

*Peace Creek  
Community Development District*

*Meeting Agenda*

*June 10, 2025*

# AGENDA

# *Peace Creek*

## *Community Development District*

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

June 3, 2025

### **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, June 10, 2025, 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 (Public Comments will be limited to three (3) minutes)
3. Organizational Matters
  - A. Acceptance of Resignation of Steve Greene (Seat #3)
  - B. Appointment to Fill Vacant Board Seat #3
  - C. Administration of Oath to Newly Appointed Supervisor
  - D. Consideration of Resolution 2025-11 Appointing an Assistant Secretary
4. Approval of Minutes of the April 8, 2025 Board of Supervisors Meeting
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal from Janitorial Maintenance Vendor to Add a Weekend Day of Service to Current Contract
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Number of Registered Voters—322
  - E. Project Development Update
    - i. Status of Property Conveyance
    - ii. Status of Permit Transfers
    - iii. Status of Construction Funds & Requisitions
      - a) Ratification of Series 2025 Assessment Area Two Requisitions #2 through #4
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

## SECTION III


# SECTION A

Mr. Flint,

Please consider this to be my resignation from the Peace Creek CDD effective immediately.

Sincerely,

  
Steve Greene

  
Date

# SECTION D

**RESOLUTION 2025-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT  
ELECTING THE OFFICERS OF THE DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Peace Creek Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

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

**SECTION 1. DISTRICT OFFICERS.** The following persons are elected to the offices shown:

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

**SECTION 2. CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 10th day of June 2025

ATTEST:

**PEACE CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors



# 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, **April 8, 2025** at 10:37 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 Morgan  
Rob Bonin  
Kayla Word  
Steve Greene

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also, present were:

Tricia Adams  
Grace Rinaldi  
Allen Bailey  
Bryan Hunter *by Zoom*

District Manager, GMS  
District Counsel  
Field Services Manager  
District Engineer

*The following is a summary of the discussions and actions taken at the April 8, 2025  
Peace Creek Community Development District's regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 10:37 a.m. Four Supervisors were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period. There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS****Approval of Minutes of the March 11, 2025  
Board of Supervisors Meeting (took this item  
out of order)**

Ms. Adams presented a draft of the minutes from the March 11, 2025 Board of Supervisors meeting. These minutes were reviewed by District Counsel and District Management. If there are no corrections, is there a motion to approve as presented?

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes of the March 11, 2025 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2025-09  
Approving the Proposed Fiscal Year  
2025/2026 Budget (Suggested Date: July 8,  
2025), Declaring Special Assessments, and  
Setting the Public Hearings on the Adoption  
of the Fiscal Year 2025/2026 Budget and the  
Imposition of Operations and Maintenance  
Assessments**

Ms. Adams stated on page 12 of the agenda package is Resolution 2025-09. Approval of this resolution approves the proposed budget setting a cap on the operations and maintenance assessment. They are also declaring assessments on a new phase of development where the townhomes are located. It will be the first time they will be subject to the operations and maintenance assessments at the full platted rate. That will be part of the public hearing. The public hearing will be Tuesday, July 8<sup>th</sup>, 2025 at 10:30 a.m. at Alfred Public Library. Ms. Adams noted that approval of this resolution also allows for transmittal of the proposed budget and posting as well as noticing it in accordance with Florida Statutes. Everything is on the tax roll. She reviewed the budget expenditures.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Resolution 2025-09 Approving the Proposed Fiscal Year 2025/2026 Budget, Declaring Special Assessments, and Setting a Public Hearing and Hearings on the Adoption of Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments on July 8, 2025, was approved.

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2025-10  
Authorizing the Opening of an Interest  
Earning Bank Account**

Ms. Adams stated the District is authorized per Florida Statutes for different interest earning accounts, US Treasury bonds, Certificates of Deposit, money market accounts as well as the SBA. Mr. Morgan recommended the decision be made by staff as to what direction they should take.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Resolution 2025-10 Authorizing the Opening of an Interest Earning Bank Account, was approved.

**SIXTH ORDER OF BUSINESS****Ratification of Towing Services Agreement  
with S&S Towing & Recovery**

Ms. Adams noted the District adopted rules that prohibit parking oversized vehicles on the public roadway overnight as well as parking abandoned or broken-down vehicles on the District roadway. The next step was to engage a towing service to enforce the Districts parking rules. The towing service agreement with S&S Towing & Recovery has been executed.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Towing Services Agreement with S&S Towing & Recovery, was ratified.

**SEVENTH ORDER OF BUSINESS****Presentation of Arbitrage Rebate Report for  
Series 2023 (Assessment Area One Bonds)**

Ms. Adams stated the IRS requires five-year interval arbitrage rebate reports. If it is determined the District is earning more interest than what they are paying, there is an arbitrage penalty. She asked the Board to accept the arbitrage rebate report showing there is no arbitrage issue.

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

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rinaldi provided an update on two Florida Legislative bills that concern CDDs. One bill seeks to repeal the goals & objectives and the other seeks to increase sovereign immunity limits. She will continue tracking these bills and keep the Board updated.

**B. Engineer**

Mr. Hunter stated the townhome project in the Southwest corner of the District, the contractor is mobilized there. That project will be picking up.

**C. Field Manager's Report**

Mr. Bailey presented the Field Manager's report on page 64 of the agenda package.

**D. District Manager's Report**

**i. Balance Sheet & Income Statement**

Ms. Adams stated on page 74 of the agenda package is a copy of the unaudited financial statement. Ms. Adams stated if there are any comments or inquiries from Board members, staff is ready to respond. There is nothing to bring to your attention. Mr. Morgan asked if the \$30,600 is the construction fund balance at the end of last month. Ms. Adams noted they are the unaudited financials through February 28<sup>th</sup> for the Series 2023 project.

**E. Project Development Update**

**i. Status of Property Conveyance**

**ii. Status of Permit Transfers**

**iii. Status of Construction Funds & Requisitions**

There were no updates at this time.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors      Requests      and      Audience  
Comments**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS      Adjournment**

Ms. Adams asked for a motion to adjourn the meeting.

|  |
|--|
| On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the meeting was adjourned. |
|--|

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

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

## SECTION V

# SECTION C



# Peace Creek CDD

## Field Management Report



June 10<sup>th</sup>, 2025

Allen Bailey – Field Manager

GMS

# Complete

## Amenity Signage



- ✚ A sign has been installed on the side gate to note usage as we were having issues with residents.

## Mailbox Kiosk



- ✚ The mailbox kiosk have been cleaned of buildup and flyers.
- ✚ This gives a better overall appearance.

# Complete

## Red Dimond Signs



- ✚ The signage has been installed at the turn around at phase one.
- ✚ This is intended to prevent vehicles using it as an access.

## Stormwater Clean Up



- ✚ The mitered in sections have been cleared out.
- ✚ The rain has caused any backed up debris to flow up.



# Complete

## District Signage

- ✚ District signage was found down or missing.
- ✚ These have been replaced and repaired.



# Review

## Dry Ponds



- ✚ The dry pond areas are being disced.
- ✚ We are seeing some growth from all the rain.
- ✚ The vendor is working the manage the growth.



# Review

## District Landscape

✚ The district landscape is looking healthy as we see more rainfall.

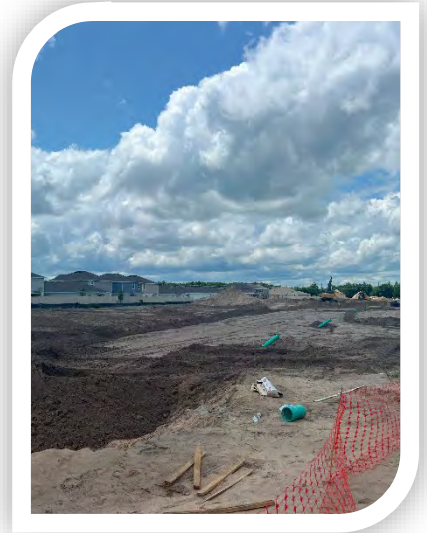




# Review

## Construction of Townhomes

✚ The work for the townhomes has started at Peace Creek.



# Conclusion

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

Respectfully,  
Allen Bailey



# SECTION 1



## **PROPOSAL**

|                        |                 |
|------------------------|-----------------|
| <b>DATE</b>            | April 9, 2025   |
| <b>CUSTOMER NAME</b>   | Peace Creek CDD |
| <b>ADDRESS</b>         | Winter Haven    |
| <b>REQUESTED BY</b>    | Allen Bailey    |
| <b>LOCATION OF JOB</b> | Community Area  |

Add one day of janitorial service on the weekends  
(Saturday or Sunday)

**\$ 185.00 monthly**

(Currently the facility is serviced 3 days a week for a monthly cost of \$ 475.00)

Materials and equipment are included on the proposal

Please call us if you have any question and thank you for your business, we appreciate it very much.

Sincerely,

**CSS Clean Star Services of Central Florida, INC**

**Tracy Chacon**  
**(407) 456-9174**  
[tchacon@starcss.com](mailto:tchacon@starcss.com)

**Sandro Di Lollo**  
**(407) 668-1338**  
[sdilollo@starcss.com](mailto:sdilollo@starcss.com)

# SECTION D

# SECTION 1

# Peace Creek Community Development District

## Summary of Check Register

March 01, 2025 to March 31, 2025

| Fund         | Date    | Check No.'s |    | Amount    |
|--------------|---------|-------------|----|-----------|
| General Fund |         |             |    |           |
|              | 3/21/25 | 222-227     | \$ | 23,215.47 |
|              | 3/28/25 | 228-230     | \$ | 6,168.95  |
| Total Amount |         |             | \$ | 29,384.42 |



| CHECK<br>DATE      | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME             | STATUS | AMOUNT    | ....CHECK.....<br>AMOUNT # |
|--------------------|-------|-----------------------------------|--|-------------------------|--------|-----------|----------------------------|
| 3/28/25            | 00029 | 3/21/25 9077447                   | 202503 310-51300-42000                           | TRIPLE HERITAGE LLC DBA | *      | 718.95    |                            |
|                    |       | POSTAGE SVCS MAR25                |  |                         |        |           | 718.95 000230              |
| -----              |       |                                   |  |                         |        |           |                            |
| TOTAL FOR BANK A   |       |                                   |  |                         |        | 29,384.42 |                            |
| TOTAL FOR REGISTER |       |                                   |  |                         |        | 29,384.42 |                            |

## SECTION 2



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

***Unaudited Financial Reporting***  
***March 31, 2025***



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| 6    | Capital Projects Fund - Series 2023 |
| 7    | Capital Projects Fund - Series 2025 |
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| 11   | Assessment Receipt Schedule         |
| 12   | Long-Term Debt Schedule             |

**Peace Creek**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2025**

|   | <i>General<br/>Fund</i> | <i>Debt Service<br/>Fund</i> | <i>Capital Projects<br/>Fund</i> | <i>Totals<br/>Governmental Funds</i> |
|---|-------------------------|------------------------------|----------------------------------|--------------------------------------|
| <b>Assets:</b>                              |                         |                              |                                  |                                      |
| Operating Account                           | \$ 492,607              | \$ -                         | \$ -                             | \$ 492,607                           |
| Due from General Fund                       | \$ -                    | \$ 1,817                     | \$ -                             | \$ 1,817                             |
| Investments:                                |                         |                              |                                  |                                      |
| <u>Series 2023</u>                          |                         |                              |                                  |                                      |
| Reserve                                     | \$ -                    | \$ 400,906                   | \$ -                             | \$ 400,906                           |
| Revenue                                     | \$ -                    | \$ 810,065                   | \$ -                             | \$ 810,065                           |
| Construction                                | \$ -                    | \$ -                         | \$ 31,970                        | \$ 31,970                            |
| <u>Series 2025</u>                          |                         |                              |                                  |                                      |
| Reserve                                     | \$ -                    | \$ 173,894                   | \$ -                             | \$ 173,894                           |
| Interest                                    | \$ -                    | \$ 89,752                    | \$ -                             | \$ 89,752                            |
| Construction                                | \$ -                    | \$ -                         | \$ 2,000,841                     | \$ 2,000,841                         |
| Cost of Issuance                            | \$ -                    | \$ -                         | \$ 100                           | \$ 100                               |
| <b>Total Assets</b>                         | <b>\$ 492,607</b>       | <b>\$ 1,476,434</b>          | <b>\$ 2,032,911</b>              | <b>\$ 4,001,952</b>                  |
| <b>Liabilities:</b>                         |                         |                              |                                  |                                      |
| Accounts Payable                            | \$ 3,826                | \$ -                         | \$ -                             | \$ 3,826                             |
| Due to Debt Service                         | \$ 1,817                | \$ -                         | \$ -                             | \$ 1,817                             |
| <b>Total Liabilities</b>                    | <b>\$ 5,642</b>         | <b>\$ -</b>                  | <b>\$ -</b>                      | <b>\$ 5,642</b>                      |
| <b>Fund Balance:</b>                        |                         |                              |                                  |                                      |
| Restricted for:                             |                         |                              |                                  |                                      |
| Debt Service-S2023                          | \$ -                    | \$ 1,212,788                 | \$ -                             | \$ 1,212,788                         |
| Debt Service-S2025                          | \$ -                    | \$ 263,646                   | \$ -                             | \$ 263,646                           |
| Capital Projects-S2023                      | \$ -                    | \$ -                         | \$ 31,970                        | \$ 31,970                            |
| Capital Projects-S2025                      | \$ -                    | \$ -                         | \$ 2,000,941                     | \$ 2,000,941                         |
| Unassigned                                  | \$ 486,964              | \$ -                         | \$ -                             | \$ 486,964                           |
| <b>Total Fund Balances</b>                  | <b>\$ 486,964</b>       | <b>\$ 1,476,434</b>          | <b>\$ 2,032,911</b>              | <b>\$ 3,996,310</b>                  |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$ 492,607</b>       | <b>\$ 1,476,434</b>          | <b>\$ 2,032,911</b>              | <b>\$ 4,001,952</b>                  |

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

**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

|   | Adopted           | Prorated Budget   | Actual            |                    |
|---|-------------------|-------------------|-------------------|--------------------|
|   | Budget            | Thru 03/31/25     | Thru 03/31/25     | Variance           |
| <b><u>Revenues:</u></b>                     |                   |                   |                   |                    |
| Assessments - On Roll                       | \$ 571,619        | \$ 571,619        | \$ 551,008        | \$ (20,610)        |
| Assessments - Direct                        | \$ 23,458         | \$ 17,593         | \$ 17,593         | \$ -               |
| <b>Total Revenues</b>                       | <b>\$ 595,076</b> | <b>\$ 589,211</b> | <b>\$ 568,601</b> | <b>\$ (20,610)</b> |
| <b><u>Expenditures:</u></b>                 |                   |                   |                   |                    |
| <b><u>General &amp; Administrative:</u></b> |                   |                   |                   |                    |
| Supervisor Fees                             | \$ 12,000         | \$ 6,000          | \$ 3,400          | \$ 2,600           |
| FICA Expense                                | \$ 918            | \$ 459            | \$ 260            | \$ 199             |
| Engineering                                 | \$ 15,000         | \$ 7,500          | \$ 2,375          | \$ 5,125           |
| Attorney                                    | \$ 25,000         | \$ 12,500         | \$ 13,850         | \$ (1,350)         |
| Annual Audit                                | \$ 5,000          | \$ 5,000          | \$ 5,000          | \$ -               |
| Assessment Administration                   | \$ 5,250          | \$ 5,250          | \$ 5,250          | \$ -               |
| Arbitrage                                   | \$ 450            | \$ 450            | \$ 450            | \$ -               |
| Dissemination                               | \$ 5,250          | \$ 2,625          | \$ 2,625          | \$ -               |
| Trustee Fees                                | \$ 4,020          | \$ -              | \$ -              | \$ -               |
| Management Fees                             | \$ 42,500         | \$ 21,250         | \$ 21,250         | \$ -               |
| Information Technology                      | \$ 1,890          | \$ 945            | \$ 945            | \$ -               |
| Website Maintenance                         | \$ 1,260          | \$ 630            | \$ 630            | \$ -               |
| Postage & Delivery                          | \$ 750            | \$ 750            | \$ 1,533          | \$ (783)           |
| Insurance                                   | \$ 5,720          | \$ 5,720          | \$ 5,564          | \$ 156             |
| Copies                                      | \$ 750            | \$ 375            | \$ 0              | \$ 375             |
| Legal Advertising                           | \$ 2,500          | \$ 1,250          | \$ 1,648          | \$ (398)           |
| Contingency                                 | \$ 2,500          | \$ 1,250          | \$ 251            | \$ 999             |
| Office Supplies                             | \$ 625            | \$ 313            | \$ 11             | \$ 302             |
| Dues, Licenses & Subscriptions              | \$ 175            | \$ 175            | \$ 175            | \$ -               |
| <b>Total General &amp; Administrative</b>   | <b>\$ 131,558</b> | <b>\$ 72,442</b>  | <b>\$ 65,217</b>  | <b>\$ 7,225</b>    |

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

|  | Adopted           | Prorated Budget   | Actual            |                  |
|--|-------------------|-------------------|-------------------|------------------|
|  | Budget            | Thru 03/31/25     | Thru 03/31/25     | Variance         |
| <b><u>Operations &amp; Maintenance</u></b>               |                   |                   |                   |                  |
| <b>Field Expenditures:</b>                               |                   |                   |                   |                  |
| Property Insurance                                       | \$ 15,000         | \$ 15,000         | \$ 19,266         | \$ (4,266)       |
| Field Management   | \$ 17,250         | \$ 8,625          | \$ 8,625          | \$ -             |
| Landscape Maintenance                                    | \$ 99,540         | \$ 49,770         | \$ 59,110         | \$ (9,340)       |
| Landscape Replacement                                    | \$ 15,000         | \$ 7,500          | \$ 1,625          | \$ 5,875         |
| Streetlights   | \$ 33,770         | \$ 16,885         | \$ 9,148          | \$ 7,737         |
| Electric   | \$ 7,260          | \$ 7,260          | \$ 128            | \$ 7,132         |
| Water & Sewer  | \$ 50,000         | \$ 25,000         | \$ 28,332         | \$ (3,332)       |
| Sidewalk & Asphalt Maintenance                           | \$ 2,500          | \$ 1,250          | \$ -              | \$ 1,250         |
| Irrigation Repairs                                       | \$ 10,000         | \$ 5,000          | \$ 1,416          | \$ 3,585         |
| General Repairs & Maintenance                            | \$ 10,000         | \$ 5,000          | \$ 5,393          | \$ (393)         |
| Contingency  | \$ 7,500          | \$ 3,750          | \$ -              | \$ 3,750         |
| <b>Subtotal Field Expenditures</b>                       | <b>\$ 267,820</b> | <b>\$ 145,040</b> | <b>\$ 133,043</b> | <b>\$ 11,997</b> |
| <b>Amenity Expenditures:</b>                             |                   |                   |                   |                  |
| Amenity - Electric                                       | \$ 15,863         | \$ 7,932          | \$ 2,973          | \$ 4,958         |
| Amenity - Water  | \$ 12,000         | \$ 6,000          | \$ 4,420          | \$ 1,580         |
| Internet   | \$ 2,000          | \$ 1,000          | \$ 627            | \$ 373           |
| Pest Control   | \$ 735            | \$ 368            | \$ 240            | \$ 128           |
| Janitorial Service                                       | \$ 9,300          | \$ 4,650          | \$ 4,650          | \$ -             |
| Security Services  | \$ 34,000         | \$ 17,000         | \$ 12,035         | \$ 4,965         |
| Pool Maintenance   | \$ 16,800         | \$ 8,400          | \$ 8,850          | \$ (450)         |
| Amenity Repairs & Maintenance                            | \$ 10,000         | \$ 5,000          | \$ 1,173          | \$ 3,827         |
| Amenity Access Management                                | \$ 12,500         | \$ 6,250          | \$ 6,250          | \$ (0)           |
| Contingency  | \$ 7,500          | \$ 3,750          | \$ -              | \$ 3,750         |
| <b>Subtotal Amenity Expenditures</b>                     | <b>\$ 120,698</b> | <b>\$ 60,349</b>  | <b>\$ 41,219</b>  | <b>\$ 19,130</b> |
| <b>Total Operations &amp; Maintenance</b>                | <b>\$ 388,518</b> | <b>\$ 205,389</b> | <b>\$ 174,262</b> | <b>\$ 31,127</b> |
| <b>Total Expenditures</b>                                | <b>\$ 520,076</b> | <b>\$ 277,831</b> | <b>\$ 239,479</b> | <b>\$ 38,352</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 75,000</b>  |                   | <b>\$ 329,123</b> |                  |
| <b><u>Other Financing Sources/(Uses):</u></b>            |                   |                   |                   |                  |
| Transfer In/(Out)  | \$ 75,000         | \$ -              | \$ -              | \$ -             |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ 75,000</b>  | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ -</b>      |
| <b>Net Change in Fund Balance</b>                        | <b>\$ -</b>       |                   | <b>\$ 329,123</b> |                  |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>       |                   | <b>\$ 157,842</b> |                  |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b>       |                   | <b>\$ 486,964</b> |                  |

**Peace Creek**  
**Community Development District**  
**Debt Service Fund Series 2023**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

|  | Adopted<br>Budget | Prorated Budget<br>Thru 03/31/25 | Actual<br>Thru 03/31/25 | Variance           |
|--|-------------------|----------------------------------|-------------------------|--------------------|
| <b>Revenues:</b>   |                   |                                  |                         |                    |
| Special Assessments                                      | \$ 801,813        | \$ 801,813                       | \$ 772,905              | \$ (28,908)        |
| Interest   | \$ 5,000          | \$ 5,000                         | \$ 16,397               | \$ 11,397          |
| <b>Total Revenues</b>                                    | <b>\$ 806,813</b> | <b>\$ 806,813</b>                | <b>\$ 789,302</b>       | <b>\$ (17,511)</b> |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                    |
| Interest - 12/15   | \$ 306,734        | \$ 306,734                       | \$ 306,734              | \$ -               |
| Principal - 06/15  | \$ 190,000        | \$ -                             | \$ -                    | \$ -               |
| Interest - 06/15   | \$ 306,734        | \$ -                             | \$ -                    | \$ -               |
| <b>Total Expenditures</b>                                | <b>\$ 803,469</b> | <b>\$ 306,734</b>                | <b>\$ 306,734</b>       | <b>\$ -</b>        |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 3,344</b>   | <b>\$ 500,079</b>                | <b>\$ 482,567</b>       | <b>\$ (17,511)</b> |
| <b>Other Financing Sources/(Uses):</b>                   |                   |                                  |                         |                    |
| Transfer In/(Out)  | \$ -              | \$ -                             | \$ (8,521)              | \$ (8,521)         |
| <b>Total Other Financing Sources (Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ (8,521)</b>       | <b>\$ (8,521)</b>  |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 3,344</b>   |                                  | <b>\$ 474,046</b>       |                    |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 341,168</b> |                                  | <b>\$ 738,742</b>       |                    |
| <b>Fund Balance - Ending</b>                             | <b>\$ 344,512</b> |                                  | <b>\$ 1,212,788</b>     |                    |

**Peace Creek**  
**Community Development District**  
**Debt Service Fund Series 2025**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

|  | Adopted     | Prorated Budget | Actual            |                   |
|--|-------------|-----------------|-------------------|-------------------|
|  | Budget      | Thru 03/31/25   | Thru 03/31/25     | Variance          |
| <b>Revenues:</b>   |             |                 |                   |                   |
| Interest   | \$ -        | \$ -            | \$ -              | \$ -              |
| <b>Total Revenues</b>                                    | <b>\$ -</b> | <b>\$ -</b>     | <b>\$ -</b>       | <b>\$ -</b>       |
| <b>Expenditures:</b>                                     |             |                 |                   |                   |
| Interest - 11/01   | \$ -        | \$ -            | \$ -              | \$ -              |
| Principal - 05/01  | \$ -        | \$ -            | \$ -              | \$ -              |
| Interest - 11/01   | \$ -        | \$ -            | \$ -              | \$ -              |
| <b>Total Expenditures</b>                                | <b>\$ -</b> | <b>\$ -</b>     | <b>\$ -</b>       | <b>\$ -</b>       |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b> | <b>\$ -</b>     | <b>\$ -</b>       | <b>\$ -</b>       |
| <b>Other Financing Sources/(Uses):</b>                   |             |                 |                   |                   |
| Bond Proceeds  | \$ -        | \$ -            | \$ 263,646        | \$ 263,646        |
| <b>Total Other Financing Sources (Uses)</b>              | <b>\$ -</b> | <b>\$ -</b>     | <b>\$ 263,646</b> | <b>\$ 263,646</b> |
| <b>Net Change in Fund Balance</b>                        | <b>\$ -</b> |                 | <b>\$ 263,646</b> |                   |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b> |                 | <b>\$ -</b>       |                   |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b> |                 | <b>\$ 263,646</b> |                   |

**Peace Creek**  
**Community Development District**  
**Capital Projects Fund-Series 2023**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

|  | Adopted<br>Budget | Prorated Budget<br>Thru 03/31/25 | Actual<br>Thru 03/31/25 | Variance          |
|--|-------------------|----------------------------------|-------------------------|-------------------|
| <b><u>Revenues:</u></b>                                  |                   |                                  |                         |                   |
| Interest   | \$ -              | \$ -                             | \$ 569                  | \$ 569            |
| <b>Total Revenues</b>                                    | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 569</b>           | <b>\$ 569</b>     |
| <b><u>Expenditures:</u></b>                              |                   |                                  |                         |                   |
| Capital Outlay   | \$ -              | \$ -                             | \$ 1,451                | \$ (1,451)        |
| <b>Total Expenditures</b>                                | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 1,451</b>         | <b>\$ (1,451)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b>       |                                  | <b>\$ (882)</b>         |                   |
| <b><u>Other Financing Sources/(Uses):</u></b>            |                   |                                  |                         |                   |
| Transfer In/(Out)  | \$ -              | \$ -                             | \$ 8,521                | \$ 8,521          |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 8,521</b>         | <b>\$ 8,521</b>   |
| <b>Net Change in Fund Balance</b>                        | <b>\$ -</b>       |                                  | <b>\$ 7,639</b>         |                   |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>       |                                  | <b>\$ 24,331</b>        |                   |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b>       |                                  | <b>\$ 31,970</b>        |                   |



**Peace Creek**  
**Community Development District**  
**Capital Projects Fund-Series 2025**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

|  | Adopted<br>Budget | Prorated Budget<br>Thru 03/31/25 | Actual<br>Thru 03/31/25 | Variance            |
|--|-------------------|----------------------------------|-------------------------|---------------------|
| <b><u>Revenues:</u></b>                                  |                   |                                  |                         |                     |
| Interest   | \$ -              | \$ -                             | \$ -                    | \$ -                |
| <b>Total Revenues</b>                                    | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b>         |
| <b><u>Expenditures:</u></b>                              |                   |                                  |                         |                     |
| Capital Outlay   | \$ -              | \$ -                             | \$ 504                  | \$ (504)            |
| Capital Outlay - Cost of Issuance                        | \$ -              | \$ -                             | \$ 244,909              | \$ (244,909)        |
| <b>Total Expenditures</b>                                | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 245,413</b>       | <b>\$ (245,413)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b>       |                                  | <b>\$ (245,413)</b>     |                     |
| <b><u>Other Financing Sources/(Uses):</u></b>            |                   |                                  |                         |                     |
| Bond Proceeds  | \$ -              | \$ -                             | \$ 2,246,354            | \$ 2,246,354        |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 2,246,354</b>     | <b>\$ 2,246,354</b> |
| <b>Net Change in Fund Balance</b>                        | <b>\$ -</b>       |                                  | <b>\$ 2,000,941</b>     |                     |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>       |                                  | <b>\$ -</b>             |                     |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b>       |                                  | <b>\$ 2,000,941</b>     |                     |

**Peace Creek**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

|  | Adopted<br>Budget | Prorated Budget<br>Thru 03/31/25 | Actual<br>Thru 03/31/25 | Variance    |
|--|-------------------|----------------------------------|-------------------------|-------------|
| <b><u>Revenues:</u></b>                                  |                   |                                  |                         |             |
| Interest   | \$ -              | \$ -                             | \$ -                    | \$ -        |
| <b>Total Revenues</b>                                    | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b> |
| <b><u>Expenditures:</u></b>                              |                   |                                  |                         |             |
| Capital Outlay   | \$ -              | \$ -                             | \$ -                    | \$ -        |
| <b>Total Expenditures</b>                                | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b>       |                                  | <b>\$ -</b>             |             |
| <b><u>Other Financing Sources/(Uses):</u></b>            |                   |                                  |                         |             |
| Transfer In/(Out)  | \$ 75,000         | \$ -                             | \$ -                    | \$ -        |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ 75,000</b>  | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b> |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 75,000</b>  |                                  | <b>\$ -</b>             |             |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>       |                                  | <b>\$ -</b>             |             |
| <b>Fund Balance - Ending</b>                             | <b>\$ 75,000</b>  |                                  | <b>\$ -</b>             |             |

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

|   | Oct              | Nov              | Dec               | Jan             | Feb              | March           | April       | May         | June        | July        | Aug         | Sept        | Total          |
|---|------------------|------------------|-------------------|-----------------|------------------|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------|
| <b><u>Revenues:</u></b>                     |                  |                  |                   |                 |                  |                 |             |             |             |             |             |             |                |
| Assessments - On Roll                       | \$ -             | \$ 41,138.42     | \$ 492,693        | \$ 4,572        | \$ 10,448.61     | \$ 2,156.70     | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 551,008        |
| Assessments - Direct                        | \$ 11,728.60     | \$ -             | \$ 5,864.30       | \$ -            | \$ -             | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 17,593         |
| <b>Total Revenues</b>                       | <b>\$ 11,729</b> | <b>\$ 41,138</b> | <b>\$ 498,557</b> | <b>\$ 4,572</b> | <b>\$ 10,449</b> | <b>\$ 2,157</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>568,601</b> |
| <b><u>Expenditures:</u></b>                 |                  |                  |                   |                 |                  |                 |             |             |             |             |             |             |                |
| <b><u>General &amp; Administrative:</u></b> |                  |                  |                   |                 |                  |                 |             |             |             |             |             |             |                |
| Supervisor Fees                             | \$ -             | \$ 800           | \$ 800            | \$ -            | \$ -             | \$ 1,800        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 3,400          |
| FICA Expense                                | \$ -             | \$ 61            | \$ 61             | \$ -            | \$ -             | \$ 138          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 260            |
| Engineering                                 | \$ -             | \$ 1,625         | \$ 375            | \$ -            | \$ 250           | \$ 125          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 2,375          |
| Attorney                                    | \$ 1,205         | \$ 2,930         | \$ 4,041          | \$ 1,777        | \$ 2,083         | \$ 1,814        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 13,850         |
| Annual Audit                                | \$ -             | \$ -             | \$ -              | \$ -            | \$ 5,000         | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 5,000          |
| Assessment Administration                   | \$ 5,250         | \$ -             | \$ -              | \$ -            | \$ -             | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 5,250          |
| Arbitrage                                   | \$ -             | \$ -             | \$ -              | \$ -            | \$ -             | \$ 450          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 450            |
| Dissemination                               | \$ 438           | \$ 438           | \$ 438            | \$ 438          | \$ 438           | \$ 438          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 2,625          |
| Trustee Fees                                | \$ -             | \$ -             | \$ -              | \$ -            | \$ -             | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | -              |
| Management Fees                             | \$ 3,542         | \$ 3,542         | \$ 3,542          | \$ 3,542        | \$ 3,542         | \$ 3,542        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 21,250         |
| Information Technology                      | \$ 158           | \$ 158           | \$ 158            | \$ 158          | \$ 158           | \$ 158          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 945            |
| Website Maintenance                         | \$ 105           | \$ 105           | \$ 105            | \$ 105          | \$ 105           | \$ 105          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 630            |
| Postage & Delivery                          | \$ 49            | \$ 47            | \$ 148            | \$ 291          | \$ 106           | \$ 893          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 1,533          |
| Insurance                                   | \$ 5,564         | \$ -             | \$ -              | \$ -            | \$ -             | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 5,564          |
| Printing & Binding                          | \$ -             | \$ -             | \$ -              | \$ -            | \$ -             | \$ 0            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 0              |
| Legal Advertising                           | \$ 1,001         | \$ -             | \$ -              | \$ 647          | \$ -             | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 1,648          |
| Contingency                                 | \$ 41            | \$ 41            | \$ 41             | \$ 41           | \$ 43            | \$ 44           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 251            |
| Office Supplies                             | \$ 1             | \$ 1             | \$ 3              | \$ 3            | \$ 0             | \$ 3            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 11             |
| Dues, Licenses & Subscriptions              | \$ 175           | \$ -             | \$ -              | \$ -            | \$ -             | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 175            |
| <b>Total General &amp; Administrative</b>   | <b>\$ 17,528</b> | <b>\$ 9,746</b>  | <b>\$ 9,710</b>   | <b>\$ 7,000</b> | <b>\$ 11,723</b> | <b>\$ 9,509</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>65,217</b>  |

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

|  | Oct                | Nov              | Dec               | Jan                | Feb                | March              | April       | May         | June        | July        | Aug         | Sept        | Total          |
|--|--------------------|------------------|-------------------|--------------------|--------------------|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------|
| <b><u>Operations &amp; Maintenance</u></b>               |                    |                  |                   |                    |                    |                    |             |             |             |             |             |             |                |
| <b>Field Expenditures:</b>                               |                    |                  |                   |                    |                    |                    |             |             |             |             |             |             |                |
| Property Insurance                                       | \$ 19,266          | \$ -             | \$ -              | \$ -               | \$ -               | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 19,266         |
| Field Management   | \$ 1,438           | \$ 1,438         | \$ 1,438          | \$ 1,438           | \$ 1,438           | \$ 1,438           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 8,625          |
| Landscape Maintenance                                    | \$ 11,310          | \$ 9,560         | \$ 9,560          | \$ 9,560           | \$ 9,560           | \$ 9,560           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 59,110         |
| Landscape Replacement                                    | \$ -               | \$ 1,625         | \$ -              | \$ -               | \$ -               | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 1,625          |
| Streetlights   | \$ 1,515           | \$ 1,515         | \$ 1,515          | \$ 1,515           | \$ 1,544           | \$ 1,544           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 9,148          |
| Electric   | \$ 21              | \$ 21            | \$ 21             | \$ 21              | \$ 22              | \$ 22              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 128            |
| Water & Sewer  | \$ 11,126          | \$ 6,014         | \$ 1,813          | \$ 6,147           | \$ 1,453           | \$ 1,779           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 28,332         |
| Irrigation Repairs                                       | \$ 274             | \$ 251           | \$ -              | \$ 360             | \$ -               | \$ 531             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 1,416          |
| General Repairs & Maintenance                            | \$ 922             | \$ 1,021         | \$ 3,450          | \$ -               | \$ -               | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 5,393          |
| Contingency  | \$ -               | \$ -             | \$ -              | \$ -               | \$ -               | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | -              |
| <b>Subtotal Field Expenditures</b>                       | <b>\$ 45,871</b>   | <b>\$ 21,444</b> | <b>\$ 17,796</b>  | <b>\$ 19,040</b>   | <b>\$ 14,017</b>   | <b>\$ 14,874</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>133,043</b> |
| <b>Amenity Expenditures:</b>                             |                    |                  |                   |                    |                    |                    |             |             |             |             |             |             |                |
| Amenity - Insurance                                      | \$ -               | \$ -             | \$ -              | \$ -               | \$ -               | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | -              |
| Amenity - Electric                                       | \$ 501             | \$ 505           | \$ -              | \$ 1,064           | \$ 477             | \$ 426             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 2,973          |
| Amenity - Water  | \$ 660             | \$ 650           | \$ 1,012          | \$ 1,070           | \$ 208             | \$ 820             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 4,420          |
| Internet   | \$ 104             | \$ 104           | \$ 104            | \$ 104             | \$ 104             | \$ 104             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 627            |
| Pest Control   | \$ 60              | \$ 60            | \$ -              | \$ -               | \$ 60              | \$ 60              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 240            |
| Janitorial Service                                       | \$ 775             | \$ 775           | \$ 775            | \$ 775             | \$ 775             | \$ 775             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 4,650          |
| Security Services  | \$ 2,036           | \$ 2,732         | \$ 2,732          | \$ 2,036           | \$ 2,499           | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 12,035         |
| Pool Maintenance   | \$ 1,850           | \$ 1,400         | \$ 1,400          | \$ 1,400           | \$ 1,400           | \$ 1,400           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 8,850          |
| Pool Permit  | \$ -               | \$ -             | \$ -              | \$ -               | \$ -               | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | -              |
| Amenity Repairs & Maintenance                            | \$ -               | \$ -             | \$ 653            | \$ -               | \$ 521             | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 1,173          |
| Amenity Access Management                                | \$ 1,042           | \$ 1,042         | \$ 1,042          | \$ 1,042           | \$ 1,042           | \$ 1,042           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 6,250          |
| Contingency  | \$ -               | \$ -             | \$ -              | \$ -               | \$ -               | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | -              |
| <b>Subtotal Amenity Expenditures</b>                     | <b>\$ 7,028</b>    | <b>\$ 7,269</b>  | <b>\$ 7,717</b>   | <b>\$ 7,491</b>    | <b>\$ 7,087</b>    | <b>\$ 4,628</b>    | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>41,219</b>  |
| <b>Total Operations &amp; Maintenance</b>                | <b>\$ 52,899</b>   | <b>\$ 28,712</b> | <b>\$ 25,514</b>  | <b>\$ 26,531</b>   | <b>\$ 21,104</b>   | <b>\$ 19,502</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>174,262</b> |
| <b>Total Expenditures</b>                                | <b>\$ 70,427</b>   | <b>\$ 38,458</b> | <b>\$ 35,224</b>  | <b>\$ 33,531</b>   | <b>\$ 32,828</b>   | <b>\$ 29,011</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>239,479</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (58,698)</b> | <b>\$ 2,680</b>  | <b>\$ 463,333</b> | <b>\$ (28,960)</b> | <b>\$ (22,379)</b> | <b>\$ (26,854)</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>329,123</b> |

**PEACE CREEK CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

**ON ROLL ASSESSMENTS**

Gross Assessments   \$   614,642.91   \$   862,165.71   \$   1,476,808.62  
Net Assessments     \$   571,617.91   \$   801,814.11   \$   1,373,432.02

41.62%                      58.38%                      100.00%

| Date         | Distribution      | Gross Amount           | Discount/Penalty      | Commission            | Interest           | Property Appraiser    | Net Receipts           | General Fund         | Debt Series 2023     | Total                  |
|--------------|-------------------|------------------------|-----------------------|-----------------------|--------------------|-----------------------|------------------------|----------------------|----------------------|------------------------|
| 11/13/24     | 10/21/24          | \$924.49               | (\$48.53)             | (\$17.52)             | \$0.00             | \$0.00                | \$858.44               | \$357.28             | \$501.16             | \$858.44               |
| 11/19/24     | 11/01/24-11/07/24 | \$21,364.32            | (\$854.61)            | (\$410.19)            | \$0.00             | \$0.00                | \$20,099.52            | \$8,365.35           | \$11,734.17          | \$20,099.52            |
| 11/26/24     | 11/08/24-11/15/24 | \$82,786.74            | (\$3,311.51)          | (\$1,589.50)          | \$0.00             | \$0.00                | \$77,885.73            | \$32,415.79          | \$45,469.94          | \$77,885.73            |
| 12/06/24     | 11/16/24-11/26/24 | \$707,693.10           | (\$28,307.68)         | (\$13,587.71)         | \$0.00             | \$0.00                | \$665,797.71           | \$277,102.83         | \$388,694.88         | \$665,797.71           |
| 12/20/24     | 11/27/24-11/30/24 | \$536,778.54           | (\$21,471.24)         | (\$10,306.15)         | \$0.00             | \$0.00                | \$505,001.15           | \$210,179.82         | \$294,821.33         | \$505,001.15           |
| 12/27/24     | 12/01/24-12/15/24 | \$29,375.94            | (\$1,041.51)          | (\$566.69)            | \$0.00             | \$0.00                | \$27,767.74            | \$11,556.84          | \$16,210.90          | \$27,767.74            |
| 12/30/24     | Inv#4652210       | \$0.00                 | \$0.00                | \$0.00                | \$0.00             | (\$8,621.66)          | (\$8,621.66)           | (\$3,588.31)         | (\$5,033.35)         | (\$8,621.66)           |
| 12/30/24     | Inv#4652211       | \$0.00                 | \$0.00                | \$0.00                | \$0.00             | (\$6,146.43)          | (\$6,146.43)           | (\$2,558.12)         | (\$3,588.31)         | (\$6,146.43)           |
| 01/10/25     | 12/16/24-12/31/24 | \$11,555.18            | (\$346.63)            | (\$224.17)            | \$0.00             | \$0.00                | \$10,984.38            | \$4,571.66           | \$6,412.72           | \$10,984.38            |
| 02/03/25     | 10/01/24-12/31/24 | \$0.00                 | \$0.00                | \$0.00                | \$2,021.94         | \$0.00                | \$2,021.94             | \$841.52             | \$1,180.42           | \$2,021.94             |
| 02/10/25     | 01/01/25-01/31/25 | \$24,034.86            | (\$480.73)            | (\$471.08)            | \$0.00             | \$0.00                | \$23,083.05            | \$9,607.09           | \$13,475.96          | \$23,083.05            |
| 03/07/25     | 02/01/25-02/28/25 | \$5,341.08             | (\$53.40)             | (\$105.75)            | \$0.00             | \$0.00                | \$5,181.93             | \$2,156.70           | \$3,025.23           | \$5,181.93             |
| <b>TOTAL</b> |                   | <b>\$ 1,419,854.25</b> | <b>\$ (55,915.84)</b> | <b>\$ (27,278.76)</b> | <b>\$ 2,021.94</b> | <b>\$ (14,768.09)</b> | <b>\$ 1,323,913.50</b> | <b>\$ 551,008.45</b> | <b>\$ 772,905.05</b> | <b>\$ 1,323,913.50</b> |

|                     |                                     |
|---------------------|-------------------------------------|
| <b>96%</b>          | <b>Net Percent Collected</b>        |
| <b>\$ 49,518.52</b> | <b>Balance Remaining to Collect</b> |

**DIRECT BILL ASSESSMENTS**

| Lennar Homes LLC    |          |              |              |                     |                     |
|---------------------|----------|--------------|--------------|---------------------|---------------------|
| 2025-01             |          |              |              |                     |                     |
| Net Assessments     |          |              |              | \$ 23,457.20        | \$ 23,457.20        |
| Date Received       | Due Date | Check Number | Net Assessed | Amount Received     | General Fund        |
| 10/30/24            | 11/1/24  | 2329750      | \$11,728.60  | \$11,728.60         | \$11,728.60         |
| 2/12/25             | 2/1/25   | 1048         | \$5,864.30   | \$5,864.30          | \$5,864.30          |
|                     | 5/1/25   |              | \$5,864.30   |                     | \$5,864.30          |
| <b>\$ 23,457.20</b> |          |              |              | <b>\$ 17,592.90</b> | <b>\$ 23,457.20</b> |

# Peace Creek

## 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)         |
| <b>Current Bonds Outstanding</b>              |                                    | <b>\$11,885,000</b> |

| Series 2025, Special Assessment Revenue Bonds |                                    |                    |
|---|------------------------------------|--------------------|
| Interest Rate:                                | 4.500%, 5.450%, 5.625%             |                    |
| Maturity Date:                                | 5/1/2055                           |                    |
| Reserve Fund Definition                       | 50% of Maximum Annual Debt Service |                    |
| Reserve Fund Requirement                      | \$173,894                          |                    |
| Reserve Fund Balance                          | \$173,894                          |                    |
| Bonds Outstanding - 03/04/25                  |                                    | \$2,510,000        |
| <b>Current Bonds Outstanding</b>              |                                    | <b>\$2,510,000</b> |

## SECTION 3



April 16, 2025

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 **322** voters within the Peace Creek Community Development District. This number of registered voters in said District is as of **April 15, 2025**.

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

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell  
Supervisor of Elections  
Polk County, Florida



# SECTION E

## SECTION 3

## SECTION (a)

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2025  
(ASSESSMENT AREA TWO)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Peace Creek Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), dated as of March 1, 2023, as supplemented by that certain Second Supplemental Trust Indenture dated as of February 1, 2025 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 2
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Hunter Engineering
- (D) Amount Payable: \$125.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 22435 - Review & Approve Req
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2025 Acquisition and Construction Account*

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2025 Project; and
- 4. each disbursement represents a Cost of 2025 Project which has not previously been paid.

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

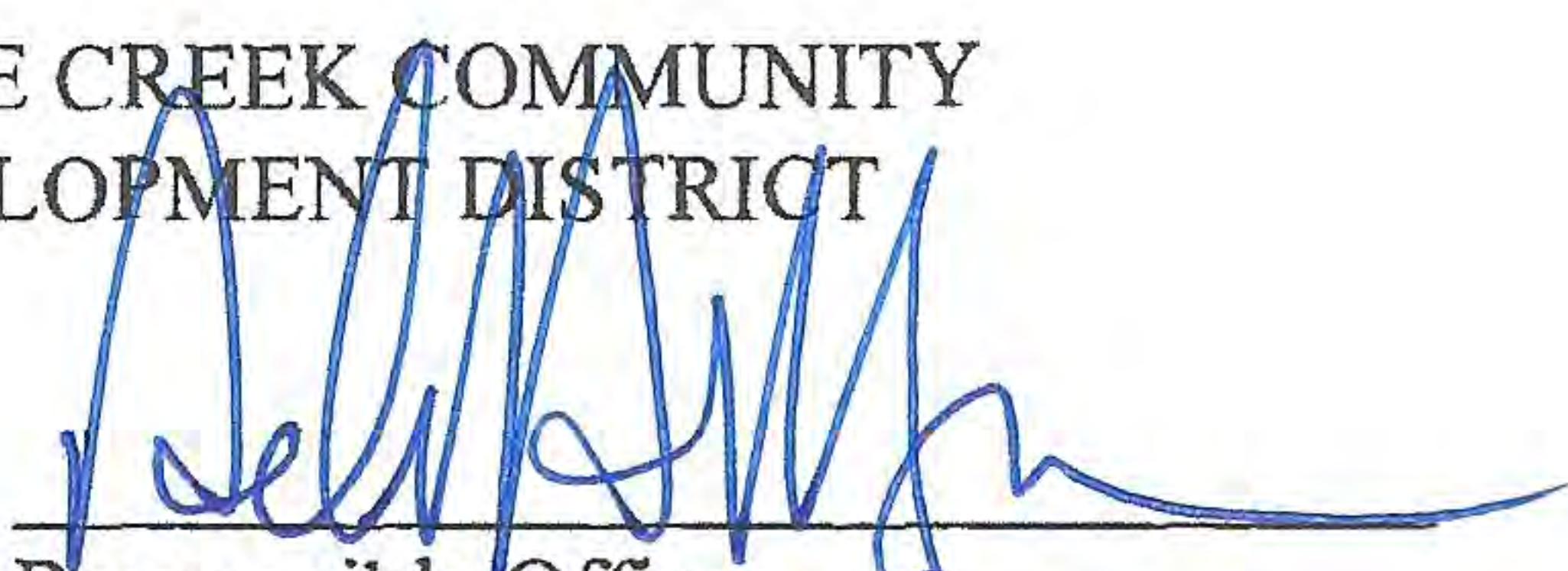


The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

PEACE CREEK COMMUNITY  
DEVELOPMENT DISTRICT

By:

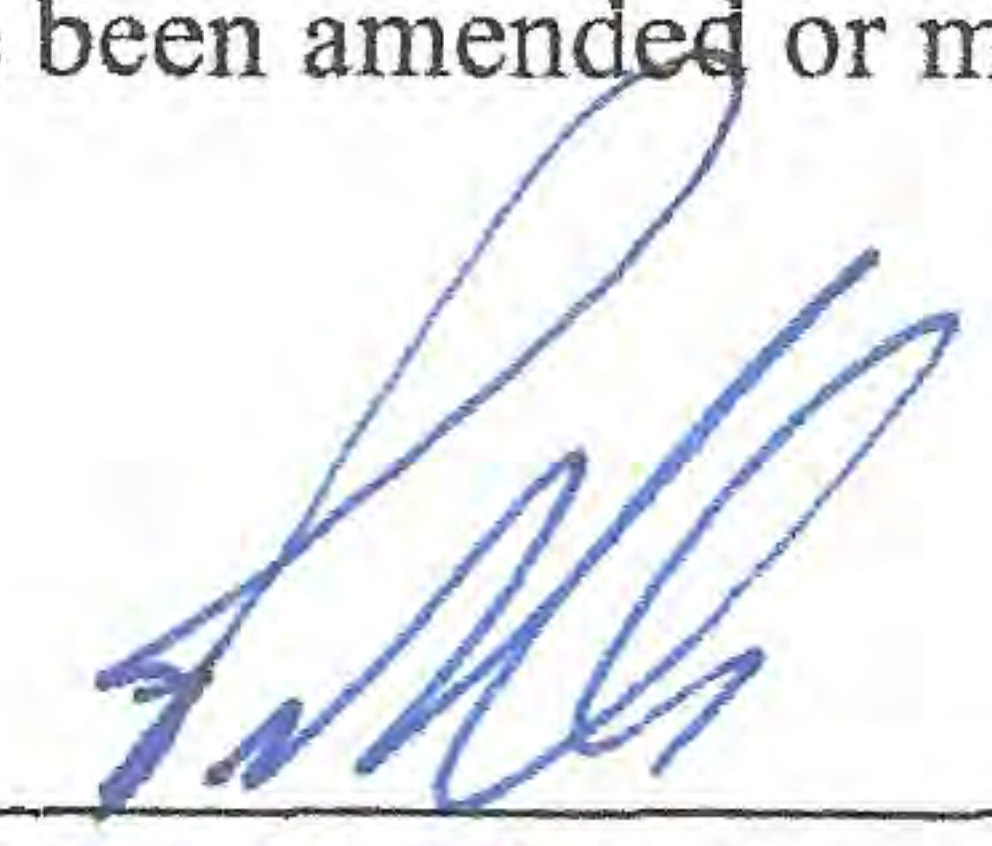
  
Responsible Officer

Date:

5/9/25

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

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2025 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

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



**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2025  
(ASSESSMENT AREA TWO)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Peace Creek Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), dated as of March 1, 2023, as supplemented by that certain Second Supplemental Trust Indenture dated as of February 1, 2025 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 3
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Kilinski Van Wyk PLLC
- (D) Amount Payable: \$1,051.75
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 11913 - 2025 Project Construction for Mar 2025
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2025 Acquisition and Construction Account*

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2025 Project; and
- 4. each disbursement represents a Cost of 2025 Project which has not previously been paid.

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

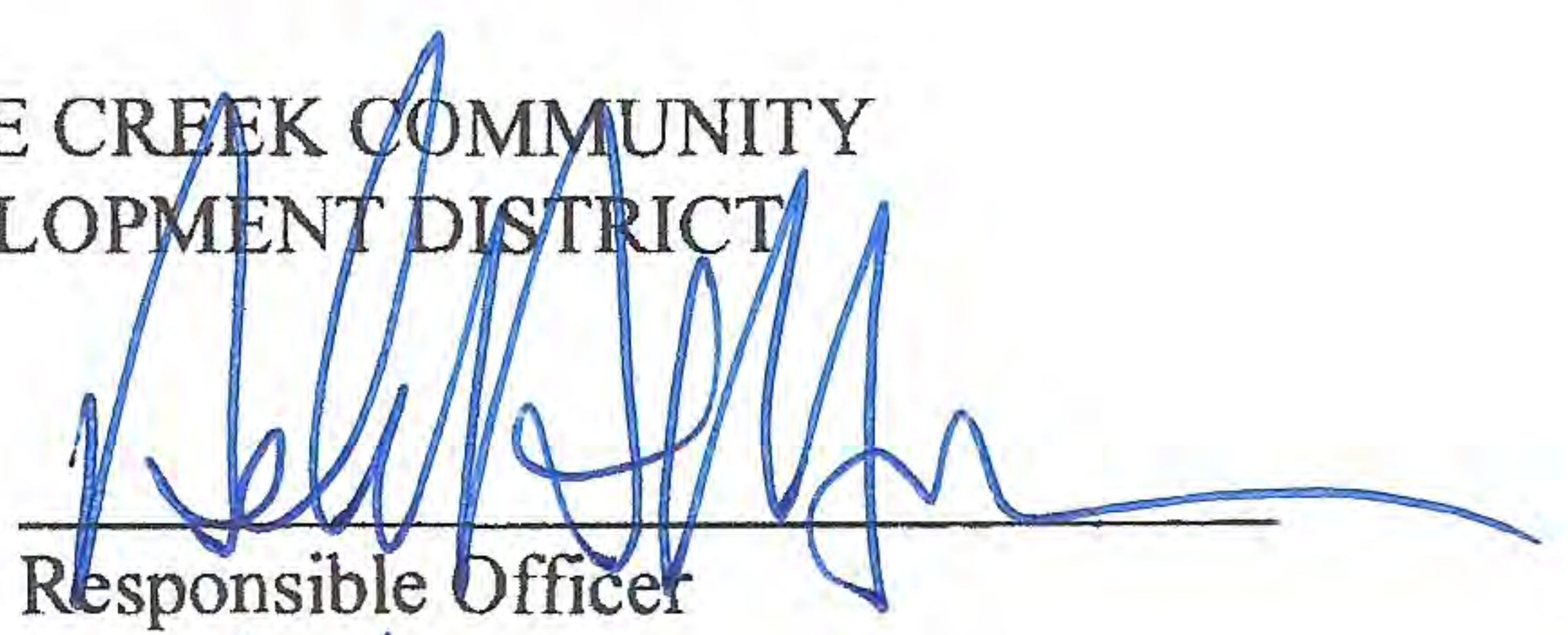


The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

PEACE CREEK COMMUNITY  
DEVELOPMENT DISTRICT

By:

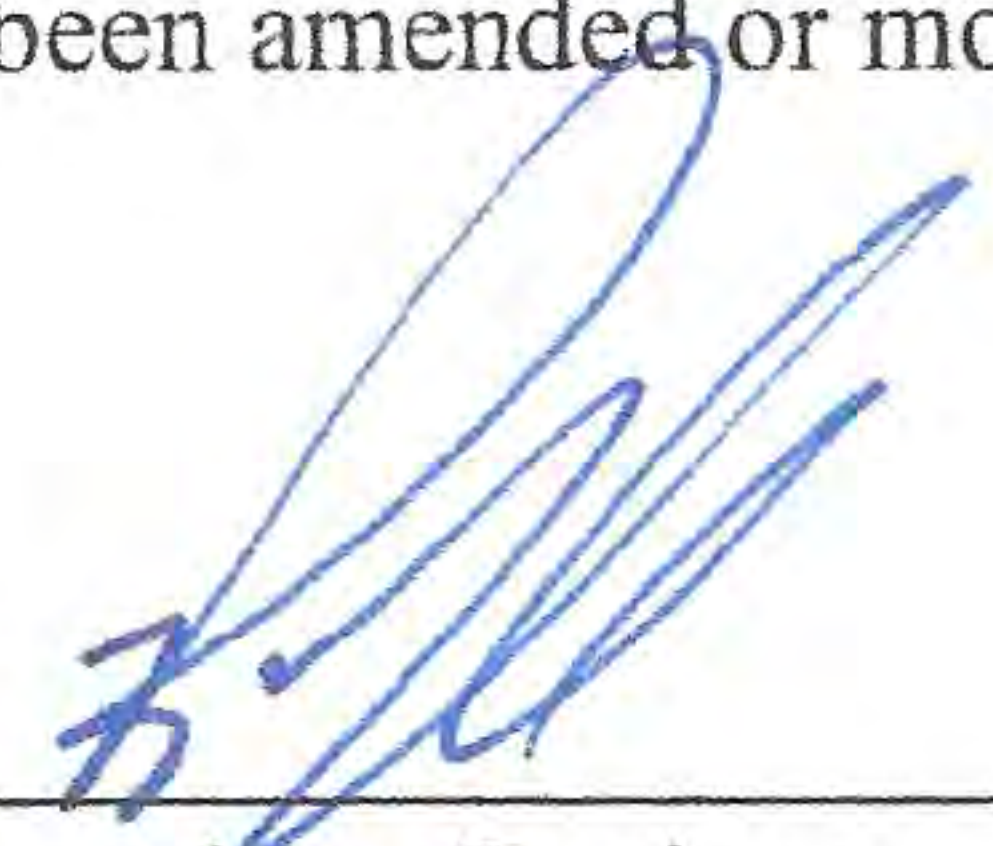
  
Responsible Officer

Date:

5/9/25

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

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2025 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

  
Consulting Engineer



**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2025  
(ASSESSMENT AREA TWO)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Peace Creek Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), dated as of March 1, 2023, as supplemented by that certain Second Supplemental Trust Indenture dated as of February 1, 2025 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 4
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Empire Pipe & Supply
- (D) Amount Payable: \$12,484.31
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 2194046 - Materials
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2025 Acquisition and Construction Account*

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2025 Project; and
- 4. each disbursement represents a Cost of 2025 Project which has not previously been paid.

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

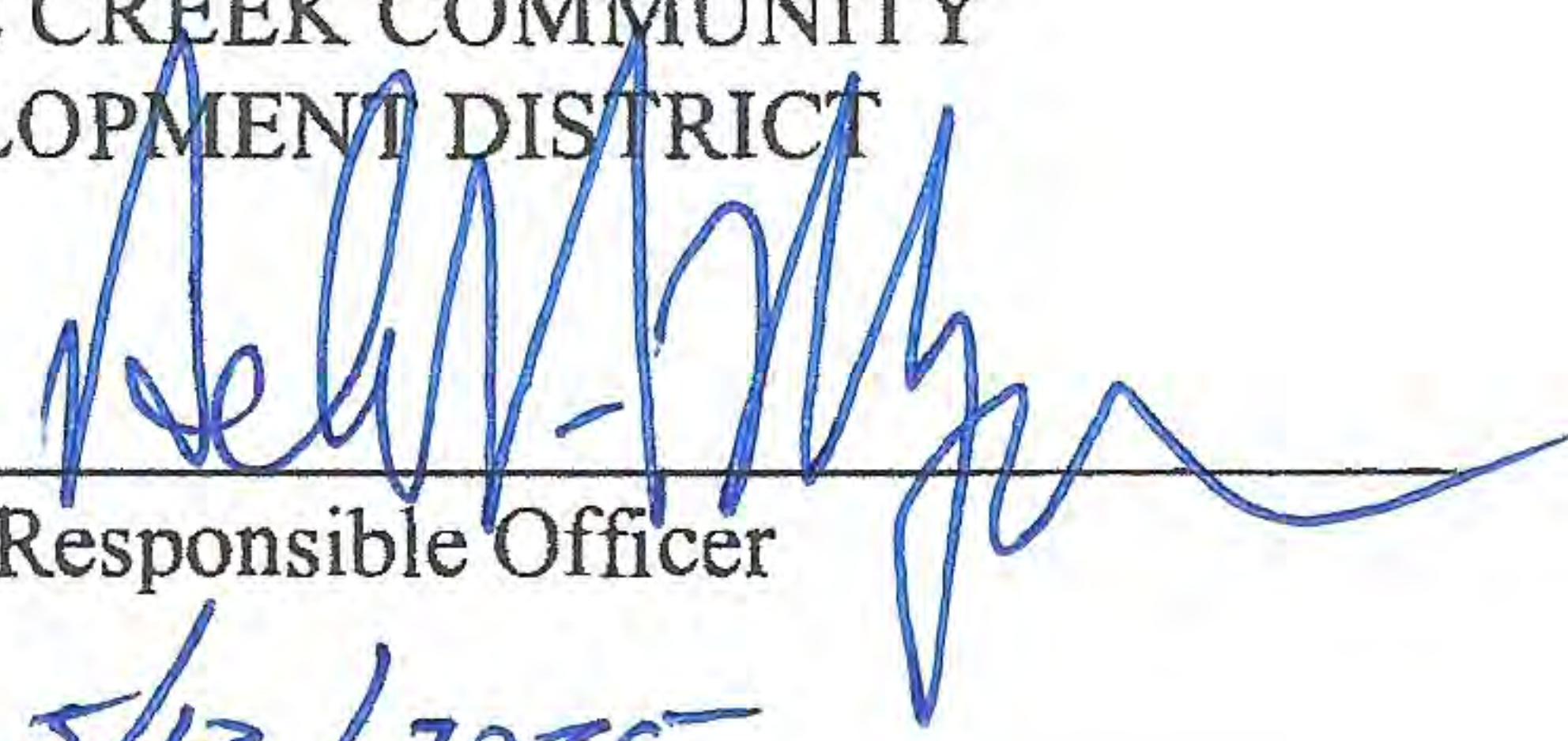


The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

PEACE CREEK COMMUNITY  
DEVELOPMENT DISTRICT

By:

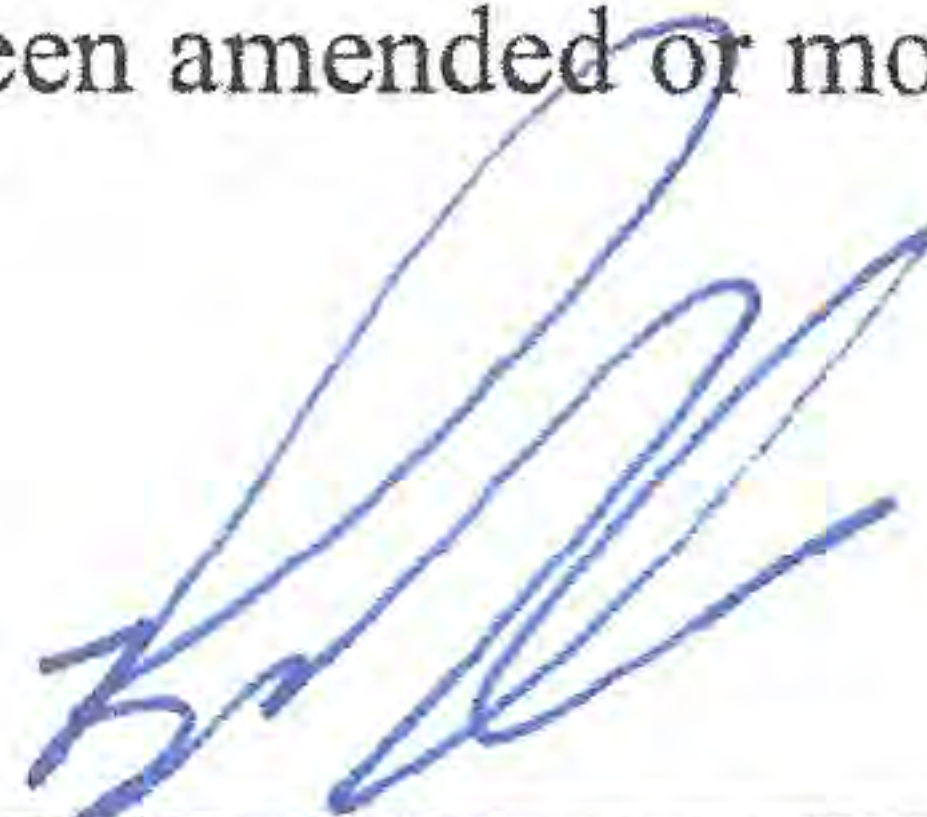
  
Responsible Officer

Date:

5/12/2025

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

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2025 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.



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