

*Peace Creek
Community Development District*

Meeting Agenda

July 8, 2025

AGENDA

Peace Creek

Community Development District

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

July 1, 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, July 8, 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/87130503402>

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

Meeting ID: 871 3050 3402

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. Approval of Minutes of the June 10, 2025 Board of Supervisors Meeting
4. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
 - i. Consideration of Resolution 2025-12 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds
 - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2025-13 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2025-14 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026
6. Consideration of Proposal for Pool Lighting from Current Demands (*document provided to Board of Supervisors separately*) (**NOT A CLOSED SESSION**)
7. Review of Easement Encroachment at 932 Harold Pass
8. Presentation of Fiscal Year 2024 Audit Report
9. Goals and Objectives
 - A. Adoption of Fiscal Year 2026 Goals & Objectives
 - B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute
10. Staff Reports
 - A. Attorney
 - i. Review of Memorandum Regarding Construction Change Orders
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal to Add Four (4) Tables at Amenity Center

- ii. Consideration of Proposal for Ten (10) Chaise Lounge Chairs for Pool Deck
 - iii. Consideration of Proposal to Add “No Outlet” Sign in Community
 - D. District Manager’s Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - 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 Requisition #5
- 11. Other Business
- 12. Supervisors Requests and Audience Comments
- 13. 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, June 10, 2025**, at 10:39 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	Chairman
Rob Bonin	Vice Chairman
Carrie Dazzo	Assistant Secretary
Kayla Word	Assistant Secretary
Brent Kewley	Appointed as Assistant Secretary

Also, present were:

Tricia Adams	District Manager, GMS
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Allen Bailey	Field Services Manager, GMS
Bryan Hunter	District Engineer, Hunter Engineering

The following is a summary of the discussions and actions taken at the June 10, 2025, Peace Creek Community Development District's regular Board of Supervisors' Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 10:46 a.m. Four Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams stated this was a time for public comment. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Steve Green (Seat #3)

Ms. Adams stated they received a resignation from Mr. Steve Green. Mr. Green had previously been elected to the Board for Seat #3 with a term ending in November 2028. The Board accepted Mr. Green's resignation and declared the seat vacant.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Accepting the Resignation of Steve Green, was approved.

B. Appointment to Fill Vacant Board Seat #3

Ms. Adams stated that this was a Landowner elected seat. The Board could make an appointment to fill the vacancy with the same term expiring in November 2028. She added that they needed to be a U.S. Citizen and a Florida resident.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Appointment of Brent Kewley to Fill Vacant Board Seat #3, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Adams stated that to allow for participation in the remainder of the Board of Supervisors meeting they would administer the oath of office to Mr. Brent Kewley. He will then be sworn in and fully able to participate. Ms. Adams administered the oath of office to Mr. Kewley.

D. Consideration of Resolution 2025-11 Appointing an Assistant Secretary

Ms. Adams asked if the Board would like to appoint Mr. Kewley as an Assistant Secretary.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Resolution 2025-11 Appointing Brent Kewley as an Assistant Secretary was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the April 8, 2025,
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the April 8, 2025, Board of Supervisors meeting, noting that Board and staff had reviewed them. Ms. Adams asked for any comments, changes, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes of April 8, 2025, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Rinaldi had an update regarding the legislative session. She stated that there were numerous bills that they were monitoring that did not pass. The bill that sought to increase sovereign immunity limits, and a bill that sought to repeal the goals and objectives that Districts are required to adopt every year did not pass. Ms. Rinaldi reminded Board members to file their Form 1s, which are due on July 1st.

B. Engineer

Mr. Hunter stated that the construction project, which serves as an assessment area for the townhome project, was progressing well.

C. Field Manager's Report**i. Consideration of Proposal from Janitorial Maintenance Vendor to Add a Weekend Day of Service to Current Contract**

Mr. Bailey presented the Field Manager's report and reviewed items that have been completed. He stated that they had completed maintenance on the access sign. Mailbox kiosks were cleaned up. The red diamond signs have been reinstated at the turnabout. The stormwater ponds have been cleaned in varying areas. Construction had begun on the townhomes. They have been turning signs in the proper direction.

Mr. Bailey presented a proposal to add and facilitate an additional day of custodial service at the pool amenity. This would be for one day of the weekend, Memorial Day through Labor Day, and the budget for this position was \$185 per month.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Proposal from Janitorial Maintenance Vendor to Add a Weekend Day of Service to Current Contract, was approved.

D. District Manager's Report**i. Approval of the Check Register**

Ms. Adams presented the check register for the period from March 1, 2025, to March 31, 2025, which totaled \$29,384.42. She noted that a detailed run summary would be available immediately following the check register and offered to answer any questions.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Check Register from March 1 to March 31, 2025, totaling \$29,384.42 was approved.

ii. Balance Sheet & Income Statement

Ms. Adams presented the unaudited financials through the end of February.

iii. Presentation of Number of Registered Voters – 322

Ms. Adams stated that there were 322 registered voters within the District boundaries. She added that they were required to report that information on the record annually.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requests

a) Ratification of Series 2025 Assessment Area Two Requisitions #2 through #4

Ms. Adams stated that this item was for discussion on any matters related to property conveyance, permit transfers, construction funds, and requests that need to be addressed.

Mr. Morgan stated that there was one pond associated with the new townhome development. He added that there is still work to be done before the projects are complete and the documents can be submitted and approved by the Water Management District for that permit.

Ms. Adams stated that there were ratifications for Series 2025 Assessment Area 2 Requisitions #2, #3, and #4. She added that these have all been processed and fully executed. She asked the Board to ratify.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Series 2025 Assessment Area Two Requisitions #2 through #4, were ratified.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

**Supervisors' Requests and Audience
Comments**

Ms. Adams opened the meeting for public comments.

Resident (Rob Frein, 1430 Austin Street) welcomed the new Board member. Resident asked why it wasn't open for the community to vote on a community member, since they had a vote last year that he had been planning.

Ms. Adams stated that she would be glad to speak with him after the meeting regarding the Board's ability to make an appointment to fulfil a vacancy. Mr. Frein stated he is concerned about having an area where the children have something to do. Mr. Frein stated he wants to work with Tricia and Jillian, who reached out to the developer with their idea of creating an area where kids of all ages can go and have fun. The developer was not interested in providing funding. Mr. Morgan indicated certain items such as more pool furniture could likely be purchased.

EIGHTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2025-12

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, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, 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, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), 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, 2026.”
- 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 two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND (SERIES 2023)	\$_____
DEBT SERVICE FUND (SERIES 2025)	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 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 five (5) days after adoption and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 8th DAY OF JULY 2025.

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

Exhibit A: Adopted Budget for Fiscal Year 2026

Peace Creek
Community Development District

Proposed Budget
FY2026



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Peace Creek
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - On Roll	\$ 571,619	\$ 562,357	\$ 9,261	\$ 571,619	\$ 722,797
Assessments - Direct	\$ 23,458	\$ 23,457	\$ 0	\$ 23,458	\$ -
Miscellaneous Income	\$ -	\$ 60	\$ -	\$ 60	\$ -
Total Revenues	\$ 595,076	\$ 585,875	\$ 9,262	\$ 595,136	\$ 722,797

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 4,400	\$ 4,000	\$ 8,400	\$ 12,000
FICA Expense	\$ 918	\$ 337	\$ 306	\$ 643	\$ 918
Engineering	\$ 15,000	\$ 2,500	\$ 6,500	\$ 9,000	\$ 15,000
Attorney	\$ 25,000	\$ 15,913	\$ 7,956	\$ 23,869	\$ 30,000
Annual Audit	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,100
Assessment Administration	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ 5,408
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 900
Dissemination	\$ 5,250	\$ 3,667	\$ 1,583	\$ 5,250	\$ 6,408
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Trustee Fees	\$ 4,020	\$ 4,246	\$ -	\$ 4,246	\$ 8,844
Management Fees	\$ 42,500	\$ 28,333	\$ 14,167	\$ 42,500	\$ 43,775
Information Technology	\$ 1,890	\$ 1,260	\$ 630	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 840	\$ 420	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 750	\$ 1,638	\$ 819	\$ 2,457	\$ 2,000
Insurance	\$ 5,720	\$ 5,564	\$ -	\$ 5,564	\$ 6,399
Copies	\$ 750	\$ 0	\$ 100	\$ 100	\$ 750
Legal Advertising	\$ 2,500	\$ 1,648	\$ 3,606	\$ 5,254	\$ 3,000
Contingency	\$ 2,500	\$ 338	\$ 169	\$ 508	\$ 2,500
Office Supplies	\$ 625	\$ 18	\$ 25	\$ 43	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 131,558	\$ 81,577	\$ 40,282	\$ 121,859	\$ 150,545

Peace Creek
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Operations & Maintenance

Field Expenses:

Property Insurance	\$ 15,000	\$ 19,266	\$ -	\$ 19,266	\$ 22,156
Field Management	\$ 17,250	\$ 11,500	\$ 5,750	\$ 17,250	\$ 17,768
Landscape Maintenance	\$ 99,540	\$ 78,230	\$ 38,240	\$ 116,470	\$ 135,000
Landscape Replacement	\$ 15,000	\$ 1,625	\$ -	\$ 1,625	\$ 15,000
Streetlights	\$ 33,770	\$ 12,337	\$ 6,377	\$ 18,713	\$ 33,770
Electric	\$ 7,260	\$ 172	\$ 960	\$ 1,132	\$ 7,260
Water & Sewer	\$ 50,000	\$ 31,211	\$ 14,000	\$ 45,211	\$ 90,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 10,000	\$ 1,596	\$ 3,500	\$ 5,096	\$ 10,000
General Repairs & Maintenance	\$ 10,000	\$ 8,444	\$ 1,556	\$ 10,000	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500

Total Field Expenditures:	\$ 267,820	\$ 164,381	\$ 75,383	\$ 239,764	\$ 350,953
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Amenity Expenses:

Amenity - Electric	\$ 15,863	\$ 4,064	\$ 5,500	\$ 9,564	\$ 15,863
Amenity - Water	\$ 12,000	\$ 5,025	\$ 5,676	\$ 10,701	\$ 12,000
Internet	\$ 2,000	\$ 836	\$ 600	\$ 1,436	\$ 2,000
Pest Control	\$ 735	\$ 360	\$ 360	\$ 720	\$ 735
Janitorial Service	\$ 9,300	\$ 6,275	\$ 3,100	\$ 9,375	\$ 9,300
Security Services	\$ 34,000	\$ 16,946	\$ 12,105	\$ 29,051	\$ 34,000
Pool Maintenance	\$ 16,800	\$ 11,650	\$ 5,600	\$ 17,250	\$ 17,400
Amenity Repairs & Maintenance	\$ 10,000	\$ 1,373	\$ 1,500	\$ 2,873	\$ 10,000
Amenity Access Management	\$ 12,500	\$ 8,333	\$ 4,167	\$ 12,500	\$ 12,500
Contingency	\$ 7,500	\$ 280	\$ 3,750	\$ 4,030	\$ 7,500

Total Amenity Expenditures:	\$ 120,698	\$ 55,144	\$ 42,357	\$ 97,501	\$ 121,298
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Total Operations & Maintenance:	\$ 388,518	\$ 219,524	\$ 117,740	\$ 337,265	\$ 472,251
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Other Financing Sources and Uses

Capital Reserves - Transfer	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 100,000
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Total Other Expenditures	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 100,000
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Total Expenditures	\$ 595,076	\$ 301,101	\$ 233,022	\$ 534,124	\$ 722,797
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Excess Revenues/(Expenditures)	\$ -	\$ 284,773	\$ (223,761)	\$ 61,012	\$ -
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Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	553.00	553	1.00	\$621,627	\$1,124.10	\$1,208.71
Townhomes	90.00	120	0.75	\$101,169	\$843.08	\$906.53
Total ERU's	643	673		\$722,797		

Product	FY 2026 Gross Per Unit	FY 2025 Gross Per Unit	Increase/(Decrease)
Single Family	\$1,208.71	\$ 1,111.47	\$ 97.24
Townhomes	\$906.53	\$ 210.19	\$ 696.34

Peace Creek

Community Development District

General Fund Narrative

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

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

Dissemination

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

Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

Peace Creek

Community Development District

General Fund Narrative

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Travel Per Diem

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

Peace Creek

Community Development District

General Fund Narrative

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Services

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Streetlights

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

Electric

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

Water & Sewer

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

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Peace Creek
Community Development District
General Fund Narrative

Contingency

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

Amenity Expenditures:

Amenity - Electric

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

Amenity – Water

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

Internet

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

Pest Control

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

Janitorial Services

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

Security Services

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

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Contingency

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

Other Expenditures:

Capital Reserves

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

Peace Creek

Community Development District

Proposed Budget

Debt Service Fund

Series 2023

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 801,813	\$ 788,824	\$ 12,989	\$ 801,813	\$ 801,813
Interest Income	\$ 5,000	\$ 24,421	\$ 12,211	\$ 36,632	\$ 10,000
Carry Forward Surplus *	\$ 341,168	\$ 337,836	\$ -	\$ 337,836	\$ 361,641
Total Revenues	\$ 1,147,981	\$ 1,151,081	\$ 25,199	\$ 1,176,280	\$ 1,173,454
Expenses					
Series 2023					
Interest - 12/15	\$ 306,734	\$ 306,734	\$ -	\$ 306,734	\$ 302,697
Principal - 06/15	\$ 190,000	\$ -	\$ 190,000	\$ 190,000	\$ 200,000
Interest - 06/15	\$ 306,734	\$ -	\$ 306,734	\$ 306,734	\$ 302,697
Total Expenditures	\$ 803,469	\$ 306,734	\$ 496,734	\$ 803,469	\$ 805,394
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ -	\$ (11,171)	\$ -	\$ (11,171)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (11,171)	\$ -	\$ (11,171)	\$ -
Excess Revenues/(Expenditures)	\$ 344,512	\$ 833,176	\$ (471,535)	\$ 361,641	\$ 368,060

*Carry forward less amount in Reserve funds.

Series 2023	
Interest - 12/15	\$298,447
Total	\$298,447

Series 2023

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

Peace Creek
Community Development District
Series 2023 Special Assessment Bonds

AMORTIZATION SCHEDULE

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

Peace Creek

Community Development District

Proposed Budget

Debt Service Fund

Series 2025

Description	Proposed Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 173,894
Interest Income	\$ -	\$ 1,657	\$ 828	\$ 2,485	\$ 5,000
Carry Forward Surplus *	\$ -	\$ -	\$ -	\$ -	\$ 69,559
Total Revenues	\$ -	\$ 1,657	\$ 828	\$ 2,485	\$ 248,453
Expenses					
Series 2025					
Interest - 11/01	\$ -	\$ -	\$ -	\$ -	\$ 68,166
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Interest - 05/01	\$ 21,586	\$ 21,586	\$ -	\$ 21,586	\$ 68,166
Total Expenditures	\$ 21,586	\$ 21,586	\$ -	\$ 21,586	\$ 171,333
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ -	\$ (1,092)	\$ -	\$ (1,092)	\$ -
Bond Proceeds	\$ 263,646	\$ 263,646	\$ -	\$ 263,646	\$ -
Total Other Financing Sources/(Uses)	\$ 263,646	\$ 262,554	\$ -	\$ 262,554	\$ -
Excess Revenues/(Expenditures)	\$ 242,060	\$ 242,625	\$ 828	\$ 243,453	\$ 77,120

*Carry forward less amount in Reserve funds.

Series 2025	
Interest - 11/26	\$67,379
Total	\$67,379

Series 2025

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Townhomes	120	\$ 173,894	\$ 1,449.11	\$ 1,558.19
	120	\$ 173,894		

Peace Creek
Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/25	\$ 2,510,000.00	\$ -	\$ 21,585.98	
11/01/25	\$ 2,510,000.00	\$ -	\$ 68,166.25	\$ 89,752.23
05/01/26	\$ 2,510,000.00	\$ 35,000.00	\$ 68,166.25	
11/01/26	\$ 2,475,000.00	\$ -	\$ 67,378.75	\$ 170,545.00
05/01/27	\$ 2,475,000.00	\$ 40,000.00	\$ 67,378.75	
11/01/27	\$ 2,435,000.00	\$ -	\$ 66,478.75	\$ 173,857.50
05/01/28	\$ 2,435,000.00	\$ 40,000.00	\$ 66,478.75	
11/01/28	\$ 2,395,000.00	\$ -	\$ 65,578.75	\$ 172,057.50
05/01/29	\$ 2,395,000.00	\$ 40,000.00	\$ 65,578.75	
11/01/29	\$ 2,355,000.00	\$ -	\$ 64,678.75	\$ 170,257.50
05/01/30	\$ 2,355,000.00	\$ 45,000.00	\$ 64,678.75	
11/01/30	\$ 2,310,000.00	\$ -	\$ 63,666.25	\$ 173,345.00
05/01/31	\$ 2,310,000.00	\$ 45,000.00	\$ 63,666.25	
11/01/31	\$ 2,220,000.00	\$ -	\$ 62,653.75	\$ 171,320.00
05/01/32	\$ 2,220,000.00	\$ 45,000.00	\$ 62,653.75	
11/01/32	\$ 2,220,000.00	\$ -	\$ 61,641.25	\$ 169,295.00
05/01/33	\$ 2,220,000.00	\$ 50,000.00	\$ 61,641.25	
11/01/33	\$ 2,170,000.00	\$ -	\$ 60,278.75	\$ 171,920.00
05/01/34	\$ 2,170,000.00	\$ 50,000.00	\$ 60,278.75	
11/01/34	\$ 2,120,000.00	\$ -	\$ 58,916.25	\$ 169,195.00
05/01/35	\$ 2,120,000.00	\$ 55,000.00	\$ 58,916.25	
11/01/35	\$ 2,065,000.00	\$ -	\$ 57,417.50	\$ 171,333.75
05/01/36	\$ 2,065,000.00	\$ 60,000.00	\$ 57,417.50	
11/01/36	\$ 2,005,000.00	\$ -	\$ 55,782.50	\$ 173,200.00
05/01/37	\$ 2,005,000.00	\$ 60,000.00	\$ 55,782.50	
11/01/37	\$ 1,945,000.00	\$ -	\$ 54,147.50	\$ 169,930.00
05/01/38	\$ 1,945,000.00	\$ 65,000.00	\$ 54,147.50	
11/01/38	\$ 1,880,000.00	\$ -	\$ 52,376.25	\$ 171,523.75
05/01/39	\$ 1,880,000.00	\$ 70,000.00	\$ 52,376.25	
11/01/39	\$ 1,810,000.00	\$ -	\$ 50,468.75	\$ 172,845.00
05/01/40	\$ 1,810,000.00	\$ 75,000.00	\$ 50,468.75	
11/01/40	\$ 1,735,000.00	\$ -	\$ 48,425.00	\$ 173,893.75
05/01/41	\$ 1,735,000.00	\$ 75,000.00	\$ 48,425.00	
11/01/41	\$ 1,580,000.00	\$ -	\$ 46,381.25	\$ 169,806.25
05/01/42	\$ 1,310,000.00	\$ 80,000.00	\$ 46,381.25	
11/01/42	\$ 1,310,000.00	\$ -	\$ 44,201.25	\$ 170,582.50
05/01/43	\$ 1,310,000.00	\$ 85,000.00	\$ 44,201.25	
11/01/43	\$ 1,310,000.00	\$ -	\$ 41,885.00	\$ 171,086.25
05/01/44	\$ 1,310,000.00	\$ 90,000.00	\$ 41,885.00	
11/01/44	\$ 1,310,000.00	\$ -	\$ 39,432.50	\$ 171,317.50
05/01/45	\$ 1,310,000.00	\$ 95,000.00	\$ 39,432.50	
11/01/45	\$ 1,310,000.00	\$ -	\$ 36,843.75	\$ 171,276.25
05/01/46	\$ 1,310,000.00	\$ 100,000.00	\$ 36,843.75	
11/01/46	\$ 1,210,000.00	\$ -	\$ 34,031.25	\$ 170,875.00
05/01/47	\$ 1,210,000.00	\$ 105,000.00	\$ 34,031.25	
11/01/47	\$ 1,105,000.00	\$ -	\$ 31,078.13	\$ 170,109.38
05/01/48	\$ 1,105,000.00	\$ 110,000.00	\$ 31,078.13	
11/01/48	\$ 995,000.00	\$ -	\$ 27,984.38	\$ 169,062.50
05/01/49	\$ 995,000.00	\$ 120,000.00	\$ 27,984.38	
11/01/49	\$ 875,000.00	\$ -	\$ 24,609.38	\$ 172,593.75
05/01/50	\$ 875,000.00	\$ 125,000.00	\$ 24,609.38	
11/01/50	\$ 750,000.00	\$ -	\$ 21,093.75	\$ 170,703.13
05/01/51	\$ 750,000.00	\$ 135,000.00	\$ 21,093.75	
11/01/51	\$ 615,000.00	\$ -	\$ 17,296.88	\$ 173,390.63
05/01/52	\$ 615,000.00	\$ 140,000.00	\$ 17,296.88	
11/01/52	\$ 475,000.00	\$ -	\$ 13,359.38	\$ 170,656.25
05/01/53	\$ 475,000.00	\$ 150,000.00	\$ 13,359.38	
11/01/53	\$ 325,000.00	\$ -	\$ 9,140.63	\$ 172,500.00
05/01/54	\$ 325,000.00	\$ 160,000.00	\$ 9,140.63	
11/01/54	\$ 165,000.00	\$ -	\$ 4,640.63	\$ 173,781.25
05/01/55	\$ 165,000.00	\$ 165,000.00	\$ 4,640.63	\$ 169,640.63
		\$ 2,510,000.00	\$ 2,721,652.23	\$ 5,231,652.23

Peace Creek
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 75,000
<u>Expenditures</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>					
Transfer In/(Out)	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 100,000
Total Other Financing Sources/(Uses)	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 100,000
Excess Revenues/(Expenditures)	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 175,000

SECTION B

SECTION 1

RESOLUTION 2025-13

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 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; 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, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A** and incorporated by reference herein; 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 2026; 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 of the Peace Creek Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, 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 Board hereby finds and determines that 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, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 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. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. 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 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 8th DAY OF JULY 2025.

ATTEST:

**PEACE CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll

Peace Creek
Community Development District

Proposed Budget
FY2026



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10	<u>Amortization Schedule</u>
11	<u>Capital Reserve Fund</u>

Peace Creek
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - On Roll	\$ 571,619	\$ 562,357	\$ 9,261	\$ 571,619	\$ 722,797
Assessments - Direct	\$ 23,458	\$ 23,457	\$ 0	\$ 23,458	\$ -
Miscellaneous Income	\$ -	\$ 60	\$ -	\$ 60	\$ -
Total Revenues	\$ 595,076	\$ 585,875	\$ 9,262	\$ 595,136	\$ 722,797

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 4,400	\$ 4,000	\$ 8,400	\$ 12,000
FICA Expense	\$ 918	\$ 337	\$ 306	\$ 643	\$ 918
Engineering	\$ 15,000	\$ 2,500	\$ 6,500	\$ 9,000	\$ 15,000
Attorney	\$ 25,000	\$ 15,913	\$ 7,956	\$ 23,869	\$ 30,000
Annual Audit	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,100
Assessment Administration	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ 5,408
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 900
Dissemination	\$ 5,250	\$ 3,667	\$ 1,583	\$ 5,250	\$ 6,408
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Trustee Fees	\$ 4,020	\$ 4,246	\$ -	\$ 4,246	\$ 8,844
Management Fees	\$ 42,500	\$ 28,333	\$ 14,167	\$ 42,500	\$ 43,775
Information Technology	\$ 1,890	\$ 1,260	\$ 630	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 840	\$ 420	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 750	\$ 1,638	\$ 819	\$ 2,457	\$ 2,000
Insurance	\$ 5,720	\$ 5,564	\$ -	\$ 5,564	\$ 6,399
Copies	\$ 750	\$ 0	\$ 100	\$ 100	\$ 750
Legal Advertising	\$ 2,500	\$ 1,648	\$ 3,606	\$ 5,254	\$ 3,000
Contingency	\$ 2,500	\$ 338	\$ 169	\$ 508	\$ 2,500
Office Supplies	\$ 625	\$ 18	\$ 25	\$ 43	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 131,558	\$ 81,577	\$ 40,282	\$ 121,859	\$ 150,545

Peace Creek
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Operations & Maintenance

Field Expenses:

Property Insurance	\$ 15,000	\$ 19,266	\$ -	\$ 19,266	\$ 22,156
Field Management	\$ 17,250	\$ 11,500	\$ 5,750	\$ 17,250	\$ 17,768
Landscape Maintenance	\$ 99,540	\$ 78,230	\$ 38,240	\$ 116,470	\$ 135,000
Landscape Replacement	\$ 15,000	\$ 1,625	\$ -	\$ 1,625	\$ 15,000
Streetlights	\$ 33,770	\$ 12,337	\$ 6,377	\$ 18,713	\$ 33,770
Electric	\$ 7,260	\$ 172	\$ 960	\$ 1,132	\$ 7,260
Water & Sewer	\$ 50,000	\$ 31,211	\$ 14,000	\$ 45,211	\$ 90,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 10,000	\$ 1,596	\$ 3,500	\$ 5,096	\$ 10,000
General Repairs & Maintenance	\$ 10,000	\$ 8,444	\$ 1,556	\$ 10,000	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500

Total Field Expenditures:	\$ 267,820	\$ 164,381	\$ 75,383	\$ 239,764	\$ 350,953
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Amenity Expenses:

Amenity - Electric	\$ 15,863	\$ 4,064	\$ 5,500	\$ 9,564	\$ 15,863
Amenity - Water	\$ 12,000	\$ 5,025	\$ 5,676	\$ 10,701	\$ 12,000
Internet	\$ 2,000	\$ 836	\$ 600	\$ 1,436	\$ 2,000
Pest Control	\$ 735	\$ 360	\$ 360	\$ 720	\$ 735
Janitorial Service	\$ 9,300	\$ 6,275	\$ 3,100	\$ 9,375	\$ 9,300
Security Services	\$ 34,000	\$ 16,946	\$ 12,105	\$ 29,051	\$ 34,000
Pool Maintenance	\$ 16,800	\$ 11,650	\$ 5,600	\$ 17,250	\$ 17,400
Amenity Repairs & Maintenance	\$ 10,000	\$ 1,373	\$ 1,500	\$ 2,873	\$ 10,000
Amenity Access Management	\$ 12,500	\$ 8,333	\$ 4,167	\$ 12,500	\$ 12,500
Contingency	\$ 7,500	\$ 280	\$ 3,750	\$ 4,030	\$ 7,500

Total Amenity Expenditures:	\$ 120,698	\$ 55,144	\$ 42,357	\$ 97,501	\$ 121,298
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Total Operations & Maintenance:	\$ 388,518	\$ 219,524	\$ 117,740	\$ 337,265	\$ 472,251
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Other Financing Sources and Uses

Capital Reserves - Transfer	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 100,000
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Total Other Expenditures	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 100,000
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Total Expenditures	\$ 595,076	\$ 301,101	\$ 233,022	\$ 534,124	\$ 722,797
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Excess Revenues/(Expenditures)	\$ -	\$ 284,773	\$ (223,761)	\$ 61,012	\$ -
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Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	553.00	553	1.00	\$621,627	\$1,124.10	\$1,208.71
Townhomes	90.00	120	0.75	\$101,169	\$843.08	\$906.53
Total ERU's	643	673		\$722,797		

Product	FY 2026 Gross Per Unit	FY 2025 Gross Per Unit	Increase/(Decrease)
Single Family	\$1,208.71	\$ 1,111.47	\$ 97.24
Townhomes	\$906.53	\$ 210.19	\$ 696.34

Peace Creek

Community Development District

General Fund Narrative

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

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

Dissemination

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

Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

Peace Creek

Community Development District

General Fund Narrative

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Travel Per Diem

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

Peace Creek

Community Development District

General Fund Narrative

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Services

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Streetlights

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

Electric

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

Water & Sewer

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

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Peace Creek
Community Development District
General Fund Narrative

Contingency

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

Amenity Expenditures:

Amenity - Electric

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

Amenity – Water

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

Internet

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

Pest Control

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

Janitorial Services

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

Security Services

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

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Contingency

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

Other Expenditures:

Capital Reserves

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

Peace Creek

Community Development District

Proposed Budget

Debt Service Fund

Series 2023

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 801,813	\$ 788,824	\$ 12,989	\$ 801,813	\$ 801,813
Interest Income	\$ 5,000	\$ 24,421	\$ 12,211	\$ 36,632	\$ 10,000
Carry Forward Surplus *	\$ 341,168	\$ 337,836	\$ -	\$ 337,836	\$ 361,641
Total Revenues	\$ 1,147,981	\$ 1,151,081	\$ 25,199	\$ 1,176,280	\$ 1,173,454
Expenses					
Series 2023					
Interest - 12/15	\$ 306,734	\$ 306,734	\$ -	\$ 306,734	\$ 302,697
Principal - 06/15	\$ 190,000	\$ -	\$ 190,000	\$ 190,000	\$ 200,000
Interest - 06/15	\$ 306,734	\$ -	\$ 306,734	\$ 306,734	\$ 302,697
Total Expenditures	\$ 803,469	\$ 306,734	\$ 496,734	\$ 803,469	\$ 805,394
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ -	\$ (11,171)	\$ -	\$ (11,171)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (11,171)	\$ -	\$ (11,171)	\$ -
Excess Revenues/(Expenditures)	\$ 344,512	\$ 833,176	\$ (471,535)	\$ 361,641	\$ 368,060

*Carry forward less amount in Reserve funds.

Series 2023	
Interest - 12/15	\$298,447
Total	\$298,447

Series 2023

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

Peace Creek
Community Development District
Series 2023 Special Assessment Bonds

AMORTIZATION SCHEDULE

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

Peace Creek

Community Development District

Proposed Budget

Debt Service Fund

Series 2025

Description	Proposed Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 173,894
Interest Income	\$ -	\$ 1,657	\$ 828	\$ 2,485	\$ 5,000
Carry Forward Surplus *	\$ -	\$ -	\$ -	\$ -	\$ 69,559
Total Revenues	\$ -	\$ 1,657	\$ 828	\$ 2,485	\$ 248,453
Expenses					
Series 2025					
Interest - 11/01	\$ -	\$ -	\$ -	\$ -	\$ 68,166
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Interest - 05/01	\$ 21,586	\$ 21,586	\$ -	\$ 21,586	\$ 68,166
Total Expenditures	\$ 21,586	\$ 21,586	\$ -	\$ 21,586	\$ 171,333
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ -	\$ (1,092)	\$ -	\$ (1,092)	\$ -
Bond Proceeds	\$ 263,646	\$ 263,646	\$ -	\$ 263,646	\$ -
Total Other Financing Sources/(Uses)	\$ 263,646	\$ 262,554	\$ -	\$ 262,554	\$ -
Excess Revenues/(Expenditures)	\$ 242,060	\$ 242,625	\$ 828	\$ 243,453	\$ 77,120

*Carry forward less amount in Reserve funds.

Series 2025	
Interest - 11/26	\$67,379
Total	\$67,379

Series 2025

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Townhomes	120	\$ 173,894	\$ 1,449.11	\$ 1,558.19
	120	\$ 173,894		

Peace Creek
Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/25	\$ 2,510,000.00	\$ -	\$ 21,585.98	
11/01/25	\$ 2,510,000.00	\$ -	\$ 68,166.25	\$ 89,752.23
05/01/26	\$ 2,510,000.00	\$ 35,000.00	\$ 68,166.25	
11/01/26	\$ 2,475,000.00	\$ -	\$ 67,378.75	\$ 170,545.00
05/01/27	\$ 2,475,000.00	\$ 40,000.00	\$ 67,378.75	
11/01/27	\$ 2,435,000.00	\$ -	\$ 66,478.75	\$ 173,857.50
05/01/28	\$ 2,435,000.00	\$ 40,000.00	\$ 66,478.75	
11/01/28	\$ 2,395,000.00	\$ -	\$ 65,578.75	\$ 172,057.50
05/01/29	\$ 2,395,000.00	\$ 40,000.00	\$ 65,578.75	
11/01/29	\$ 2,355,000.00	\$ -	\$ 64,678.75	\$ 170,257.50
05/01/30	\$ 2,355,000.00	\$ 45,000.00	\$ 64,678.75	
11/01/30	\$ 2,310,000.00	\$ -	\$ 63,666.25	\$ 173,345.00
05/01/31	\$ 2,310,000.00	\$ 45,000.00	\$ 63,666.25	
11/01/31	\$ 2,220,000.00	\$ -	\$ 62,653.75	\$ 171,320.00
05/01/32	\$ 2,220,000.00	\$ 45,000.00	\$ 62,653.75	
11/01/32	\$ 2,220,000.00	\$ -	\$ 61,641.25	\$ 169,295.00
05/01/33	\$ 2,220,000.00	\$ 50,000.00	\$ 61,641.25	
11/01/33	\$ 2,170,000.00	\$ -	\$ 60,278.75	\$ 171,920.00
05/01/34	\$ 2,170,000.00	\$ 50,000.00	\$ 60,278.75	
11/01/34	\$ 2,120,000.00	\$ -	\$ 58,916.25	\$ 169,195.00
05/01/35	\$ 2,120,000.00	\$ 55,000.00	\$ 58,916.25	
11/01/35	\$ 2,065,000.00	\$ -	\$ 57,417.50	\$ 171,333.75
05/01/36	\$ 2,065,000.00	\$ 60,000.00	\$ 57,417.50	
11/01/36	\$ 2,005,000.00	\$ -	\$ 55,782.50	\$ 173,200.00
05/01/37	\$ 2,005,000.00	\$ 60,000.00	\$ 55,782.50	
11/01/37	\$ 1,945,000.00	\$ -	\$ 54,147.50	\$ 169,930.00
05/01/38	\$ 1,945,000.00	\$ 65,000.00	\$ 54,147.50	
11/01/38	\$ 1,880,000.00	\$ -	\$ 52,376.25	\$ 171,523.75
05/01/39	\$ 1,880,000.00	\$ 70,000.00	\$ 52,376.25	
11/01/39	\$ 1,810,000.00	\$ -	\$ 50,468.75	\$ 172,845.00
05/01/40	\$ 1,810,000.00	\$ 75,000.00	\$ 50,468.75	
11/01/40	\$ 1,735,000.00	\$ -	\$ 48,425.00	\$ 173,893.75
05/01/41	\$ 1,735,000.00	\$ 75,000.00	\$ 48,425.00	
11/01/41	\$ 1,580,000.00	\$ -	\$ 46,381.25	\$ 169,806.25
05/01/42	\$ 1,310,000.00	\$ 80,000.00	\$ 46,381.25	
11/01/42	\$ 1,310,000.00	\$ -	\$ 44,201.25	\$ 170,582.50
05/01/43	\$ 1,310,000.00	\$ 85,000.00	\$ 44,201.25	
11/01/43	\$ 1,310,000.00	\$ -	\$ 41,885.00	\$ 171,086.25
05/01/44	\$ 1,310,000.00	\$ 90,000.00	\$ 41,885.00	
11/01/44	\$ 1,310,000.00	\$ -	\$ 39,432.50	\$ 171,317.50
05/01/45	\$ 1,310,000.00	\$ 95,000.00	\$ 39,432.50	
11/01/45	\$ 1,310,000.00	\$ -	\$ 36,843.75	\$ 171,276.25
05/01/46	\$ 1,310,000.00	\$ 100,000.00	\$ 36,843.75	
11/01/46	\$ 1,210,000.00	\$ -	\$ 34,031.25	\$ 170,875.00
05/01/47	\$ 1,210,000.00	\$ 105,000.00	\$ 34,031.25	
11/01/47	\$ 1,105,000.00	\$ -	\$ 31,078.13	\$ 170,109.38
05/01/48	\$ 1,105,000.00	\$ 110,000.00	\$ 31,078.13	
11/01/48	\$ 995,000.00	\$ -	\$ 27,984.38	\$ 169,062.50
05/01/49	\$ 995,000.00	\$ 120,000.00	\$ 27,984.38	
11/01/49	\$ 875,000.00	\$ -	\$ 24,609.38	\$ 172,593.75
05/01/50	\$ 875,000.00	\$ 125,000.00	\$ 24,609.38	
11/01/50	\$ 750,000.00	\$ -	\$ 21,093.75	\$ 170,703.13
05/01/51	\$ 750,000.00	\$ 135,000.00	\$ 21,093.75	
11/01/51	\$ 615,000.00	\$ -	\$ 17,296.88	\$ 173,390.63
05/01/52	\$ 615,000.00	\$ 140,000.00	\$ 17,296.88	
11/01/52	\$ 475,000.00	\$ -	\$ 13,359.38	\$ 170,656.25
05/01/53	\$ 475,000.00	\$ 150,000.00	\$ 13,359.38	
11/01/53	\$ 325,000.00	\$ -	\$ 9,140.63	\$ 172,500.00
05/01/54	\$ 325,000.00	\$ 160,000.00	\$ 9,140.63	
11/01/54	\$ 165,000.00	\$ -	\$ 4,640.63	\$ 173,781.25
05/01/55	\$ 165,000.00	\$ 165,000.00	\$ 4,640.63	\$ 169,640.63
		\$ 2,510,000.00	\$ 2,721,652.23	\$ 5,231,652.23

Peace Creek
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 75,000
<u>Expenditures</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>					
Transfer In/(Out)	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 100,000
Total Other Financing Sources/(Uses)	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 100,000
Excess Revenues/(Expenditures)	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 175,000

**Peace Creek CDD
FY 26 Assessment Roll**

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

PARCEL ID	Units	FY 26 O&M	2023 Debt	2025 Debt	Total
262936692300005170	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005180	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005190	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005200	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005210	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005220	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005230	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005240	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005250	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005260	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005270	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005280	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005290	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005300	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005310	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005320	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005330	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005340	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005350	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005360	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005370	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005380	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005390	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005400	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005410	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005420	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005430	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005440	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005450	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005460	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005470	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005480	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005490	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005500	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005510	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005520	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005530	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300005540					\$0.00
262936692300005550					\$0.00
262936692300005560					\$0.00
262936692300005570					\$0.00
262936692300005580					\$0.00
262936692300005590					\$0.00
262936692300005600					\$0.00
262936692300005610					\$0.00
262936692300005620					\$0.00
262936692300005630					\$0.00
262936692300005640					\$0.00
262936692300005650					\$0.00
262936692300011330	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011340	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011350	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011360	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011370	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011380	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011390	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011400	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011410	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011420	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011430	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011440	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011450	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011460	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011470	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011480	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011490	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011500	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011510	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011520	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011530	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011540	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011550	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011560	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011570	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011580	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011590	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300011600	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022520	1.00	\$1,208.71	\$1,559.07		\$2,767.78

PARCEL ID	Units	FY 26 O&M	2023 Debt	2025 Debt	Total
262936692300022530	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022540	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022550	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022560	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022570	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022580	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022590	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022600	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022610	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022620	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022630	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022640	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022650	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022660	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022670	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022680	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022690	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022700	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022710	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022720	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022730	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022740	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022750	1.00	\$1,208.71	\$1,559.07		\$2,767.78
262936692300022760	1.00	\$1,208.71	\$1,559.07		\$2,767.78
Total Gross Onroll	553.00	\$668,416.63	\$862,165.71	\$0.00	\$1,530,582.34
Total Net Onroll		\$621,627.47	\$801,814.11	\$0.00	\$1,423,441.58
Direct Billing	Acres				
262936000000013020	14.3	\$108,783.60	\$0.00	\$186,982.80	\$295,766.40
Total Direct Gross		\$108,783.60	\$0.00	\$186,982.80	\$295,766.40
Total Direct Net		\$101,168.75	\$0.00	\$173,894.00	\$275,062.75
Total Gross Assessments		\$777,200.23	\$862,165.71	\$186,982.80	\$1,826,348.74
Total Net Assessments		\$722,796.21	\$801,814.11	\$173,894.00	\$1,698,504.33

SECTION V

RESOLUTION 2025-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR THE FISCAL YEAR 2025/2026; 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, 2025, and ending September 30, 2026 (“Fiscal Year 2025/2026”), 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 2025/2026 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 8th day of July 2025.

ATTEST:

PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

The Board of Supervisors of Peace Creek Community Development District will hold their regular meetings for the Fiscal Year 2025/2026 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 14, 2025
November 11, 2025
December 9, 2025
January 13, 2026
February 10, 2026
March 10, 2026
April 14, 2026
May 12, 2026
June 9, 2026
July 14, 2026
August 11, 2026
September 8, 2026**

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 three (3) business days 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 VII

June 17, 2025

Via Overnight Mail

HS Dream House LLC
12555 Orange Drive, Suite 265
Davie, Florida 33330

Re: *Peace Creek Community Development District
Easement Encroachment*

Dear Sir or Madam:

My firm serves as District Counsel for the Peace Creek Community Development District (the "District"), a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, that is responsible for the ownership and maintenance of certain public property and improvements within the District. It has been brought to the attention of District staff that a fence was recently installed in the District's drainage easement, without authorization from the District, on your property in Peace Creek Reserve located at 932 Harold Pass, Winter Haven, Florida 33884. You are receiving this letter because the fence is covering a manhole structure within the drainage easement that the District is unable to access as required for its ongoing construction project. The fence is preventing the District from using the drainage easement for its intended purpose and is also preventing construction from moving forward due to the fence blocking access to the utility connection.

Enclosed is a photograph that depicts a green line representing the District's drainage easement and a green dot representing where the manhole structure is located that is currently covered by the fence. **The District demands you offset the fence as depicted by the red line in the enclosed photograph to restore the District's access to the drainage easement by June 30, 2025. Additionally, while coordinating the relocation of the fence, please remove the two fence panels located over the manhole structure by June 22, 2025, to restore the District's access immediately to the utility connection within the drainage easement.**

Please be advised that if the encroachment is not removed, the District may elect to take legal action to require its removal, and nothing in this letter shall be construed as a waiver of any rights the District may have with respect to this matter. Further, nothing in this letter shall prevent the District from requesting removal of the entire fence from the District's drainage easement should the remaining encroachment impede on the District's maintenance responsibilities and obligations for District property and infrastructure in the future.

Please contact the District Manager, Tricia Adams, at tadams@gmscfl.com¹ or (407) 841-5524, to confirm your plans to remove the fence panels and relocate the fence by the deadlines provided herein. Thank you for your cooperation.

Sincerely,

/s/ K. Grace Rinaldi

K. Grace Rinaldi, Esq.
District Counsel

Enclosure

cc (via e-mail only): Tricia Adams, District Manager
Bryan Hunter, District Engineer

¹ Note that any correspondence to District Staff may constitute a public record. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



June 30, 2025

Via Overnight Mail and E-Mail

HS Dream House LLC
12555 Orange Drive, Suite 265
Davie, Florida 33330
adriperu49@gmail.com

Re: *Peace Creek Community Development District*
SECOND AND FINAL NOTICE – Easement Encroachment

Dear Sir or Madam:

My firm serves as District Counsel for the Peace Creek Community Development District (“District”), a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes. This letter follows the letter dated June 17, 2025, a copy of which is enclosed, regarding the District’s request for relocation of the fence installed in the District’s drainage easement on your property located at 932 Harold Pass, Winter Haven, Florida 33884. A recent review of your property showed that you have failed to comply with the District’s demand to remove the fence panels and relocate the fence and, as a result, the fence continues to cover a manhole structure within the District’s drainage easement and obstruct the District’s access to the easement and manhole. **The District demands you offset the fence as requested in the letter dated June 17, 2025, to restore the District’s access to the drainage easement by July 7, 2025.**

Please be aware that if the fence is not relocated by **July 7, 2025**, as requested, the District may elect to take legal action to require its removal. Moreover, nothing in this letter shall be construed as a waiver of any rights the District may have with respect to this matter.

Please contact the District Manager, Tricia Adams, at tadams@gmscfl.com¹ or (407) 841-5524, to confirm your plans to relocate the fence by the deadline provided herein. Thank you for your cooperation.

Sincerely,

/s/ K. Grace Rinaldi

K. Grace Rinaldi, Esq.
District Counsel

Enclosure

cc (via e-mail only): Tricia Adams, District Manager
Bryan Hunter, District Engineer

¹ Note that any correspondence to District staff may constitute a public record. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

June 17, 2025

Via Overnight Mail

HS Dream House LLC
12555 Orange Drive, Suite 265
Davie, Florida 33330

Re: *Peace Creek Community Development District
Easement Encroachment*

Dear Sir or Madam:

My firm serves as District Counsel for the Peace Creek Community Development District (the "District"), a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, that is responsible for the ownership and maintenance of certain public property and improvements within the District. It has been brought to the attention of District staff that a fence was recently installed in the District's drainage easement, without authorization from the District, on your property in Peace Creek Reserve located at 932 Harold Pass, Winter Haven, Florida 33884. You are receiving this letter because the fence is covering a manhole structure within the drainage easement that the District is unable to access as required for its ongoing construction project. The fence is preventing the District from using the drainage easement for its intended purpose and is also preventing construction from moving forward due to the fence blocking access to the utility connection.

Enclosed is a photograph that depicts a green line representing the District's drainage easement and a green dot representing where the manhole structure is located that is currently covered by the fence. **The District demands you offset the fence as depicted by the red line in the enclosed photograph to restore the District's access to the drainage easement by June 30, 2025. Additionally, while coordinating the relocation of the fence, please remove the two fence panels located over the manhole structure by June 22, 2025, to restore the District's access immediately to the utility connection within the drainage easement.**

Please be advised that if the encroachment is not removed, the District may elect to take legal action to require its removal, and nothing in this letter shall be construed as a waiver of any rights the District may have with respect to this matter. Further, nothing in this letter shall prevent the District from requesting removal of the entire fence from the District's drainage easement should the remaining encroachment impede on the District's maintenance responsibilities and obligations for District property and infrastructure in the future.

Please contact the District Manager, Tricia Adams, at tadams@gmscfl.com¹ or (407) 841-5524, to confirm your plans to remove the fence panels and relocate the fence by the deadlines provided herein. Thank you for your cooperation.

Sincerely,

/s/ K. Grace Rinaldi

K. Grace Rinaldi, Esq.
District Counsel

Enclosure

cc (via e-mail only): Tricia Adams, District Manager
Bryan Hunter, District Engineer

¹ Note that any correspondence to District Staff may constitute a public record. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



SECTION VIII

**PEACE CREEK
COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA**

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Grau & Associates

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(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

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, 2024, 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, 2024, 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 17, 2025, 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 17, 2025

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, 2024. 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.

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 (\$16,055).
- The change in the District's total net position in comparison with the prior fiscal year was \$744,300, an increase. 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, 2024, the District's governmental funds reported combined ending fund balance of \$920,914, a decrease of (\$365,171) in comparison with the prior fiscal year. The total fund balance is nonspendable for prepaid items, 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 special assessment and Developer revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreational functions.

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.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

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 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,		
	2024	2023
Current and other assets	\$ 934,831	\$ 1,313,161
Capital assets, net of depreciation	11,062,173	10,189,987
Total assets	11,997,004	11,503,148
Current liabilities	13,917	27,076
Long-term liabilities	11,999,142	12,236,427
Total liabilities	12,013,059	12,263,503
Net position		
Net investment in capital assets	(733,710)	(936,487)
Restricted	559,813	163,103
Unrestricted	157,842	13,029
Total net position	\$ (16,055)	\$ (760,355)

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.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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 increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

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,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 1,554,160	\$ -
Operating grants and contributions	77,867	94,196
Capital grants and contributions	5,366	19,556
General revenues		
Miscellaneous revenue	60	-
Total revenues	1,637,453	113,752
Expenses:		
General government	99,830	66,578
Maintenance and operations	176,471	22,002
Recreation	53,019	-
Interest	563,833	339,185
Bond issue costs	-	442,675
Total expenses	893,153	870,440
Change in net position	744,300	(756,688)
Net position - beginning	(760,355)	(3,667)
Net position - ending	\$ (16,055)	\$ (760,355)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$893,153. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, increased during the fiscal year as a result of an increase in assessment revenue; however, the District also received funds from the Developer to fund operations. Program revenues were comprised primarily of assessments for the current year whereas in the prior year, no revenue was collected from assessments. The District also received funds from investment earnings which are included in program revenues. In total, expenses, increased slightly from the prior fiscal year, the majority of the increase was the result of an increase in professional services including the landscape maintenance and utility fees and an increase in interest expense.

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, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$11,062,173 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, 2024, the District had \$11,885,000 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

Subsequent to fiscal year end, the District issued \$2,510,000 of Series 2025 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2032 - May 1, 2055 and fixed interest rates ranging from 4.5% to 5.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

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, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 140,321
Assessments receivable	2,675
Prepaid items	30,080
Due from other	450
Restricted assets:	
Investments	761,305
Capital assets:	
Nondepreciable	11,062,173
Total assets	<u>11,997,004</u>
LIABILITIES	
Accounts payable	13,917
Accrued interest payable	178,928
Non-current liabilities:	
Due within one year	190,000
Due in more than one year	11,630,214
Total liabilities	<u>12,013,059</u>
NET POSITION	
Net investment in capital assets	(733,710)
Restricted for debt service	559,813
Unrestricted	157,842
Total net position	<u>\$ (16,055)</u>

See notes to the financial statements

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 99,830	\$ 99,830	\$ 36,879	\$ -	\$ 36,879
Maintenance and operations	176,471	337,364	-	-	160,893
Recreation	53,019	-	-	5,366	(47,653)
Interest on long-term debt	563,833	1,116,966	40,988		594,121
Total governmental activities	893,153	1,554,160	77,867	5,366	744,240
General revenues:					
Miscellaneous revenue					60
Total general revenues					60
Change in net position					744,300
Net position - beginning					(760,355)
Net position - ending					<u>\$ (16,055)</u>

See notes to the financial statements

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 140,321	\$ -	\$ -	\$ 140,321
Investments	-	736,974	24,331	761,305
Assessments receivable	908	1,767	-	2,675
Due from other	450	-	-	450
Prepaid items	30,080	-	-	30,080
Total assets	<u>\$ 171,759</u>	<u>\$ 738,741</u>	<u>\$ 24,331</u>	<u>\$ 934,831</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 13,917	\$ -	\$ -	\$ 13,917
Total liabilities	<u>13,917</u>	<u>-</u>	<u>-</u>	<u>13,917</u>
Fund balances:				
Nonspendable:				
Prepaid items	30,080	-	-	30,080
Restricted for:				
Debt service	-	738,741	-	738,741
Capital projects	-	-	24,331	24,331
Unassigned	127,762	-	-	127,762
Total fund balances	<u>157,842</u>	<u>738,741</u>	<u>24,331</u>	<u>920,914</u>
Total liabilities and fund balances	<u>\$ 171,759</u>	<u>\$ 738,741</u>	<u>\$ 24,331</u>	<u>\$ 934,831</u>

See notes to the financial statements

**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, 2024**

Fund balance - governmental funds	\$	920,914
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Amounts reported for governmental activities in the statement of net position are different because:

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	11,062,173	
Accumulated depreciation	-	11,062,173

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	(178,928)	
Bonds payable	(11,820,214)	(11,999,142)
Net position of governmental activities	\$	(16,055)

See notes to the financial statements

**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, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 437,194	\$ 1,116,966	\$ -	\$ 1,554,160
Developer contributions	36,879	-	-	36,879
Interest	-	40,988	5,366	46,354
Miscellaneous income	60	-	-	60
Total revenues	474,133	1,157,954	5,366	1,637,453
EXPENDITURES				
Current:				
General government	99,830	-	-	99,830
Maintenance and operations	176,471	-	-	176,471
Recreation	53,019	-	-	53,019
Debt service:				
Principal	-	180,000	-	180,000
Interest	-	621,118	-	621,118
Capital outlay	-	-	872,186	872,186
Total expenditures	329,320	801,118	872,186	2,002,624
Excess (deficiency) of revenues over (under) expenditures	144,813	356,836	(866,820)	(365,171)
OTHER FINANCING SOURCES (USES)				
Interfund transfers	-	(19,725)	19,725	-
Total other financing sources (uses)	-	(19,725)	19,725	-
Net change in fund balances	144,813	337,111	(847,095)	(365,171)
Fund balances - beginning	13,029	401,630	871,426	1,286,085
Fund balances - ending	\$ 157,842	\$ 738,741	\$ 24,331	\$ 920,914

See notes to the financial statements

**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, 2024**

Net change in fund balances - total governmental funds	\$ (365,171)
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.	872,186
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.	180,000
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.	<u>59,599</u>
Change in net position of governmental activities	<u><u>\$ 744,300</u></u>

See notes to the financial statements

**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, 2024, 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.

Assessments

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.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

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)

Deferred Outflows/Inflows of Resources

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:

Committed fund balance – 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.

Assigned fund balance – 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, 2024:

	Amortized cost	Credit Risk	Maturities
First American Government Oblig Fd Class Y	\$ 761,305	S&P AAAm	Weighted average maturity: 31 days
Total investments	<u>\$ 761,305</u>		

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, 2024 were as follows:

Fund	Transfer in	Transfer out
Debt service	\$ -	\$ 19,725
Capital projects	19,725	-
Total	\$ 19,725	\$ 19,725

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, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 10,189,987	\$ 872,186	\$ -	\$ 11,062,173
Total capital assets, not being depreciated	10,189,987	872,186	-	11,062,173
Governmental activities capital assets, net	\$ 10,189,987	\$ 872,186	\$ -	\$ 11,062,173

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.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2023 (Continued)

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, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2023	\$ 12,065,000	\$ -	\$ 180,000	\$ 11,885,000	\$ 190,000
Less: Original issue discount	(67,100)	-	(2,314)	(64,786)	-
Total	\$ 11,997,900	\$ -	\$ 177,686	\$ 11,820,214	\$ 190,000

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
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	225,000	579,044	804,044
2030-2034	1,300,000	2,729,044	4,029,044
2035-2039	1,675,000	2,361,588	4,036,588
2040-2044	2,165,000	1,884,962	4,049,962
2045-2049	2,830,000	1,246,998	4,076,998
2050-2053	2,880,000	397,750	3,277,750
Total	\$ 11,885,000	\$ 11,603,324	\$ 23,488,324

NOTE 8 – DEVELOPER TRANSACTIONS

The District has entered into Developer Funding Agreements with Lennar Homes, LLC and 653th LLC, whereby Lennar Homes, LLC and 653th LLC has agreed to jointly fund the general operations of the District. For the current fiscal year, Developer contributions in the general fund were \$36,879. For the current fiscal year, Developer assessment revenues in the general and debt service funds were \$22,650 and \$310,559, respectively.

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 over the past three years.

NOTE 12 – SUBSEQUENT EVENTS

Bond Issuance

Subsequent to fiscal year end, the District issued \$2,510,000 of Series 2025 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2032 - May 1, 2055 and fixed interest rates ranging from 4.5% to 5.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit 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, 2024**

	Budgeted Amounts Original & Final		Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES				
Assessments	\$	434,833	\$ 437,194	\$ 2,361
Developer contributions		-	36,879	36,879
Miscellaneous income		-	60	60
Total revenues		434,833	474,133	39,300
EXPENDITURES				
Current:				
General government		127,031	99,830	27,201
Maintenance and operations		202,030	176,471	25,559
Recreation		105,772	53,019	52,753
Total expenditures		434,833	329,320	105,513
Excess (deficiency) of revenues over (under) expenditures				
	\$	-	144,813	\$ 144,813
Fund balances - beginning			13,029	
Fund balances - ending			\$ 157,842	

See notes to required supplementary information

**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, 2024.

**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, 2024
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.	8
Employee compensation	\$ 5,200.00
Independent contractor compensation	\$ 329,319.89
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
Non ad valorem special assessments;	N/A
Special assessment rate	Operations and maintenance - \$202.96 - \$801.46 Debt Service - \$1,559.07
Special assessments collected	\$ 1,554,160.00
Outstanding Bonds:	
Series 2023	\$ 11,885,000.00



**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, 2024, 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 17, 2025.

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 17, 2025



**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, 2024. 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, 2024.

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 17, 2025



**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, 2024, and have issued our report thereon dated June 17, 2025.

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 17, 2025, 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 17, 2025

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 fiscal year ended September 30, 2023

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, 2024.

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, 2024.

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, 2024. 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 IX

SECTION A

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

October 1, 2025 – September 30, 2026

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:_____

Date:_____

Print Name:_____

Peace Creek Community Development District

District Manager:_____

Date:_____

Print Name:_____

Peace Creek Community Development District

SECTION B

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:_____

Date:_____

Print Name:_____

Peace Creek Community Development District

District Manager:_____

Date:_____

Print Name:_____

Peace Creek Community Development District

SECTION X

SECTION A

SECTION 1

MEMORANDUM

TO: District Managers and District Engineers

FROM: Kilinski | Van Wyk PLLC

DATE: June 27, 2025

RE: Public Works Projects and Construction Contracts

Chapter 205-140, Laws of Florida (House Bill 683) will go into effect on July 1, 2025. Among other changes, this law imposes two new requirements related to public construction. The first, Section 218.755, *Florida Statutes*, addresses processing change orders to contracts for construction services. The second, Section 255.0992(d), *Florida Statutes*, addresses evaluating bids for public works contracts.

Change Orders: The newly created Section 218.755 provides for prompt processing of change orders. Please see below (emphasis added):

For any contract for construction services entered into on or after July 1, 2025, if a local governmental entity receives from its contractor a price quote for a change order requested or issued by the local governmental entity for construction services, and the price quote conforms to all statutory requirements and contractual requirements for the project, the local governmental entity must approve or deny the price quote and send written notice of that decision to the contractor within 35 days after receipt of such quote. A denial notice must specify the alleged deficiencies in the price quote and the actions necessary to remedy those deficiencies. If the local governmental entity fails to provide the contractor with a notice in compliance with this section, the change order and price quote are deemed approved, and the local governmental entity must pay the contractor the amount stated in the price quote upon the completion of the change order. A contract between a local governmental entity and a contractor may not alter the local governmental entity's duties under this section.

Please note that a failure to follow the procedures for denial of a proposed change order could result in a binding obligation to pay for the work. It is important to respond promptly to change order proposals.

Bid Evaluations: The newly created Section 255.0992(d) states that, except as required by federal or state law, political subdivisions that contract for public works projects may not take the following action:

(d) When scoring or evaluating bids for a public works project, penalize a bidder for performing a larger volume of construction work for the state or political subdivision or reward a bidder for performing a smaller volume of construction work for the state or political subdivision.

When issuing bids for public works projects, please ensure that evaluation criteria have been updated to remove references to volume of work.

Should you have any questions regarding these changes, please contact your KVW attorney.

SECTION C

Peace Creek Reserve CDD

Field Management Report



July 8th, 2025

Allen Bailey – Field Manager

GMS

Complete

District Signage



- ✚ A stop sign in phase 3 was found on the ground.
- ✚ The sign has been placed back up to make sure the flow of traffic is not impeded.

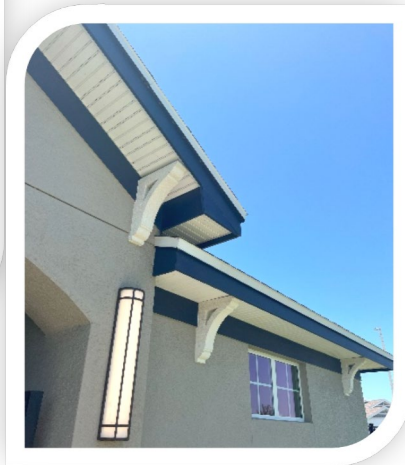
Mailbox Kiosk



- ✚ The floor channel cover has been placed down.
- ✚ Paint touch-up on the shower.

Complete

Paint Touch Up



- ✚ The amenity paint needed touch-up in areas.
- ✚ The areas of concern have been fixed.

Women's Restroom



- ✚ The women's restroom kept having issues with flooding.
- ✚ It was found out that a child kept turning on a spigot under the sink.
- ✚ The spigot has been locked.

Review

Amenity Access



- ✚ The amenity access system has locked up a few times during storms.
- ✚ We have been able to get it back online with a simple hard restart.
- ✚ We will have the vendor review from option if it continues.

Review

Dry Ponds



✚ The dry pond areas have not been disc. There was a delay because of the equipment breakdown.

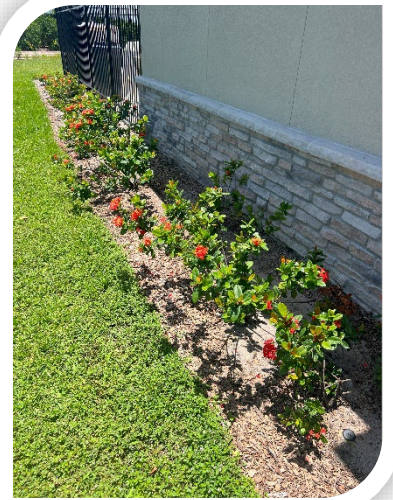
✚ The ponds are reported to be addressed on July 7th.



Review

District Landscape

✚ The district landscape is looking healthy and is doing well over the district.



Conclusion

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

Respectfully,
Allen Bailey

SECTION 1



Governmental
Management Services - CF

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
Tables	
4 tables (6ft) added to the amenity center pool.	

Qty	Description	Unit Price	Line Total
16	Labor	\$50.00	\$800.00
1	Mobilization	\$65.00	\$65.00
1	Equipment (Trailer)		\$80.00
4	Material		\$3,804.00
Total Due:			\$4,749.00

This Proposal is Valid for 30 days.

Client Signature: _____



SECTION 2

LeAnn Hammitt
Florida Sales Representative

TEXACRAFT®

QUOTE

3524845307
3523252790
lhammitt@texacraft.com

Date	Quote #
07/02/25	TEXQ25357

Sold To: Peace Creek

219 east Livingston
Orlando, FL 32801

abailey@gmscfl.com

Phone: 4074604424

Ship To: Peace Creek

4530 eagle falls place
Tampa, FL 33619

abailey@gmscfl.com

Phone: 4074604424

Lead Time	Terms	Rep	P.O. Number	Ship Via
6 WEEKS	TBD CREDIT	lhammitt	TBD	Best Way

QTY	MODEL	DESCRIPTION	COLOR SELECTION /NOTES	UNIT PRICE	EXT. PRICE
10	M4102S A	Oasis Nesting Chaise Lounge, 1" Tube, Grade A Sling	TPW061	\$266.82	\$2,668.20



We are required by law to collect and remit sales/use tax on this purchase.
If you are exempt from such taxes, please provide us with the applicable exemption certificate.
Items above are shipped Freight Line. ****DRIVER DOES NOT UNLOAD****.
UNLOADING, UNPACKING and PLACEMENT of furniture is the responsibility
of Customer and is NOT INCLUDED in freight charge.

Other services such as INSIDE DELIVERY, LIFTGATE and WHITE GLOVE are
available at an extra charge and must be ordered when order is placed.

"Please verify we have the correct bill and ship to information to include the contact name, address, phone
and email when approving the Quote"

SubTotal	\$2,668.20
Est. Sales Tax	\$200.12
Freight	\$416.00
Total	\$3,284.32

Order will be placed when signed approval is faxed or emailed.

Approved: _____

Date: _____

Printed Name _____

Thank you for considering Texacraft.
If you have any questions please let me know.
Thank you,

LeAnn Hammitt

3524845307

3523252790

lhammitt@texacraft.com

Email Privacy: By supplying your email address on this order form, you have opted-in to our email database. This information is for internal use only and will never be offered to anyone outside of the company. If you no longer want to receive email from Texacraft and Tropic Craft, you can follow the removal instructions located at the bottom of the next e-mail you receive from Texacraft.

SECTION 3



Governmental
Management Services - CF

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
No Outlet Sign	
Install a no outlet sign at the designated location on the map.	

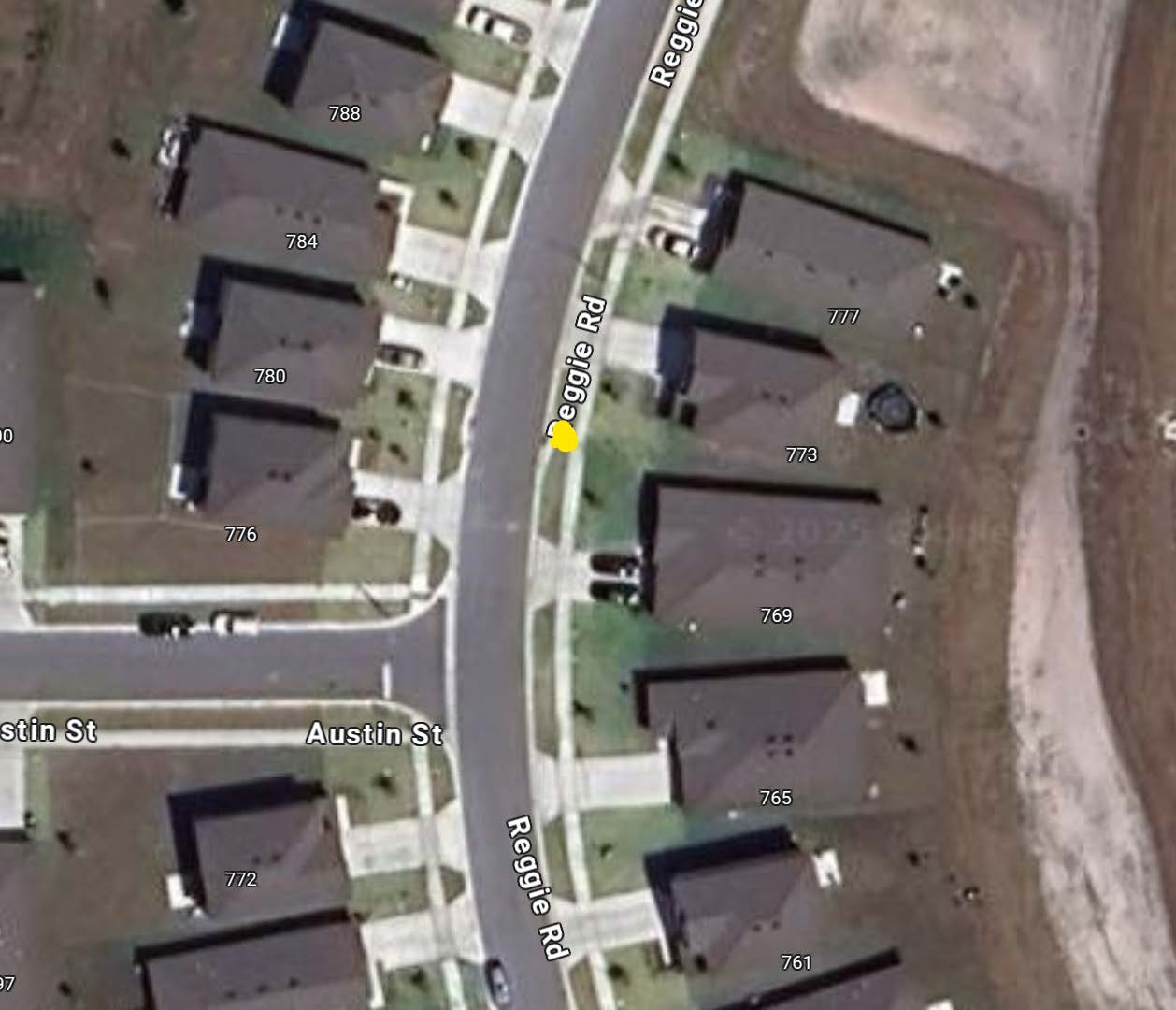
Qty	Description	Unit Price	Line Total
6	Labor	\$50.00	\$300.00
1	Mobilization	\$65.00	\$65.00
1	Equipment		\$35.00
	Material		\$274.00
Total Due:			\$674.00

This Proposal is Valid for 30 days.

Client Signature: _____



**NO
OUTLET
DEAD END**



Reggie Rd

788

784

780

776

00

stin St

Austin St

772

Reggie Rd

777

773

769

765

761

07

SECTION D

SECTION 1

Peace Creek Community Development District

Summary of Check Register

April 01, 2025 to May 30, 2025

Fund	Date	Check No.'s		Amount
General Fund	4/11/25	231-234	\$	11,051.00
	4/18/25	236	\$	14,539.10
	5/2/25	237-239	\$	1,944.98
	5/19/25	240-246	\$	30,702.06
Total Amount			\$	58,237.14

CHECK DATE	VEND#	.....INVOICE..... DATE	....EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
4/11/25	00022	3/26/25	14651 MONTHLY	202503	330-57200-48200				CSS CLEAN STAR SERVICES	*	775.00	775.00	000231
4/11/25	00007	3/31/25	22434 BOS MEETING	202503	310-51300-31100				HUNTER ENGINEERING, INC.	*	125.00	125.00	000232
4/11/25	00019	3/11/25	63415276 PEST CONTROL-	202503	330-57200-48100				MASSEY SERVICES, INC.	*	60.00	60.00	000233
4/11/25	00011	3/25/25	16947 IRRIGATION RPRS-	202503	320-53800-47300				PRINCE & SONS INC.	*	531.00	10,091.00	000234
		4/01/25	17112 LANDSCAPE MAINT-	202504	320-53800-46200					*	9,560.00		
4/18/25	00001	4/01/25	80 MANAGEMENT FEES-	202504	310-51300-34000				GOVERNMENTAL MANAGEMENT SERVICES-CF	*	3,541.67	6,851.91	000235
		4/01/25	80 WEBSITE ADMIN-	202504	310-51300-35200					*	105.00	14,539.10	000236
		4/01/25	80 INFO TECH-	202504	310-51300-35100					*	157.50		
		4/01/25	80 DISSEM. AGENT SVC-	202504	310-51300-31300					*	520.83		
		4/01/25	80 AMENITY ACCESS-	202504	330-57200-12000					*	1,041.67		
		4/01/25	80 OFFICE SUPPLIES-	202504	310-51300-51000					*	3.85		
		4/01/25	80 POSTAGE-	202504	310-51300-42000					*	43.89		
		4/01/25	81 FIELD MANAGEMENT-	202504	320-53800-34000					*	1,437.50		
4/18/25	00016	4/17/25	04172025 TXFER TAX RCPT-	202504	300-20700-10300				PEACE CREEK CDD C/O USBANK	*	14,539.10	14,539.10	000237
5/02/25	00002	4/14/25	11912 GENERAL COUNSEL-	202503	310-51300-31500				KILINSKI VAN WYK PLLC	*	1,814.02	1,814.02	000238
5/02/25	00019	4/07/25	64317238 PEST CONTROL-	202504	330-57200-48100				MASSEY SERVICES, INC.	*	60.00	60.00	000239
PEAC PEACE CREEK CD IARAUJO													

SECTION 2

Peace Creek
Community Development District

Unaudited Financial Reporting
May 31, 2025



Table of Contents

1	Balance Sheet
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Peace Creek
Community Development District
Combined Balance Sheet
May 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 458,381	\$ -	\$ -	\$ 458,381
Due from General Fund	\$ -	\$ 3,197	\$ -	\$ 3,197
Investments:				
<u>Series 2023</u>				
Reserve	\$ -	\$ 400,906	\$ -	\$ 400,906
Revenue	\$ -	\$ 829,980	\$ -	\$ 829,980
Construction	\$ -	\$ -	\$ 34,835	\$ 34,835
<u>Series 2025</u>				
Reserve	\$ -	\$ 173,894	\$ -	\$ 173,894
Revenue	\$ -	\$ 565	\$ -	\$ 565
Interest	\$ -	\$ 68,166	\$ -	\$ 68,166
Construction	\$ -	\$ -	\$ 2,000,860	\$ 2,000,860
Cost of Issuance	\$ -	\$ -	\$ 106	\$ 106
Total Assets	\$ 458,381	\$ 1,476,707	\$ 2,035,801	\$ 3,970,889
Liabilities:				
Accounts Payable	\$ 12,570	\$ -	\$ -	\$ 12,570
Due to Debt Service	\$ 3,197	\$ -	\$ -	\$ 3,197
Total Liabilities	\$ 15,766	\$ -	\$ -	\$ 15,766
Fund Balance:				
Restricted for:				
Debt Service-S2023	\$ -	\$ 1,234,082	\$ -	\$ 1,234,082
Debt Service-S2025	\$ -	\$ 242,625	\$ -	\$ 242,625
Capital Projects-S2023	\$ -	\$ -	\$ 34,835	\$ 34,835
Capital Projects-S2025	\$ -	\$ -	\$ 2,000,966	\$ 2,000,966
Unassigned	\$ 442,615	\$ -	\$ -	\$ 442,615
Total Fund Balances	\$ 442,615	\$ 1,476,707	\$ 2,035,801	\$ 3,955,122
Total Liabilities & Fund Balance	\$ 458,381	\$ 1,476,707	\$ 2,035,801	\$ 3,970,889

Peace Creek
Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 571,619	\$ 571,619	\$ 562,357	\$ (9,261)
Assessments - Direct	\$ 23,458	\$ 23,457	\$ 23,457	\$ -
Miscellaneous Income	\$ -	\$ -	\$ 60	\$ 60
Total Revenues	\$ 595,076	\$ 595,076	\$ 585,875	\$ (9,201)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 4,400	\$ 3,600
FICA Expense	\$ 918	\$ 612	\$ 337	\$ 275
Engineering	\$ 15,000	\$ 10,000	\$ 2,500	\$ 7,500
Attorney	\$ 25,000	\$ 15,913	\$ 15,913	\$ -
Annual Audit	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,250	\$ 3,667	\$ 3,667	\$ -
Trustee Fees	\$ 4,020	\$ 4,246	\$ 4,246	\$ -
Management Fees	\$ 42,500	\$ 28,333	\$ 28,333	\$ -
Information Technology	\$ 1,890	\$ 1,260	\$ 1,260	\$ -
Website Maintenance	\$ 1,260	\$ 840	\$ 840	\$ -
Postage & Delivery	\$ 750	\$ 750	\$ 1,638	\$ (888)
Insurance	\$ 5,720	\$ 5,720	\$ 5,564	\$ 156
Copies	\$ 750	\$ 500	\$ 0	\$ 500
Legal Advertising	\$ 2,500	\$ 1,648	\$ 1,648	\$ -
Contingency	\$ 2,500	\$ 1,667	\$ 338	\$ 1,328
Office Supplies	\$ 625	\$ 417	\$ 18	\$ 399
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 131,558	\$ 94,447	\$ 81,577	\$ 12,870

Peace Creek
Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures:				
Property Insurance	\$ 15,000	\$ 15,000	\$ 19,266	\$ (4,266)
Field Management	\$ 17,250	\$ 11,500	\$ 11,500	\$ -
Landscape Maintenance	\$ 99,540	\$ 66,360	\$ 78,230	\$ (11,870)
Landscape Replacement	\$ 15,000	\$ 10,000	\$ 1,625	\$ 8,375
Streetlights	\$ 33,770	\$ 22,513	\$ 12,337	\$ 10,177
Electric	\$ 7,260	\$ 7,260	\$ 172	\$ 7,088
Water & Sewer	\$ 50,000	\$ 33,333	\$ 31,211	\$ 2,123
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Irrigation Repairs	\$ 10,000	\$ 6,667	\$ 1,596	\$ 5,070
General Repairs & Maintenance	\$ 10,000	\$ 6,667	\$ 8,444	\$ (1,777)
Contingency	\$ 7,500	\$ 5,000	\$ -	\$ 5,000
Subtotal Field Expenditures	\$ 267,820	\$ 185,967	\$ 164,381	\$ 21,586
Amenity Expenditures:				
Amenity - Electric	\$ 15,863	\$ 10,575	\$ 4,064	\$ 6,511
Amenity - Water	\$ 12,000	\$ 8,000	\$ 5,025	\$ 2,975
Internet	\$ 2,000	\$ 1,333	\$ 836	\$ 497
Pest Control	\$ 735	\$ 490	\$ 360	\$ 130
Janitorial Service	\$ 9,300	\$ 6,200	\$ 6,275	\$ (75)
Security Services	\$ 34,000	\$ 22,667	\$ 16,946	\$ 5,720
Pool Maintenance	\$ 16,800	\$ 11,200	\$ 11,650	\$ (450)
Pool Permit	\$ -	\$ -	\$ 280	\$ (280)
Amenity Repairs & Maintenance	\$ 10,000	\$ 6,667	\$ 1,373	\$ 5,293
Amenity Access Management	\$ 12,500	\$ 8,333	\$ 8,333	\$ (0)
Contingency	\$ 7,500	\$ 5,000	\$ -	\$ 5,000
Subtotal Amenity Expenditures	\$ 120,698	\$ 80,465	\$ 55,144	\$ 25,322
Total Operations & Maintenance	\$ 388,518	\$ 266,432	\$ 219,524	\$ 46,908
Total Expenditures	\$ 520,076	\$ 360,879	\$ 301,101	\$ 59,778
Excess (Deficiency) of Revenues over Expenditures	\$ 75,000		\$ 284,773	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ 75,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 75,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 284,773	
Fund Balance - Beginning	\$ -		\$ 157,842	
Fund Balance - Ending	\$ -		\$ 442,615	

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Special Assessments	\$ 801,813	\$ 801,813	\$ 788,824	\$ (12,989)
Interest	\$ 5,000	\$ 5,000	\$ 24,421	\$ 19,421
Total Revenues	\$ 806,813	\$ 806,813	\$ 813,245	\$ 6,432
Expenditures:				
Interest - 12/15	\$ 306,734	\$ 306,734	\$ 306,734	\$ -
Principal - 06/15	\$ 190,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 306,734	\$ -	\$ -	\$ -
Total Expenditures	\$ 803,469	\$ 306,734	\$ 306,734	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,344	\$ 500,079	\$ 506,511	\$ 6,432
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (11,171)	\$ (11,171)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (11,171)	\$ (11,171)
Net Change in Fund Balance	\$ 3,344		\$ 495,340	
Fund Balance - Beginning	\$ 341,168		\$ 738,742	
Fund Balance - Ending	\$ 344,512		\$ 1,234,082	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1,657	\$ 1,657
Total Revenues	\$ -	\$ -	\$ 1,657	\$ 1,657
Expenditures:				
Interest - 11/01	\$ -	\$ -	\$ -	\$ -
Principal - 05/01	\$ -	\$ -	\$ -	\$ -
Interest - 05/01	\$ -	\$ -	\$ 21,586	\$ (21,586)
Total Expenditures	\$ -	\$ -	\$ 21,586	\$ (21,586)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (19,929)	\$ 23,243
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 263,646	\$ 263,646
Transfer In/(Out)	\$ -	\$ -	\$ (1,092)	\$ (1,092)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 262,554	\$ 262,554
Net Change in Fund Balance	\$ -	\$ -	\$ 242,625	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 242,625	

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 784	\$ 784
Total Revenues	\$ -	\$ -	\$ 784	\$ 784
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 1,451	\$ (1,451)
Total Expenditures	\$ -	\$ -	\$ 1,451	\$ (1,451)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (667)	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 11,171	\$ 11,171
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 11,171	\$ 11,171
Net Change in Fund Balance	\$ -		\$ 10,504	
Fund Balance - Beginning	\$ -		\$ 24,331	
Fund Balance - Ending	\$ -		\$ 34,835	

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 12,594	\$ 12,594
Total Revenues	\$ -	\$ -	\$ 12,594	\$ 12,594
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 14,165	\$ (14,165)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 244,909	\$ (244,909)
Total Expenditures	\$ -	\$ -	\$ 259,074	\$ (259,074)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (246,480)	
<u>Other Financing Sources/(Uses):</u>				
Bond Proceeds	\$ -	\$ -	\$ 2,246,354	\$ 2,246,354
Transfer In/(Out)	\$ -	\$ -	\$ 1,092	\$ 1,092
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 2,247,446	\$ 2,247,446
Net Change in Fund Balance	\$ -		\$ 2,000,966	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 2,000,966	

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ 75,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 75,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 75,000		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 75,000		\$ -	

Peace Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - On Roll	\$ -	\$ 41,138.42	\$ 492,693	\$ 4,572	\$ 10,448.61	\$ 2,156.70	\$ 9,105.02	\$ 2,243.83	\$ -	\$ -	\$ -	\$ -	\$ 562,357
Assessments - Direct	\$ 11,728.60	\$ -	\$ 5,864.30	\$ -	\$ -	\$ -	\$ -	\$ 5,864.30	\$ -	\$ -	\$ -	\$ -	\$ 23,457
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ 60
Total Revenues	\$ 11,729	\$ 41,138	\$ 498,557	\$ 4,572	\$ 10,449	\$ 2,157	\$ 9,105	\$ 8,168	\$ -	\$ -	\$ -	\$ -	\$ 585,875

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ 1,800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
FICA Expense	\$ -	\$ 61	\$ 61	\$ -	\$ -	\$ 138	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337
Engineering	\$ -	\$ 1,625	\$ 375	\$ -	\$ 250	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Attorney	\$ 1,205	\$ 2,930	\$ 4,041	\$ 1,777	\$ 2,083	\$ 1,814	\$ 1,248	\$ 815	\$ -	\$ -	\$ -	\$ -	\$ 15,913
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 521	\$ 521	\$ -	\$ -	\$ -	\$ -	\$ 3,667
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,246
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ 28,333
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ 1,260
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ 840
Postage & Delivery	\$ 49	\$ 47	\$ 148	\$ 291	\$ 106	\$ 893	\$ 44	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ 1,638
Insurance	\$ 5,564	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,564
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Legal Advertising	\$ 1,001	\$ -	\$ -	\$ 647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,648
Contingency	\$ 41	\$ 41	\$ 41	\$ 41	\$ 43	\$ 44	\$ 44	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ 338
Office Supplies	\$ 1	\$ 1	\$ 3	\$ 3	\$ 0	\$ 3	\$ 4	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ 18
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 17,528	\$ 9,746	\$ 9,710	\$ 7,000	\$ 11,723	\$ 9,509	\$ 11,112	\$ 5,248	\$ -	\$ -	\$ -	\$ -	\$ 81,577

Peace Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures:													
Property Insurance	\$ 19,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,266
Field Management	\$ 1,438	\$ 1,438	\$ 1,438	\$ 1,438	\$ 1,438	\$ 1,438	\$ 1,438	\$ 1,438	\$ -	\$ -	\$ -	\$ -	11,500
Landscape Maintenance	\$ 11,310	\$ 9,560	\$ 9,560	\$ 9,560	\$ 9,560	\$ 9,560	\$ 9,560	\$ 9,560	\$ -	\$ -	\$ -	\$ -	78,230
Landscape Replacement	\$ -	\$ 1,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,625
Streetlights	\$ 1,515	\$ 1,515	\$ 1,515	\$ 1,515	\$ 1,544	\$ 1,544	\$ 1,594	\$ 1,594	\$ -	\$ -	\$ -	\$ -	12,337
Electric	\$ 21	\$ 21	\$ 21	\$ 21	\$ 22	\$ 22	\$ 22	\$ 22	\$ -	\$ -	\$ -	\$ -	172
Water & Sewer	\$ 11,126	\$ 6,014	\$ 1,813	\$ 6,147	\$ 1,453	\$ 1,779	\$ 1,419	\$ 1,460	\$ -	\$ -	\$ -	\$ -	31,211
Irrigation Repairs	\$ 274	\$ 251	\$ -	\$ 360	\$ -	\$ 531	\$ 71	\$ 110	\$ -	\$ -	\$ -	\$ -	1,596
General Repairs & Maintenance	\$ 922	\$ 1,021	\$ 3,450	\$ -	\$ -	\$ 1,031	\$ 2,019	\$ -	\$ -	\$ -	\$ -	\$ -	8,444
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 45,871	\$ 21,444	\$ 17,796	\$ 19,040	\$ 14,017	\$ 15,905	\$ 16,123	\$ 14,183	\$ -	\$ -	\$ -	\$ -	164,381
Amenity Expenditures:													
Amenity - Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Electric	\$ 501	\$ 505	\$ -	\$ 1,064	\$ 477	\$ 426	\$ 526	\$ 565	\$ -	\$ -	\$ -	\$ -	4,064
Amenity - Water	\$ 660	\$ 650	\$ 1,012	\$ 1,070	\$ 208	\$ 820	\$ 605	\$ -	\$ -	\$ -	\$ -	\$ -	5,025
Internet	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ -	\$ -	\$ -	\$ -	836
Pest Control	\$ 60	\$ 60	\$ -	\$ -	\$ 60	\$ 60	\$ 60	\$ 60	\$ -	\$ -	\$ -	\$ -	360
Janitorial Service	\$ 775	\$ 775	\$ 775	\$ 775	\$ 775	\$ 775	\$ 850	\$ 775	\$ -	\$ -	\$ -	\$ -	6,275
Security Services	\$ 2,036	\$ 2,732	\$ 2,732	\$ 2,036	\$ 2,499	\$ -	\$ -	\$ 4,911	\$ -	\$ -	\$ -	\$ -	16,946
Pool Maintenance	\$ 1,850	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ -	\$ -	\$ -	\$ -	11,650
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ -	\$ -	280
Amenity Repairs & Maintenance	\$ -	\$ -	\$ 653	\$ -	\$ 521	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	1,373
Amenity Access Management	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ -	\$ -	\$ -	\$ -	8,333
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 7,028	\$ 7,269	\$ 7,717	\$ 7,491	\$ 7,087	\$ 4,628	\$ 4,787	\$ 9,138	\$ -	\$ -	\$ -	\$ -	55,144
Total Operations & Maintenance	\$ 52,899	\$ 28,712	\$ 25,514	\$ 26,531	\$ 21,104	\$ 20,533	\$ 20,910	\$ 23,321	\$ -	\$ -	\$ -	\$ -	219,524
Total Expenditures	\$ 70,427	\$ 38,458	\$ 35,224	\$ 33,531	\$ 32,828	\$ 30,042	\$ 32,023	\$ 28,569	\$ -	\$ -	\$ -	\$ -	301,101
Excess (Deficiency) of Revenues over Expenditures	\$ (58,698)	\$ 2,680	\$ 463,333	\$ (28,960)	\$ (22,379)	\$ (27,885)	\$ (22,918)	\$ (20,401)	\$ -	\$ -	\$ -	\$ -	284,773

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
04/07/25	03/01/25-03/31/25	\$22,237.35	\$0.00	(\$444.75)	\$0.00	\$0.00	\$21,792.60	\$9,070.01	\$12,722.59	\$21,792.60
04/30/25	01/01/25-03/31/25	\$0.00	\$0.00	\$0.00	\$84.11	\$0.00	\$84.11	\$35.01	\$49.10	\$84.11
05/09/25	04/01/25-04/30/25	\$5,501.31	\$0.00	(\$110.03)	\$0.00	\$0.00	\$5,391.28	\$2,243.83	\$3,147.45	\$5,391.28
TOTAL		\$ 1,447,592.91	\$ (55,915.84)	\$ (27,833.54)	\$ 2,106.05	\$ (14,768.09)	\$ 1,351,181.49	\$ 562,357.30	\$ 788,824.19	\$ 1,351,181.49

98%	Net Percent Collected
\$ 22,250.53	Balance Remaining to Collect

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
				\$ 17,592.90	\$ 17,592.90
				\$ 23,457.20	\$ 23,457.20

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)
Current Bonds Outstanding		\$11,885,000

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
Current Bonds Outstanding		\$2,510,000

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: 5
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Atlantic TNG, LLC
- (D) Amount Payable: \$41,549.00
- (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 # 160311 160336 160337 160310 - 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: _____

7/2/25

**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