

*Peace Creek
Community Development District*

Meeting Agenda

April 14, 2026

AGENDA

Peace Creek

Community Development District

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

April 7, 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, April 14, 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. Consideration of Resolution 2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
5. Declaration of Consent to Assessments, Covenants, Conditions and Restrictions of the Peace Creek CDD
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Prince Proposal for Additional Mowing Area
 - 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 Requisition 21
7. Other Business
8. Supervisors Requests
9. Adjournment

MINUTES

**MINUTES OF MEETING
PEACE CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Peace Creek Community Development District was held on Tuesday, **March 10, 2026**, at 10:44 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 <i>by Zoom and in person</i>	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 is a summary of the discussions and actions taken at the March 10, 2026 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 10:44 a.m. 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 February 10, 2026
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the February 10, 2026, Board of Supervisors meeting. There were no corrections or comments.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Minutes of February 10, 2026, Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS

Ratification of Special Warranty Deed

District Counsel presented a Special Warranty Deed conveying open space tracts and roadways within the townhome area to the District. The District Engineer confirmed the deed accurately reflects the tracts intended for conveyance. A related permit modification for a stormwater pond remains under review by the Water Management District and is not required for property conveyance. The Board ratified the Special Warranty Deed.

**Rob Bonin joined the meeting in person at this time.*

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Special Warranty Deed was ratified.

FIFTH ORDER OF BUSINESS

**Consideration of Proposal for Plant
Replacement from Prince & Sons**

Mr. Bailey presented a proposal from Prince & Sons for plant replacement. Staff will confirm the proposal scope corresponds to Peace Creek CDD locations. The Board approved the proposal subject to staff verification of project locations and plant specifications. On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Proposal for Plant Replacement from Prince & Sons subject to verification of location, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal for Common Area
Mulch from Prince & Sons**

Mr. Bailey presented a proposal for common area mulch from Prince & Sons. the proposal includes mulch installation throughout common areas in conjunction with plant replacement work.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Proposal for Common Area Mulch from Prince & Sons was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rinaldi stated the legislative session is expected to conclude soon. At the April meeting she will have the report regarding what has passed and made it through and what has not, and what the impacts to Special Districts are.

B. Engineer

Mr. Hunter stated he had nothing to report.

C. Field Manager’s Report

Mr. Bailey reported completion of minor repairs and debris removal. A Phase 3 backflow repair is in progress following a line break and associated erosion.

D. District Manager’s Report

i. Approval of the Check Register

Ms. Adams presented the check register from January 1, 2026 through January 31, 2026. The total amount is \$52,076.29.

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.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requestions

a) Ratification of Requisition #20

Ms. Adams provided an update on property conveyance status, permit transfers, and construction fund activity. Requisition #20 payable to Kilinski Van Wyk in the amount of \$1,051.75 was ratified.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, all in favor, Requisition #20 was 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 being no Supervisor requests, the next item followed.

TENTH 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 4

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Peace Creek Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 14, 2026

HOUR: 10:30 A.M.

LOCATION: Lake Alfred Public Library
245 N. Seminole Avenue
Lake Alfred, Florida 33850

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

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

PASSED AND ADOPTED THIS 14TH DAY OF APRIL 2026.

ATTEST:

**PEACE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Peace Creek
Community Development District

Proposed Budget
FY2027



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Peace Creek
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - On Roll	\$ 621,627	\$ 591,920	\$ 29,707	\$ 621,627	\$ 722,799
Assessments - Direct	\$ 101,169	\$ 75,877	\$ 25,292	\$ 101,169	\$ -
Interest Income	\$ -	\$ 1,982	\$ 2,775	\$ 4,757	\$ -
Miscellaneous Income	\$ -	\$ 431	\$ -	\$ 431	\$ -
Total Revenues	\$ 722,797	\$ 670,210	\$ 57,775	\$ 727,985	\$ 722,799

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 2,600	\$ 7,000	\$ 9,600	\$ 12,000
FICA Expense	\$ 918	\$ 199	\$ 536	\$ 734	\$ 918
Engineering	\$ 15,000	\$ 2,063	\$ 6,650	\$ 8,713	\$ 15,000
Attorney	\$ 30,000	\$ 9,378	\$ 13,129	\$ 22,507	\$ 30,000
Annual Audit	\$ 5,100	\$ 6,600	\$ -	\$ 6,600	\$ 6,700
Assessment Administration	\$ 5,408	\$ 5,408	\$ -	\$ 5,408	\$ 5,570
Arbitrage	\$ 900	\$ -	\$ 900	\$ 900	\$ 900
Dissemination	\$ 6,408	\$ 2,670	\$ 3,738	\$ 6,408	\$ 6,600
Disclosure Software	\$ 3,500	\$ 2,500	\$ 1,000	\$ 3,500	\$ 5,000
Trustee Fees	\$ 8,844	\$ -	\$ 8,844	\$ 8,844	\$ 8,844
Management Fees	\$ 43,775	\$ 18,240	\$ 25,535	\$ 43,775	\$ 45,088
Information Technology	\$ 1,947	\$ 811	\$ 1,135	\$ 1,947	\$ 2,005
Website Maintenance	\$ 1,298	\$ 541	\$ 757	\$ 1,298	\$ 1,337
Postage & Delivery	\$ 2,000	\$ 454	\$ 636	\$ 1,090	\$ 2,000
Insurance	\$ 6,399	\$ 5,897	\$ -	\$ 5,897	\$ 6,486
Copies	\$ 750	\$ 2	\$ 100	\$ 102	\$ 750
Legal Advertising	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	\$ 3,000
Contingency	\$ 2,500	\$ 186	\$ 260	\$ 446	\$ 2,500
Office Supplies	\$ 625	\$ 3	\$ 25	\$ 28	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 150,545	\$ 57,726	\$ 73,244	\$ 130,970	\$ 155,499

Peace Creek
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
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Operations & Maintenance

Field Expenses:

Property Insurance	\$ 22,156	\$ 13,058	\$ -	\$ 13,058	\$ 15,506
Field Management	\$ 17,768	\$ 7,403	\$ 10,364	\$ 17,768	\$ 18,301
Landscape Maintenance	\$ 135,000	\$ 49,980	\$ 85,020	\$ 135,000	\$ 135,000
Landscape Replacement	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Streetlights	\$ 33,770	\$ 7,948	\$ 12,250	\$ 20,198	\$ 33,770
Electric	\$ 7,260	\$ 115	\$ 960	\$ 1,075	\$ 7,260
Water & Sewer	\$ 90,000	\$ 16,195	\$ 49,000	\$ 65,195	\$ 90,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 10,000	\$ 1,586	\$ 3,320	\$ 4,906	\$ 10,000
General Repairs & Maintenance	\$ 10,000	\$ 1,264	\$ 4,250	\$ 5,514	\$ 10,000
Contingency	\$ 7,500	\$ 16	\$ 3,750	\$ 3,766	\$ 7,500

Total Field Expenditures:	\$ 350,953	\$ 97,567	\$ 177,664	\$ 275,231	\$ 344,837
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Amenity Expenses:

Amenity - Electric	\$ 15,863	\$ 2,793	\$ 5,950	\$ 8,743	\$ 15,863
Amenity - Water	\$ 12,000	\$ 180	\$ 1,190	\$ 1,370	\$ 12,000
Internet	\$ 2,000	\$ 527	\$ 1,053	\$ 1,581	\$ 2,000
Pest Control	\$ 735	\$ 300	\$ 420	\$ 720	\$ 735
Janitorial Service	\$ 9,300	\$ 6,956	\$ 7,525	\$ 14,481	\$ 14,610
Security Services	\$ 34,000	\$ 7,007	\$ 9,810	\$ 16,817	\$ 34,000
Pool Maintenance	\$ 17,400	\$ 7,000	\$ 9,800	\$ 16,800	\$ 18,600
Amenity Repairs & Maintenance	\$ 10,000	\$ 1,656	\$ 2,318	\$ 3,974	\$ 10,000
Amenity Access Management	\$ 12,500	\$ 5,208	\$ 7,292	\$ 12,500	\$ 12,875
Holiday Lights	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Contingency	\$ 7,500	\$ 3,084	\$ 3,750	\$ 6,834	\$ 7,500

Total Amenity Expenditures:	\$ 121,298	\$ 34,712	\$ 49,108	\$ 83,820	\$ 130,683
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Total Operations & Maintenance:	\$ 472,251	\$ 132,278	\$ 226,772	\$ 359,050	\$ 475,520
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Other Financing Sources and Uses

Capital Reserves - Transfer	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 91,780
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Total Other Expenditures	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 91,780
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Total Expenditures	\$ 722,797	\$ 190,004	\$ 400,017	\$ 590,021	\$ 722,799
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Excess Revenues/(Expenditures)	\$ -	\$ 480,206	\$ (342,242)	\$ 137,964	\$ -
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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	\$621,630	\$1,124.10	\$1,208.71
Townhomes	90.00	120	0.75	\$101,169	\$843.08	\$906.54
Total ERU's	643	673		\$722,799		

Product	FY 2027 Gross Per Unit	FY 2026 Gross Per Unit	Increase/(Decrease)
Single Family	\$1,208.71	\$ 1,208.71	\$ 0.00
Townhomes	\$906.54	\$ 906.53	\$ 0.00

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.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks

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.

Copies

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.

Contingency

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.

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.

Peace Creek Community Development District General Fund Narrative

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 the electric charges of common areas throughout the District.

Water & Sewer

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

Contingency

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

Peace Creek Community Development District General Fund Narrative

Amenity Expenditures:

Amenity - Electric

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

Amenity - Water

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

Internet

Represents the Internet service for use at the Amenity Center.

Pest Control

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

Janitorial Services

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

Security Services

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

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Amenity Access Management

Provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Holiday Lights

Represents the cost of adding holiday lighting to the district's amenities annually.

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 FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments	\$ 801,813	\$ 763,496	\$ 38,317	\$ 801,813	\$ 801,813
Interest Income	\$ 10,000	\$ 12,423	\$ 6,211	\$ 18,634	\$ 10,000
Carry Forward Surplus*	\$ 361,641	\$ 363,163	\$ -	\$ 363,163	\$ 372,200
Total Revenues	\$ 1,173,454	\$ 1,139,082	\$ 44,528	\$ 1,183,611	\$ 1,184,013
Expenses					
Series 2023					
Interest - 12/15	\$ 302,697	\$ 302,697	\$ -	\$ 302,697	\$ 298,447
Principal - 06/15	\$ 200,000	\$ -	\$ 200,000	\$ 200,000	\$ 205,000
Interest - 06/15	\$ 302,697	\$ -	\$ 302,697	\$ 302,697	\$ 298,447
Total Expenditures	\$ 805,394	\$ 302,697	\$ 502,697	\$ 805,394	\$ 801,894
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ -	\$ (6,017)	\$ -	\$ (6,017)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (6,017)	\$ -	\$ (6,017)	\$ -
Excess Revenues/(Expenditures)	\$ 368,060	\$ 830,369	\$ (458,169)	\$ 372,200	\$ 382,119

*Carry forward less amount in Reserve funds.

Series 2023	
Interest - 12/15	\$294,091
Total	\$294,091

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
12/15/26	\$ 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
		\$ 11,495,000.00	\$ 10,384,462.50	\$ 22,382,159.38

PEACE CREEK

Community Development District

Proposed Budget

Debt Service Fund

Series 2025

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments	\$ 173,894	\$ 130,421	\$ 43,473	\$ 173,894	\$ 173,894
Interest Income	\$ 5,000	\$ 3,911	\$ 5,476	\$ 9,387	\$ 5,000
Carry Forward Surplus*	\$ 69,559	\$ 69,642	\$ -	\$ 69,642	\$ 79,088
Total Revenues	\$ 248,453	\$ 203,973	\$ 48,949	\$ 252,922	\$ 257,981
Expenses					
Series 2025					
Interest - 11/01	\$ 68,166	\$ 68,166	\$ -	\$ 68,166	\$ 67,379
Principal - 05/01	\$ 35,000	\$ -	\$ 35,000	\$ 35,000	\$ 40,000
Interest - 05/01	\$ 68,166	\$ -	\$ 68,166	\$ 68,166	\$ 67,379
Total Expenditures	\$ 171,333	\$ 68,166	\$ 103,166	\$ 171,333	\$ 174,758
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ -	\$ (2,502)	\$ -	\$ (2,502)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (2,502)	\$ -	\$ (2,502)	\$ -
Excess Revenues/(Expenditures)	\$ 77,120	\$ 133,305	\$ (54,217)	\$ 79,088	\$ 83,224

*Carry forward less amount in Reserve funds.

Series 2025	
Interest - 11/01	\$66,479
Total	\$66,479

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
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
		\$ 2,475,000.00	\$ 2,563,733.75	\$ 5,141,900.00

PEACE CREEK
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Interest	\$ -	\$ 856	\$ 1,199	\$ 2,055	\$ -
Carry Forward Surplus	\$ 75,000	\$ 75,356	\$ -	\$ 75,356	\$ 177,411
Total Revenues	\$ 75,000	\$ 76,212	\$ 1,199	\$ 77,411	\$ 177,411
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 91,780
Total Other Financing Sources/(Uses)	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 91,780
Excess Revenues/(Expenditures)	\$ 175,000	\$ 76,212	\$ 101,199	\$ 177,411	\$ 269,191

SECTION 5

Prepared By/Return To:
Jennifer L. Kilinski, Esq.
Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301

**STORMWATER EASEMENT AND
DECLARATION OF CONSENT TO ASSESSMENTS, COVENANTS,
CONDITIONS, AND RESTRICTIONS OF THE PEACE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

This STORMWATER EASEMENT AND DECLARATION OF CONSENT TO ASSESSMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT (this “Declaration”) is made effective as of _____, 2026, by 653 COMMERCIAL LLC, a Florida limited liability company whose address is 4900 Dundee Road, Winter Haven, Florida 33884 (collectively, with its successors and assigns, the “Declarant”) and PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Winter Haven, Florida, and whose mailing address is c/o Governmental Management Services, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“District”).

WITNESSETH:

WHEREAS, the Peace Creek Community Development District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended;

WHEREAS, the District was established for the purpose of planning, financing, constructing, acquiring, operating and/or maintaining certain public infrastructure improvements within and without the boundary of the District, including, but not limited to, certain stormwater management improvements, and operation and maintenance activities associated therewith (the “Stormwater Operation and Maintenance Activities”);

WHEREAS, the Declarant is the owner of certain commercial property, described in **Exhibit A** attached hereto (the “Declarant Property”), that is located wholly outside of the District’s boundaries but which nevertheless may benefit from the Stormwater Operation and Maintenance Activities of the District;

WHEREAS, the District presently owns various stormwater systems, facilities and infrastructure which were developed with stormwater drainage flow and attenuation structures and features constituting part of the surface water management system for the District including, but not limited to that certain area specifically described as Tract A as identified on the Plat titled “SERENITY AT PEACE CREEK RESERVE” recorded at Plat Book 217, Pages 43 et seq., of the Official Records of Polk County, Florida (“District Property”);

WHEREAS, the District desires to grant the Declarant a non-exclusive perpetual easement over, across and through the District Property for the purpose of stormwater drainage flow and attenuation, together with rights of ingress and egress associated therewith, for the benefit the Declarant Property;

WHEREAS, the Declarant recognizes that although the Declarant Property is located outside of the boundaries of the District, the Declarant Property may benefit from the Stormwater Operation and Maintenance Activities of the District in the same way as property that is located within the District and therefore should contribute its proportionate share of the costs of the District's Stormwater Operation and Maintenance Activities;

WHEREAS, to ensure an equitable distribution of the costs associated with the Stormwater Operation and Maintenance Activities performed by the District that may benefit both the Declarant Property and the District Property, the Declarant wishes to impose certain covenants, conditions, and restrictions upon the Declarant Property as described herein;

NOW, THEREFORE, the Declarant hereby declares that all of the Declarant Property, and any portion thereof that shall be subsequently transferred, sold, conveyed, leased, hypothecated, encumbered, used, occupied, and improved, shall be subject to the covenants, conditions, and restrictions set forth below, which shall run with the Declarant Property and be binding on all parties having any right, title, claim or interest in all or any portion of the Declarant Property, their heirs, legal and personal representatives, successors, transferees and assigns, and which shall inure to the benefit of the District and its respective successors, heirs, and assigns and in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. **Recitals.** The recitals so stated are true and correct and, together with all Exhibits attached hereto by this reference are incorporated into and form a material part of this Declaration.
2. **Definitions.**
 - 2.1 "Assessments" mean the annual assessments imposed by this Declaration upon the Property as a binding covenant running with title to the Declarant Property.
 - 2.2 "Declarant" means 653 Commercial, LLC, a Florida limited liability company.
 - 2.3 "Declaration" means the covenants, conditions, and restrictions and all other provisions set forth in this entire document, and in any duly adopted amendments hereto.
 - 2.4 "District" means the Peace Creek Community Development District.

- 2.5 “District Property” means Tract A as identified on the Plat titled “SERENITY AT PEACE CREEK RESERVE” recorded at Plat Book 217, Pages 43 et seq., of the Official Records of Polk County, Florida.
- 2.6 “Declarant Property” means the property identified in **Exhibit A** attached hereto.
- 2.7 “Stormwater Operation and Maintenance Activities” means stormwater operation and maintenance activities performed by the District from time to time as funded from the District’s general fund budget, which activities the Declarant anticipates will provide a direct and continuing benefit to the Declarant Property and which include but are not limited to certain stormwater management improvements and other stormwater operation and maintenance activities as set forth in herein.
- 2.8 “Owner” means any person or entity owning any interest in any portion of the Declarant Property, together with their successors, heirs, and assigns, and shall also include all persons or entities claiming any right, title, or interest in any portion of the Declarant Property by, through, or under such Owner.

3. Assessments.

- 3.1 Establishment. Each Owner of the Declarant Property, by accepting the conveyance of said Declarant Property, covenants and agrees to all of the terms and provisions of this Declaration, specifically including but not limited to the Owner’s obligation to pay Assessments to the District as described in Section 3.4 below.
- 3.2 Continuing Lien and Personal Obligation. All Assessments together with interest thereon and costs of collection therefor shall be a charge and continuing lien on the Declarant Property and improvements thereon of the Owner, against whom each such Assessment is made.
- 3.3 Calculation.
- A. Stormwater Management System. Following approval of the Declarant’s development site plan for the Declarant Property, the Declarant shall inform the District in writing and provide the District a copy of the site plan for purposes of the District Engineer’s review and confirmation of the Declarant’s proportionate share and annual contribution to the District for maintenance of the District’s stormwater management system, which proportionate share is estimated to be 2.32%, as may be amended. Stormwater Operation and Maintenance Activities expenditures and the Declarant’s proportionate share thereof shall be budgeted annually by the District and adopted as part of the District’s general fund for operation and maintenance expenditures.

B. In the event that the Declarant disputes the District Engineer's opinion as to proportionate share for the stormwater management system, the District and the Declarant agree to use good faith efforts to resolve such dispute. If the parties are unable to resolve any such dispute, the parties agree to jointly select a third-party engineer whose decision as to any such dispute shall be binding upon the parties. All costs and fees related to the engagement of a third-party engineer shall be equally divided between the District and the Declarant.

- 3.4 Collection. The Assessments applicable to the Declarant Property shall be imposed by the District annually on October 1 of each year, initially commencing after the issuance of a Certificate of Occupancy for the Declarant's approved site plan, and shall be delinquent if not paid by March 31 of the following year. The amount of each annual assessment shall be fixed and determined as specified in the District's annual assessment resolution. Any Assessment not paid by March 31 of the following year shall be delinquent and shall be, together with interest thereon and cost of collection thereof, including but not limited to attorney's fees and costs, a continuing lien on the Declarant Property. The District may record a notice of lien for delinquent Assessments in the public records and foreclose the lien in the same manner as a mortgage as provided by Florida law. Upon recording, the lien shall secure the amount of delinquency stated therein, interest, costs of collection, and all unpaid Assessments thereafter until satisfied of record. If the Assessment is not paid on the due date, the Assessment shall bear interest from the due date at the maximum rate permitted by law. Alternatively, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such Assessments may be placed on the tax roll and collected by the local tax collector. The decision to collect the 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 the 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.
- 3.5 Payment Disputes. Upon request, the District shall make available to the Declarant, for review at a reasonable time and place, its books and records with respect to its expenses related to the Stormwater Operation and Maintenance Activities. In the event of a dispute between the Parties relating to the payment of any of the cost of the Stormwater Operation and Maintenance Activities, including a dispute regarding the quality of the maintenance, the Declarant shall give written notice to the District with supporting documentation regarding the nature and amount of the dispute. The parties shall commence informal negotiations within thirty (30) days of notice of such dispute and work in good faith towards resolution of the same.
- 3.6 Duration. Unless sooner terminated as provided herein, the covenants and restrictions of this Declaration shall run with and bind the Declarant Property and

shall inure to the benefit of and be enforceable by the District until August 1, 2074, after which time said covenants shall be automatically extended for successive periods of ten (10) years each unless at least one (1) year before the then scheduled termination date an instrument signed by a two-thirds majority of the affected Owners and the District is recorded in the Official Records of Polk County, Florida, terminating said covenants and restrictions in whole. Should Owner's actual use of the District's stormwater management improvements cease, Owner may terminate this Declaration by providing the District at least one (1) year prior written notice of the then scheduled termination date.

- 3.7 Review of Declaration. The District and the Declarant agree to review the Operation and Maintenance Activities and Assessments described herein every five (5) years following the date of its recording in the Official Records of Polk County, Florida. The failure of the parties to conduct such review shall not affect the validity or enforceability of the Declaration. Any amendment to the Declaration shall be by a written instrument executed by the District and the Owner or Owners of a majority of the Declarant Property.
- 3.8 No Waiver. The liability for Assessments may not be avoided by waiver of the use or enjoyment of any of the Operation and Maintenance Activities or by the abandonment of the Declarant Property against which the Assessment was made.
- 3.9 Subordination of the Lien to Mortgagee's Rights. The lien of the Assessments provided for herein is unequivocally subordinate to the lien of any first mortgage to an institutional lender placed upon the Declarant Property prior to the recording of a notice of lien. Such subordination shall apply only to the Assessments which have become due and payable prior to a sale or transfer of the Declarant Property pursuant to a foreclosure.
- 3.10 Other Assessments and Charges. The Assessments are in addition to, and not in lieu of any assessments, charges, fees, fines or other levies which may be imposed upon the Declarant Property by any homeowners association, property owners association, general government or special district as may be permitted by law.
4. **Grant of Stormwater Easement; Operation and Maintenance.** The District hereby grants to Declarant, its employees, contractors, agents, successors, and assigns a non-exclusive, perpetual drainage easement ("Stormwater Easement") over, through, under, and across the District Property, appurtenant to the surface water management system for stormwater drainage flow, runoff and attenuation purposes, including, without limitation, the right to extend present and/or future stormwater sewer lines, facilities or structures through the District Property to facilitate such flow, runoff and attenuation. Notwithstanding the foregoing, any new or additional connection to, or extension of, the District's stormwater management system, and any connection that would materially increase stormwater discharge, volume, or loading to the current system, shall be subject to approval and permitting required from the City of Winter Haven, Polk County,

Southwest Florida Water Management District, and/or other regulatory/governmental entities as may be required. The Stormwater Easement is granted together with the rights of Declarant to access and/or otherwise construct, install, repair, reconstruct, use, maintain and operate the portions of the stormwater management system located within the District Property. The District agrees to operate and maintain the stormwater management system consistent with industry standards and the requirements of all applicable permits, approvals, and laws.

5. Enforcement.

5.1 Who May Enforce; Manner of Enforcement. The District may enforce the rights arising hereunder, by any proceeding at law or in equity against any person or persons violating or threatening to violate any of the same; and the failure or forbearance by the District to enforce any of such rights shall in no event be deemed a waiver of the rights arising hereunder. Any Owner acquiring title to any portion of the Declarant Property shall be irrebuttably presumed to have accepted and be bound by the provisions of this Declaration and hold title to any such portion of the Declarant Property subject to the provisions of this Declaration.

5.2 Attorneys' Fees. Should any litigation arise between the District and an Owner or a third party subject to the terms of this Declaration concerning or arising out of this Declaration, including, but not limited to, actions for damages, specific performance, declaratory, injunctive or other relief, and whether at law or in equity, and including appellate and bankruptcy proceedings as well as at the trial level, the prevailing party in any such litigation or proceeding shall be entitled to recover reasonable attorneys' fees and costs.

6. Notices. Any notice shall be deemed to have been fully delivered when made in writing and personally delivered by hand, sent by registered or certified mail, postage prepaid, return receipt requested, or sent by nationally recognized commercial courier for next business day delivery to, as applicable, (1) the last known address of each Owner as reflected in any recorded instrument filed in the Official Records of Polk County, Florida, evidencing each such Owner's interest in the Declarant Property, or (b) the address for the District, which is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801. Any Owner may change the address at which to receive notices under this Declaration or the party to whom any notice required hereunder should be directed by filing a notice to such effect in the Real Property Records of Polk County, Florida and by delivery of a copy of such notice to the District at the address set forth above in the preceding sentence (or at such current address which may then apply).

7. **Miscellaneous.**

- 7.1 **Beneficiaries of Rights and Privileges.** The rights and privileges established, created, and granted by this Declaration shall be for the benefit of, and restricted solely to, the District, and the then current Owners of the Declarant Property. Said rights and privileges shall be perpetual, shall run with title to and bind the Declarant Property and shall survive any destruction, reconstruction, and relocation of the physical structures and facilities which from time to time may be located thereon, unless the other terms and provisions of the Declaration specifically provide that such rights or privileges shall terminate.
- 7.2 **Default.** A default by a party under this Declaration, which continues for more than 30 days after the non-defaulting party has sent written notice of such default to the non-defaulting party, shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.
- 7.3 **Litigation.** In the event that any party is required to enforce this Declaration by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' and paralegals' fees and costs for trial, alternative dispute resolution, or appellate proceedings. In the event any party is required to enforce this Declaration or any provision hereof through court proceedings or otherwise, the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any such arbitration, litigation or other dispute resolution, and including fees incurred in appellate proceedings.
- 7.4 **No Waiver.** The failure of Declarant to enforce any provision of this Declaration shall in no event constitute a waiver and shall not prevent Declarant from enforcing any provision of this Declaration in the future.
- 7.5 **Severability.** Invalidation of any part of this Declaration by judgment, decree, or order shall in no way affect any other provisions hereof, each of which shall remain in full force and effect.
- 7.6 **Captions.** The captions contained in this Declaration are for convenience only, are not a part of this Declaration and are not intended in any way to limit or enlarge the terms and provisions of this Declaration.
- 7.7 **Applicable Law.** This Declaration shall be construed under and in accordance with the laws of the State of Florida. Venue for any lawsuit filed relating to this Declaration shall be in Polk County, Florida.

- 7.8 Agreement; Amendments. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Declaration. Amendments to and waivers of the provisions contained in this Declaration may be made only by an instrument in writing that is executed by the District and the Owner or Owners of a majority of the Declarant Property.
- 7.9 Sovereign Immunity. Declarant agrees that nothing in this Declaration shall constitute or be construed as a waiver of the District's limitations on liability or sovereign immunity contained in Section 768.28, *Florida Statutes*, or other statutes or law.
- 7.10 Counterparts. This Declaration may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[Signature page follows]

Effective the ___ day of _____, 2026.

653 COMMERCIAL, LLC,
a Florida limited liability company

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

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

By: _____
Harold R. Baxter, Manager

STATE OF FLORIDA)
COUNTY OF POLK)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by Harold R. Baxter as Manager of HRB Commercial Investments, LLC, a Florida limited liability company, as Manager of Center State Commercial, LLC, a Florida limited liability company, as Manager of 653 COMMERCIAL, LLC, a Florida limited liability company, on behalf of the company.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2026.

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public, Print, Stamp or
Type as Commissioned)

- Personally known to me, or
- Produced identification:

(Type of Identification Produced)

Effective the ____ day of _____, 2026.

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

By: _____
Adam Morgan
Chairperson, Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____ 2026, by Adam Morgan, as Chairperson of the Board of Supervisors of PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT. He [] is personally known to me or [] has provided _____ as identification.

My Commission Expires:

Notary Public

EXHIBIT A
THE DECLARANT PROPERTY

Parcel ID#: 26-29-36-000000-013040

A PORTION OF SECTION 36, TOWNSHIP 29 SOUTH, RANGE 26 EAST LYING WITHIN THE CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 36; THENCE ALONG THE WEST LINE OF NORTHEAST QUARTER (NE 1/4) RUN SOUTH 00°36'07" EAST, A DISTANCE OF 29.82 FEET; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°46'36" EAST, A DISTANCE OF 73.16 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE NORTH 89°46'36" EAST, A DISTANCE OF 260.11 FEET; THENCE SOUTH 00°01'03" WEST, A DISTANCE OF 485.00 FEET; THENCE SOUTH 89°46'36" WEST, A DISTANCE OF 284.48 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF OLD BARTOW-LAKE WALES ROAD; THENCE RUN ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) NORTH 00°14'00" WEST, A DISTANCE OF 119.15 FEET; (2) THENCE NORTH 00°01'03" EAST, A DISTANCE OF 340.96 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°45'33", WHICH BEARS NORTH 44°53'49" EAST AND A CHORD DISTANCE OF 35.28 FEET; (3) THENCE RUN NORTHEASTERLY ALONG THE ARC A DISTANCE OF 39.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE SOUTH 89°23'53" WEST ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 618.95 FEET TO THE EAST RIGHT-OF-WAY OF OLD BARTOW - LAKE WALES ROAD AND C.R. 653 (RATTLESNAKE ROAD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 11964, PAGE 890 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 02°10'42" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 55.14 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 44°47'50" EAST A DISTANCE OF 14.12 FEET; THENCE NORTH 89°46'36" EAST A DISTANCE OF 420.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 455.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/DELTA OF 24°14'23" (CHORD = 191.06 FEET, CHORD BEARING = NORTH 77°39'24" EAST) FOR A DISTANCE OF 192.49 FEET TO THE NON-TANGENT, NON-RADIAL INTERSECTION WITH THE EAST BOUNDARY OF THE AFOREMENTIONED WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35; THENCE NORTH 00°30'23" WEST ALONG SAID BOUNDARY A DISTANCE OF 9.10 FEET TO THE POINT OF BEGINNING.

SECTION 6

SECTION C

Peace Creek CDD

Field Management Report

Completed Items

- The damaged bars on the amenity fence have been repaired, improving both safety and overall appearance.
- Repairs to the pool area pavers have been completed, helping to maintain a safe and even surface for residents.
- The sinks in both restrooms have been repaired following electrical issues and are now functioning properly.
- Discing of the district dry ponds has been completed, and the vendor will continue to closely monitor these areas for any vegetation growth as we transition into the rainy season to maintain proper conditions.



Contracted Services

- The landscaping contractor continues to maintain the community grounds in a satisfactory manner. We have transitioned to a weekly schedule for common areas and a bi-weekly schedule for pond banks.
- The pool facility is being maintained in accordance with established operational and safety standards.
- Janitorial services are effectively maintaining cleanliness and order in the amenity restrooms and dog stations.



SECTION i



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: March 31, 2026

SUBMITTED TO:

GMS Services
219 Livingston St
Orlando, FL
Allen Bailey
Phone: 407.460.4424
Email: abailey@gmscf.com

Job Name / Location:

Peace Creek

Additional Area mowing

	Qty	Unit	Unit Cost	TOTAL
Additional Mowing (Monthly)	9	hrs	\$65.00	\$585.00
Yearly cost (\$7020.00)				
			total	\$585.00

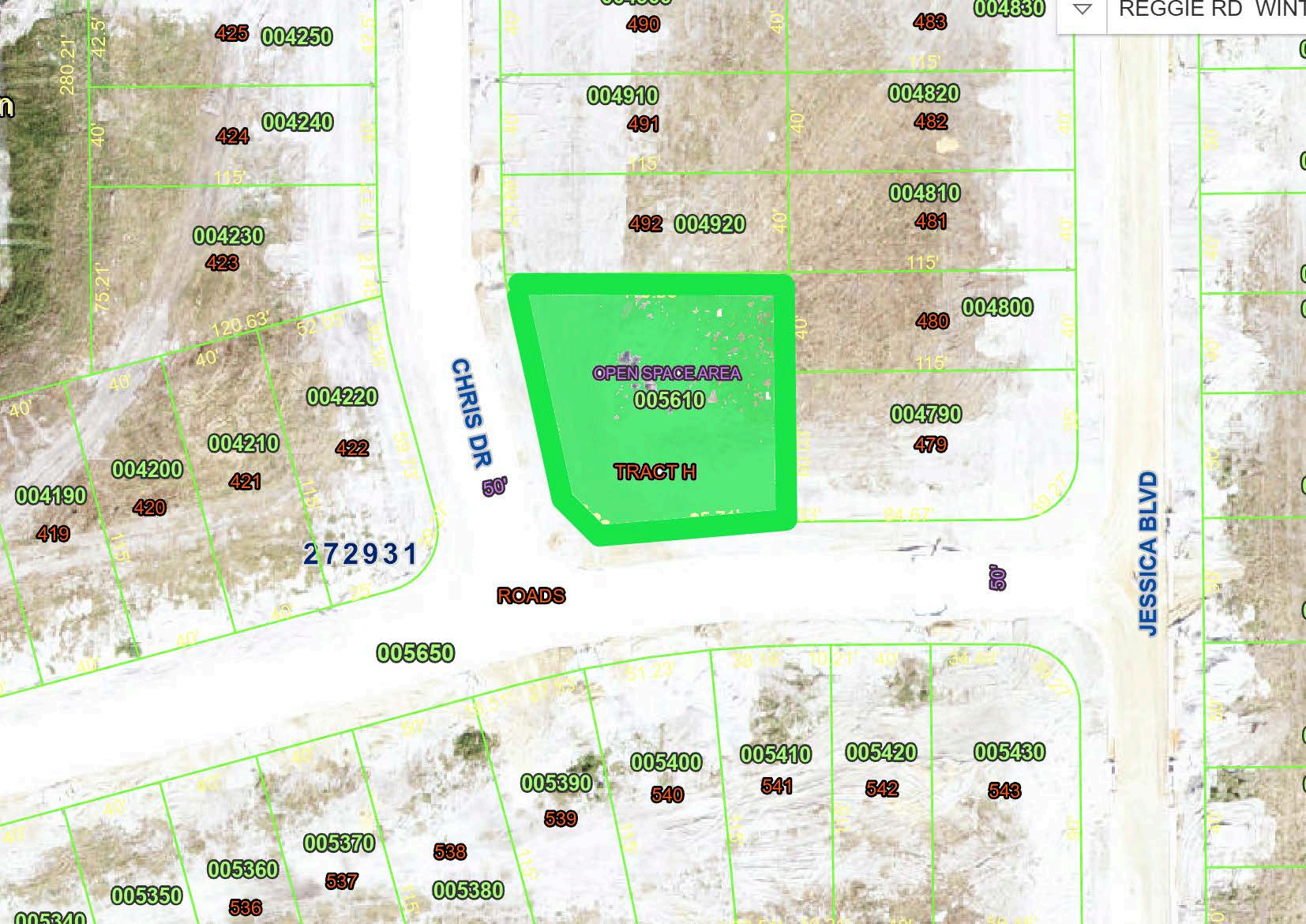
The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees 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

Date Submitted: March 31, 2026

Accepted by: _____

Date Accepted: _____



OPEN SPACE AREA
005610
TRACT H

CHRIS DR

JESSICA BLVD

ROADS

280.21'
42.5'
40'
115'
75.21'
40'
120.63'
52.05'
40'
004190
419
004200
420
004210
421
004220
422
004230
423
004240
424
004250
425
272931

490
491
492
004910
004920
004810
481
004820
482
004830
483
004800
480
004790
479
50'
50'

005650
51.23'
38.16'
70.21'
40'
34.40'
005390
539
005400
540
005410
541
005420
542
005430
543
005370
537
005380
538
005360
536
005350
535
005340
534
50'
50'
50'

SECTION D

SECTION i

Peace Creek Community Development District

Summary of Check Register

February 01, 2026 to February 28, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	2/6/26	352-356	\$	2,426.28
	2/20/26	357-358	\$	9,663.88
	2/27/26	359-360	\$	876.67
Total Amount			\$	12,966.83

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/06/26	00001	12/01/25	108A	202512	320-53800	48000		LOWES- NEW LOCK BOX	*	67.03		
								GOVERNMENTAL MANAGEMENT SERVICES-CF			67.03	000352
2/06/26	00032	12/31/25	15	202512	320-53800	48000		REMOVED SILT FENCE	*	770.00		
								GOVERNMENTAL MANAGEMENT SERVICES-TA			770.00	000353
2/06/26	00007	1/30/26	22589	202601	310-51300	31100		DISCUSSION WITH MANAGER	*	125.00		
		1/30/26	22589	202601	310-51300	31100		BOS MEETING 1.13.26	*	125.00		
		1/30/26	22590	202601	310-51300	31100		REVIEW AND APPROVE REQS	*	312.50		
								HUNTER ENGINEERING, INC.			562.50	000354
2/06/26	00038	1/01/26	260101-8	202601	330-57200	48200		PET WASTE SERVICE JAN26	*	350.00		
								PAWSITIVE SCOOPER LLC			350.00	000355
2/06/26	00011	1/27/26	22018	202601	320-53800	47300		RPLC AMENITIES CLOCK	*	676.75		
								PRINCE & SONS INC.			676.75	000356
2/20/26	00001	2/01/26	112	202602	320-53800	34000		FIELD MANAGEMENT FEB26	*	1,480.67		
		2/01/26	113	202602	310-51300	34000		MANAGEMENT FEES FEB26	*	3,647.92		
		2/01/26	113	202602	310-51300	35200		WEBISTE ADMIN FEB26	*	108.17		
		2/01/26	113	202602	310-51300	35100		INFORMATION TECH FEB26	*	162.25		
		2/01/26	113	202602	310-51300	31300		DISSEM AGENT SVCS FEB26	*	534.00		
		2/01/26	113	202602	330-57200	12000		AMENITY ACCESS FEB26	*	1,041.67		
		2/01/26	113	202602	310-51300	51000		OFFICE SUPPLIES FEB26	*	.78		
		2/01/26	113	202602	310-51300	42000		POSTAGE FEB26	*	19.32		
								GOVERNMENTAL MANAGEMENT SERVICES-CF			6,994.78	000357
2/20/26	00002	2/13/26	14241	202601	310-51300	31500		GENERAL COUNSEL JAN26	*	2,669.10		
								KILINSKI VAN WYK PLLC			2,669.10	000358

PEAC PEACE CREEK CD IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/27/26	00032	10/31/25	11	202510	330	57200	48000			*	165.00		
			UMBRELLA/ADJ DOOR CLOSER										
		10/31/25	12	202510	320	53800	48000			*	426.67		
			REPLACED STOP SIGN										
		10/31/25	13	202510	330	57200	48000			*	165.00		
			FIX AMENITY GATE										
												756.67	000359

2/27/26	00019	1/31/26	68874470	202601	330	57200	48100			*	60.00		
			PEST CONTROL JAN26										
		2/06/26	69372084	202602	330	57200	48100			*	60.00		
			PEST CONTROL FEB26										
												120.00	000360

											TOTAL FOR BANK A	12,966.83	
											TOTAL FOR REGISTER	12,966.83	

SECTION ii

Peace Creek
Community Development District

Unaudited Financial Reporting
February 28, 2026



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Peace Creek
Community Development District
Combined Balance Sheet
February 28, 2026

	General Fund	Debt Service Fund	Capital Reserves Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 729,418	\$ -	\$ 76,212	\$ -	\$ 805,630
Due from General Fund	\$ -	\$ 4,632	\$ -	\$ -	\$ 4,632
Investments:					
<u>Series 2023</u>					
Reserve	\$ -	\$ 400,906	\$ -	\$ -	\$ 400,906
Revenue	\$ -	\$ 825,736	\$ -	\$ -	\$ 825,736
Construction	\$ -	\$ -	\$ -	\$ 35,144	\$ 35,144
<u>Series 2025</u>					
Reserve	\$ -	\$ 173,894	\$ -	\$ -	\$ 173,894
Revenue	\$ -	\$ 133,197	\$ -	\$ -	\$ 133,197
Interest	\$ -	\$ 108	\$ -	\$ -	\$ 108
Construction	\$ -	\$ -	\$ -	\$ 490	\$ 490
Total Assets	\$ 729,418	\$ 1,538,474	\$ 76,212	\$ 35,634	\$ 2,379,738
Liabilities:					
Accounts Payable	\$ 25,432	\$ -	\$ -	\$ -	\$ 25,432
Due to Debt Service	\$ 4,632	\$ -	\$ -	\$ -	\$ 4,632
Total Liabilities	\$ 30,064	\$ -	\$ -	\$ -	\$ 30,064
Fund Balance:					
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ 76,212	\$ -	\$ 76,212
Restricted for:					
Debt Service-S2023	\$ -	\$ 1,231,275	\$ -	\$ -	\$ 1,231,275
Debt Service-S2025	\$ -	\$ 307,199	\$ -	\$ -	\$ 307,199
Capital Projects-S2023	\$ -	\$ -	\$ -	\$ 35,144	\$ 35,144
Capital Projects-S2025	\$ -	\$ -	\$ -	\$ 490	\$ 490
Unassigned	\$ 699,354	\$ -	\$ -	\$ -	\$ 699,354
Total Fund Balances	\$ 699,354	\$ 1,538,474	\$ 76,212	\$ 35,634	\$ 2,349,674
Total Liabilities & Fund Balance	\$ 729,418	\$ 1,538,474	\$ 76,212	\$ 35,634	\$ 2,379,738

Peace Creek
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Assessments - On Roll	\$ 621,627	\$ 591,920	\$ 591,920	\$ -
Assessments - Direct	\$ 101,169	\$ 75,877	\$ 75,877	\$ -
Interest Income	\$ -	\$ -	\$ 1,982	\$ 1,982
Miscellaneous Income	\$ -	\$ -	\$ 431	\$ 431
Total Revenues	\$ 722,797	\$ 667,797	\$ 670,210	\$ 2,413

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,600	\$ 2,400
FICA Expense	\$ 918	\$ 383	\$ 199	\$ 184
Engineering	\$ 15,000	\$ 6,250	\$ 2,063	\$ 4,188
Attorney	\$ 30,000	\$ 12,500	\$ 9,378	\$ 3,122
Annual Audit	\$ 5,100	\$ 5,100	\$ 6,600	\$ (1,500)
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,408	\$ 2,670	\$ 2,670	\$ -
Disclosure Software	\$ 3,500	\$ 3,500	\$ 2,500	\$ 1,000
Trustee Fees	\$ 8,844	\$ -	\$ -	\$ -
Management Fees	\$ 43,775	\$ 18,240	\$ 18,240	\$ -
Information Technology	\$ 1,947	\$ 811	\$ 811	\$ (0)
Website Maintenance	\$ 1,298	\$ 541	\$ 541	\$ (0)
Postage & Delivery	\$ 2,000	\$ 833	\$ 454	\$ 379
Insurance	\$ 6,399	\$ 6,399	\$ 5,897	\$ 502
Copies	\$ 750	\$ 313	\$ 2	\$ 310
Legal Advertising	\$ 3,000	\$ 1,250	\$ -	\$ 1,250
Contingency	\$ 2,500	\$ 1,042	\$ 186	\$ 856
Office Supplies	\$ 625	\$ 260	\$ 3	\$ 257
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 150,545	\$ 70,673	\$ 57,726	\$ 12,947

Peace Creek
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<i>Operations & Maintenance</i>				
Field Expenditures:				
Property Insurance	\$ 22,156	\$ 22,156	\$ 13,058	\$ 9,098
Field Management	\$ 17,768	\$ 7,403	\$ 7,403	\$ (0)
Landscape Maintenance	\$ 135,000	\$ 56,250	\$ 49,980	\$ 6,270
Landscape Replacement	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Streetlights	\$ 33,770	\$ 14,071	\$ 7,948	\$ 6,122
Electric	\$ 7,260	\$ 3,025	\$ 115	\$ 2,910
Water & Sewer	\$ 90,000	\$ 37,500	\$ 16,195	\$ 21,305
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 10,000	\$ 4,167	\$ 1,586	\$ 2,581
General Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 1,264	\$ 2,903
Contingency	\$ 7,500	\$ 3,125	\$ 16	\$ 3,109
Subtotal Field Expenditures	\$ 350,953	\$ 159,155	\$ 97,567	\$ 61,588
Amenity Expenditures:				
Amenity - Electric	\$ 15,863	\$ 6,610	\$ 2,793	\$ 3,816
Amenity - Water	\$ 12,000	\$ 5,000	\$ 180	\$ 4,820
Internet	\$ 2,000	\$ 833	\$ 527	\$ 306
Pest Control	\$ 735	\$ 306	\$ 300	\$ 6
Janitorial Service	\$ 9,300	\$ 3,875	\$ 6,956	\$ (3,081)
Security Services	\$ 34,000	\$ 14,167	\$ 7,007	\$ 7,160
Pool Maintenance	\$ 17,400	\$ 7,250	\$ 7,000	\$ 250
Amenity Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 1,656	\$ 2,511
Amenity Access Management	\$ 12,500	\$ 5,208	\$ 5,208	\$ (0)
Contingency	\$ 7,500	\$ 3,125	\$ 3,084	\$ 41
Subtotal Amenity Expenditures	\$ 121,298	\$ 50,541	\$ 34,712	\$ 15,829
Total Operations & Maintenance	\$ 472,251	\$ 209,696	\$ 132,278	\$ 77,418
Total Expenditures	\$ 622,797	\$ 280,368	\$ 190,004	\$ 90,365
Excess (Deficiency) of Revenues over Expenditures	\$ 100,000		\$ 480,206	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ 100,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 100,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 480,206	
Fund Balance - Beginning	\$ -		\$ 219,148	
Fund Balance - Ending	\$ -		\$ 699,354	

Peace Creek
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments	\$ 801,813	\$ 763,496	\$ 763,496	\$ -
Interest	\$ 10,000	\$ 10,000	\$ 12,423	\$ 2,423
Total Revenues	\$ 811,813	\$ 773,496	\$ 775,919	\$ 2,423
Expenditures:				
Interest - 12/15	\$ 302,697	\$ 302,697	\$ 302,697	\$ -
Principal - 06/15	\$ 200,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 302,697	\$ -	\$ -	\$ -
Total Expenditures	\$ 805,394	\$ 302,697	\$ 302,697	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,419	\$ 470,799	\$ 473,222	\$ 2,423
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (6,017)	\$ (6,017)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (6,017)	\$ (6,017)
Net Change in Fund Balance	\$ 6,419		\$ 467,205	
Fund Balance - Beginning	\$ 361,641		\$ 764,070	
Fund Balance - Ending	\$ 368,060		\$ 1,231,275	

Peace Creek
Community Development District
Debt Service Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments	\$ 173,894	\$ 130,421	\$ 130,421	\$ -
Interest	\$ 5,000	\$ 2,083	\$ 3,911	\$ 1,828
Total Revenues	\$ 178,894	\$ 132,504	\$ 134,332	\$ 1,828
Expenditures:				
Interest - 11/01	\$ 68,166	\$ 68,166	\$ 68,166	\$ -
Principal - 05/01	\$ 35,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 68,166	\$ -	\$ -	\$ -
Total Expenditures	\$ 171,333	\$ 68,166	\$ 68,166	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7,561	\$ 64,338	\$ 66,166	\$ 1,828
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (2,502)	\$ (2,502)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (2,502)	\$ (2,502)
Net Change in Fund Balance	\$ 7,561		\$ 63,664	
Fund Balance - Beginning	\$ 69,559		\$ 243,535	
Fund Balance - Ending	\$ 77,120		\$ 307,199	

Peace Creek

Community Development District

Capital Projects Fund-Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual		Variance
	Budget	Thru 02/28/26	Thru 02/28/26		
Revenues:					
Interest	\$ -	\$ -	\$ 638	\$	638
Total Revenues	\$ -	\$ -	\$ 638	\$	638
Expenditures:					
Capital Outlay	\$ -	\$ -	\$ 12,120	\$	(12,120)
Total Expenditures	\$ -	\$ -	\$ 12,120	\$	(12,120)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (11,482)		
Other Financing Sources/(Uses):					
Transfer In/(Out)	\$ -	\$ -	\$ 6,017	\$	6,017
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 6,017	\$	6,017
Net Change in Fund Balance	\$ -	\$ -	\$ (5,465)		
Fund Balance - Beginning	\$ -	\$ -	\$ 40,609		
Fund Balance - Ending	\$ -	\$ -	\$ 35,144		

Peace Creek

Community Development District

Capital Projects Fund-Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual		Variance
	Budget	Thru 02/28/26	Thru 02/28/26		
Revenues:					
Interest	\$ -	\$ -	\$ 21,845		\$ 21,845
Total Revenues	\$ -	\$ -	\$ 21,845		\$ 21,845
Expenditures:					
Capital Outlay	\$ -	\$ -	\$ 1,570,519		\$ (1,570,519)
Total Expenditures	\$ -	\$ -	\$ 1,570,519		\$ (1,570,519)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (1,548,674)		
Other Financing Sources/(Uses):					
Transfer In/(Out)	\$ -	\$ -	\$ 2,502		\$ 2,502
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 2,502		\$ 2,502
Net Change in Fund Balance	\$ -		\$ (1,546,172)		
Fund Balance - Beginning	\$ -		\$ 1,546,663		
Fund Balance - Ending	\$ -		\$ 490		

Peace Creek
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Carry Forward Surplus	\$ 75,000	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 856	\$ 856
Total Revenues	\$ 75,000	\$ -	\$ 856	\$ 856
Expenditures:				
Contingency	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 75,000		\$ 856	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 100,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 100,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 175,000		\$ 856	
Fund Balance - Beginning	\$ -		\$ 75,356	
Fund Balance - Ending	\$ 175,000		\$ 76,212	

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	\$ -	\$ 41,503	\$ 537,556	\$ 8,026	\$ 4,835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 591,920
Assessments - Direct	\$ 50,584	\$ -	\$ -	\$ 25,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,877
Interest Income	\$ -	\$ -	\$ 2	\$ 839	\$ 1,141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,982
Miscellaneous Income	\$ 431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 431
Total Revenues	\$ 51,015	\$ 41,503	\$ 537,559	\$ 34,157	\$ 5,976	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 670,210

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600
FICA Expense	\$ -	\$ 46	\$ -	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199
Engineering	\$ -	\$ 375	\$ 875	\$ 563	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,063
Attorney	\$ 1,248	\$ 2,315	\$ 142	\$ 2,669	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,378
Annual Audit	\$ -	\$ 6,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 534	\$ 534	\$ 534	\$ 534	\$ 534	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,670
Disclosure Software	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,240
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 811
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541
Postage & Delivery	\$ 116	\$ 19	\$ 44	\$ 256	\$ 19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 454
Insurance	\$ 5,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,897
Printing & Binding	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ 117	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 186
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 19,800	\$ 14,408	\$ 5,513	\$ 9,134	\$ 8,871	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,726

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	\$ 13,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,058
Field Management	\$ 1,481	\$ 1,481	\$ 1,481	\$ 1,481	\$ 1,481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,403
Landscape Maintenance	\$ 9,560	\$ 9,560	\$ 9,560	\$ 9,560	\$ 11,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,980
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 1,595	\$ 1,595	\$ 1,595	\$ 1,607	\$ 1,557	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,948
Electric	\$ 23	\$ 23	\$ 23	\$ 24	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115
Water & Sewer	\$ 2,396	\$ 7,390	\$ 3,511	\$ 2,431	\$ 467	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,195
Irrigation Repairs	\$ -	\$ 824	\$ -	\$ 677	\$ 85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,586
General Repairs & Maintenance	\$ 427	\$ -	\$ 837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,264
Contingency	\$ 3	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16
Subtotal Field Expenditures	\$ 28,542	\$ 20,886	\$ 17,007	\$ 15,780	\$ 15,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,567
Amenity Expenditures:													
Amenity - Electric	\$ 566	\$ 520	\$ 609	\$ 614	\$ 485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,793
Amenity - Water	\$ 29	\$ 29	\$ 29	\$ 37	\$ 57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180
Internet	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 527
Pest Control	\$ 120	\$ -	\$ 60	\$ 60	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Janitorial Service	\$ 725	\$ 3,006	\$ 1,075	\$ 1,075	\$ 1,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,956
Security Services	\$ 2,732	\$ 2,471	\$ 1,804	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,007
Pool Maintenance	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ 836	\$ 550	\$ -	\$ 270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,656
Amenity Access Management	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,208
Contingency	\$ 3,084	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,084
Subtotal Amenity Expenditures	\$ 10,639	\$ 9,122	\$ 6,124	\$ 4,603	\$ 4,224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,712
Total Operations & Maintenance	\$ 39,180	\$ 30,008	\$ 23,131	\$ 20,383	\$ 19,576	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,278
Total Expenditures	\$ 58,980	\$ 44,416	\$ 28,644	\$ 29,517	\$ 28,447	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,004
Excess (Deficiency) of Revenues over Expenditures	\$ (7,965)	\$ (2,912)	\$ 508,915	\$ 4,640	\$ (22,472)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 480,206

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
02/12/26	01/01/26-01/31/26	\$11,518.40	(\$221.45)	(\$225.94)	\$0.00	\$0.00	\$11,071.01	\$4,834.79	\$6,236.22	\$11,071.01
TOTAL		\$ 1,464,706.26	\$ (68,527.37)	\$ (27,923.58)	\$ 2,467.04	\$ (15,305.83)	\$ 1,355,416.52	\$ 591,920.40	\$ 763,496.12	\$ 1,355,416.52

95%	Net Percent Collected
\$ 68,025.06	Balance Remaining to Collect

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			
			\$ 275,062.76	\$ 119,350.07	\$ 75,876.57	\$ 130,420.50

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)
Less: Principal Payment - 06/15/25		(\$190,000)
Current Bonds Outstanding		\$11,695,000

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 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: 21
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Hunter Engineering Inc.
- (D) Amount Payable: \$125.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 22610 - Review & Approve Req Feb 2026
- (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.

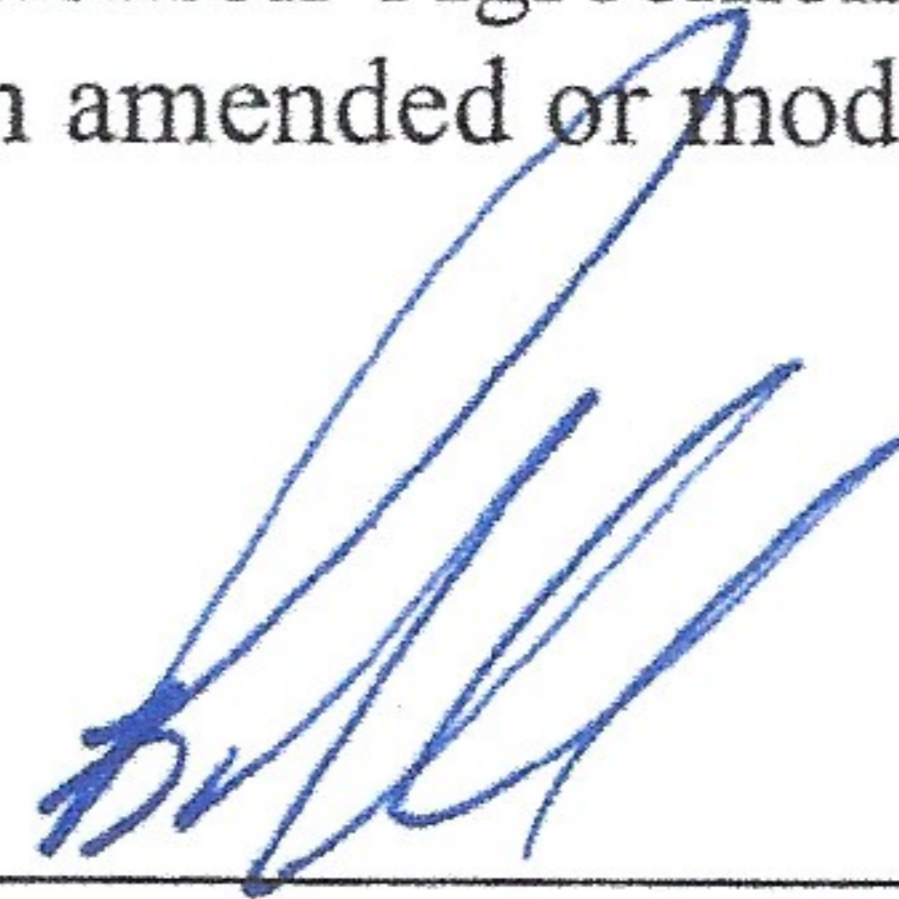
PEACE CREEK COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 3/12/20

**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

Hunter Engineering Inc
P0 Box 1879
Winter Haven, FL 33882 US
JohnS@HunterEngineeringInc.com

INVOICE

BILL TO

Peace Creek Community Dev.
District (CDD)
c/o Government Mgmt. Serv.-
Central FL
Attn: Jill Burns, District Manager
219 East Livingston Street
Orlando, FL 32801

INVOICE # 22610
DATE 02/28/2026
DUE DATE 03/15/2026
TERMS Net 15

PROJECT

Peace Creek Reserve CDD

DATE	DESCRIPTION	QTY	RATE	AMOUNT
02/20/2026	Review and Approve Requisitions	0.50	250.00	125.00

BALANCE DUE

\$125.00