

*Peace Creek  
Community Development District*

*Meeting Agenda*

*March 10, 2026*

# AGENDA

# *Peace Creek*

## *Community Development District*

---

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

March 3, 2026

### **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, March 10, 2026, 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/84331552378>

**Call-In Information:** 1-305-224-1968

**Meeting ID:** 843 3155 2378

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Approval of Minutes of the March 10, 2026 Board of Supervisors Meeting
4. Ratification of Special Warranty Deed
5. Consideration of Proposal for Plant Replacement from Prince & Sons
6. Consideration of Proposal for Common Area Mulch from Prince & Sons
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - 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 Requisition #20
8. Other Business
9. Supervisors Requests
10. 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, **February 10, 2026** at 10:30 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
Michelle Dudley	Assistant Secretary

Also, present were:

Tricia Adams	District Manager, GMS
Grace Rinaldi	District Counsel
Allen Bailey	Field Services Manager
Bryan Hunter <i>by Zoom</i>	District Engineer

*The following summarizes the actions taken at the February 10, 2026, at the meeting of 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 10:37 a.m. and was properly noticed pursuant to Florida law. Five Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the January 13, 2026  
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the January 13, 2026, Board of Supervisors meeting. The draft of the meeting was reviewed by District Counsel and the District Manager. There were no corrections or comments.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of January 13, 2026, Board of Supervisors Meeting were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02  
Appointing an Assistant Secretary**

Ms. Adams stated there is a correction to Resolution 2026-02 for the Peace Creek Community Development District, officially appointing Michelle Dudley as Assistant Secretary. The correction was acknowledged before the Board proceeded with action.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-02 Appointing an Assistant Secretary, was approved as amended.

**FIFTH ORDER OF BUSINESS**

**Consideration of Contract Agreement with  
Polk County Property Appraiser**

Ms. Adams presented the Board with an administrative Contract Agreement with the Polk County Property Appraiser to include non-ad valorem assessments on the county property tax bill.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Contract Agreement with Polk County Property Appraiser, was approved.

**SIXTH ORDER OF BUSINESS**

**Ratification of Authorization Letter**

Ms. Adams presented an authorization letter for the District engineer on page 16 in the agenda packet. The District engineer initiated a minor permit modification in January, which had been authorized by the Chair subject to Board ratification.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Authorization Letter, was ratified.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rinaldi had nothing to report.

**B. Engineer**

Mr. Hunter had nothing to report.

**C. Field Manager’s Report**

Mr. Bailey stated that the amenity backflow has been repaired and water service was restored. The old silt fencing from Phase 3 has been removed to prevent inconvenience to residents. He noted that the vendors are performing well and pond maintenance at Peace Creek is progressing without any major growth issues. He noted that some plants, particularly palms, suffered damage from a recent cold snap; their recovery is being monitored, with special attention to foxtail palms and other affected plants near the amenity.

**D. District Manager’s Report**

**i. Approval of the Check Register**

Ms. Adams presented the check register from December 1, 2025 to December 31, 2025. The total amount is \$758,497.68.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Adams presented the balance sheet and income statement. She offered to answer any questions from the Board.

**E. Project Development Update**

**i. Status of Property Conveyance**

**ii. Status of Permit Transfers**

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

- a) Ratification of Series 2023 Requisition #20**
- b) Ratification of Series 2025 Requisitions #18 & #19**

Mr. Hunter stated there were no property conveyances or permit transfers. Ms. Adams stated there are some requisitions for the Board to review and ratify. For Series 2023, they have Requisition #20 in the amount of \$12,120. For Series 2025, they have Requisitions #18 and #19 for \$687.50 and \$1,566,692.81 respectively. Ms. Adams noted the requisitions had been reviewed by the District Engineer and processed in accordance with the Trust Indenture and were authorized for submission by the Chair, subject to Board ratification.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, all in favor, Series 2023 Requisition #20 & Series 2025 Requisitions #18 & #19, were ratified.

**EIGHTH ORDER OF BUSINESS                      Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS                      Supervisors' Requests and Audience Comments**

There were no members of the public present for comments.

**TENTH ORDER OF BUSINESS                      Adjournment**

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

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

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

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

# SECTION 4



INSTR # 2025277672  
 BK 13788 Pgs 1900-1903 PG(s) 4  
 RECORDED 11/24/2025 12:41:55 PM  
 STACY M. BUTTERFIELD,  
 CLERK OF COURT POLK COUNTY  
 DEED DOC \$0.70  
 RECORDING FEES \$35.50  
 RECORDED BY vergayal

Return to and prepared by:  
 Tula Michele Haff, Attorney at Law  
 135 N. 6th Street, Second Floor  
 Haines City, Florida 33844  
 Telephone: 863-421-2626

**SPECIAL WARRANTY DEED**

This **SPECIAL WARRANTY DEED** is made as of November 18, 2025 between **653TH, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 4900 Dundee Road, Winter Haven, Florida 33884, in favor of **PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Polk County, Florida, ("**Grantee**"), whose mailing address is c/o Governmental Management Services, 219 East Livingston Street, Orlando, Florida 32801.

**WITNESSETH THAT:**

Grantor, for and in consideration of the sum of Ten U.S. Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain and sell to Grantee and its successors and assigns forever, the parcel of land in Polk County, Florida, and described on the attached **Exhibit "A"** (the "**Property**").

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, Florida Statutes.

*[Remainder of Page Intentionally Left Blank]*

SPECIAL WARRANTY DEED  
653TH, LLC to  
PEACE CREEK CDD /

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed the date above.

Signed, sealed and delivered  
in our presence:

**653TH, LLC,**  
a Florida limited liability company

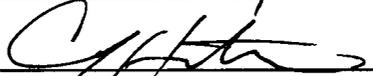
By: Center State Development 2, LLC, a Florida  
limited liability company, as Manager

  
\_\_\_\_\_

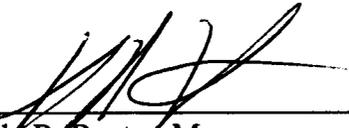
Witness #1 Signature  
Print: Sean O'Connell

By: HRB Land Investments, LLC, a Florida  
limited liability company, its Manager

Address 4920 Dundee Rd  
Winter Haven, FL 33884

  
\_\_\_\_\_

Witness #2 Signature  
Print: Edy Hatmaker

By:   
\_\_\_\_\_   
Harold R. Baxter, Manager

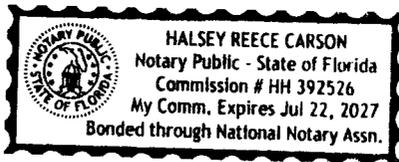
Address 4920 Dundee Rd  
Winter Haven, FL 33884

**STATE OF FLORIDA**  
**COUNTY OF POLK**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of November 2025, by Harold R. Baxter as Manager of HRB Land Investments, LLC, a Florida limited liability company, as Manager of Center State Development 2, LLC, a Florida limited liability company, as Manager of 653TH, LLC, a Florida limited liability company, on behalf of the company. He  is personally known to me or  has provided \_\_\_\_\_ as identification.

My Commission Expires: 7-22-27

  
\_\_\_\_\_  
Notary Public



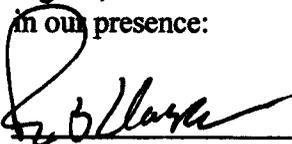
SPECIAL WARRANTY DEED  
WOODLAND RANCH ESTATES, LLC to  
PEACE CREEK CDD \_\_\_\_\_ /

**ACCEPTANCE BY GRANTEE**

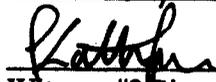
By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this 18 day of November, 2025.

Signed, sealed and delivered  
in our presence:

  
\_\_\_\_\_  
Witness #1 Signature  
Print: Rob Hesse

Address: 14075 Westwood Blvd Ste 100  
Orlando, FL 32921

  
\_\_\_\_\_  
Witness #2 Signature  
Print: KATHRYN FARR

Address: 14075 Westwood Blvd Ste 100  
Orlando, FL 32921

**PEACE CREEK  
COMMUNITY DEVELOPMENT DISTRICT,**  
a local unit of special-purpose government  
established under Chapter 190 of the Florida Statutes

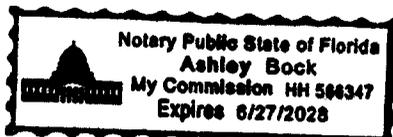
By:   
\_\_\_\_\_  
Name: Adam Morgan  
Title: Chairman, Board of Supervisors

**STATE OF FLORIDA  
COUNTY OF POLK**

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 18 day of November 2025, by Adam Morgan, as Chairman, Board of Supervisors of PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT, on behalf of the District. He [X] is personally known to me or [ ] has provided \_\_\_\_\_ as identification.

My Commission Expires:

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**

TRACTS "A", "B", "C", "D", "E", "F" and "G" AND THE PRIVATE DRAINAGE EASEMENTS, THE PRIVATE DRAINAGE AND LANDSCAPE EASEMENTS, THE PRIVATE LANDSCAPE BUFFER EASEMENTS, AND THE ROADS AND RIGHT-OF-WAYS AS DEPICTED ON THE PLAT OF SERENITY AT PEACE CREEK RESERVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 217, PAGES 43 AND 44 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

# SECTION 5



200 S. F. Street  
Haines City, Florida 33844

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

Polk County License # 214815

Date: March 2, 2026

**SUBMITTED TO:**

GMS Services  
219 Livingston St  
Orlando, FL  
Allen Bailey  
Phone: 407.460.4424  
Email: [abailey@gmscf.com](mailto:abailey@gmscf.com)

**Job Name / Location:**

Peace Creek  
Annabelle Estates

**Proposal is to replace all cold damage plants/trees**

	Qty	Unit	Unit Cost	TOTAL
Triple Fox Tail 30g	13	Ea	\$407.00	\$5,291.00
Viburnum 7g	3	Ea	\$60.00	\$180.00
Japanese BlueBerry 30g	10	Ea	\$357.00	\$3,570.00
Blue Daze 3g	18	Ea	\$20.00	\$360.00
Gold Mound 3g	42	Ea	\$20.00	\$840.00
			<b>total</b>	<b>\$10,241.00</b>

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Scott Merrell

Accepted by: \_\_\_\_\_

Date Submitted: March 2, 2026

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

# SECTION 6



200 S. F. Street  
Haines City, Florida 33844

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

Polk County License # 214815

Date: March 2, 2026

**SUBMITTED TO:**  
GMS Services  
135 W. Central Blvd  
Orlando, FL 32801  
Allen Bailey  
Phone: 407.460.4424  
Email: [abailey@gmscf.com](mailto:abailey@gmscf.com)

**Job Name / Location:**  
Peace Creek  
Peace Creek main blvd

**This proposal is to add mulch to all common areas at Peace Creek**

	Qty	Unit	Unit Cost	TOTAL
Cypress Wood Mulch	127	CY	\$75.00	\$9,525.00
			TOTAL	<b>\$9,525.00</b>

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Scott Merrell

Accepted by: \_\_\_\_\_

Date Submitted: March 2, 2026

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

# SECTION 7

# SECTION C

### Completed

- ✚ The amenity shower has been replaced
- ✚ Trash and construction debris were removed from the open tract on Chris Dr and Sarah St



### Contracted Services

- ✚ The vendors are performing as expected.
- ✚ The discing of the ponds is keeping the pond bottoms free of vegetation growth.



### Review

- ✚ The phase 3 backflow is down after a major break. The vendor is receiving part this week and will be repairing it.



# SECTION D

# SECTION i

# Peace Creek Community Development District

## Summary of Check Register

January 01, 2026 to January 31, 2026

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund	1/8/26	340	\$ 2,630.61
	1/14/26	341-345	\$ 22,116.39
	1/23/26	346-348	\$ 26,038.30
	1/30/26	349-351	\$ 1,290.99
<b>Total Amount</b>			<b>\$ 52,076.29</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/08/26	00038	11/20/25	251120-7	202511	330	57200	48200		PET WASTE STATION SVC	*	2,280.61		
		12/01/25	251201-8	202512	330	57200	48200		PET STATION SVC DEC25	*	350.00		
PAWSITIVE SCOOPER LLC												2,630.61	000340
1/14/26	00001	10/01/25	104A	202510	320	53800	34000		FIELD MANAGEMENT OCT25	*	1,480.67		
		1/01/26	110	202601	320	53800	34000		FIELD MANAGEMENT JAN26	*	1,480.67		
		1/01/26	111	202601	310	51300	34000		MANAGEMENT FEES JAN26	*	3,647.92		
		1/01/26	111	202601	310	51300	35200		WEBSITE ADMIN JAN26	*	108.17		
		1/01/26	111	202601	310	51300	35100		INFORMATION TECH JAN26	*	162.25		
		1/01/26	111	202601	310	51300	31300		DISSEM AGENT SVCS JAN26	*	534.00		
		1/01/26	111	202601	330	57200	12000		AMENITY ACCESS JAN26	*	1,041.67		
		1/01/26	111	202601	310	51300	51000		OFFICE SUPPLIES JAN26	*	.51		
		1/01/26	111	202601	310	51300	42000		POSTAGE JAN26	*	21.17		
GOVERNMENTAL MANAGEMENT SERVICES-CF												8,477.03	000341
1/14/26	00007	12/30/25	22571	202512	310	51300	31100		ENGINEER SVCS DEC25	*	875.00		
HUNTER ENGINEERING, INC.												875.00	000342
1/14/26	00011	1/01/26	21763	202601	320	53800	46200		LANDSCAPE MAINT JAN26	*	9,560.00		
PRINCE & SONS INC.												9,560.00	000343
1/14/26	00020	1/01/26	30267	202601	330	57200	48500		POOL MAINTENANCE JAN26	*	1,400.00		
MCDONNELL CORPORATION DBA												1,400.00	000344
1/14/26	00026	12/31/25	12417452	202512	330	57200	34500		SECURITY SVCS DEC25	*	1,804.36		
SECURITAS SECURITY SERVICES USA, INC												1,804.36	000345
1/23/26	00002	1/21/26	13991	202512	310	51300	31500		GENERAL COUNSEL DEC25	*	142.00		
KILINSKI VAN WYK PLLC												142.00	000346
PEAC PEACE CREEK CD IARAUJO													



# SECTION ii

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

***Unaudited Financial Reporting***  
***January 31, 2026***



# Table of Contents

1	<hr/> <u>Balance Sheet</u>
2-3	<hr/> <u>General Fund</u>
4	<hr/> <u>Debt Service Fund - Series 2023</u>
5	<hr/> <u>Debt Service Fund - Series 2025</u>
6	<hr/> <u>Capital Projects Fund - Series 2023</u>
7	<hr/> <u>Capital Projects Fund - Series 2025</u>
8	<hr/> <u>Capital Reserve Fund</u>
9-10	<hr/> <u>Month to Month</u>
11	<hr/> <u>Assessment Receipt Schedule</u>
12	<hr/> <u>Long-Term Debt Schedule</u>

**Peace Creek**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2026**

	General Fund	Debt Service Fund	Capital Reserves Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Operating Account	\$ 761,747	\$ -	\$ 76,212	\$ -	\$ 837,959
Due from General Fund	\$ -	\$ 24,058	\$ -	\$ -	\$ 24,058
Investments:					
<u>Series 2023</u>					
Reserve	\$ -	\$ 400,906	\$ -	\$ -	\$ 400,906
Revenue	\$ -	\$ 797,826	\$ -	\$ -	\$ 797,826
Construction	\$ -	\$ -	\$ -	\$ 33,894	\$ 33,894
<u>Series 2025</u>					
Reserve	\$ -	\$ 173,893	\$ -	\$ -	\$ 173,893
Revenue	\$ -	\$ 132,945	\$ -	\$ -	\$ 132,945
Interest	\$ -	\$ 108	\$ -	\$ -	\$ 108
<b>Total Assets</b>	<b>\$ 761,747</b>	<b>\$ 1,529,736</b>	<b>\$ 76,212</b>	<b>\$ 33,894</b>	<b>\$ 2,401,590</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 15,594	\$ -	\$ -	\$ -	\$ 15,594
Due to Debt Service	\$ 24,057	\$ -	\$ -	\$ -	\$ 24,057
<b>Total Liabilities</b>	<b>\$ 39,651</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 39,651</b>
<b>Fund Balance:</b>					
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ 76,212	\$ -	\$ 76,212
Restricted for:					
Debt Service-S2023	\$ -	\$ 1,222,790	\$ -	\$ -	\$ 1,222,790
Debt Service-S2025	\$ -	\$ 306,946	\$ -	\$ -	\$ 306,946
Capital Projects-S2023	\$ -	\$ -	\$ -	\$ 33,894	\$ 33,894
Capital Projects-S2025	\$ -	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 722,096	\$ -	\$ -	\$ -	\$ 722,096
<b>Total Fund Balances</b>	<b>\$ 722,096</b>	<b>\$ 1,529,736</b>	<b>\$ 76,212</b>	<b>\$ 33,894</b>	<b>\$ 2,361,938</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 761,747</b>	<b>\$ 1,529,736</b>	<b>\$ 76,212</b>	<b>\$ 33,894</b>	<b>\$ 2,401,590</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 621,627	\$ 587,086	\$ 587,086	\$ -
Assessments - Direct	\$ 101,169	\$ 75,877	\$ 75,877	\$ -
Miscellaneous Income	\$ -	\$ -	\$ 1,272	\$ 1,272
<b>Total Revenues</b>	<b>\$ 722,797</b>	<b>\$ 662,962</b>	<b>\$ 664,234</b>	<b>\$ 1,272</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,600	\$ 2,400
FICA Expense	\$ 918	\$ 306	\$ 122	\$ 184
Engineering	\$ 15,000	\$ 5,000	\$ 1,813	\$ 3,188
Attorney	\$ 30,000	\$ 10,000	\$ 6,374	\$ 3,626
Annual Audit	\$ 5,100	\$ 5,100	\$ 6,600	\$ (1,500)
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,408	\$ 2,136	\$ 2,136	\$ -
Disclosure Software	\$ 3,500	\$ 3,500	\$ 2,500	\$ 1,000
Trustee Fees	\$ 8,844	\$ -	\$ -	\$ -
Management Fees	\$ 43,775	\$ 14,592	\$ 14,592	\$ -
Information Technology	\$ 1,947	\$ 649	\$ 649	\$ (0)
Website Maintenance	\$ 1,298	\$ 433	\$ 433	\$ (0)
Postage & Delivery	\$ 2,000	\$ 667	\$ 435	\$ 232
Insurance	\$ 6,399	\$ 5,897	\$ 5,897	\$ -
Copies	\$ 750	\$ 250	\$ 2	\$ 248
Legal Advertising	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
Contingency	\$ 2,500	\$ 833	\$ 117	\$ 716
Office Supplies	\$ 625	\$ 208	\$ 2	\$ 206
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 150,545</b>	<b>\$ 60,153</b>	<b>\$ 48,855</b>	<b>\$ 11,298</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures:</b>				
Property Insurance	\$ 22,156	\$ 22,156	\$ 13,058	\$ 9,098
Field Management	\$ 17,768	\$ 5,923	\$ 5,923	\$ (0)
Landscape Maintenance	\$ 135,000	\$ 45,000	\$ 38,240	\$ 6,760
Landscape Replacement	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Streetlights	\$ 33,770	\$ 11,257	\$ 6,391	\$ 4,865
Electric	\$ 7,260	\$ 2,420	\$ 92	\$ 2,328
Water & Sewer	\$ 90,000	\$ 30,000	\$ 15,728	\$ 14,272
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 833	\$ -	\$ 833
Irrigation Repairs	\$ 10,000	\$ 3,333	\$ 1,501	\$ 1,832
General Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ 1,264	\$ 2,070
Contingency	\$ 7,500	\$ 2,500	\$ 16	\$ 2,484
<b>Subtotal Field Expenditures</b>	<b>\$ 350,953</b>	<b>\$ 131,755</b>	<b>\$ 82,214</b>	<b>\$ 49,541</b>
<b>Amenity Expenditures:</b>				
Amenity - Electric	\$ 15,863	\$ 5,288	\$ 2,309	\$ 2,979
Amenity - Water	\$ 12,000	\$ 4,000	\$ 123	\$ 3,877
Internet	\$ 2,000	\$ 667	\$ 422	\$ 245
Pest Control	\$ 735	\$ 245	\$ 240	\$ 5
Janitorial Service	\$ 9,300	\$ 3,100	\$ 5,881	\$ (2,781)
Security Services	\$ 34,000	\$ 11,333	\$ 7,007	\$ 4,326
Pool Maintenance	\$ 17,400	\$ 5,800	\$ 5,600	\$ 200
Amenity Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ 1,386	\$ 1,947
Amenity Access Management	\$ 12,500	\$ 4,167	\$ 4,167	\$ (0)
Contingency	\$ 7,500	\$ 2,500	\$ 3,084	\$ (584)
<b>Subtotal Amenity Expenditures</b>	<b>\$ 121,298</b>	<b>\$ 40,433</b>	<b>\$ 30,218</b>	<b>\$ 10,215</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 472,251</b>	<b>\$ 172,188</b>	<b>\$ 112,432</b>	<b>\$ 59,756</b>
<b>Total Expenditures</b>	<b>\$ 622,797</b>	<b>\$ 232,341</b>	<b>\$ 161,286</b>	<b>\$ 71,054</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 100,000</b>		<b>\$ 502,948</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ 100,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 502,948</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 219,148</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 722,096</b>	

**Peace Creek**  
**Community Development District**  
**Debt Service Fund Series 2023**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 801,813	\$ 757,260	\$ 757,260	\$ -
Interest	\$ 10,000	\$ 3,333	\$ 9,044	\$ 5,710
<b>Total Revenues</b>	<b>\$ 811,813</b>	<b>\$ 760,593</b>	<b>\$ 766,304</b>	<b>\$ 5,710</b>
<b>Expenditures:</b>				
Interest - 12/15	\$ 302,697	\$ 302,697	\$ 302,697	\$ -
Principal - 06/15	\$ 200,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 302,697	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 805,394</b>	<b>\$ 302,697</b>	<b>\$ 302,697</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,419</b>	<b>\$ 457,896</b>	<b>\$ 463,607</b>	<b>\$ 5,710</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (4,886)	\$ (4,886)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (4,886)</b>	<b>\$ (4,886)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,419</b>		<b>\$ 458,720</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 361,641</b>		<b>\$ 764,070</b>	
<b>Fund Balance - Ending</b>	<b>\$ 368,060</b>		<b>\$ 1,222,790</b>	

**Peace Creek**  
**Community Development District**  
**Debt Service Fund Series 2025**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 173,894	\$ 130,421	\$ 130,421	\$ -
Interest	\$ 5,000	\$ 1,667	\$ 3,169	\$ 1,502
<b>Total Revenues</b>	<b>\$ 178,894</b>	<b>\$ 132,087</b>	<b>\$ 133,589</b>	<b>\$ 1,502</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 68,166	\$ 68,166	\$ 68,166	\$ -
Principal - 05/01	\$ 35,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 68,166	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 171,333</b>	<b>\$ 68,166</b>	<b>\$ 68,166</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 7,561</b>	<b>\$ 63,921</b>	<b>\$ 65,423</b>	<b>\$ 1,502</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (2,012)	\$ (2,012)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,012)</b>	<b>\$ (2,012)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 7,561</b>		<b>\$ 63,411</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 69,559</b>		<b>\$ 243,535</b>	
<b>Fund Balance - Ending</b>	<b>\$ 77,120</b>		<b>\$ 306,946</b>	

**Peace Creek**  
**Community Development District**  
**Capital Projects Fund-Series 2023**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 519	\$ 519
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 519</b>	<b>\$ 519</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 12,120	\$ (12,120)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,120</b>	<b>\$ (12,120)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (11,601)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 4,886	\$ 4,886
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,886</b>	<b>\$ 4,886</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (6,715)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,609</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,894</b>	

**Peace Creek**  
**Community Development District**  
**Capital Projects Fund-Series 2025**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 21,845	\$ 21,845
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,845</b>	<b>\$ 21,845</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 1,570,519	\$ (1,570,519)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,570,519</b>	<b>\$ (1,570,519)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,548,674)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 2,012	\$ 2,012
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,012</b>	<b>\$ 2,012</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,546,663)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,546,663</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**Peace Creek**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 856	\$ 856
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 856</b>	<b>\$ 856</b>
<b>Expenditures:</b>				
Contingency	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 856</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ 100,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 100,000</b>		<b>\$ 856</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 75,356</b>	
<b>Fund Balance - Ending</b>	<b>\$ 100,000</b>		<b>\$ 76,212</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - On Roll	\$ -	\$ 41,503.37	\$ 537,556	\$ 8,026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 587,086
Assessments - Direct	\$ 50,584.38	\$ -	\$ -	\$ 25,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,877
Miscellaneous Income	\$ 431	\$ -	\$ 2	\$ 839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,272
<b>Total Revenues</b>	<b>\$ 51,015</b>	<b>\$ 41,503</b>	<b>\$ 537,559</b>	<b>\$ 34,157</b>	<b>\$ -</b>	<b>\$ 664,234</b>							
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
FICA Expense	\$ -	\$ 46	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Engineering	\$ -	\$ 375	\$ 875	\$ 563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,813
Attorney	\$ 1,248	\$ 2,315	\$ 142	\$ 2,669	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,374
Annual Audit	\$ -	\$ 6,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 534	\$ 534	\$ 534	\$ 534	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,136
Disclosure Software	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,592
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 433
Postage & Delivery	\$ 116	\$ 19	\$ 44	\$ 256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 435
Insurance	\$ 5,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,897
Printing & Binding	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 117
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 19,800</b>	<b>\$ 14,408</b>	<b>\$ 5,513</b>	<b>\$ 9,134</b>	<b>\$ -</b>	<b>\$ 48,855</b>							

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures:</b>													
Property Insurance	\$ 13,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,058
Field Management	\$ 1,481	\$ 1,481	\$ 1,481	\$ 1,481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,923
Landscape Maintenance	\$ 9,560	\$ 9,560	\$ 9,560	\$ 9,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,240
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 1,595	\$ 1,595	\$ 1,595	\$ 1,607	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,391
Electric	\$ 23	\$ 23	\$ 23	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92
Water & Sewer	\$ 2,396	\$ 7,390	\$ 3,511	\$ 2,431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,728
Irrigation Repairs	\$ -	\$ 824	\$ -	\$ 677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,501
General Repairs & Maintenance	\$ 427	\$ -	\$ 837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,264
Contingency	\$ 3	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16
<b>Subtotal Field Expenditures</b>	<b>\$ 28,542</b>	<b>\$ 20,886</b>	<b>\$ 17,007</b>	<b>\$ 15,780</b>	<b>\$ -</b>	<b>\$ 82,214</b>							
<b>Amenity Expenditures:</b>													
Amenity - Electric	\$ 566	\$ 520	\$ 609	\$ 614	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,309
Amenity - Water	\$ 29	\$ 29	\$ 29	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123
Internet	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 422
Pest Control	\$ 120	\$ -	\$ 60	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240
Janitorial Service	\$ 725	\$ 3,006	\$ 1,075	\$ 1,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,881
Security Services	\$ 2,732	\$ 2,471	\$ 1,804	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,007
Pool Maintenance	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ 836	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,386
Amenity Access Management	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,167
Contingency	\$ 3,084	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,084
<b>Subtotal Amenity Expenditures</b>	<b>\$ 10,639</b>	<b>\$ 9,122</b>	<b>\$ 6,124</b>	<b>\$ 4,333</b>	<b>\$ -</b>	<b>\$ 30,218</b>							
<b>Total Operations &amp; Maintenance</b>	<b>\$ 39,180</b>	<b>\$ 30,008</b>	<b>\$ 23,131</b>	<b>\$ 20,113</b>	<b>\$ -</b>	<b>\$ 112,432</b>							
<b>Total Expenditures</b>	<b>\$ 58,980</b>	<b>\$ 44,416</b>	<b>\$ 28,644</b>	<b>\$ 29,247</b>	<b>\$ -</b>	<b>\$ 161,286</b>							
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (7,965)</b>	<b>\$ (2,912)</b>	<b>\$ 508,915</b>	<b>\$ 4,910</b>	<b>\$ -</b>	<b>\$ 502,948</b>							

**PEACE CREEK CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2026**

**ON ROLL ASSESSMENTS**

Gross Assessments \$ 668,416.63 \$ 862,165.71 \$ 1,530,582.34  
 Net Assessments \$ 621,627.47 \$ 801,814.11 \$ 1,423,441.58

43.67% 56.33% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	General Fund	Debt Series 2023	Total
11/10/25	10/20/25-10/21/25	\$1,395.27	(\$73.25)	(\$26.44)	\$0.00	\$0.00	\$1,295.58	\$565.79	\$729.79	\$1,295.58
11/14/25	10/01/25-10/31/25	\$5,535.56	(\$221.42)	(\$106.28)	\$0.00	\$0.00	\$5,207.86	\$2,274.31	\$2,933.55	\$5,207.86
11/21/25	11/01/25-11/07/25	\$60,891.16	(\$2,435.63)	(\$1,169.11)	\$0.00	\$0.00	\$57,286.42	\$25,017.40	\$32,269.02	\$57,286.42
11/26/25	11/08/25-11/15/25	\$33,213.36	(\$1,328.49)	(\$637.70)	\$0.00	\$0.00	\$31,247.17	\$13,645.87	\$17,601.30	\$31,247.17
12/1/25	Inv# 4652344	\$0.00	\$0.00	\$0.00	\$0.00	(\$8,621.66)	(\$8,621.66)	(\$3,765.14)	(\$4,856.52)	(\$8,621.66)
12/1/25	Inv# 4652345	\$0.00	\$0.00	\$0.00	\$0.00	(\$6,684.17)	(\$6,684.17)	(\$2,919.03)	(\$3,765.14)	(\$6,684.17)
12/08/25	11/16/25-11/25/25	\$350,082.14	(\$19,264.13)	(\$6,616.36)	\$0.00	\$0.00	\$324,201.65	\$141,581.26	\$182,620.39	\$324,201.65
12/19/25	11/26/25-11/30/25	\$949,348.54	(\$37,973.76)	(\$18,227.50)	\$0.00	\$0.00	\$893,147.28	\$390,044.02	\$503,103.26	\$893,147.28
12/31/25	12/01/25-12/15/25	\$35,981.14	(\$6,504.29)	(\$589.54)	\$0.00	\$0.00	\$28,887.31	\$12,615.30	\$16,272.01	\$28,887.31
01/09/26	12/16/25-12/31/25	\$16,740.69	(\$504.95)	(\$324.71)	\$0.00	\$0.00	\$15,911.03	\$6,948.46	\$8,962.57	\$15,911.03
01/29/26	10/01/25-12/31/25	\$0.00	\$0.00	\$0.00	\$2,467.04	\$0.00	\$2,467.04	\$1,077.37	\$1,389.67	\$2,467.04
<b>TOTAL</b>		<b>\$ 1,453,187.86</b>	<b>\$ (68,305.92)</b>	<b>\$ (27,697.64)</b>	<b>\$ 2,467.04</b>	<b>\$ (15,305.83)</b>	<b>\$ 1,344,345.51</b>	<b>\$ 587,085.61</b>	<b>\$ 757,259.90</b>	<b>\$ 1,344,345.51</b>

<b>94%</b>	<b>Net Percent Collected</b>
<b>\$ 79,096.07</b>	<b>Balance Remaining to Collect</b>

**DIRECT BILL ASSESSMENTS**

653TH LLC 2026-01		Net Assessments	\$ 275,062.75	\$ 101,168.75	\$ 173,894.00	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Debt Service S25 Fund
10/23/25	11/1/25	Wire	\$137,531.38	\$50,584.38	\$50,584.38	\$86,947.00
1/30/26	2/1/26	Wire	\$68,765.69	\$68,765.69	\$25,292.19	\$43,473.50
	5/1/26		\$68,765.69		\$25,292.19	\$43,473.50
			<b>\$ 275,062.76</b>	<b>\$ 119,350.07</b>	<b>\$ 101,168.76</b>	<b>\$ 173,894.00</b>

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

<b>Series 2023, Special Assessment Revenue Bonds</b>		
Interest Rate:	4.250%, 5.125%, 5.375%	
Maturity Date:	6/15/2053	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$400,906	
Reserve Fund Balance	\$400,906	
Bonds Outstanding - 04/18/23		\$12,065,000
Less: Principal Payment - 06/15/24		(\$180,000)
Less: Principal Payment - 06/15/25		(\$190,000)
<b>Current Bonds Outstanding</b>		<b>\$11,695,000</b>

<b>Series 2025, Special Assessment Revenue Bonds</b>		
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	\$173,893	
Bonds Outstanding - 03/04/25		\$2,510,000
<b>Current Bonds Outstanding</b>		<b>\$2,510,000</b>

# SECTION E

## SECTION iii

# 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: 20
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Kilinski Van Wyk PLLC
- (D) Amount Payable: \$1,051.75
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 11661 - Project Construction for Feb 2025
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2025 Acquisition and Construction Account*

The undersigned hereby certifies that:

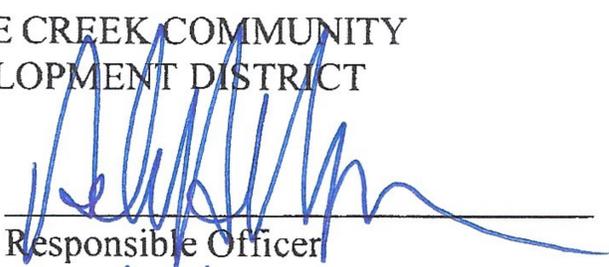
- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2025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

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

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

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

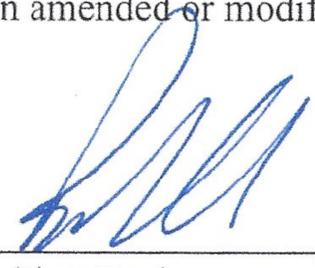
PEACE CREEK COMMUNITY  
DEVELOPMENT DISTRICT

By:   
Responsible Officer

Date: 2/20/24

**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



KILINSKI | VAN WYK

# Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

Peace Creek CDD  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

## INVOICE

Invoice # 11661  
Date: 03/16/2025  
Due On: 04/15/2025

### Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$0.00	+ \$1,051.75	) - ( \$0.00	) = <b>\$1,051.75</b>

### PCRKCDD-106

#### Peace Creek CDD - 2025 Project Construction

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	GR	02/20/2025	Update assignment package for assignment of Tucker Paving contract to the District.	0.70	\$315.00	\$220.50
Service	JK	02/20/2025	Construction assignment review/ master contract review/P&P review and transmit same	0.70	\$395.00	\$276.50
Service	JK	02/23/2025	Review/edit assignment of construction contract package, demand note and P&P bonds; follow up on requisition and schedule for construction draw; transmit same	0.50	\$395.00	\$197.50
Service	AH	02/26/2025	Prepare recording of conveyance documents.	0.60	\$200.00	\$120.00
Service	GR	02/28/2025	Finalize assignment package and form of bonds for assignment of agreement with Tucker Paving, transmit the same.	0.50	\$315.00	\$157.50
Expense	KB	02/28/2025	Simplifile Recording: Recording of conveyance documents.	1.00	\$79.75	\$79.75

**Total      \$1,051.75**

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.