	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-	\$	-
Other Financing Sources/(Uses) Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$	75,000
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-	\$	75,000
Excess Revenues/(Expenditures)	\$	-	\$	-	\$	-	\$	-	\$	75,000

Peace Creek CDD FY 25 Assessment Roll

PARCEL ID	Units	FY 25 O&M	Debt	Total
262936000000013020				
262936000000013040				
262936692300000010	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000020	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000030	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000040	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000050	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000060	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000070	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000080	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000090	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000100	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000110	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000120	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000130	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000140	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000150	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000160	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000170	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000180	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000190	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000200	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000210	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000210	1.00	\$1,111.47	\$1,559.07	
262936692300000220	1.00	\$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54
262936692300000240	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000240	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54
262936692300000250	1.00			\$2,670.54
	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000270	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000280		\$1,111.47	\$1,559.07	\$2,670.54
262936692300000290	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000300	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000310	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000320	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000330	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000340	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000350	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000360	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000370	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000380	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000390	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000400	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000410	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000420	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000430	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000440	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000450	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000460	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000470	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000480	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000490	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000500	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000510	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000520	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000530	1.00	\$1,111.47	\$1,559.07	\$2,670.54

PARCEL ID	Units	FY 25 O&M	Debt	Total
262936692300000540	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000550	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000560	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000570	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000580	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000590	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000600	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000610	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000620	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000630	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000640	1.00	\$1,111. 4 7	\$1,559.07	\$2,670.54
262936692300000650	1.00	\$1,111. 4 7	\$1,559.07	\$2,670.54
262936692300000660	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000670	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000680	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000690	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000700	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000710	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000710	1.00	\$1,111.47 \$1,111.47	\$1,559.07	\$2,670.54
262936692300000730	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	
262936692300000740	1.00	\$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54 \$2,670.54
262936692300000740	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54 \$2,670.54
262936692300000760	1.00		\$1,559.07 \$1,559.07	
262936692300000770	1.00	\$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54
262936692300000770	1.00	\$1,111.47		\$2,670.54
262936692300000790	1.00	\$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54
		\$1,111.47		\$2,670.54
262936692300000800	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000810	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000820	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000830	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000840	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000850	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000860	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000870	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000880	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000890	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000900	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000910	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000920	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000930	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000940	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000950	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000960	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000970	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000980	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300000990	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001000	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001010	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001020	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001030	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001040	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001050	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001060	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001070	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001080	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001090	1.00	\$1,111.47	\$1,559.07	\$2,670.54
	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001100	1.00	⊅1,111. 7/	Ψ1,333.07	ΨZ,010.34

PARCEL ID	Units	FY 25 O&M	Debt	Total
262936692300001120	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001130	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001140	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001150	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001160	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001170	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001180	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001190	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001200	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001210	1.00	\$1,111. 4 7	\$1,559.07	\$2,670.54
262936692300001220	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001230	1.00	\$1,111. 4 7	\$1,559.07	\$2,670.54
262936692300001240	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001250	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001260	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001270	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001280	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001290	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001300	1.00	\$1,111.47 \$1,111.47	\$1,559.07	\$2,670.54
262936692300001310	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	
262936692300001310	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54 \$2,670.54
262936692300001520	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54 \$2,670.54
262936692300001620	1.00		\$1,559.07 \$1,559.07	
262936692300001630	1.00	\$1,111.47		\$2,670.54
		\$1,111.47	\$1,559.07	\$2,670.54
262936692300001640	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001650	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001660	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001670	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001680	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001690	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001700	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001710	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001720	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001730	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001740	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001750	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001760	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001770	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001780	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001790	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001800	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001810	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001820	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001830	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001840	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001850	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001860	1.00	\$1,111. 4 7	\$1,559.07	\$2,670.54
262936692300001870	1.00	\$1,111. 4 7	\$1,559.07	\$2,670.54
262936692300001880	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001890	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300001900	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001910	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001920	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001930	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001940	1.00	\$1,111.47	\$1,559.07	\$2,670.54
	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001950	1.00	Ψ1,111.I/		
262936692300001950 262936692300001960	1.00	\$1,111.47	\$1,559.07	\$2,670.54

PARCEL ID	Units	FY 25 O&M	Debt	Total
262936692300001980	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300001990	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002000	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002010	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002020	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002030	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002040	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002050	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002060	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002070	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002080	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002090	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002100	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002110	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002120	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002130	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002140	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002150	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002160	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54
262936692300002170	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	
262936692300002170	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54 \$2,670.54
262936692300002190	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54 \$2,670.54
262936692300002190	1.00		\$1,559.07 \$1,559.07	
262936692300002210	1.00	\$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54
262936692300002210	1.00	\$1,111.47		\$2,670.54
		\$1,111.47	\$1,559.07	\$2,670.54
262936692300002230	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002240	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002250	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002260	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002270	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002280	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002290	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002300	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002310	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002320	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002330	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002340	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002350	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002360	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002370	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002380	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002390	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002400	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002410	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002420	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002430	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002440	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300002450	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300002460	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300002470	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300002480	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300002490	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300002500	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002510	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002770	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002780	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002790	1.00	\$1,111.47	\$1,559.07	\$2,670.54

	Units	FY 25 O&M	Debt	Total
262936692300002810	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002820	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002830	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002840	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002850	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002860	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002870	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002880	1.00	\$1,111.47	\$1,559.07	
262936692300002890	1.00	\$1,111.47 \$1,111.47	\$1,559.07	\$2,670.54
	1.00	\$1,111.47 \$1,111.47		\$2,670.54
262936692300002900			\$1,559.07	\$2,670.54
262936692300002910	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002920	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002930	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002940	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002950	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002960	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002970	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002980	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300002990	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003000	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003010	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003020	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003030	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003040	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003050	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003060	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003070	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003080	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003090	1.00	\$1,111.47 \$1,111.47	\$1,559.07	\$2,670.54
262936692300003100	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	
262936692300003100	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54
	1.00			\$2,670.54
262936692300003120		\$1,111.47	\$1,559.07	\$2,670.54
262936692300003130	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003140	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003150	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003160	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003170	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003180	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003190	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003200	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003210	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003220	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003230	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003240	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003250	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003260	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003270	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003280	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003290	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003300	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003310	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	
262936692300003310	1.00		\$1,559.07 \$1,559.07	\$2,670.54
		\$1,111.47		\$2,670.54
262936692300003330	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003340	1.00	\$1,111.47	\$1,559.07	\$2,670.54
	1.00	\$1,111. 4 7	\$1,559.07	\$2,670.54
262936692300003350				
262936692300003360	1.00	\$1,111.47	\$1,559.07	
	1.00 1.00 1.00	\$1,111.47 \$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07 \$1,559.07	\$2,670.54 \$2,670.54 \$2,670.54

PARCEL ID	Units	FY 25 O&M	Debt	Total
262936692300003390	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003400	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003410	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003420	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003430	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003440	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003450	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003460	1.00	\$1,111.47	\$1,559.07	
262936692300003470	1.00	\$1,111.47	\$1,559.07	\$2,670.54
	1.00			\$2,670.54
262936692300003480		\$1,111.47	\$1,559.07	\$2,670.54
262936692300003490	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003500	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003510	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003520	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003530	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003540	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003550	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003560	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003570	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003580	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003590	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003600	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003610	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003620	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003630	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003640	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003650	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003660	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003670	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003680	1.00	\$1,111.47 \$1,111.47	\$1,559.07	\$2,670.54
262936692300003690	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	
	1.00			\$2,670.54
262936692300003700		\$1,111.47	\$1,559.07	\$2,670.54
262936692300003710	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003720	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003730	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003740	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003750	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003760	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003770	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003780	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003790	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003800	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003810	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003820	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003830	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003840	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003850	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003860	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003870	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003880	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003890	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	
				\$2,670.54
262936692300003900	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003910	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003920	1.00	\$1,111.47	\$1,559.07	\$2,670.54
26202660222222	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003930			1	
262936692300003940	1.00	\$1,111.47	\$1,559.07	
		\$1,111.47 \$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07 \$1,559.07	\$2,670.54 \$2,670.54 \$2,670.54

PARCEL ID	Units	FY 25 O&M	Debt	Total
262936692300003970	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003980	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300003990	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004000	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004010	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004020	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004030	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004040	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004050	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004060	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004070	1.00	\$1,111. 4 7	\$1,559.07	\$2,670.54
262936692300004080	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004090	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004100	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004110	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004120	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004130	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004140	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004150	1.00	\$1,111.47 \$1,111.47	\$1,559.07	\$2,670.54
262936692300004160	1.00	\$1,111.47 \$1,111.47	\$1,559.07	\$2,670.54
62936692300004170	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54 \$2,670.54
62936692300004170	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	
262936692300004190	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54 \$2,670.54
262936692300004190	1.00		\$1,559.07 \$1,559.07	
62936692300004200	1.00	\$1,111.47		\$2,670.54
		\$1,111.47	\$1,559.07	\$2,670.54
62936692300004220	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004230	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004240	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004250	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004260	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004270	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004280	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004290	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004300	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004310	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004320	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004330	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004340	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004350	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004360	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004370	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004380	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004390	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004400	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004410	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004420	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004430	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004440	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004450	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004460	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004470	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004480	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004490	1.00	\$1,111.47	\$1,559.07	\$2,670.54
62936692300004500	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004510	1.00	\$1,111.47	\$1,559.07	\$2,670.54
	1.00	\$1,111.47	\$1,559.07	\$2,670.54
<u>1</u> 62936692300004520	1.00	41,111.1/		
262936692300004520 262936692300004530	1.00	\$1,111.47	\$1,559.07	\$2,670.54

262936692300004550 262936692300004560 262936692300004570 262936692300004580	1.00 1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004560 262936692300004570 262936692300004580				ΨΖ,010.07
262936692300004570 262936692300004580		\$1,111.47	\$1,559.07	\$2,670.54
262936692300004580	1.00	\$1,111.47	\$1,559.07	\$2,670.54
	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004590	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004600	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004610	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004620	1.00	\$1,111.47	\$1,559.07	
262936692300004630	1.00	\$1,111.47 \$1,111.47	\$1,559.07	\$2,670.54
	1.00			\$2,670.54
262936692300004640		\$1,111.47	\$1,559.07	\$2,670.54
262936692300004650	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004660	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004670	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004680	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004690	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004700	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004710	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004720	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004730	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004740	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004750	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004760	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004770	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004780	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004790	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004800	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004810	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004820	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004830	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004840	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	
262936692300004850	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54 \$2,670.54
	1.00			\$2,670.54
262936692300004860		\$1,111.47	\$1,559.07	\$2,670.54
262936692300004870	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004880	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004890	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004900	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004910	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004920	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004930	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004940	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004950	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004960	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004970	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004980	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300004990	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005000	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005010	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005020	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005030	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005040	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005050	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	
				\$2,670.54
262936692300005060	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005070	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005080	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005090	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005100	1.00	\$1,111.47	\$1,559.07	\$2,670.54
	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005110 262936692300005120	1.00	\$1,111.47	\$1,559.07	\$2,670.54

PARCEL ID	Units	FY 25 O&M	Debt	Total
262936692300005130	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005140	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005150	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005160	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005170	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005180	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005190	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005200	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005210	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005220	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005230	1.00	\$1,111. 4 7	\$1,559.07	\$2,670.54
262936692300005240	1.00	\$1,111. 4 7	\$1,559.07	\$2,670.54
262936692300005250	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005260	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005270	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005280	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005290	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005300	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005310	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005320	1.00	\$1,111.47 \$1,111.47	\$1,559.07	\$2,670.54
262936692300005330	1.00	\$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54
262936692300005340	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005350	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005360	1.00	\$1,111.47	\$1,559.07	
262936692300005370	1.00	\$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54 \$2,670.54
262936692300005380	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	
262936692300005390	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54
262936692300005400	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54
262936692300005410	1.00	\$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54
262936692300005420	1.00			\$2,670.54
	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005430		\$1,111.47	\$1,559.07	\$2,670.54
262936692300005440	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005450	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005460	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005470	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005480	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005490	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005500	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005510	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005520	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005530	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300005540		\$0.00		\$0.00
262936692300005550		\$0.00		\$0.00
262936692300005560		\$0.00		\$0.00
262936692300005570		\$0.00		\$0.00
262936692300005580		\$0.00		\$0.00
262936692300005590		\$0.00		\$0.00
62936692300005600		\$0.00		\$0.00
262936692300005610		\$0.00		\$0.00
262936692300005620		\$0.00		\$0.00
262936692300005630		\$0.00		\$0.00
262936692300005640		\$0.00		\$0.00
262936692300005650		\$0.00		\$0.00
262936692300011330	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300011340	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300011350	1.00	\$1,111.47	\$1,559.07	\$2,670.54
062026602200011260	1.00	\$1,111. 4 7	\$1,559.07	\$2,670.54
262936692300011360	1.00	\$1,111.47	1 /	Ψ=,010.01

PARCEL ID	Units	FY 25 O&M	Debt	Total
262936692300011380	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300011390	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300011400	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300011410	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300011420	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300011430	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300011440	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300011450	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300011460	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300011470	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300011480	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300011490	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300011500	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300011510	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300011520	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300011530	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300011540	1.00	\$1,111.47 \$1,111.47	\$1,559.07	\$2,670.54
262936692300011550	1.00	\$1,111.47 \$1,111.47	\$1,559.07	\$2,670.54 \$2,670.54
262936692300011560	1.00	\$1,111.47 \$1,111.47	\$1,559.07	\$2,670.54 \$2,670.54
262936692300011570	1.00	\$1,111.47 \$1,111.47	\$1,559.07	
262936692300011580	1.00	\$1,111.47 \$1,111.47	\$1,559.07 \$1,559.07	\$2,670.54
	1.00	\$1,111.47 \$1,111.47		\$2,670.54
262936692300011590 262936692300011600	1.00	\$1,111.47 \$1,111.47	\$1,559.07	\$2,670.54
			\$1,559.07	\$2,670.54
262936692300022520	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022530	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022540	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022550	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022560	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022570	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022580	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022590	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022600	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022610	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022620	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022630	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022640	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022650	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022660	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022670	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022680	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022690	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022700	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022710	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022720	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022730	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022740	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022750	1.00	\$1,111.47	\$1,559.07	\$2,670.54
262936692300022760	1.00	\$1,111.47	\$1,559.07	\$2,670.54
Total Gross Onroll	553	\$614,642.91	\$862,165.71	\$1,476,808.62
Total Net Onroll		\$571,617.91	\$801,814.11	\$1,373,432.02
Direct Billing	Acres			
262936000000013020	14.30	\$25,222.80	\$0.00	\$25,222.80
Total Gross Direct Billing	14.30	\$25,222.80	\$0.00	\$25,222.80
Total Net Direct Billing		\$23,457.20	\$0.00	\$23,457.20
.		* -, -	*	

PARCEL ID	Units	FY 25 O&M	Debt	Total
Total Combined Gross		\$639,865.71	\$862,165.71	\$1,502,031.42
Total Combined Net		\$595,075.11	\$801,814.11	\$1,396,889.22

SECTION V

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR THE FISCAL YEAR 2024/2025; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board desires to adopt the annual meeting schedule for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Fiscal Year 2024/2025"), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 13th day of August, 2024.

ATTEST:	PEACE CREEK COMMUNITY DEVELOPMEN DISTRICT		
Secretary / Assistant Secretary	Chairperson, Board of Supervisors		

Exhibit A: Fiscal Year 2024/2025 Annual Meeting Schedule

Exhibit A: Fiscal Year 2024/2025 Annual Meeting Schedule

BOARD OF SUPERVISORS MEETING DATES PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025

The Board of Supervisors of Peace Creek Community Development District will hold their regular meetings for the Fiscal Year 2024/2025 at 10:30 AM on the 2nd Tuesday of each month at the Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, FL 33850, unless otherwise indicated as follows:

October 8, 2024

Tuesday, November 5, 2024 @ 1:20 PM @ the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880 (Landowners' Meeting)

November 12, 2024 December 10, 2024 January 14, 2025 February 11, 2025 March 11, 2025 April 8, 2025 May 13, 2025 June 10, 2025 July 8, 2025 August 12, 2025 September 9, 2025

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

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

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

District Manager

SECTION VI



Memorandum

To: Board of Supervisors

From: District Management

Date: August 13, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Peace Creek Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 - September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes □ No □

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication. **Standard:** 100% of meetings were advertised in accordance with Florida Statutes, on

at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes □ No □

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes □ No □

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes □ No □

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes □ No □

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes □ No □

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes □ No □

Chair/Vice Chair: Print Name:	Date:	
Peace Creek Community Development District		
District Manager: Print Name:	Date:	
Peace Creek Community Development District		

SECTION VII

PEACE CREEK
COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023

PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT CITY OF WINTER HAVEN, FLORIDA

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Peace Creek Community Development District, City of Winter Haven, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 4, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 4, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Peace Creek Community Development District, City of Winter Haven, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

The District was established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes and created by Ordinance No. 22-15 of the City of Winter Haven, Florida effective on February 28, 2022. As a result, the balances as of and for the period ended September 30, 2022 are for less than a twelve month period.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$750,217).
- The change in the District's total net position in comparison with the prior fiscal year was (\$746,550), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balance of \$1,296,223, an increase of \$1,281,050 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

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

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,

	2023	2022
Current and other assets	\$ 1,313,161 \$	43,309
Capital assets, net of depreciation	10,189,987	
Total assets	11,503,148	43,309
Current liabilities	27,076	28,136
Long-term liabilities	12,236,427	18,840
Total liabilities	12,263,503	46,976
Net position		
Net investment in capital assets	871,426	-
Restricted	401,630	-
Unrestricted	(2,033,411)	(3,667)
Total net position	\$ (760,355) \$	(3,667)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations exceeded ongoing program revenues.

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2023	,	2022*
Revenues:			
Program revenues			
Operating grants and contributions	\$ 94,196	\$	92,277
Capital grants and contributions	19,556		
Total revenues	113,752		92,277
Expenses:			
General government	66,578		77,104
Maintenance and operations	22,002		-
Interest	339,185		-
Bond issue costs	 442,675		18,840
Total expenses	 870,440		95,944
Change in net position	 (756,688)		(3,667)
Net position - beginning	(3,667)		
Net position - ending	\$ (760,355)	\$	(3,667)

^{*}For the period from inception February 28, 2022 to September 30, 2022

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$860,302. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of Developer contributions. The remainder of the current fiscal year revenue includes interest revenue. In total, expenses increased over the prior year primarily as a result of interest expense and bond issue costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$10,189,987 invested in capital assets. In the government-wide financial statements no depreciation was taken as the infrastructure is under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had \$12,065,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND OTHER EVENTS

The District anticipates that operations and expenses will increase as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT CITY OF WINTER HAVEN, FLORIDA STATEMENT OF NET POSITION SEPTEMBER 30, 2023

	Governmental Activities	_
ASSETS		
Cash	\$ 12,344	
Due from Developer	27,761	
Restricted assets:		
Investments	1,273,056	
Capital assets:		
Nondepreciable	10,189,987	
Total assets	11,503,148	
LIABILITIES Accounts payable	24,780	
Accrued interest payable	238,527	
Due to other	2,296	
Non-current liabilities:		
Due within one year	180,000	
Due in more than one year	11,817,900	
Total liabilities	12,263,503	_
NET POSITION		_
Restricted for capital assets	871,426	
Restricted for debt service	401,630	
Unrestricted	(2,033,411)	
Total net position	\$ (760,355)	_

PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT CITY OF WINTER HAVEN, FLORIDA STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

				Program R	evenı	Jes	Re Cha	(Expense) venue and inges in Net Position
			Opera	ating Grants	(Capital		
				and	Gr	ants and	Go	vernmental
Functions/Programs	E	xpenses	Cor	ntributions	Cor	ntributions	1	Activities
Primary government:								
Governmental activities:								
General government	\$	66,578	\$	86,436	\$	-	\$	19,858
Maintenance and operations		22,002		-		4,427		(17,575.00)
Interest on long-term debt		339,185		7,760		15,129		(316,296)
Bond issue costs		442,675		-		-		(442,675)
Total governmental activities		870,440		94,196		19,556		(756,688)
	Cha	nge in net p	nosition					(756,688)
		position - be						(3,667)
		position - e	_	9			\$	(760,355)
	INCL		unig				Ψ	(100,000)

PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT CITY OF WINTER HAVEN, FLORIDA BALANCE SHEET GOVERNMENTAL FUNDS SEPTEMBER 30, 2023

				Total					
			Capital				Governmental		
		Seneral	De	bt Service	F	Projects		Funds	
ASSETS									
Cash	\$	12,344	\$	-	\$	-	\$	12,344	
Investments		-		401,630		871,426		1,273,056	
Due from Developer		27,761		-		-		27,761	
Total assets	\$	40,105	\$	401,630	\$	871,426	\$	1,313,161	
LIABILITIES AND FUND BALANCES									
Liabilities:	\$	24 700	φ		φ		Φ	24 790	
Accounts payable	Ф	24,780	\$	-	\$	-	\$	24,780	
Due to other		2,296		-		-		2,296	
Total liabilities		27,076		-		-		27,076	
Fund balances: Restricted for:									
Debt service		-		401,630		-		401,630	
Capital projects		-		-		871,426		871,426	
Unassigned		13,029		-		-		13,029	
Total fund balances		13,029		401,630		871,426		1,286,085	
Total liabilities and fund balances	\$	40,105	\$	401,630	\$	871,426	\$	1,313,161	

PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT CITY OF WINTER HAVEN, FLORIDA RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION SEPTEMBER 30, 2023

Fund balance - governmental funds Amounts reported for governmental activities in the statement of net position are different because:		\$	1,286,085
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.			
Cost of capital assets Accumulated depreciation	10,189,987 -		10,189,987
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.			
Accrued interest payable Bonds payable	(238,527) (11,997,900)	((12,236,427)

Net position of governmental activities

(760, 355)

PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT CITY OF WINTER HAVEN, FLORIDA STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

		Total						
	Capital						G	overnmental
		Seneral	De	bt Service	F	Projects	Funds	
REVENUES								
Developer contributions	\$	86,436	\$	-	\$	4,427	\$	90,863
Interest		-		7,760		15,129		22,889
Total revenues		86,436		7,760		19,556		113,752
EXPENDITURES								
Current:								
General government		66,578		-		-		66,578
Maintenance and operations		22,002		-		-		22,002
Debt service:								
Principal		-		-		18,840		18,840
Interest		-		98,344		-		98,344
Bond issuance costs		-		-		442,675		442,675
Capital outlay		-		-	1	0,189,987		10,189,987
Total expenditures		88,580		98,344	1	0,651,502		10,838,426
Excess (deficiency) of revenues								
over (under) expenditures		(2,144)		(90,584)	(1	0,631,946)	((10,724,674)
OTHER FINANCING SOURCES (USES)								
Interfund transfers		-		(7,036)		7,036		-
Bond issuance		-		499,250	1	1,565,750		12,065,000
Bond discount		-		-		(69,414)		(69,414)
Total other financing sources (uses)		-		492,214	1	1,503,372		11,995,586
Net change in fund balances		(2,144)		401,630		871,426		1,270,912
Fund balances - beginning		15,173		_				15,173
Fund balances - ending	\$	13,029	\$	401,630	\$	871,426	\$	1,286,085

PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT CITY OF WINTER HAVEN, FLORIDA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

Net change in fund balances - total governmental funds	\$ 1,270,912
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however in the statement of activities, the cost of those assets are eliminated and capitalized as capital assets.	10,189,987
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(12,065,000)
Repayments of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	18,840
Governmental funds report the effect of Bond premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.	
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(2,314)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.	(238,527)
Change in net position of governmental activities	\$ (756,688)

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

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2023, all of the Board members are affiliated with Lennar Corporation, the Development Manager.

The Board has the final responsibility for:

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

<u>Assessments</u>

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

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

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

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

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

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

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

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

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

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

Capital Assets

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

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

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

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

Long-Term Obligations

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

<u>Deferred Outflows/Inflows of Resources</u>

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

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

Fund Equity/Net Position

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

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

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

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

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

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2023:

_	Maturities	Am	ortized cost	Credit Risk
	Weighted average of the			
First American Government Oblig Fd Class Y	fund portfolio: 24 days	\$	1,273,056	S&P AAAm
Total investments		\$	1,273,056	

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs other than quoted market prices are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2023 were as follows:

Fund	Tran	sfer in	Trar	nsfer Out
Debt service	\$	-	\$	7,036
Capital projects		7,036		-
Total	\$	7.036	\$	7.036

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beg	inning			Ending
	Bal	ance	Additions	Reductions	Balance
Governmental activities					·
Capital assets, not being depreciated					
Infrastructure under construction	\$	-	\$ 10,189,987	\$ -	\$ 10,189,987
Total capital assets, not being depreciated		-	10,189,987	-	10,189,987
Governmental activities capital assets, net	\$	-	\$ 10,189,987	\$ -	\$ 10,189,987

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$21,999,091. The project is expected to be developed in phases. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, the potable and wastewater systems are to be conveyed to others for ownership and maintenance responsibilities. The capital asset additions in the current year were acquired from the Developer.

NOTE 7 - LONG-TERM LIABILITIES

Series 2023

On April 18, 2023, the District issued \$12,065,000 Special Assessment Revenue Bonds, Series 2023, consisting of \$1,450,000 Term Bonds due on June 15, 2030, \$4,425,000 Term Bonds due on June 15, 2043, and \$6,190,000 Term Bonds due on June 15, 2053 with fixed interest rates ranging from 4.25% to 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each June 15 and December 15. Principal on the Bonds is to be paid serially commencing June 15, 2023 through June 15, 2054.

The Series 2023 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2023 Bonds are not subject to optional redemption. The Series 2023 Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	В	eginning				Ending	D	ue Within
	E	Balance	Additions	Re	eductions	Balance	(One Year
Governmental activities								
Bonds payable:								
Series 2023	\$	-	\$ 12,065,000	\$	-	\$ 12,065,000	\$	180,000
Less: Original issue discount		-	(69,414)		(2,314)	(67,100)		-
Direct Borrowing:								
Developer advance		18,840	-		18,840	-		
Total	\$	18,840	\$ 11,995,586	\$	16,526	\$ 11,997,900	\$	180,000

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

	Governmental Activities									
Year ending September 30:	Principal		Interest		Total					
2024	\$ 180,000	\$	621,118	\$	801,118					
2025	190,000		613,468		803,468					
2026	200,000		605,394		805,394					
2027	205,000	596,894		801,894						
2028	215,000		588,182		803,182					
2029-2033	1,240,000		2,788,570		4,028,570					
2034-2038	1,590,000		2,443,074		4,033,074					
2039-2043	2,055,000		1,990,282		4,045,282					
2044-2048	2,680,000		1,391,048		4,071,048					
2049-2053	3,510,000		586,412		4,096,412					
Total	\$ 12,065,000	\$	12,224,442	\$	24,289,442					

NOTE 8 – SIGNIFICANT LANDOWNER TRANSACTIONS

The District has entered into a Developer Funding Agreement with 653th LLC, whereby 653th LLC has agreed to fund the general operations of the District. For the current fiscal year, Developer contributions in the general fund were \$86,436, which includes a receivable of \$27,761. In addition, the District paid the Developer \$18,840 from Series 2023 Bond proceeds which extinguished the direct borrowings from the prior year.

NOTE 9 - CONCENTRATION

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

NOTE 10 - MANAGEMENT AGREEMENTS

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

NOTE 11 – RISK MANAGEMENT

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

PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT CITY OF WINTER HAVEN, FLORIDA SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Α	udgeted mounts nal & Final	Variance with Final Budget - Positive (Negative)		
REVENUES					
Developer contributions	\$	282,237	\$ 86,436	\$	(195,801)
Total revenues		282,237	86,436		(195,801)
EXPENDITURES Current: General government		131,810	66,578		65,232
Maintenance and operations		125,500	22,002		103,498
Amenity		24,927	-		24,927
Total expenditures		282,237	88,580		193,657
Excess (deficiency) of revenues over (under) expenditures	\$	-	(2,144)	\$	(2,144)
Fund balances - beginning			 15,173		
Fund balances - ending			\$ 13,029		

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT CITY OF WINTER HAVEN, FLORIDA OTHER INFORMATION – DATA ELEMENTS REQUIRED BY FL STATUTE 218.39(3)(C) FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023 UNAUDITED

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	6
Employee compensation	\$ 2,800.00
Independent contractor compensation	\$ 10,796,184.14
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	N/A
Special assessment rate	
Special assessments collected	N/A
Outstanding Bonds:	see Note 7 for details



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Peace Creek Community Development District, City of Winter Haven, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 4, 2024.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

June 4, 2024



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

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

We have examined Peace Creek Community Development District, City of Winter Haven, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

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

June 4, 2024



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Peace Creek Community Development District, City of Winter Haven, Florida ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated June 4, 2024.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 4, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

June 4, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None.

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the period from inception February 28, 2022 to September 30, 2022.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

- 4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
- 5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
- 6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2023. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
- 7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

SECTION VIII

DISTRICT ENGINEER'S CERTIFICATE [PHASE 3 IMPROVEMENTS]

May 14 , 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 \mathbf{Z} physical presence or \Box online notarization, this \(\frac{1}{2} \) day of \(\frac{1}{2} \) day of \(\frac{1}{2} \) y 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)

HALSEY REECE CARSON Notary Public - State of Florida Commission # HH 392526 My Comm. Expires Jul 22, 2027 Bonded through National Notary Assn. (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 14" day of _______

Signed:

Bryan Hunter, P.E. Florida Registered Engineer

No. 53168

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

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the day of way 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]

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 ${\bf Q}$ physical presence or \Box online notarization, this H day of May, 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 of Notary Public, Printed, Stamped or Typed as Commissioned) HALSEY REECE CARSON Notary Public - State of Florida Commission # HH 392526 My Comm. Expires Jul 22, 2027 Bonded through National Notary Assn.

EFFECTIVE DATE. This Release shall take effect upon execution.

5.

EXHIBIT A: DESCRIPTION OF PHASE 3 IMPROVEMENTS AND WORK PRODUCT

Work Product – All of the right, title, interest, and benefit, <u>if any</u>, 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.

SECTION IX

SECTION C

Peace Creek Reserve CDD

Field Management Report



August 13th, 2024

Allen Bailey – Field Manager

GMS

Complete

District Speed Limit Signs



The requested speed limit signs have been placed up at all entrance into the district.

Stop Signs



- A few stop signs in the district were leaning.
- These signs have been stood up and secured.

Complete

Entrance Monument



- The wood on the entrance monument was separating.
- The split have been secured back together and we will monitor the sign for future issues.

Pond Discing



- The ponds throughout the district have been disced.
- This will aid with the recent storms increased rainfall.

Complete

Amenity Side Gate



- The side gate to the amenity center was found with screws loose.
- We have made sure the screws are secured and the push bar is stable.

Conclusion

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

Respectfully,

Allen Bailey

Proposal #: 350



Governmental Management Services - CF Email: Abailey@gmscfl.com

Maintenance Services Phone: 407-201-1514

Bill To/District Prepared By: Peace Creek CDD

Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801

Peace Creek Mail Kiosk Solar Lights

Add two sets of solar lights at the mail kiosk in Phase 1

Qty	Description	Unit Price	Line Total
6	Labor	\$47.50	\$300.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$30.00
	Materials		\$350.00
		Total Due:	\$745.00

This Proposal is Valid for 30 days.

SECTION (a)

Proposal #: 356 Proposal



Maintenance Services Phone: 407-201-1514 Email:

Abailey@gmscfl.com

Bill To/District Peace Creek CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801						
Enclosed corkboard at amenity center							
Installation of a 2' x 3' enclosed corkboard at the amenity center.							

Qty	Description	Unit Price	Line Total
8	Labor	\$50.00	\$400.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$30.00
	Materials		\$248.00
		Total Due:	\$743.00

This Proposal is Valid for 30 days.

SECTION (b)

Proposal #: 357 Proposal



Maintenance Services Phone: 407-201-1514 Email:

Abailey@gmscfl.com

Bill To/District Peace Creek CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Enclosed corkboar	d at amenity center
Installation of a 4' x 3' enclosed corkboa	ard at the amenity center.

Qty	Description	Unit Price	Line Total
8	Labor	\$50.00	\$400.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$30.00
	Materials		\$609.00
		Total Due	\$1 104 00

This Proposal is Valid for 30 days.



200 S. F. Street, Haines City, FL 33844 www.princelandservices.com

Phone 863-422-5207

Date: 6/6/2024

State of Florida License # CGC1521568 Polk County License # 15453

SUBMITTED TO:		Jo	b Name / Location:			
GMS- Central Florida						
Allen Bailey		Pe	eace Creek			
219 E. Livingston St						
Orlando Florida 32801						
Phone 407-460-4424						
Email ABailey@gmscfl.com						
We hereby submit an prop	osal to provide the material and la	abor for	the scope of work:			
Instal	I one additional line of drip in the	e beds a	ll along both side of the	Baxter Blv	d entrance.	
DESCRIPTION				Qty	Unit Cost	TOTAL
Install dripline. Time and m	naterial not to exceed.			1	\$1,430.00	\$1,430.00
			Total			\$1,430.00
GENERAL TERMS: 1. Payment to be remitted	within 30 days upon completion((no exce	eptions).			
2. Prices good for 30 days -	P&S reserves the right to re-bid a	after 30	days.			
Prince and Sons, Inc. Author	ized Signature:				Approved By:	
Mark Stripling	Brian Huseman Irrigation Manager	n	<u>/A</u>			
Account Manager	Irrigation Manager	Te	echnician			

SECTION (a)



200 S. F. Street Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: May 20.2024					
SUBMITTED TO: Job Name /		/ Location:			
GMS Services	Peace Creek				
135 W. Central Blvd	Peace Creek	main blvd			
Orlando, FL 32801					
Allen Bailey					
Phone: 407.460.4424					
Email: abailey@gmscfl.com					
		Qty	Unit	Unit Cost	TOTAL
Drake Elm		2	30g	\$357.50	\$715.00
					<u> </u>
					\$715.00
					Ş713.00
The customer agrees, that by signing this proposal, it shall become a leagreements, discussed or implied. The customer further agrees to all the for any/all court and/or attorney fees incurred by Prince and Sons, Incomed for material and/or work performed by Prince and Sons Inc. Submitted by: Mark Stripling	terms and conditi	ons set forth vin collection f	within and for any por	shall be responsible	
Date Submitted: May 20.2024		Date Acce	pted:		

SECTION (b)



200 S. F. Street

Polk County License # 214815

Date: May 17 2024					
SUBMITTED TO:	Job Name / Location:				
GMS Services	Peace Creek				
135 W. Central Blvd	Main Blvd				
Orlando, FL 32801					
Allen Bailey					
Phone: 407.460.4424					
Email: <u>abailey@gmscfl.com</u>					
Tree replacements main blvd.					
		Qty	Unit	Unit Cost	TOTAL
Drake Elm		2	45g	\$812.50	\$1,625.00
					\$1,625.00
The customer agrees, that by signing this proposal, it shall become a lagreements, discussed or implied. The customer further agrees to all for any/all court and/or attorney fees incurred by Prince and Sons, Incowed for material and/or work performed by Prince and Sons Inc. Submitted by: Mark Stripling	terms and condition	ons set forth	within and for any por	shall be responsible	
, , ,		Date Accepted:			
Date Submitted: May 17 2024		Date Acce	ptea:		



PRICE INCREASE TO POOL SERVICE FOR 2025

As discussed,	please see	the request	to increase p	ool service at	Peace Creek to	\$14/0.

This is a 5% increase due to chemicals and staffing costs and cost of inflation for the products we purchase to service the pools. I hope you will be able to accommodate this increase.

Please feel free to discuss this with me if there are any issues.

Thank you.

Simon McDonnell

Director of Operations

Resort Pool Services

SECTION D

Peace Creek Community Development District

Summary of Check Register

May 1, 2024 to June 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	5/6/24	109-114	\$ 20,352.55
	5/13/24	115	\$ 6,347.96
	5/20/24	116-118	\$ 5,340.82
	5/28/24	119	\$ 345.00
	6/3/24	120-121	\$ 687.73
	6/10/24	122-123	\$ 2,759.55
	6/17/24	124-127	\$ 16,058.43
	6/26/24	128-129	\$ 4,361.60
	, ,		
		Total Amount	\$ 56,253.64

AP300R YEAR-TO-DA *** CHECK DATES 05/01/2024 - 06/30/2024 ***	ATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHE PEACE CREEK - GENERAL FUND BANK A GENERAL FUND	CK REGISTER RUN	8/08/24	PAGE 1
CHECK VEND#INVOICEEXPENSED TO	O VENDOR NAME	STATUS	AMOUNT	CHECK

	BANK A GENERAL FUNI	J		
CHECK VEND# DATE	INVOICE EXPENSED TO VEND DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	OOR NAME STATUS	AMOUNT	CHECK AMOUNT #
5/06/24 00022	4/30/24 12212 202404 330-57200-48200 CLEANING SVCS-APR24	*	775.00	
	CSS CLEAN STAR	SERVICES 		775.00 000109
5/06/24 00005	5/02/24 22393 202405 320-53800-45000 FY24 PROPERTY ADDED	*	6,853.00	
	EGIS INSURANCE 8	& RISK ADVISORS		6,853.00 000110
5/06/24 00025	5/01/24 53-BID-7 202405 330-57200-48503 POOL PERMIT-FY24	*	280.00	
	FLORIDA DEPTARTI	MENT OF HEALTH		280.00 000111
5/06/24 00011	5/01/24 12440 202405 320-53800-46200 LANDSCAPE MAINT-MAY24	*	9,060.00	
	PRINCE & SONS II	NC. 		9,060.00 000112
5/06/24 00020	5/01/24 22824 202405 330-57200-48500 POOL MAINTENANCE-MAY24	*	1,400.00	
	MCDONNELL CORPO	RATION DBA		1,400.00 000113
5/06/24 00026	4/30/24 11713707 202404 330-57200-34500 SECURITY SVCS-APR24	*	1,984.55	
		ITY SERVICES USA,INC		1,984.55 000114
5/13/24 00001	5/01/24 42 202405 310-51300-34000 MANAGEMENT FEES-MAY24	*	3,091.67	
	5/01/24 42 202405 310-51300-35200 WEBSITE MANAGEMENT-MAY24	*	100.00	
	5/01/24 42 202405 310-51300-35100 INFORMATION TECH-MAY24	*	150.00	
	5/01/24 42 202405 310-51300-31300	*	416.67	
	DISSEMINATION SVCS-MAY24 5/01/24 42 202405 310-51300-51000 OFFICE SUPPLIES-MAY24	*	1.17	
	5/01/24 42 202405 310-51300-42000 POSTAGE-MAY24	*	88.45	
	5/01/24 43A 202405 320-53800-34000	*	1,250.00	
	FIELD MANAGEMENT-MAY24 5/01/24 43B 202404 320-53800-34000 ADD FIELD MGMT-APR24	*	625.00	
	5/01/24 43C 202403 320-53800-34000 ADD FIELD MGMT-MAR24	*	625.00	
		NAGEMENT SERVICES		6,347.96 000115
5/20/24 00021	4/17/24 91016199 202404 320-53800-43100 0000 OLD BARTOW-APR24	*	311.52	

PEAC PEACE CREEK CD IARAUJO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/08/24 PAGE 2
*** CHECK DATES 05/01/2024 - 06/30/2024 *** PEACE CREEK - GENERAL FUND

*** CHECK DATES	05/01/2024 - 06/30/2024 *** PEACE CREEK - GENER BANK A GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO VEND DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	OR NAME STATUS	AMOUNT	CHECK AMOUNT #
	5/15/24 91016058 202404 320-53800-43000 102 BAXTER BLVD-APR24	*	111.30	
				422.82 000116
5/20/24 00002	5/12/24 9362 202404 310-51300-31500 ATTORNEY SVCS-APR24	*	968.00	
	KILINSKI VAN WYK	, PLLC		968.00 000117
5/20/24 00027	4/25/24 7302998 202404 310-51300-32300 TRUSTEE FEES-FY24	*	1,975.00	
	4/25/24 7302998 202404 300-15500-10000 TRUSTEE FEES-FY25	*	1,975.00	
				3,950.00 000118
5/28/24 00001	4/30/24 45 202404 330-57200-48000 REMOVAL OF OPENING SIGN	*	345.00	
	GOVERNMENTAL MAN	AGEMENT SERVICES		345.00 000119
6/03/24 00021	5/20/24 91016058 202405 320-53800-43000 102 BAXTER BLVD-MAY24	*	4.76	
	5/20/24 91016199 202405 320-53800-43100 0000 OLD BARTOW-MAY24	*	622.97	
	DUKE ENERGY			627.73 000120
	5/16/24 59829258 202405 330-57200-48100 PEST CONTROL-MAY24	*	60.00	
	MASSEY SERVICES,	INC.		60.00 000121
	5/27/24 12422 202405 330-57200-48200 CLEANING SVCS-MAY24	*	775.00	
	CSS CLEAN STAR S	ERVICES		775.00 000122
6/10/24 00026	5/31/24 11752775 202405 330-57200-34500 SECURITY SVCS-MAY24	*		
	SECURITAS SECURI	TY SERVICES USA, INC		1,984.55 000123
6/17/24 00001	6/01/24 46 202406 310-51300-34000 MANAGEMENT FEES-JUN24	*	3,091.67	
	6/01/24 46 202406 310-51300-35200 WEBSITE MANAGEMENT-JUN24	*	100.00	
	6/01/24 46 202406 310-51300-35100 INFORMATION TECH-JUN24	*	150.00	
	6/01/24 46 202406 310-51300-31300 DISSEMINATION SVCS-JUN24	*	416.67	
	6/01/24 46 202406 310-51300-51000 OFFICE SUPPLIES-JUN24	*	3.73	

PEAC PEACE CREEK CD IARAUJO

*** CHECK DATES 05/01/2024 - 06/30/2024 ***	ACCOUNTS PAYABLE PREPAID/COMPUTER C EACE CREEK - GENERAL FUND ANK A GENERAL FUND	CHECK REGISTER	RUN 8/08/24	PAGE 3
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/01/24 46 202406 310-51300- POSTAGE-JUN24	42000	*	26.36	
6/01/24 47 202406 320-53800-	34000	*	1,250.00	
FIELD MANAGEMENT-JUN24	GOVERNMENTAL MANAGEMENT SERVICES			5,038.43 000124
6/17/24 00019 6/07/24 59829259 202406 330-57200-		*		
PEST CONTROL-JUN24	MASSEY SERVICES, INC.			60.00 000125
6/17/24 00011 6/01/24 12880 202406 320-53800-			9,560.00	
LANDSCAPE MAINT-JUN24	PRINCE & SONS INC.			9,560.00 000126
6/17/24 00020 6/01/24 23182 202406 330-57200-	48500	*	1,400.00	
POOL MAINTENANCE-JUN24	MCDONNELL CORPORATION DBA			1,400.00 000127
6/26/24 00007 5/31/24 22268 202405 310-51300-	31100	*	1,000.00	
RVIEW PH3 DOCS&BOS-MAY24 5/31/24 22269 202405 310-51300-	31100	*	125.00	
REVIEW AND APP REQ-5/3/24	HUNTER ENGINEERING, INC.			1,125.00 000128
6/26/24 00002 6/16/24 9636 202405 310-51300-	31500	*		
ATTORNEY SVCS-MAY24	KILINSKI VAN WYK, PLLC			3,236.60 000129
			 56 253 64	_
	TOTAL FOR BANK		56,253.64	
	TOTAL FOR REGI	LOIDK	30,233.04	

PEAC PEACE CREEK CD IARAUJO

Community Development District

Unaudited Financial Reporting June 30, 2024



Table of Contents

Balance Sh	1
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Debt Service Fund - Series 20	4
Capital Projects Fund - Series 20	5
Month to Mo	6-7
Assessment Receipt Sched	8
Long-Term Debt Sched	9

Community Development District Combined Balance Sheet June 30, 2024

	General Fund	Dε	ebt Service Fund	Capi	tal Projects Fund	Totals Governmental Funds		
Assets:								
Operating Account	\$ 263,886	\$	-	\$	-	\$	263,886	
Prepaid Expenses	\$ -	\$	-	\$	-	\$	-	
Investments:								
Series 2023								
Reserve	\$ -	\$	400,906	\$	-	\$	400,906	
Revenue	\$ -	\$	330,888	\$	-	\$	330,888	
Construction	\$ -	\$	-	\$	19,108	\$	19,108	
Total Assets	\$ 263,886	\$	731,794	\$	19,108	\$	1,014,789	
Liabilities:								
Accounts Payable	\$ 7,248	\$	-	\$	-	\$	7,248	
Total Liabilites	\$ 7,248	\$		\$	-	\$	7,248	
Fund Balance:								
Nonspendable:								
Prepaid Items	\$ -	\$	-	\$	-	\$	-	
Restricted for:								
Debt Service	\$ -	\$	731,794	\$	-	\$	731,794	
Capital Projects	\$ -	\$	-	\$	19,108	\$	19,108	
Unassigned	\$ 256,639	\$	-	\$	-	\$	256,639	
Total Fund Balances	\$ 256,639	\$	731,794	\$	19,108	\$	1,007,541	

731,794

19,108

1,014,789

263,886

Total Liabilities & Fund Balance

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	Prorated Budget		Actual		
	Budget	Thr	ru 06/30/24	Thr	u 06/30/24	Variance	
Revenues:							
Asssessments - On Roll	\$ 412,182	\$	412,182	\$	413,636	\$	1,454
Assessments - Direct	\$ 22,650	\$	22,650	\$	22,650	\$	-
Developer Contributions	\$ -	\$	-	\$	36,879	\$	36,879
Total Revenues	\$ 434,833	\$	434,832	\$	473,165	\$	38,332
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$	9,000	\$	4,200	\$	4,800
FICA Expense	\$ 918	\$	689	\$	321	\$	367
Engineering	\$ 15,000	\$	11,250	\$	3,750	\$	7,500
Attorney	\$ 25,000	\$	18,750	\$	13,742	\$	5,008
Annual Audit	\$ 3,900	\$	3,900	\$	4,900	\$	(1,000)
Assessment Administration	\$ 5,000	\$	5,000	\$	5,000	\$	-
Arbitrage	\$ 450	\$	450	\$	450	\$	-
Dissemination	\$ 5,000	\$	3,750	\$	3,750	\$	-
Trustee Fees	\$ 4,020	\$	4,020	\$	3,950	\$	70
Management Fees	\$ 37,100	\$	27,825	\$	27,825	\$	-
Information Technology	\$ 1,800	\$	1,350	\$	1,350	\$	-
Website Maintenance	\$ 1,200	\$	900	\$	900	\$	-
Telephone	\$ 300	\$	225	\$	-	\$	225
Postage & Delivery	\$ 750	\$	563	\$	662	\$	(99)
Insurance	\$ 5,750	\$	5,750	\$	5,200	\$	550
Copies	\$ 750	\$	563	\$	10	\$	553
Legal Advertising	\$ 5,000	\$	3,750	\$	903	\$	2,847
Contingency	\$ 2,293	\$	1,720	\$	382	\$	1,338
Office Supplies	\$ 625	\$	469	\$	17	\$	451
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	-
Total General & Administrative	\$ 127,031	\$	100,097	\$	77,487	\$	22,610

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Proi	rated Budget		Actual	
	Budget	Thr	u 06/30/24	Thr	u 06/30/24	Variance
Operations & Maintenance						
Field Expenditures:						
Property Insurance	\$ 12,000	\$	12,000	\$	9,686	\$ 2,314
Field Management	\$ 15,000	\$	11,250	\$	8,125	\$ 3,125
Landscape Maintenance	\$ 95,000	\$	71,250	\$	57,821	\$ 13,429
Landscape Replacement	\$ 12,500	\$	9,375	\$	-	\$ 9,375
Streetlights	\$ 33,770	\$	25,328	\$	934	\$ 24,393
Electric	\$ 7,260	\$	5,445	\$	893	\$ 4,552
Water & Sewer	\$ 3,000	\$	3,000	\$	29,017	\$ (26,017)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$	1,875	\$	-	\$ 1,875
Irrigation Repairs	\$ 5,500	\$	4,125	\$	515	\$ 3,610
General Repairs & Maintenance	\$ 10,000	\$	7,500	\$	3,260	\$ 4,240
Contingency	\$ 5,500	\$	4,125	\$	15	\$ 4,110
Subtotal Field Expenditures	\$ 202,030	\$	155,273	\$	110,266	\$ 45,007
Amenity Expenditures:						
Amenity - Insurance	\$ 5,000	\$	3,750	\$		\$ 3,750
Amenity - Electric	\$ 13,794	\$	10,346	\$	2,729	\$ 7,617
Amenity - Water	\$ 5,000	\$	3,750	\$	641	\$ 3,109
Internet	\$ 2,000	\$	1,500	\$	517	\$ 983
Pest Control	\$ 528	\$	396	\$	320	76
						\$
Janitorial Service	\$ 10,200	\$	7,650	\$	3,100	\$ 4,550
Security Services	\$ 30,000	\$	22,500	\$	16,004	\$ 6,496
Pool Maintenance	\$ 16,500	\$	12,375	\$	5,600	\$ 6,775
Pool Permit	\$ 10.000	\$	7.500	\$	280	\$ (280)
Amenity Repairs & Maintenance	\$ 10,000	\$	7,500	\$	3,421	\$ 4,079
Amenity Access Management	\$ 5,250	\$	3,938	\$	-	\$ 3,938
Contingency	\$ 7,500	\$	5,625	\$	-	\$ 5,625
Subtotal Amenity Expenditures	\$ 105,772	\$	79,329	\$	32,612	\$ 46,717
Total Operations & Maintenance	\$ 307,802	\$	234,602	\$	142,878	\$ 91,724
	101000		204 (22		200.04	111221
Total Expenditures	\$ 434,833	\$	334,699	\$	220,365	\$ 114,334
Net Change in Fund Balance	\$ -			\$	252,800	
Fund Balance - Beginning	\$ -			\$	3,839	
					0.50	
Fund Balance - Ending	\$ -			\$	256,639	

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Pror	Prorated Budget		Actual		
		Budget	Thr	u 06/30/24	Thi	ru 06/30/24	,	Variance
Revenues:								
Special Assessments	\$	801,813	\$	801,813	\$	804,640	\$	2,827
Assessments - Direct Bill	\$	-	\$	-	\$	310,559	\$	310,559
Interest	\$	-	\$	-	\$	30,841	\$	30,841
Total Revenues	\$	801,813	\$	801,813	\$	1,146,041	\$	344,228
Expenditures:								
Interest - 12/15	\$	310,559	\$	310,559	\$	310,559	\$	-
Principal - 06/15	\$	180,000	\$	180,000	\$	180,000	\$	-
Interest - 06/15	\$	310,559	\$	310,559	\$	310,559	\$	-
Total Expenditures	\$	801,118	\$	801,118	\$	801,119	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	695	\$	695	\$	344,922	\$	344,228
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	(14,758)	\$	(14,758)
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	(14,758)	\$	(14,758)
Net Change in Fund Balance	\$	695			\$	330,164		
Fund Balance - Beginning	\$	312,471			\$	401,631		
Fund Balance - Ending	\$	313,165			\$	731,794		
28	—	310,103			— •	, 01,, 51		

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorate	Prorated Budget		Actual		
	Budget		Thru 0	6/30/24	Thr	ru 06/30/24		Variance
Revenues:								
Interest	\$	-	\$	-	\$	5,110	\$	5,110
Total Revenues	\$	-	\$	-	\$	5,110	\$	5,110
Expenditures:								
General & Administrative:								
Capital Outlay	\$	-	\$	-	\$	872,186	\$	(872,186)
Total Expenditures	\$	-	\$	-	\$	872,186	\$	(872,186)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	(867,076)		
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	14,758	\$	14,758
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	14,758	\$	14,758
Net Change in Fund Balance	\$	-			\$	(852,318)		
Fund Balance - Beginning	\$	-			\$	871,426		
Fund Balance - Ending	\$	-			\$	19,108		

Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Asssessments - On Roll	\$ - \$	- \$	412,538 \$	1,098 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	413,636
Assessments - Direct	\$ - \$	11,325 \$	- \$	5,663 \$	- \$	- \$	5,663 \$	- \$	- \$	- \$	- \$	- \$	22,650
Developer Contributions	\$ 36,879 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	36,879
Boundary Amend Contributions	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Revenues	\$ 36,879 \$	11,325 \$	412,538 \$	6,760 \$	- \$	- \$	5,663 \$	- \$	- \$	- \$	- \$	- \$	473,165
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 400 \$	1,400 \$	- \$	- \$	- \$	1,400 \$	- \$	- \$	1,000 \$	- \$	- \$	- \$	4,200
FICA Expense	\$ 31 \$	107 \$	- \$	- \$	- \$	107 \$	- \$	- \$	77 \$	- \$	- \$	- \$	321
Engineering	\$ 1,250 \$	875 \$	- \$	- \$	500 \$	- \$	- \$	1,125 \$	- \$	- \$	- \$	- \$	3,750
Attorney	\$ 639 \$	881 \$	493 \$	901 \$	3,637 \$	2,521 \$	968 \$	3,237 \$	468 \$	- \$	- \$	- \$	13,742
Annual Audit	\$ - \$	- \$	- \$	4,000 \$	900 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,900
Assessment Administration	\$ 5,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,000
Arbitrage	\$ - \$	- \$	- \$	- \$	- \$	- \$	450 \$	- \$	- \$	- \$	- \$	- \$	450
Dissemination	\$ 417 \$	417 \$	417 \$	417 \$	417 \$	417 \$	417 \$	417 \$	417 \$	- \$	- \$	- \$	3,750
Trustee Fees	\$ - \$	- \$	- \$	- \$	- \$	- \$	3,950 \$	- \$	- \$	- \$	- \$	- \$	3,950
Management Fees	\$ 3,092 \$	3,092 \$	3,092 \$	3,092 \$	3,092 \$	3,092 \$	3,092 \$	3,092 \$	3,092 \$	- \$	- \$	- \$	27,825
Information Technology	\$ 150 \$	150 \$	150 \$	150 \$	150 \$	150 \$	150 \$	150 \$	150 \$	- \$	- \$	- \$	1,350
Website Maintenance	\$ 100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	- \$	- \$	- \$	900
Postage & Delivery	\$ 36 \$	43 \$	43 \$	214 \$	105 \$	8 \$	97 \$	88 \$	26 \$	- \$	- \$	- \$	662
Insurance	\$ 5,200 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,200
Printing & Binding	\$ - \$	- \$	- \$	- \$	- \$	10 \$	- \$	- \$	- \$	- \$	- \$	- \$	10
Legal Advertising	\$ - \$	- \$	- \$	- \$	903 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	903
Contingency	\$ 47 \$	38 \$	39 \$	38 \$	41 \$	48 \$	41 \$	49 \$	41 \$	- \$	- \$	- \$	382
Office Supplies	\$ 3 \$	3 \$	0 \$	- \$	0 \$	3 \$	4 \$	1 \$	4 \$	- \$	- \$	- \$	17
Dues, Licenses & Subscriptions	\$ 175 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	175
Total General & Administrative	\$ 16,538 \$	7,105 \$	4,334 \$	8,911 \$	9,844 \$	7,855 \$	9,268 \$	8,258 \$	5,373 \$	- \$	- \$	- \$	77,487

Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures:													
Property Insurance	\$ 2,833 \$	- \$	- \$	- \$	- \$	- \$	- \$	6,853 \$	- \$	- \$	- \$	- \$	9,686
Field Management	\$ 625 \$	625 \$	625 \$	625 \$	625 \$	1,250 \$	1,250 \$	1,250 \$	1,250 \$	- \$	- \$	- \$	8,125
Landscape Maintenance	\$ 5,334 \$	5,334 \$	5,334 \$	5,334 \$	5,334 \$	5,334 \$	7,197 \$	9,060 \$	9,560 \$	- \$	- \$	- \$	57,821
Landscape Replacement	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Streetlights	\$ - \$	- \$	- \$	- \$	- \$	- \$	312 \$	623 \$	- \$	- \$	- \$	- \$	934
Electric	\$ - \$	- \$	- \$	- \$	- \$	- \$	111 \$	90 \$	692 \$	- \$	- \$	- \$	893
Water & Sewer	\$ - \$	2,941 \$	9,911 \$	871 \$	5,426 \$	1,586 \$	- \$	8,281 \$	- \$	- \$	- \$	- \$	29,017
Irrigation Repairs	\$ - \$	- \$	- \$	- \$	- \$	515 \$	- \$	- \$	- \$	- \$	- \$	- \$	515
General Repairs & Maintenance	\$ 411 \$	333 \$	- \$	- \$	- \$	- \$	- \$	1,390 \$	1,126 \$	- \$	- \$	- \$	3,260
Contingency	\$ - \$	- \$	- \$	- \$	- \$	15 \$	- \$	- \$	- \$	- \$	- \$	- \$	15
Subtotal Field Expenditures	\$ 9,203 \$	9,232 \$	15,870 \$	6,830 \$	11,385 \$	8,700 \$	8,870 \$	27,547 \$	12,628 \$	- \$	- \$	- \$	110,266
Amenity Expenditures:													
Amenity - Insurance	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Amenity - Electric	\$ - \$	- \$	- \$	- \$	447 \$	720 \$	401 \$	601 \$	559 \$	- \$	- \$	- \$	2,729
Amenity - Water	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	641 \$	- \$	- \$	- \$	- \$	641
Internet	\$ - \$	- \$	- \$	- \$	106 \$	101 \$	101 \$	104 \$	104 \$	- \$	- \$	- \$	517
Pest Control	\$ - \$	- \$	- \$	- \$	80 \$	60 \$	60 \$	60 \$	60 \$	- \$	- \$	- \$	320
Janitorial Service	\$ - \$	- \$	- \$	- \$	- \$	775 \$	775 \$	775 \$	775 \$	- \$	- \$	- \$	3,100
Security Services	\$ - \$	- \$	5,694 \$	1,428 \$	1,424 \$	- \$	2,303 \$	1,985 \$	3,171 \$	- \$	- \$	- \$	16,004
Pool Maintenance	\$ - \$	- \$	- \$	- \$	- \$	1,400 \$	1,400 \$	1,400 \$	1,400 \$	- \$	- \$	- \$	5,600
Pool Permit	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	280 \$	- \$	- \$	- \$	- \$	280
Amenity Repairs & Maintenance	\$ - \$	- \$	- \$	- \$	190 \$	2,886 \$	345 \$	- \$	- \$	- \$	- \$	- \$	3,421
Amenity Access Management	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Contingency	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Subtotal Amenity Expenditures	\$ - \$	- \$	5,694 \$	1,428 \$	2,247 \$	5,942 \$	5,385 \$	5,846 \$	6,070 \$	- \$	- \$	- \$	32,612
Total Operations & Maintenance	\$ 9,203 \$	9,232 \$	21,565 \$	8,258 \$	13,632 \$	14,642 \$	14,254 \$	33,393 \$	18,698 \$	- \$	- \$	- \$	142,878
Total Expenditures	\$ 25,741 \$	16,337 \$	25,899 \$	17,169 \$	23,476 \$	22,497 \$	23,522 \$	41,651 \$	24,071 \$	- \$	- \$	- \$	220,365
Excess (Deficiency) of Revenues over Expenditures	\$ 11,138 \$	(5,012) \$	386,639 \$	(10,409) \$	(23,476) \$	(22,497) \$	(17,860) \$	(41,651) \$	(24,071) \$	- \$	- \$	- \$	252,800

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

											34%	66%	100%
Date	Distribution	Gross Amount	Dis	count/Penalty	Commission	Interest	Pro	operty Appraiser	Net Receipts	G	General Fund	Debt Service	Total
												Series 2023	
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
	Total 5	1,305,373.09	\$	(52,214.26)	\$ (25,063.17)	\$ 3,233.57			\$ 1,218,275.50	\$	413,635.54	\$ 804,639.96	\$ 1,218,275.50

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

DIRECT BILL ASSESSMENTS

Lennar I	Homes, LLC							
2023-01			Net	Assessments	\$	310,559.38	\$	310,559.38
Date Received	Due Date	Check Number		Net Assessed		ount 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 H	omes, LLC							
2024-01			Ne	t Assessments	\$	22,650.34	\$	22,650.34
Date Received	Due Date	Check Number		Net Assessed	Amo	ount Received	G	eneral 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
4/17/24	5/4/24	2216325	\$	5,662.59	\$	5,662.59	\$	5,662.59
			\$	22,650.34	\$	22,650.35	\$	22,650.35

Community Development District

Long Term Debt Report

Series 2023, Special Assessment Revenue Bonds

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 Less: Principal Payment - 06/15/24 (\$180,000)

Current Bonds Outstanding \$11,885,000



May 28, 2024

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

RE: Peace Creek Community Development District Updated Registered Voters

Dear Ms. Ham,

In response to your request, there are currently 33 voters within the Peace Creek Community Development District. This number of registered voters in said District is as of May 20, 2024.

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

Sincerely,

Lori Edwards

Supervisor of Elections

ori Edwards

Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov