Peace Creek
Community Development District

Meeting Agenda

August 11, 2026

AGENDA

Peace Creek
Community Development District

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

August 4, 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, August 11, 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 July 14, 2026 Board of Supervisors Meeting
4. Ratification of GMS Proposal #553 for Sign Corrections
5. Consideration of Fiscal Year 2026 Audit Engagement Letter
6. Consideration of Janitorial Maintenance Increase for 2027 with Clean Star Services
7. Consideration of Pool Maintenance Increase for Fiscal Year 2027 with Resort Pools
8. Review of Traffic Calming Devices
9. 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
10. Other Business
11. Supervisors Requests
12. Adjournment

MINUTES

MINUTES OF MEETING
PEACE CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Peace Creek Community Development District was held on Tuesday, **July 14, 2026,** at 10:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida, and via Zoom Webinar.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin *joined later by Zoom*	Vice Chairman
Carrie Dazzo	Assistant Secretary
Kayla Word	Assistant Secretary
Michelle Dudley	Assistant Secretary

Also, present were:

Tricia Adams	District Manager
Grace Rinaldi	District Counsel
Bryan Hunter *by Zoom*	District Engineer
Allen Bailey	Field Services Manager

The following is a summary of the discussions and actions taken at the July 14, 2026, regular meeting of the Peace Creek Community Development District Board of Supervisors' Meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 10:35 a.m. Four Board members were present in person and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Jose Gonzalez addressed the Board regarding speeding and traffic safety. He requested a resident update regarding the status of the traffic-enforcement agreement and MUTCD sign certification, increased law-enforcement patrols after the agreement is completed, and future Board consideration of traffic-calming measures such as radar speed trailers, driver-feedback signs, and speed humps. He also requested that the Board consider funding, engineering recommendations, and an implementation timeline for potential traffic-calming improvements.

THIRD ORDER OF BUSINESS **Approval of Minutes of the June 9, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the June 9, 2026 Board of Supervisors meeting. The Board had no changes to the minutes.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, all in favor, the minutes of the June 9, 2026, Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS **Public Hearing on the Adoption of the Fiscal Year 2027 Budget**

Ms. Adams asked for a motion to open the public hearing.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Opening the Public Hearing, was approved.

Ms. Adams stated noted that the Board had previously reviewed the proposed budget and that the proposed budget did not include an assessment increase per unit. The budget was included in the agenda packet as an attachment to Resolution 2026-05, which adopts the Fiscal Year 2027 budget and appropriates funds.

The District Manager opened the floor for public comment regarding the Fiscal Year 2027 budget. There being no public comments, the Board closed the public hearing.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Closing the Public Hearing, was approved.

A. Consideration of Resolution 2026-05 Adopting the Fiscal Year 2027 Budget and Appropriating Funds

Mr. Morgan stated that the budget had been reviewed in detail at prior meetings and that no further review was needed unless requested by other Board members.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-05 Adopting the Fiscal Year 2027 Budget and Appropriating Funds, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Adams presented Resolution 2026-06 and stated that following adoption of the Fiscal Year 2027 budget, the District must provide for funding of the budget. She explained that the budget would be funded through operations and maintenance assessments collected on the non-ad valorem section of the Polk County property tax bill. Resolution 2026-06 imposes the operations and maintenance assessments and authorizes collection of those assessments, as well as collection of the debt service assessments previously imposed when the bonds were issued.

She noted that District Counsel's office prepared the formal resolution and offered to answer any questions. There being no questions, the Board considered Resolution 2026-06.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-07 Adopting the Fiscal Year 2027 Meeting Schedule**

Ms. Adams presented Resolution 2026-07, which included the proposed Fiscal Year 2027 meeting schedule. The proposed schedule provided for the Board to meet on the second Tuesday of each month at 10:30 a.m. at the Lake Alfred Library.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-07 Adopting the Fiscal Year 2027 Meeting Schedule, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-08 Designating a Date, Time, and Location for a Landowner's Election**

Ms. Adams presented Resolution 2026-08, designating the date, time, and location for the Peace Creek CDD landowner's election. Ms. Rinaldi clarified that the election date would be November 10, 2026, at 10:30 a.m. at the Lake Alfred Library, and that the regular Board meeting would begin immediately thereafter.

Mr. Morgan asked when Board seats would begin transitioning to election by qualified electors. Ms. Rinaldi explained that the timing is governed by section 190.006, Florida Statutes, and depends upon the date of the initial establishment of the District and the number of qualified electors residing within the District.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-08 Designating a Date, Time, and Location for a Landowner's Election, was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Rinaldi provided a brief legislative update, noting that the bills presented to the Governor regarding sovereign immunity and the creation of a micromobility task force related to e-bikes were both vetoed. She offered to answer any questions from the Board regarding the legislative update or any other items.

**Mr. Bonin joined the meeting via Zoom at this time.*

B. Engineer

Mr. Hunter reported that the City requested certification that the community's traffic-control signs comply with applicable requirements, including the MUTCD, before proceeding with the traffic-enforcement agreement. The District Engineer's review identified several minor corrections, including missing signs and sign-height adjustments. After the corrections are completed, the District Engineer will provide the requested certification. Ms. Adams stated that the corrections would be coordinated with field staff, and the Board requested an update at its next meeting.

C. Field Manager's Report

Mr. Bailey presented the field manager's report. He reported that a small depression in the roadway on Reggie Road had been patched and that the pillar at the amenity kiosk had been repainted. He reported that the Phase 3 backflow issue had been repaired. The affected water service/backflow assembly in Phase 2 had been shut off and was being investigated by the contracted landscape service provider Prince.

Mr. Bailey stated that the landscape contractor continued to maintain the property as expected. Due to recent rains, increased growth was observed, particularly around the ponds, and the contractor was keeping up with disking. He reported that routine pool maintenance was ongoing and that the pools were clean and operating normally.

Mr. Bailey reported that janitorial staff were monitoring increased summer waste volumes and would determine whether additional service was needed. In response to a Board question, he stated that the additional summer pool maintenance appeared to be working well.

D. District Manager's Report

Ms. Adams addressed the earlier public comments regarding traffic calming. She advised that staff had prepared a white paper describing available traffic-calming measures and their respective advantages and disadvantages. The Board requested that the white paper be included on the next meeting agenda.

Ms. Adams also reported that staff was coordinating the required sign corrections and certification. District Counsel had reviewed proposed revisions to the traffic-enforcement agreement, and the Police Department anticipated submitting the agreement to the City Commission while the District completed the sign compliance work.

Mr. Morgan noted there had been a fairly large police presence by both the Winter Haven Police Department and the Polk County Sheriff's Office. Ms. Adams stated that the Winter Haven Police Department presently has authority to enforce applicable Florida laws within the community and that the separate traffic-enforcement agreement remained in progress.

i. Approval of the Check Register

Ms. Adams presented the check register for the period of May 1, 2026 through May 31, 2026, in the amount of $58,268.01. She noted that the detailed register followed the summary in the agenda packet.

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

Balance Sheet & Income Statement

Ms. Adams reviewed the unaudited financial statements through the end of May 2026 for informational purposes.

ii. Goals & Objectives

a) Adoption of Fiscal Year 2027 Goals & Objectives

Ms. Adams presented the proposed Fiscal Year 2027 goals, objectives, performance measures, and standards. There being no discussion, the Board considered adoption of the Fiscal Year 2027 goals and objectives.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, all in favor, Adoption of Fiscal Year 2027 Goals & Objectives, was approved.

b) Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives

Ms. Adams stated that the District is required to prepare a report regarding whether the District met its Fiscal Year 2026 goals and objectives. Staff will complete the report indicating whether each goal was met or not met. She noted that the report must be posted on the District's website by December 1, 2026.

The Board considered authorizing the Chair to execute the final form of the Fiscal Year 2026 goals and objectives report so that it may be posted to the District's website in compliance with statutory requirements.

> On MOTION by Mr. Morgan, seconded by Ms. Word, all in favor, Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives, was approved.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requestions

a) Ratification of Requisitions 24-25

Ms. Adams presented project development updates and requested any input from District Counsel or the District Engineer regarding property conveyance or permit transfer matters.

Mr. Morgan asked whether everything related to the townhome portion was in good order. Mr. Hunter confirmed that the Water Management District permit had transitioned to the operation phase and that the permit-transfer matter was complete. Mr. Morgan requested that the project-development update remain on future agendas until construction of the townhomes is completed.

Ms. Adams presented status of construction funds and requisitions. She stated that there were two requisitions for Board ratification: Requisition No. 24 for the Series 2025 funds in the amount of $125, which had been executed and processed subject to Board ratification, and Requisition No. 25 in the amount of $264.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, all in favor, Requisitions #24 &#25, were ratified.

NINTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There were no members of the public present for comments.

ELEVENTH 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

Proposal # : 553

Proposal

Governmental
Management Services - CF

Maintenance Services
Phone: 407-201-1514
Email:
Abailey@gmscfl.com

Bill To/District	Prepared By:
Peace Creek CDD	Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801

Sign Corrections

Replace 7 posts
1 30"x 30" Stop sign
5 - 24" extensions
3 - 36" extensions
1 - 24" Thermal strip
1 - 18"x18" red diamond
3 - 36" U-channel extension

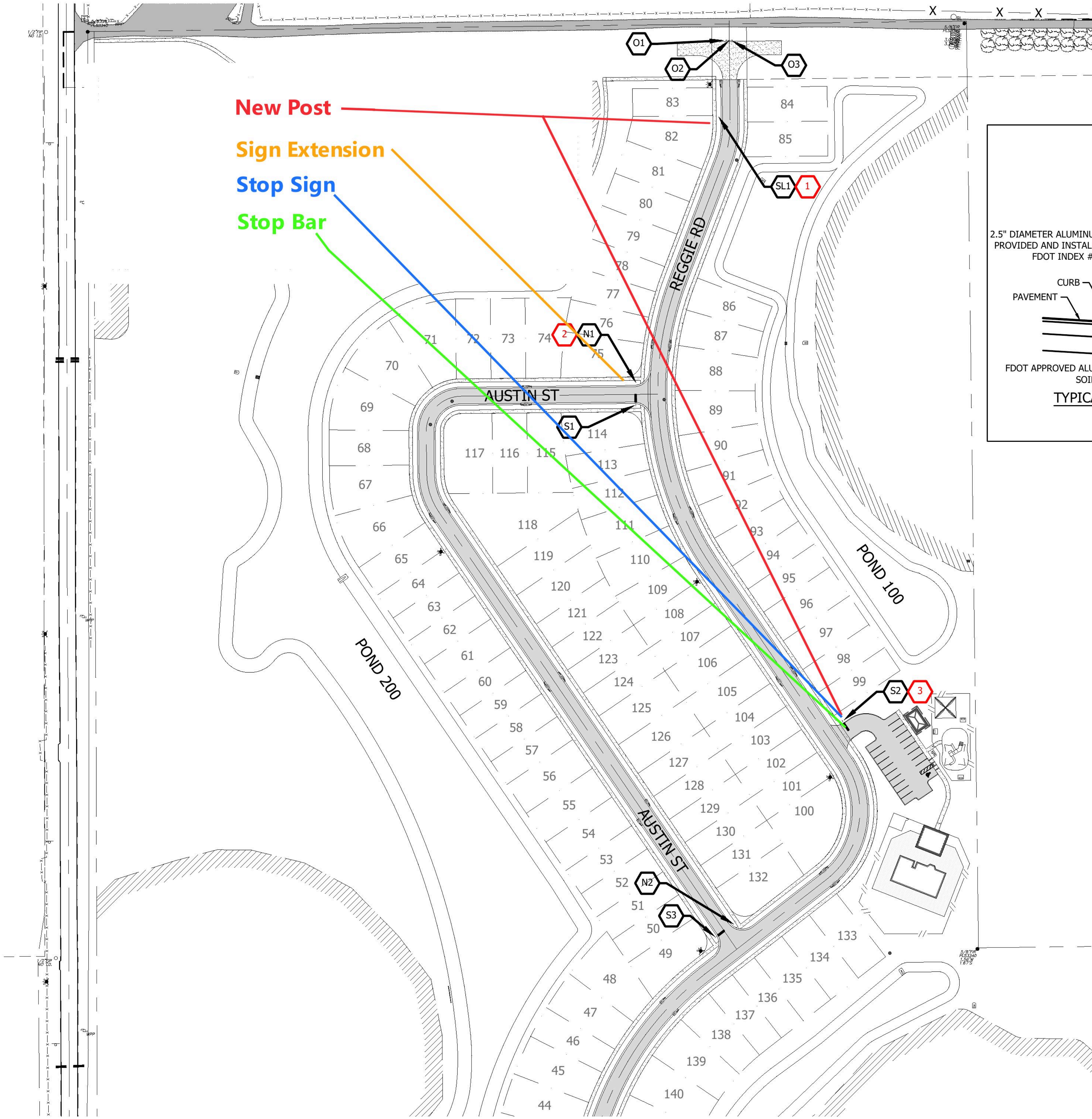
All newly installed posts will be cemented in.

Qty	Description	Unit Price	Line Total
16	Labor	$55.00	$880.00
1	Mobilization	$65.00	$65.00
	Equipment		$35.00
	Materials		$3,100.00
		Total Due:	$4,080.00

This Proposal is Valid for 30 days.

Client Signature: DocuSigned by: Adam Morgan D8F17F6DF603436...

2026-07-22



GRAPHIC SCALE

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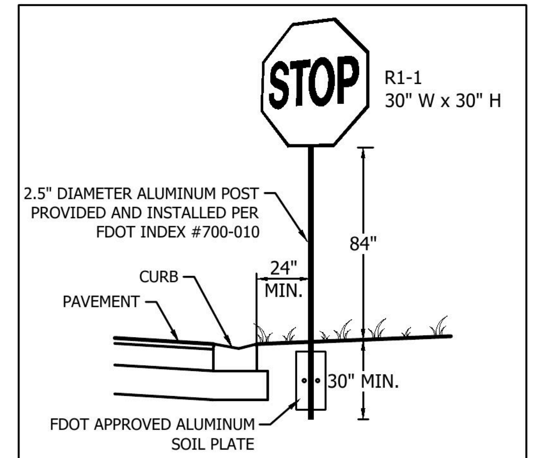
SCALE: 1 inch = 160 ft.



TYPICAL STOP SIGN DETAIL

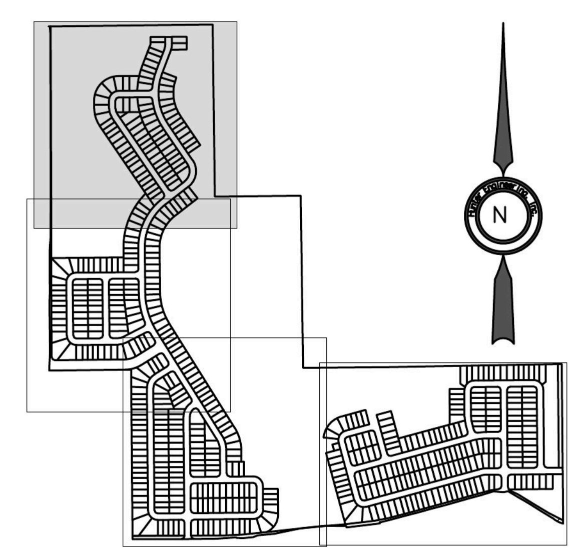
NOT TO SCALE

EXISTING TRAFFIC CONTROL SIGN LEGEND

- S# — STOP SIGN & 24" WHITE STOP BAR (R-1) PER MUTCD STANDARDS
- SL# — SPEED LIMIT SIGN (R2-1) PER MUTCD STANDRARDS
- P# — PEDESTRIAN SIGN (W11-2) PER MUTCD STANDARDS
- R# — ROUNDABOUT WARNING SIGN ASSEMBLY (W2-6 & W13-1P) PER MUTCD STANDARDS
- K# — KEEP RIGHT SIGN ASSEMBLY (R4-7 & OM1) PER MUTCD STANDARDS
- N# — STREET NAME SIGN (D3-1) PER MUTCD STANDARDS
- O# — OBJECT MARKER - END OF ROADWAY (OM4-1 SERIES) PER MUTCD STANDARDS

REQUIRED SIGN MODIFICATIONS

1. RAISE EXISTING SIGN TO ENSURE THAT THE CLEARANCE FROM THE GROUND TO THE BOTTOM OF SIGN IS BETWEEN 7' AND 7' 6"
2. RAISE EXISTING SIGN TO ENSURE THAT THE CLEARANCE FROM THE GROUND TO THE BOTTOM OF SIGN IS BETWEEN 7' AND 7' 6"
3. INSTALL STOP SIGN AND 24" STOP BAR PER MUTCD STANDARDS (SEE DETAIL ON SHEET)



KEYMAP

N.T.S.

SIGNAGE EXHIBITS

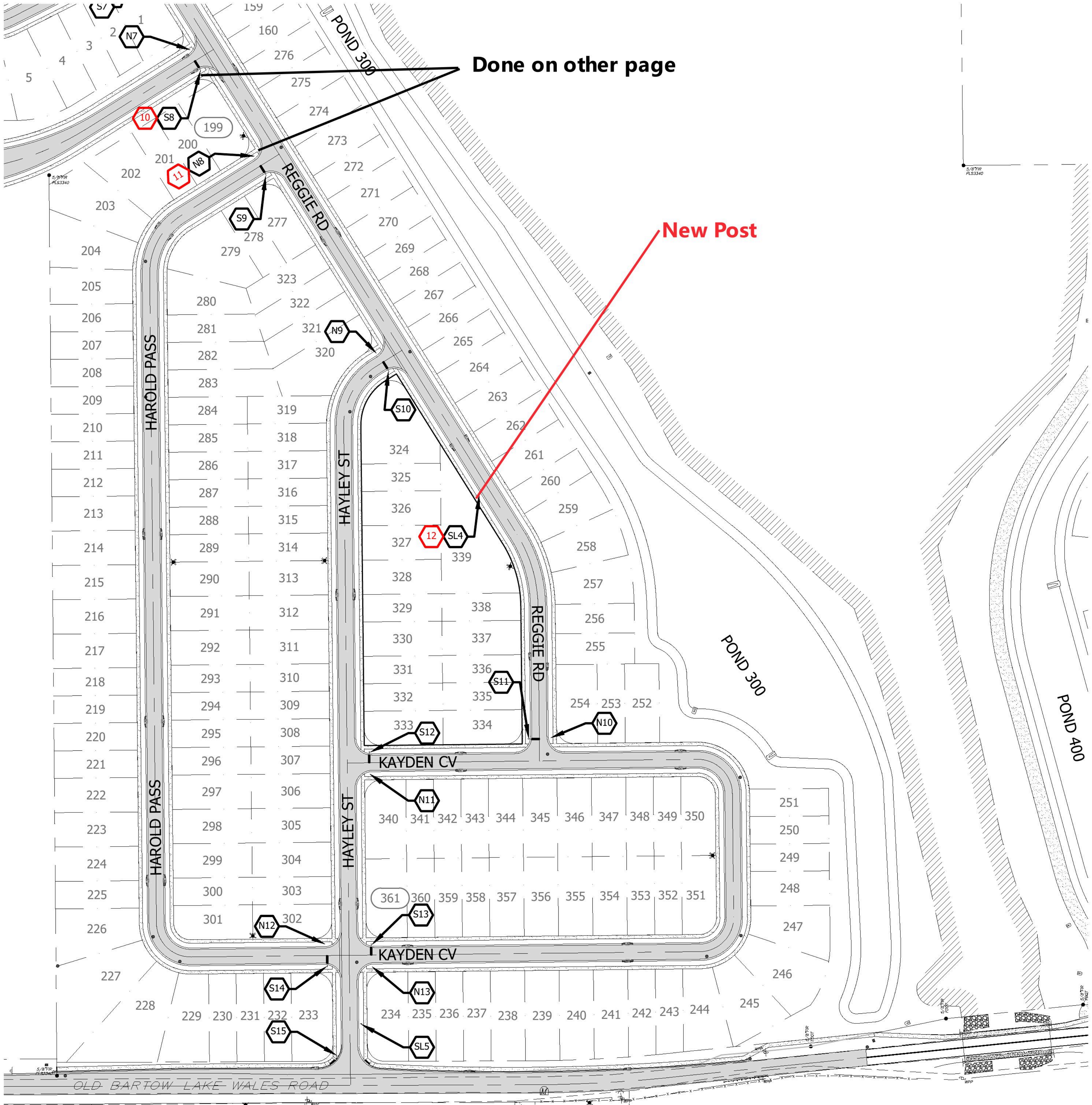
HUNTER ENGINEERING
4900 Dundee Road
Winter Haven, FL 33884
Telephone: 863-676-7770
Facsimile: 863-965-0181

Prepared For The
PEACE CREEK CDD
219 E. Livingston Street
Orlando, FL 33801
Telephone: 407-841-5524

Signage Exhibits
For The
PEACE CREEK RESERVE SUBDIVISION
Winter Haven, Florida

Date: June 18, 2026

C1



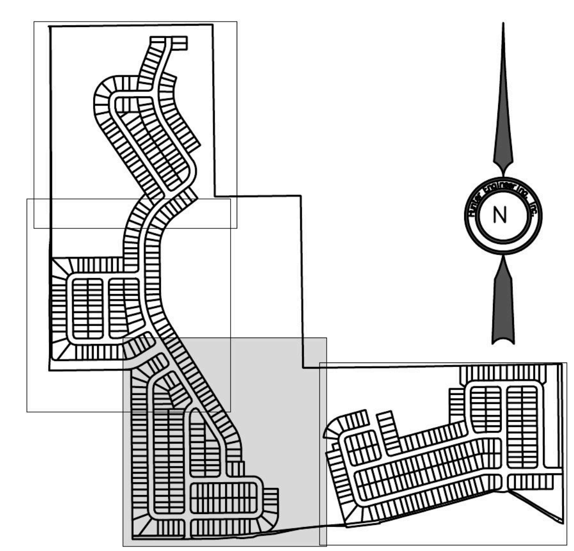
GRAPHIC SCALE

0 80 160 320

SCALE: 1 inch = 160 ft.

EXISTING TRAFFIC CONTROL SIGN LEGEND	
S#	STOP SIGN & 24" WHITE STOP BAR (R-1) PER MUTCD STANDARDS
SL#	SPEED LIMIT SIGN (R2-1) PER MUTCD STANDRARDS
P#	PEDESTRIAN SIGN (W11-2) PER MUTCD STANDARDS
R#	ROUNDABOUT WARNING SIGN ASSEMBLY (W2-6 & W13-1P) PER MUTCD STANDARDS
K#	KEEP RIGHT SIGN ASSEMBLY (R4-7 & OM1) PER MUTCD STANDARDS
N#	STREET NAME SIGN (D3-1) PER MUTCD STANDARDS
O#	OBJECT MARKER - END OF ROADWAY (OM4-1 SERIES) PER MUTCD STANDARDS

REQUIRED SIGN MODIFICATIONS	
12	RAISE EXISTING SIGN TO ENSURE THAT THE CLEARANCE FROM THE GROUND TO THE BOTTOM OF SIGN IS BETWEEN 7' AND 7' 6"



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PEACE CREEK RESERVE SUBDIVISION
Winter Haven, Florida

Date: June 18, 2026

C3

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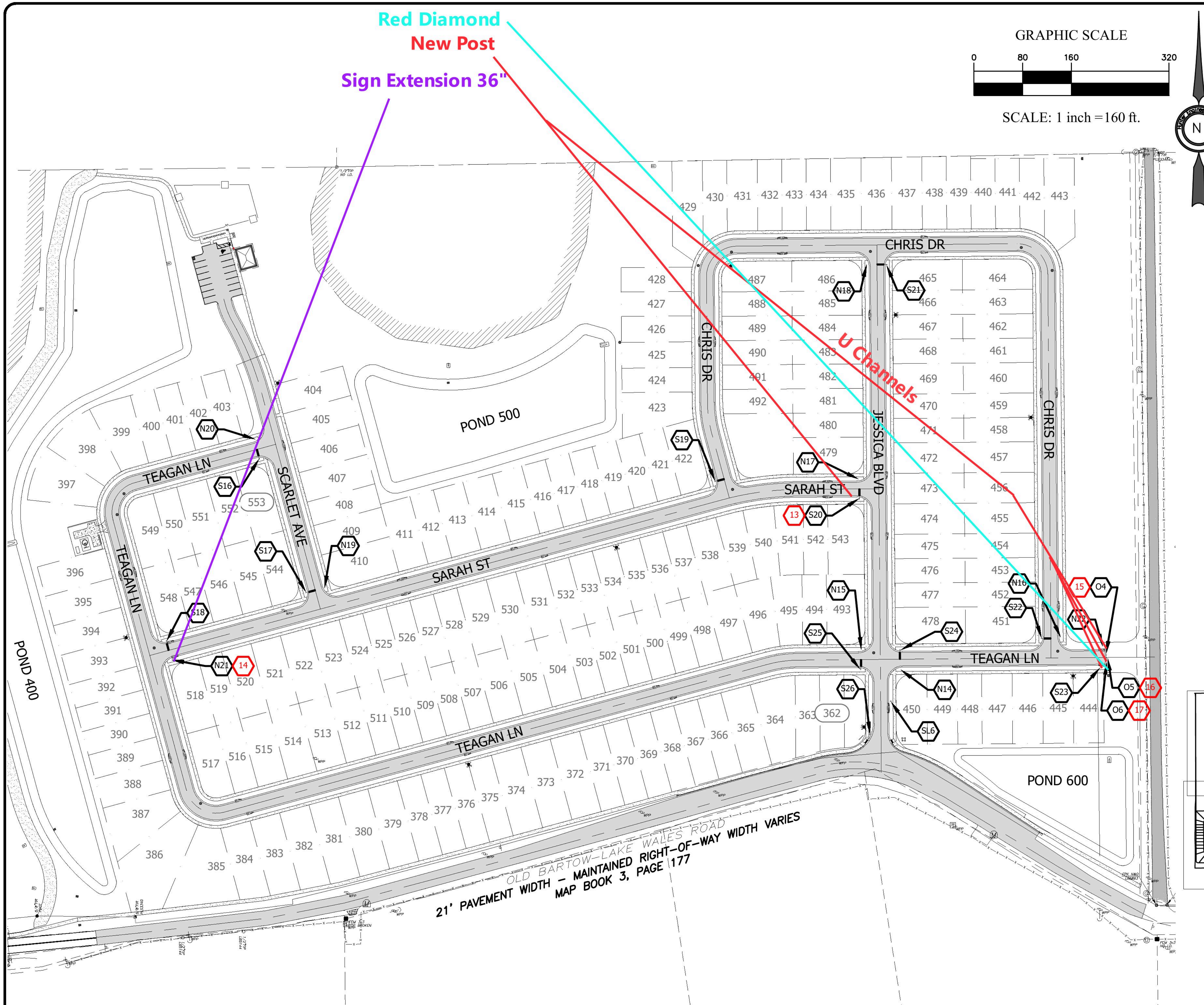

EXISTING TRAFFIC CONTROL SIGN LEGEND

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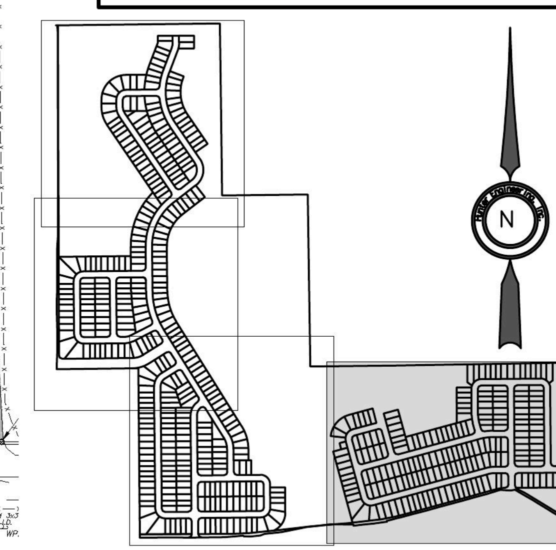
O#	OBJECT MARKER - END OF ROADWAY (OM4-1 SERIES) PER MUTCD STANDARDS

REQUIRED SIGN MODIFICATIONS

13	RAISE EXISTING SIGN TO ENSURE THAT THE CLEARANCE FROM THE GROUND TO THE BOTTOM OF SIGN IS BETWEEN 7' AND 7' 6"
14	RAISE EXISTING SIGN TO ENSURE THAT THE CLEARANCE FROM THE GROUND TO THE BOTTOM OF SIGN IS BETWEEN 7' AND 7' 6"
15	RAISE EXISTING SIGN TO ENSURE THAT THE CLEARANCE FROM THE GROUND TO THE BOTTOM OF SIGN IS BETWEEN 4' AND 5'
16	RAISE EXISTING SIGN TO ENSURE THAT THE CLEARANCE FROM THE GROUND TO THE BOTTOM OF SIGN IS BETWEEN 4' AND 5'
17	INSTALL ONE OM4-1 END OF ROADWAY SIGN MATCHING EXISTING END OF ROADWAY SIGNS, ONCE RAISED



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Signage Exhibits For The
PEACE CREEK RESERVE SUBDIVISION
Winter Haven, Florida

Date: June 18, 2026

C4

SECTION 5

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 29, 2026

Board of Supervisors
Peace Creek Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Peace Creek Community Development District, City of Winter Haven, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Peace Creek Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed $6,700 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year. with the understanding that your employees will provide information needed to perform the audit on a timely basis. All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2026 must be provided to us no later than February 15, 2027, in order for us to deliver a draft audit to the District no later than May 15, 2027. If the draft is timely reviewed by management, the final audit will be provided no later than June 15, 2027.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Peace Creek Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

____
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Peace Creek Community Development District.

By: _____________________________

Title: _____________________________

Date: _____________________________

Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

SECTION 6

Clean Star Services of Central Florida, Inc

BBB Rating: A+
Click for Review

July 31, 2026

Governmental Management Services
Peace Creek CDD

To whom it may concern,

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to be part of the team working for the community.

As we all know, we have all been impacted by the increase of prices of supplies, gas, and labor. For there, we need to adjust our service fee for the period 2027. Currently we're charging $ 475.00 monthly, and we need to increase the price, starting January 2027 to $ 500.00 monthly. Previous price was active from March 2024.

Please, any feedback is very important to us.

Thanks in advance for your time and consideration,

Respectfully,

Sandro Di Lollo
CEO CSS
(407)668-1338
sdilollo@starcss.com

SECTION 7

SERVICE RATE INCREASE

PEACE CREEK

Dear Valued Customer,

We hope this message finds you well. We would like to thank you for your continued trust in our pool cleaning services. It has been our pleasure to serve you, and we remain committed to providing reliable, high-quality care for your pool.

Due to rising operational costs, including supplies, equipment maintenance, and labor, we must implement a rate adjustment to continue delivering the level of service you expect and deserve. Effective **October 1, 2026**, our service rate will increase from **$1400** to **$1440**.

We understand that any price change is important, and this adjustment was made only after careful consideration. Our goal is to maintain consistent service standards while ensuring the long-term sustainability of our operations.

If you have any questions or would like to discuss this change, please do not hesitate to contact us at. We truly appreciate your understanding and ongoing business, and we look forward to continuing to serve you.

Sincerely,
Simon McDonnell
Resort Pool Services
321-689-6210
Resortpoolservice@gmail.com

SECTION 8

Traffic Calming

A Review of Options

PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT | AUGUST 2026

Residents have raised questions about vehicle speeds, pedestrian safety, and traffic conditions within the community. This guide explains what traffic calming is, how potential concerns are evaluated, the types of measures that may be considered, and the tradeoffs involved in choosing a solution.

> **The main point:** There is no single traffic-calming device that works for every street. The best solution begins with reliable traffic data, an understanding of who owns and controls the roadway, and careful review of safety, emergency access, drainage, cost, maintenance, and neighborhood impacts.

Why Is the Community Discussing Traffic Calming?

Traffic concerns can affect how safe and comfortable residents feel when walking, bicycling, driving, crossing a street, or allowing children to travel through the neighborhood. Common concerns include vehicles traveling faster than the posted limit, cut-through traffic, limited visibility, unsafe crossings, frequent acceleration and braking, and the belief that a street's design encourages higher speeds.

Resident observations are important because they help identify where and when staff should investigate. However, a complete evaluation also requires objective information so the District can understand the actual problem and determine whether a proposed measure is likely to help.

What Is Traffic Calming?

Traffic calming is the use of street design, signs, markings, enforcement, education, and other measures to influence driver behavior and improve conditions for everyone using the street. The goal is not simply to make driving inconvenient. A successful program seeks to improve safety and neighborhood livability while preserving reasonable access for residents, visitors, emergency responders, school buses, sanitation vehicles, delivery vehicles, and maintenance crews.

Traffic-calming programs commonly focus on three related approaches:

- **Education:** helps residents, visitors, contractors, and other drivers understand the concern and the expected behavior.
- **Enforcement:** uses law-enforcement presence, warnings, or citations to address violations and serious offenders.
- **Engineering:** uses the physical design and operation of the roadway to encourage safer speeds and movements.

How Does the District Determine Whether There Is a Problem?

A driver can appear to be traveling very fast even when the vehicle is near the posted speed, particularly on a narrow residential street or near pedestrians. For that reason, the District should consider both community experience and measured conditions.

A traffic review may consider:

- Vehicle speeds, including the average speed, 85th-percentile speed, pace of traffic, and any unusually high recorded speeds.
- Traffic volume, direction of travel, vehicle type, and time-of-day patterns.
- Crash history, citations, warnings, and documented reports of near misses or other safety concerns.
- Road width, curves, grades, sight distance, driveways, parking, sidewalks, crossings, lighting, and drainage.
- Pedestrian and bicycle activity, school routes, bus stops, amenity access, and other community destinations.
- Whether traffic is being diverted from another street or using the neighborhood as a shortcut.

Why data matters: Traffic data helps the District distinguish between a speed problem, a traffic-volume problem, a crossing or visibility concern, and a roadway-design issue. Different problems require different solutions.

Who Decides What Can Be Installed?

The District's role depends on who owns the roadway and right-of-way and which governmental agency has authority over traffic control. A road may be owned or maintained by a CDD, county, city, homeowners' association, developer, or another entity. Public and private roads may also have different enforcement and approval requirements.

Before any physical measure is installed, the responsible roadway authority and qualified engineer should confirm that the location and design meet applicable standards. Law enforcement, fire rescue, and other affected service providers should also be consulted. District Counsel may need to address ownership, agreements, liability, or authority questions.

Traffic-Calming Options at a Glance

Option	What it involves	Potential benefit	Important consideration
Education and community reminders	Notices, newsletters, entry messages, outreach to residents, guests, contractors, and rental operators	Quick and relatively inexpensive	Usually works best when combined with enforcement or engineering
Targeted law enforcement	Patrols focused on locations and times supported by traffic data	Visible deterrence and consequences for violations	Requires ongoing staffing and funding; effects may decrease when officers leave

Option	What it involves	Potential benefit	Important consideration
Radar speed-feedback signs	Signs that display an approaching vehicle’s speed; some models collect data	Raises driver awareness and may help measure conditions	Does not issue citations; requires suitable placement, power, and maintenance
Signs and pavement markings	Standard or specially designed warning signs, regulatory signs, and pavement markings selected for a documented roadway condition	Familiar to drivers and often quicker to install	The message and placement must be appropriate for the documented condition; unnecessary or overly general signs can create clutter and receive poor driver compliance
Speed humps	Long, raised areas intended for low-speed streets	Can provide a noticeable reduction in speed near the device	May affect emergency response, noise, drainage, bicycles, and service vehicles
Speed cushions	Several raised sections with gaps intended to better accommodate certain wider-track emergency vehicles	Can slow passenger vehicles with less effect on some emergency vehicles	Effectiveness depends on roadway layout, parking, vehicle paths, and the final design
Speed tables or raised crossings	Longer, flatter raised areas; some designs incorporate a pedestrian crossing	Can reduce speed while supporting a crossing location	Higher design and construction needs, including drainage, accessibility, signs, and markings
Roadway narrowing or horizontal changes	Lane narrowing, median islands, curb extensions, or chicanes that change the driver’s path	Uses the roadway’s shape to encourage safer behavior	May affect parking, drainage, utilities, landscaping, large vehicles, and maintenance

A Speed Hump Is Not the Same as a Speed Bump

The terms are often used interchangeably, but they describe different devices. A roadway speed hump is longer and more gradual and is designed for a vehicle to cross at a low operating speed. A speed bump is shorter and more abrupt and is generally used in parking lots or private driveways rather than on a public roadway. Any proposed device must be designed for the specific street by the responsible engineer.

Can the District Add a “SLOW” Sign?

A generic roadside “SLOW” sign should not be installed merely as a general reminder to obey the speed limit. Traffic-control signs should communicate a specific regulation, warning, or roadway condition and should be justified through engineering judgment or study.

If a particular condition warrants additional warning—such as a pedestrian crossing, curve, playground area, intersection, or other condition not readily apparent to drivers—the District Engineer should determine the appropriate MUTCD-compliant sign, pavement marking, placement, and design. A special word-message warning sign may be considered when engineering judgment determines that a standard sign does not adequately address the condition. However, the message must be clear, use the proper warning-sign shape and color, and avoid unnecessary sign clutter.

The word “SLOW” may also be considered as a pavement marking, but pavement words are generally used to supplement—not replace—appropriate signs and must comply with applicable design and placement standards. Before proceeding, the Board should identify the specific condition it wants drivers to recognize and request a recommendation from the District Engineer.

Why Not Install Speed Humps Everywhere?

Speed humps and similar devices can be effective in the right location, but they also create tradeoffs. They may delay emergency or service vehicles, create noise near adjoining homes, require signs and pavement markings, increase maintenance needs, or shift traffic to another street. They may also be unsuitable for certain roadway types, grades, curves, or emergency routes.

These concerns do not mean a vertical traffic calming measure should never be used. They mean the Board should receive an engineering and operational review before deciding whether the expected benefit outweighs the impacts at that particular location.

How Are Costs Evaluated?

The purchase price of a sign or raised device is only part of the cost. A complete estimate may include traffic data collection, engineering, survey, permitting, mobilization, construction, traffic control, drainage work, signs and markings, electrical or solar equipment, communications service, inspection, landscape restoration, maintenance, repair, and eventual replacement or removal.

About cost estimates: Older project costs should not be used as current budget figures. Pricing varies substantially by location, roadway condition, design requirements, contractor availability, and the approvals required.

What Process Should Residents Expect?

Step	Stage	What happens
1	Identify the concern	Residents and Board members identify the roadway, location, time, and behavior causing concern.
2	Confirm ownership and authority	Staff determines who owns and controls the roadway and which approvals are required.
3	Collect and review data	Representative speed, volume, crash, and site information is gathered and evaluated.
4	Compare possible solutions	The engineer and other stakeholders consider options, expected benefits, impacts, and costs.
5	Seek community and agency input	Affected residents, law enforcement, fire rescue, and the roadway authority are consulted as appropriate.
6	Board consideration	The Board reviews the documented need, alternatives, approvals, funding, maintenance, and public input.
7	Pilot or installation	A temporary test may be used when practical; otherwise, an approved permanent measure may be designed and installed.
8	Measure the results	Post-installation data and community feedback are compared with the baseline to determine whether the measure worked.

Frequently Asked Questions

Can the District issue speeding tickets?

No. Traffic enforcement is performed by the law-enforcement agency with jurisdiction. The District may be able to coordinate or fund additional patrols if legally authorized and approved.

Will traffic calming eliminate all speeding?

No measure can eliminate every violation. The practical goal is to reduce unsafe behavior and improve overall conditions without creating greater problems elsewhere.

How Residents Can Help

- Report emergencies or dangerous driving to the appropriate law-enforcement agency.
- Follow posted speeds and encourage household members, guests, contractors, and service providers to do the same.
- Participate in public meetings and review the data and alternatives presented to the Board.

Key Takeaway

A balanced decision: Traffic calming works best as a careful, evidence-based community process. The Board must balance the desire for lower speeds and safer streets with roadway authority, emergency access, engineering standards, neighborhood impacts, cost, and long-term maintenance. The goal is a solution that addresses the documented problem and improves the community as a whole.

Additional Information

Federal Highway Administration — Traffic Calming ePrimer

Open official source

Federal Highway Administration — Manual on Uniform Traffic Control Devices, 11th Edition

Open official source

Institute of Transportation Engineers — Traffic Calming

Open official source

This guide is intended for general community information. Site-specific traffic-calming decisions should be based on the responsible engineer's recommendations, the roadway owner's requirements, and advice from District Counsel when legal or ownership questions are involved.

SECTION 9

SECTION C

August,11,2026

Peace Creek CDD

Field Management Report

Completed Items

- A new pool rules sign has been installed to incorporate the county-required language regarding the sun shelf, ensuring the amenity remains compliant with current regulations.
- The burned-out light bulbs in the amenity ceiling fans have been replaced, restoring adequate lighting for improved visibility during evening hours and enhancing overall security.
- The landscape at the front of the amenity has been replaced after the vendor received the required plant material. The new plantings have been installed and appear to be establishing well.

Contracted Services

- The landscaping contractor continues to provide consistent maintenance throughout the community. The ponds have also been disced to improve water circulation and support their overall health and appearance.
- Routine pool maintenance continues to be performed on schedule, ensuring the facility remains clean, safe, and in compliance with community standards.
- Janitorial services continue to meet expectations by maintaining the amenity restrooms and dog stations in a clean, sanitary, and well-presented condition.

SECTION D

SECTION i

Peace Creek
Community Development District

Summary of Check Register

June 01, 2026 to June 30, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	6/12/26	405-410	$	28,543.43
	6/19/26	411	$	7,036.20
	6/26/26	412-414	$	2,454.67
		Total Amount	**$**	**38,034.30**

*** CHECK DATES 06/01/2026 - 06/30/2026 *** PEACE CREEK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/12/26	00022	5/27/26	18056	202605	330-57200-48200		*	725.00		
			CLEANING SVCS MAY26							
						CSS CLEAN STAR SERVICES			725.00	000405
6/12/26	00038	6/01/26	3349935	202606	330-57200-48200		*	350.00		
			PET STATION SVCS JUN26							
						PAWSITIVE SCOOPER LLC			350.00	000406
6/12/26	00016	6/01/26	06012026	202606	300-20700-10300		*	3,147.45		
			TXFER TAX RCPT S23							
						PEACE CREEK CDD C/O USBANK			3,147.45	000407
6/12/26	00011	5/27/26	24227	202605	320-53800-46300		*	10,241.00		
			RPLC DAMAGED TREES/PLANTS							
		5/27/26	24228	202605	320-53800-46300		*	9,525.00		
			CYPRESS WOOD MULCH PER CY							
		5/29/26	24405	202605	320-53800-47300		*	68.96		
			REPLACE BROKEN WIRE							
						PRINCE & SONS INC.			19,834.96	000408
6/12/26	00020	6/01/26	32164	202606	330-57200-48500		*	1,450.00		
			POOL MAINTENANCE JUN26							
						MCDONNELL CORPORATION DBA			1,450.00	000409
6/12/26	00026	5/31/26	12583390	202605	330-57200-34500		*	3,036.02		
			SECURITY SVCS MAY26							
						SECURITAS SECURITY SERVICES USA,INC			3,036.02	000410
6/19/26	00001	6/01/26	120	202606	320-53800-34000		*	1,480.67		
			FIELD MANAGEMENT JUN26							
		6/01/26	121	202606	310-51300-34000		*	3,647.92		
			MANAGEMENT FEES JUN26							
		6/01/26	121	202606	310-51300-35200		*	108.17		
			WEBSITE ADMIN JUN26							
		6/01/26	121	202606	310-51300-35100		*	162.25		
			INFORMATION TECH JUN26							
		6/01/26	121	202606	310-51300-31300		*	534.00		
			DISSEM AGENT SVCS JUN26							
		6/01/26	121	202606	330-57200-12000		*	1,041.67		
			AMENITY ACCESS JUN26							
		6/01/26	121	202606	310-51300-51000		*	.81		
			OFFICE SUPPLIES JUN26							
		6/01/26	121	202606	310-51300-42000		*	59.36		
			POSTAGE JUN26							
		6/01/26	121	202606	310-51300-42500		*	1.35		
			COPIES JUN26							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			7,036.20	000411

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
6/26/26	00002	6/17/26	15204	202605	310-51300-31500		*	2,277.10		
			GENERAL COUNSEL MAY26							
						KILINSKI VAN WYK PLLC			2,277.10	000412
6/26/26	00038	6/16/26	3427984	202606	330-57200-48200		*	75.00		
			WASTE REMOVAL WEEKLY SVC							
						PAWSITIVE SCOOPER LLC			75.00	000413
6/26/26	00011	6/10/26	24630	202606	320-53800-47300		*	102.57		
			RPLC SOLENOID ON ZONE 2							
						PRINCE & SONS INC.			102.57	000414

TOTAL FOR BANK A 38,034.30

TOTAL FOR REGISTER 38,034.30

SECTION ii

Peace Creek

Community Development District

Unaudited Financial Reporting

June 30, 2026

Table of Contents

Peace Creek

Community Development District

Combined Balance Sheet

June 30, 2026

	General Fund		Debt Service Fund		Capital Reserves Fund		Capital Projects Fund		Totals Governmental Funds	
Assets:										
Operating Account	$	637,718	$	-	$	77,233	$	-	$	714,950
Due from General Fund	$	-	$	20,642	$	-	$	-	$	20,642
Investments:										
Series 2023										
Reserve	$	-	$	400,906	$	-	$	-	$	400,906
Revenue	$	-	$	359,283	$	-	$	-	$	359,283
Construction	$	-	$	-	$	-	$	39,850	$	39,850
Series 2025										
Reserve	$	-	$	86,947	$	-	$	-	$	86,947
Revenue	$	-	$	74,891	$	-	$	-	$	74,891
Construction	$	-	$	-	$	-	$	93	$	93
Total Assets	**$**	**637,718**	**$**	**942,669**	**$**	**77,233**	**$**	**39,943**	**$**	**1,697,562**
Liabilities:										
Accounts Payable	$	32,693	$	-	$	-	$	-	$	32,693
Due to Debt Service	$	20,642	$	-	$	-	$	-	$	20,642
Total Liabilites	**$**	**53,335**	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**53,335**
Fund Balance:										
Restricted for:										
Debt Service-S2023	$	-	$	780,831	$	-	$	-	$	780,831
Debt Service-S2025	$	-	$	161,838	$	-	$	-	$	161,838
Capital Projects-S2023	$	-	$	-	$	-	$	39,850	$	39,850
Capital Projects-S2025	$	-	$	-	$	-	$	93	$	93
Assigned for:										
Capital Reserves	$	-	$	-	$	77,233	$	-	$	77,233
Unassigned	$	584,383	$	-	$	-	$	-	$	584,383
Total Fund Balances	**$**	**584,383**	**$**	**942,669**	**$**	**77,233**	**$**	**39,943**	**$**	**1,644,228**
Total Liabilities & Fund Balance	$	637,718	$	942,669	$	77,233	$	39,943	$	1,697,562

Peace Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Asssessments - On Roll	$ 621,627	$ 621,627	$ 625,485	$ 3,857
Assessments - Direct	$ 101,169	$ 101,169	$ 101,169	$ (0)
Interest Income	$ -	$ -	$ 6,644	$ 6,644
Miscellaneous Income	$ -	$ -	$ 581	$ 581
Total Revenues	**$ 722,797**	**$ 722,797**	**$ 733,878**	**$ 11,082**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 9,000	$ 6,600	$ 2,400
FICA Expense	$ 918	$ 689	$ 505	$ 184
Engineering	$ 15,000	$ 11,250	$ 5,475	$ 5,775
Attorney	$ 30,000	$ 22,500	$ 22,784	$ (284)
Annual Audit	$ 5,100	$ 5,100	$ 6,600	$ (1,500)
Assessment Administration	$ 5,408	$ 5,408	$ 5,408	$ (1)
Arbitrage	$ 900	$ 450	$ 450	$ -
Dissemination	$ 6,408	$ 4,806	$ 4,806	$ -
Disclosure Software	$ 3,500	$ 3,500	$ 2,500	$ 1,000
Trustee Fees	$ 8,844	$ 8,493	$ 8,493	$ -
Management Fees	$ 43,775	$ 32,831	$ 32,831	$ -
Information Technology	$ 1,947	$ 1,460	$ 1,460	$ (0)
Website Maintenance	$ 1,298	$ 973	$ 974	$ (0)
Postage & Delivery	$ 2,000	$ 1,500	$ 690	$ 810
Insurance	$ 6,399	$ 6,399	$ 6,190	$ 209
Copies	$ 750	$ 563	$ 46	$ 516
Legal Advertising	$ 3,000	$ 2,250	$ 735	$ 1,515
Contingency	$ 2,500	$ 1,875	$ 400	$ 1,475
Office Supplies	$ 625	$ 469	$ 7	$ 462
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 150,545**	**$ 119,689**	**$ 107,129**	**$ 12,560**

Peace Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Operations & Maintenance				
Field Expenditures:				
Property Insurance	$ 22,156	$ 22,156	$ 13,058	$ 9,098
Field Management	$ 17,768	$ 13,326	$ 13,326	$ (0)
Landscape Maintenance	$ 135,000	$ 101,250	$ 98,110	$ 3,140
Landscape Replacement	$ 15,000	$ 15,000	$ 19,766	$ (4,766)
Streetlights	$ 33,770	$ 25,328	$ 14,167	$ 11,161
Electric	$ 7,260	$ 5,445	$ 163	$ 5,282
Water & Sewer	$ 90,000	$ 67,500	$ 22,927	$ 44,573
Sidewalk & Asphalt Maintenance	$ 2,500	$ 1,875	$ -	$ 1,875
Irrigation Repairs	$ 10,000	$ 7,500	$ 2,137	$ 5,364
General Repairs & Maintenance	$ 10,000	$ 7,500	$ 3,270	$ 4,230
Contingency	$ 7,500	$ 5,625	$ 2,259	$ 3,366
Subtotal Field Expenditures	**$ 350,953**	**$ 272,504**	**$ 189,182**	**$ 83,322**
Amenity Expenditures:				
Amenity - Electric	$ 15,863	$ 11,897	$ 4,470	$ 7,427
Amenity - Water	$ 12,000	$ 9,000	$ 1,722	$ 7,278
Internet	$ 2,000	$ 1,500	$ 949	$ 551
Pest Control	$ 735	$ 551	$ 540	$ 11
Janitorial Service	$ 9,300	$ 9,300	$ 11,331	$ (2,031)
Security Services	$ 34,000	$ 25,500	$ 20,941	$ 4,559
Pool Maintenance	$ 17,400	$ 13,050	$ 12,650	$ 400
Pool Permit	$ -	$ -	$ 280	$ (280)
Amenity Repairs & Maintenance	$ 10,000	$ 7,500	$ 4,961	$ 2,539
Amenity Access Management	$ 12,500	$ 9,375	$ 9,375	$ (0)
Contingency	$ 7,500	$ 5,625	$ 5,140	$ 485
Subtotal Amenity Expenditures	**$ 121,298**	**$ 93,299**	**$ 72,360**	**$ 20,939**
Total Operations & Maintenance	**$ 472,251**	**$ 365,803**	**$ 261,541**	**$ 104,261**
Total Expenditures	**$ 622,797**	**$ 485,491**	**$ 368,671**	**$ 116,821**
Excess (Deficiency) of Revenues over Expenditures	$ 100,000		$ 365,207	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ 100,000	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ 100,000**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**		**$ 365,207**	
Fund Balance - Beginning	$ -		$ 219,176	
Fund Balance - Ending	$ -		$ 584,383	

Peace Creek

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments	$ 801,813	$ 801,813	$ 806,790	$ 4,977
Interest	$ 10,000	$ 10,000	$ 25,693	$ 15,693
Total Revenues	**$ 811,813**	**$ 811,813**	**$ 832,483**	**$ 20,670**
Expenditures:				
Interest - 12/15	$ 302,697	$ 302,697	$ 302,697	$ -
Principal - 06/15	$ 200,000	$ 200,000	$ 200,000	$ -
Interest - 06/15	$ 302,697	$ 302,697	$ 302,697	$ -
Total Expenditures	**$ 805,394**	**$ 805,394**	**$ 805,394**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 6,419	$ 6,419	$ 27,089	$ 20,670
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (10,327)	$ (10,327)
Total Other Financing Sources (Uses)	$ -	$ -	$ (10,327)	$ (10,327)
Net Change in Fund Balance	**$ 6,419**		**$ 16,761**	
Fund Balance - Beginning	$ 361,641		$ 764,070	
Fund Balance - Ending	$ 368,060		$ 780,831	

Peace Creek

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments	$ 173,894	$ 173,894	$ 173,894	$ -
Interest	$ 5,000	$ 5,000	$ 6,875	$ 1,875
Total Revenues	**$ 178,894**	**$ 178,894**	**$ 180,769**	**$ 1,875**
Expenditures:				
Interest - 11/01	$ 68,166	$ 68,166	$ 68,166	$ -
Principal - 05/01	$ 35,000	$ 35,000	$ 35,000	$ -
Interest - 05/01	$ 68,166	$ 68,166	$ 68,166	$ -
Total Expenditures	**$ 171,333**	**$ 171,333**	**$ 171,333**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 7,561	$ 7,562	$ 9,437	$ 1,875
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (91,134)	$ (91,134)
Total Other Financing Sources (Uses)	$ -	$ -	$ (91,134)	$ (91,134)
Net Change in Fund Balance	**$ 7,561**		**$ (81,697)**	
Fund Balance - Beginning	$ 69,559		$ 243,535	
Fund Balance - Ending	$ 77,120		$ 161,838	

Peace Creek

Community Development District

Capital Projects Fund-Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Interest	$ -	$ -	$ 1,034	$ 1,034
Total Revenues	**$ -**	**$ -**	**$ 1,034**	**$ 1,034**
Expenditures:				
Capital Outlay	$ -	$ -	$ 12,120	$ (12,120)
Total Expenditures	**$ -**	**$ -**	**$ 12,120**	**$ (12,120)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (11,086)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ 10,327	$ 10,327
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 10,327**	**$ 10,327**
Net Change in Fund Balance	**$ -**		**$ (759)**	
Fund Balance - Beginning	$ -		$ 40,609	
Fund Balance - Ending	$ -		$ 39,850	

Peace Creek

Community Development District

Capital Projects Fund-Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Developer Contributions	$ -	$ -	$ 561	$ 561
Interest	$ -	$ -	$ 22,039	$ 22,039
Total Revenues	**$ -**	**$ -**	**$ 22,601**	**$ 22,601**
Expenditures:				
Capital Outlay	$ -	$ -	$ 1,636,788	$ (1,636,788)
Total Expenditures	**$ -**	**$ -**	**$ 1,636,788**	**$ (1,636,788)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (1,614,187)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ 91,134	$ 91,134
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 91,134**	**$ 91,134**
Net Change in Fund Balance	**$ -**		**$ (1,523,053)**	
Fund Balance - Beginning	$ -		$ 1,523,145	
Fund Balance - Ending	$ -		$ 93	

Peace Creek

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Interest	$ -	$ -	$ 1,877	$ 1,877
Total Revenues	**$ -**	**$ -**	**$ 1,877**	**$ 1,877**
Expenditures:				
Contingency	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 1,877	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ 100,000	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ 100,000**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 100,000**		**$ 1,877**	
Fund Balance - Beginning	$ 75,000		$ 75,356	
Fund Balance - Ending	$ 175,000		$ 77,233	

Peace Creek

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Asssessments - On Roll	$ -	$ 41,503	$ 537,556	$ 8,026	$ 4,835	$ 5,863	$ 9,258	$ 2,440	$ 16,003	$ -	$ -	$ -	$ 625,485
Assessments - Direct	$ 50,584	$ -	$ -	$ 25,292	$ -	$ -	$ 25,292	$ -	$ -	$ -	$ -	$ -	$ 101,169
Interest Income	$ -	$ -	$ 2	$ 839	$ 1,141	$ 1,241	$ 1,174	$ 1,182	$ 1,065	$ -	$ -	$ -	$ 6,644
Miscelleanous Income	$ 431	$ -	$ -	$ -	$ 30	$ 60	$ -	$ -	$ 60	$ -	$ -	$ -	$ 581
Total Revenues	**$ 51,015**	**$ 41,503**	**$ 537,559**	**$ 34,157**	**$ 6,006**	**$ 7,164**	**$ 35,724**	**$ 3,622**	**$ 17,129**	**$ -**	**$ -**	**$ -**	**$ 733,878**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 600	$ -	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ -	$ -	$ -	$ 6,600
FICA Expense	$ -	$ 46	$ -	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ -	$ -	$ -	$ 505
Engineering	$ -	$ 375	$ 875	$ 563	$ 250	$ -	$ 188	$ -	$ 3,225	$ -	$ -	$ -	$ 5,475
Attorney	$ 1,248	$ 2,315	$ 142	$ 2,669	$ 3,004	$ 4,621	$ 4,085	$ 2,277	$ 2,423	$ -	$ -	$ -	$ 22,784
Annual Audit	$ -	$ 6,600	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,600
Assessment Administration	$ 5,408	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,408
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ -	$ 450
Dissemination	$ 534	$ 534	$ 534	$ 534	$ 534	$ 534	$ 534	$ 534	$ 534	$ -	$ -	$ -	$ 4,806
Disclosure Software	$ 2,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ 4,246	$ 4,246	$ -	$ -	$ -	$ -	$ -	$ 8,493
Management Fees	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ -	$ -	$ -	$ 32,831
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ -	$ -	$ 1,460
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ -	$ -	$ 974
Postage & Delivery	$ 116	$ 19	$ 44	$ 256	$ 19	$ 44	$ 16	$ 116	$ 59	$ -	$ -	$ -	$ 690
Insurance	$ 5,897	$ -	$ -	$ -	$ -	$ 293	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,190
Printing & Binding	$ 2	$ -	$ -	$ -	$ -	$ -	$ 7	$ 36	$ 1	$ -	$ -	$ -	$ 46
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 735	$ -	$ -	$ -	$ 735
Contingency	$ -	$ -	$ -	$ 117	$ 69	$ 43	$ 42	$ 86	$ 43	$ -	$ -	$ -	$ 400
Office Supplies	$ 1	$ 1	$ 0	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ -	$ -	$ -	$ 7
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 19,800**	**$ 14,408**	**$ 5,513**	**$ 9,134**	**$ 8,871**	**$ 14,777**	**$ 14,564**	**$ 8,046**	**$ 12,017**	**$ -**	**$ -**	**$ -**	**$ 107,129**

Peace Creek

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures:													
Property Insurance	$ 13,058	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,058
Field Management	$ 1,481	$ 1,481	$ 1,481	$ 1,481	$ 1,481	$ 1,481	$ 1,481	$ 1,481	$ 1,481	$ -	$ -	$ -	$ 13,326
Landscape Maintenance	$ 9,560	$ 9,560	$ 9,560	$ 9,560	$ 11,740	$ 11,740	$ 11,740	$ 12,325	$ 12,325	$ -	$ -	$ -	$ 98,110
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,766	$ -	$ -	$ -	$ -	$ 19,766
Streetlights	$ 1,595	$ 1,595	$ 1,595	$ 1,607	$ 1,557	$ 1,557	$ 1,557	$ 1,557	$ 1,547	$ -	$ -	$ -	$ 14,167
Electric	$ 23	$ 23	$ 23	$ 24	$ 23	$ 23	$ 24	$ -	$ -	$ -	$ -	$ -	$ 163
Water & Sewer	$ 2,396	$ 7,390	$ 3,511	$ 2,431	$ 496	$ 673	$ 613	$ 925	$ 4,492	$ -	$ -	$ -	$ 22,927
Irrigation Repairs	$ -	$ 824	$ -	$ 677	$ 85	$ -	$ 85	$ 138	$ 328	$ -	$ -	$ -	$ 2,137
General Repairs & Maintenance	$ 427	$ -	$ 837	$ -	$ 770	$ 116	$ 830	$ -	$ 290	$ -	$ -	$ -	$ 3,270
Contingency	$ 3	$ 13	$ -	$ -	$ -	$ 2,243	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,259
Subtotal Field Expenditures	**$ 28,542**	**$ 20,886**	**$ 17,007**	**$ 15,780**	**$ 16,151**	**$ 17,833**	**$ 16,329**	**$ 36,191**	**$ 20,463**	**$ -**	**$ -**	**$ -**	**$ 189,182**
Amenity Expenditures:													
Amenity - Electric	$ 566	$ 520	$ 609	$ 614	$ 485	$ 287	$ 475	$ 451	$ 464	$ -	$ -	$ -	$ 4,470
Amenity - Water	$ 56	$ 29	$ 29	$ 37	$ 57	$ 60	$ 156	$ 330	$ 969	$ -	$ -	$ -	$ 1,722
Internet	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ -	$ -	$ -	$ 949
Pest Control	$ 120	$ -	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ -	$ -	$ -	$ 540
Janitorial Service	$ 725	$ 3,006	$ 1,075	$ 1,075	$ 1,075	$ 1,075	$ 1,075	$ 1,075	$ 1,150	$ -	$ -	$ -	$ 11,331
Security Services	$ 2,732	$ 2,471	$ 1,804	$ 2,036	$ -	$ 3,833	$ 2,500	$ 3,036	$ 2,529	$ -	$ -	$ -	$ 20,941
Pool Maintenance	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,450	$ -	$ -	$ -	$ 12,650
Pool Permit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 280	$ 0	$ -	$ -	$ -	$ 280
Amenity Repairs & Maintenance	$ 836	$ 550	$ -	$ 270	$ 715	$ 560	$ 290	$ -	$ 1,740	$ -	$ -	$ -	$ 4,961
Amenity Access Management	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ -	$ -	$ -	$ 9,375
Contingency	$ 3,084	$ -	$ -	$ 455	$ -	$ -	$ -	$ -	$ 1,601	$ -	$ -	$ -	$ 5,140
Subtotal Amenity Expenditures	**$ 10,666**	**$ 9,122**	**$ 6,124**	**$ 7,094**	**$ 4,939**	**$ 8,421**	**$ 7,104**	**$ 7,779**	**$ 11,110**	**$ -**	**$ -**	**$ -**	**$ 72,360**
Total Operations & Maintenance	**$ 39,208**	**$ 30,008**	**$ 23,131**	**$ 22,874**	**$ 21,090**	**$ 26,254**	**$ 23,433**	**$ 43,971**	**$ 31,573**	**$ -**	**$ -**	**$ -**	**$ 261,541**
Total Expenditures	**$ 59,008**	**$ 44,416**	**$ 28,644**	**$ 32,008**	**$ 29,961**	**$ 41,031**	**$ 37,997**	**$ 52,016**	**$ 43,590**	**$ -**	**$ -**	**$ -**	**$ 368,671**
Excess (Deficiency) of Revenues over Expenditures	$ (7,992)	$ (2,912)	$ 508,915	$ 2,149	$ (23,955)	$ (33,867)	$ (2,273)	$ (48,394)	$ (26,461)	$ -	$ -	$ -	$ 365,207

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
03/13/26	02/01/26-02/28/26	$13,700.49	$0.00	($274.01)	$0.00	$0.00	$13,426.48	$5,863.44	$7,563.04	$13,426.48
04/17/26	03/01/26-03/31/26	$21,591.60	$0.00	($431.83)	$0.00	$0.00	$21,159.77	$9,240.63	$11,919.14	$21,159.77
04/30/26	02/01/26-03/31/26	$0.00	$0.00	$0.00	$28.06	$0.00	$28.06	$12.25	$15.81	$28.06
04/30/26	01/01/26-01/31/26	$0.00	$0.00	$0.00	$11.22	$0.00	$11.22	$4.90	$6.32	$11.22
05/13/26	04/01/26-04/30/26	$5,701.62	$0.00	($114.03)	$0.00	$0.00	$5,587.59	$2,440.14	$3,147.45	$5,587.59
06/15/26	05/01/26-05/31/26	$14,254.05	$0.00	($285.08)	$0.00	$0.00	$13,968.97	$6,100.35	$7,868.62	$13,968.97
06/24/26	06/01/26-06/01/26	$23,138.64	$0.00	($462.78)	$0.00	$0.00	$22,675.86	$9,902.72	$12,773.14	$22,675.86
	TOTAL	**$ 1,543,092.66**	**$ (68,527.37)**	**$ (29,491.31)**	**$ 2,506.32**	**$ (15,305.83)**	**$ 1,432,274.47**	**$ 625,484.83**	**$ 806,789.64**	**$ 1,432,274.47**

101%	**Net Percent Collected**
0	**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
4/28/26	5/1/26	Wire	$68,765.69	$68,765.69	$25,292.19	$43,473.50
			$ 275,062.76	**$ 188,115.76**	**$ 101,168.76**	**$ 173,894.00**

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)
Less: Principal Payment - 06/15/26		($200,000)
Current Bonds Outstanding		**$11,495,000**

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	$86,947	
Reserve Fund Balance	$86,947	
Bonds Outstanding - 03/04/25		$2,510,000
Less: Principal Payment - 05/01/26		($35,000)
Current Bonds Outstanding		**$2,475,000**