Peace Creek
Community Development District

Meeting Agenda

September 8, 2026

AGENDA

Peace Creek

Community Development District

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

September 1, 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, September 8, 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 August 11, 2026 Board of Supervisors Meeting
4. Ratification of Second Amendment to Janitorial Maintenance Agreement with Clean Star Services
5. Review of Proposed Parking Map and Signage Plan
6. Rescheduling November 10, 2026 Board of Supervisors Meeting and Landowners' Election
7. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
        i. Consideration of Amendment to Landscape Agreement – Adding 1 Dry Pond
        ii. Consideration of Fiscal Year 2027 Pool Maintenance Increase with Resort Pool Services
    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
8. Other Business
9. Supervisors Requests
10. Adjournment

MINUTES

MINUTES OF MEETING
PEACE CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Peace Creek Community Development District was held on Tuesday, **August 11, 2026** at 10:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida, and via Zoom Webinar.

Present and constituting a quorum were:

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

Also, present were:

Tricia Adams	District Manager, GMS
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 August 11, 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 10:30 a.m. Four Board members were present in person, constituting a quorum. Ms. Dudley participated by Zoom.

SECOND ORDER OF BUSINESS **Public Comment Period**

Resident Jose Gonzalez thanked the Board for addressing his prior traffic concerns and recommended collecting speed and traffic-volume data before selecting traffic-calming measures. He requested that staff obtain information regarding a short-term traffic study focused on Reggie

Road, Austin Street and its approaches, and the roadway near the amenity center. He also requested an estimated completion date for the traffic-sign corrections and the Engineer's review of MUTCD compliance. Mr. Gonzalez suggested using the resulting data to guide future traffic-enforcement and traffic-calming decisions.

THIRD ORDER OF BUSINESS **Approval of Minutes of the July 14, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the July 14, 2026 Board of Supervisors meeting. The Board had no corrections to the minutes.

> On MOTION by Mr. Morgan, seconded by Ms. Dazzo, all in favor, the Minutes of the July 14, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Ratification of GMS Proposal #553 for Sign Corrections**

Ms. Adams presented GMS Proposal No. 553 for corrections to the District's traffic-control signs based on the District Engineer's recommendations. She explained that, because the work was time-sensitive, the Chairman had previously approved the proposal subject to Board ratification. Mr. Bailey reported that the work was underway and was expected to be completed within approximately one week.

> On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the GMS Proposal #553 for Sign Corrections, was ratified.

FIFTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Audit Engagement Letter**

Ms. Adams presented the Fiscal Year 2026 audit engagement letter from Grau & Associates in the amount of $6,700. She noted that the audit would cover the fiscal year ending September 30, 2026, and that the cost was included in the adopted budget.

> On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Fiscal Year 2026 Audit Engagement Letter, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Janitorial Maintenance Increase for 2027 with Clean Star Services**

Mr. Bailey presented Clean Star Services' request to increase the monthly janitorial-maintenance fee to $500 for Fiscal Year 2027. Mr. Bailey explained that the request represented a $25 monthly increase that had not been included in the proposed service pricing during budget preparation. Staff advised that the additional cost could be absorbed within the District's overall operating budget.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Janitorial Maintenance Increase for 2027 with Clean Star Services, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Pool Maintenance Increase for Fiscal Year 2027 with Resort Pools**

Ms. Adams presented Resort Pools' request to increase the monthly pool-maintenance fee from $1,400 to $1,440 for Fiscal Year 2027. She noted that the increase had been included in the adopted budget.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Pool Maintenance Increase for Fiscal Year 2027 with Resort Pools, was approved.

EIGHTH ORDER OF BUSINESS **Review of Traffic Calming Devices – BOS direction to reach out to WHPD for traffic/speed study**

Ms. Adams reviewed potential traffic-calming measures and explained that speed and traffic volume data would assist the Board in evaluating future options. She recommended first requesting assistance from the Winter Haven Police Department regarding a speed study of Reggie Road, Austin Street and its approaches, and the roadway near the amenity center. The Board directed staff, by consensus, to contact the Police Department and return with other options if the City was unable to assist.

Ms. Adams reported that the traffic-enforcement agreement with the City of Winter Haven had been fully executed. She noted that the District was completing the remaining sign corrections recommended by the District Engineer.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Rinaldi reminded Board members that ethics training reminders would continue to be sent periodically to ensure completion by December 31, 2026, and stated there were no further updates unless the Board had questions.

B. Engineer

Mr. Hunter requested notification when the traffic-sign corrections were complete so the District Engineer could inspect the work and update the Engineer's records. He stated that the Engineer would provide any necessary follow-up recommendations after the inspection.

C. Field Manager's Report

Mr. Bailey reported that the pool-rules sign had been updated to include sun-shelf depth information requested by the Health Department. He also reported completion of fan-light replacements and landscaping improvements near the amenity center. Routine landscaping, irrigation, janitorial, pool, pet-waste-station, and trash services were ongoing. Staff was coordinating with the pond-maintenance contractor regarding isolated weed growth following recent rainfall.

D. District Manager's Report

i. Approval of the Check Register

Ms. Adams presented the check register for the period of June 1, 2026, through June 30, 2026, in the amount of $38,034.30.

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

ii. Balance Sheet & Income Statement

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

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requestions

Ms. Adams reported that the planned property conveyances and permit transfers had been completed. She stated that the development improvements were substantially complete and that additional construction-fund requisitions could be processed as eligible costs were submitted.

TENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

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

There were no members of the public present for comments.

TWELFTH ORDER OF BUSINESS **Adjournment**

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

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

________________________________ ________________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION 4

Docusign Envelope ID: B777A31B-DD35-8EAD-834A-CC6349DAA8BE

SECOND AMENDMENT TO AGREEMENT FOR JANITORIAL MAINTENANCE SERVICES

THIS SECOND AMENDMENT ("**Second Amendment**") is made effective this 1st day of January 2027 ("**Effective Date**"), by and between:

> **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, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the "**District**"); and
>
> **CSS CLEAN STAR SERVICES OF CENTRAL FLORIDA INC.**, a Florida corporation with a mailing address of 11121 Camden Park Drive, Windermere, Florida 34786 (the "**Contractor**," and together with the District, the "**Parties**").

RECITALS

WHEREAS, the District and the Contractor previously entered into that certain *Agreement for Janitorial Maintenance Services*, dated February 13, 2024, as amended (together with all amendments, the "**Agreement**"), incorporated herein by this reference; and

WHEREAS, pursuant to Section 20 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the District and the Contractor now desire to amend the Agreement to increase the compensation for the Services described therein as provided in this Second Amendment; and

WHEREAS, the District and the Contractor each represent that it has the authority to execute this Second Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Second Amendment so that this Second Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Second Amendment.

SECTION 2. AMENDMENT OF AGREEMENT. The Parties wish to increase the compensation set forth in Section 4.A. of the Agreement for professional cleaning services provided from October through April from **Four Hundred Seventy-Five Dollars and Zero Cents ($475.00)** per month to **Five Hundred Dollars and Zero Cents ($500.00)** per month and for professional cleaning services provided from May through September from **Six Hundred Sixty**

Docusign Envelope ID: B777A31B-DD35-8EAD-834A-CC6349DAA8BE

Dollars and Zero Cents ($660.00) per month to **Six Hundred Eighty-Five Dollars and Zero Cents ($685.00)** per month, as set forth in **Exhibit A** attached hereto. The new monthly pricing shall be effective beginning January 1, 2027.

SECTION 3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Second Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable except for the terms as specifically amended herein. To the extent the provisions of this Second Amendment and **Exhibit A** hereto conflict, this Second Amendment shall control.

SECTION 4. AUTHORIZATION. The execution of this Second Amendment has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Second Amendment.

SECTION 5. EXECUTION IN COUNTERPARTS. This Second Amendment 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.

SECTION 6. EFFECTIVE DATE. This Second Amendment shall have an effective date as of the date first written above.

IN WITNESS WHEREOF, the Parties execute this Second Amendment the day and year first written above.

PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
Adam Morgan
D8F17F6DF603436...

Chairperson, Board of Supervisors

CSS CLEAN STAR SERVICES OF CENTRAL FLORIDA INC.

Signed by:
By: Tracy Chacon
E73B9904B45245F...
Print: Tracy Chacon
Its: President

EXHIBIT A: Contractor's Proposal

Docusign Envelope ID: B777A31B-DD35-8EAD-834A-CC6349DAA8BE

<u>EXHIBIT A</u>:
Contractor's Proposal

CSS
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.

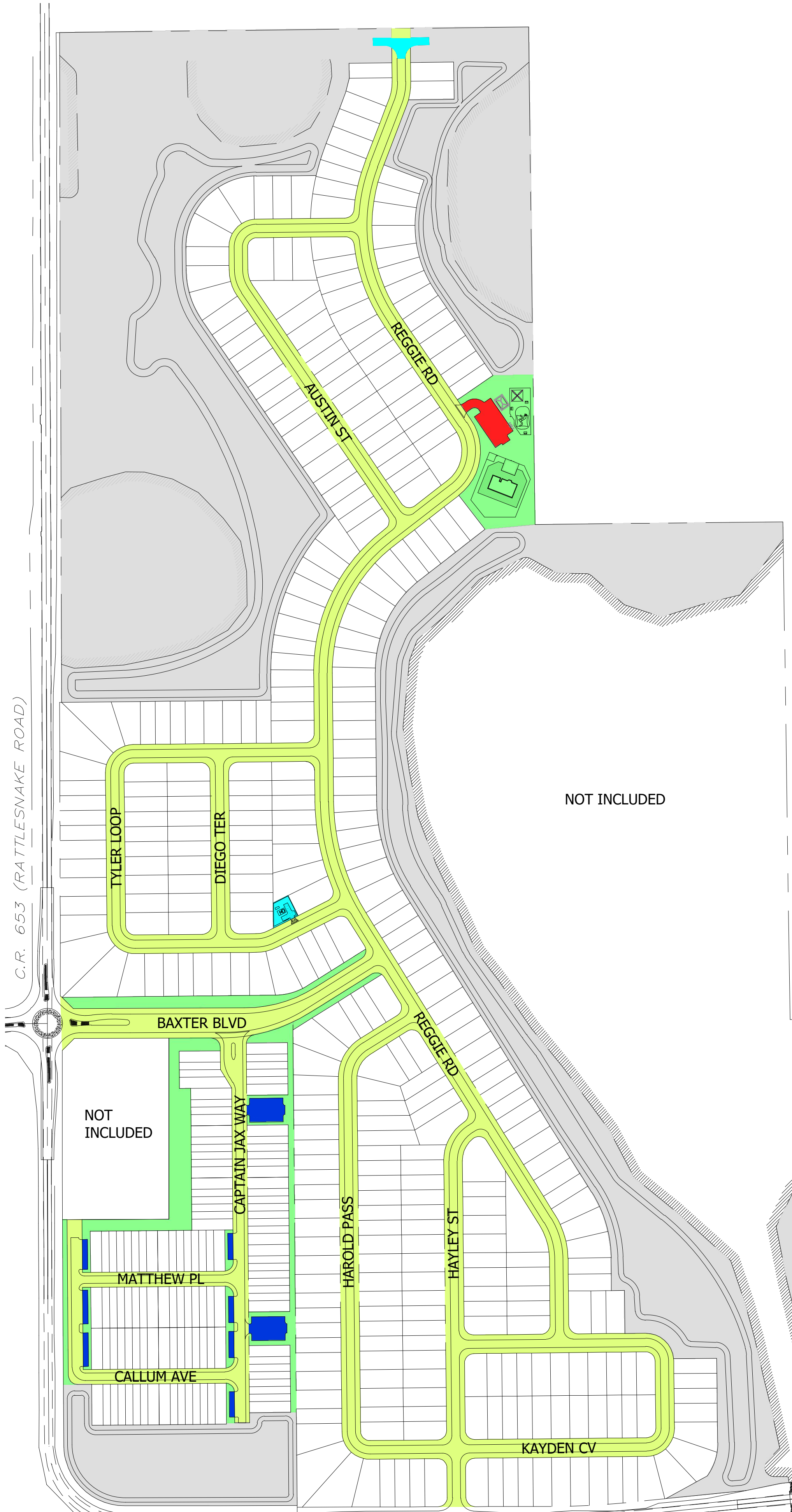
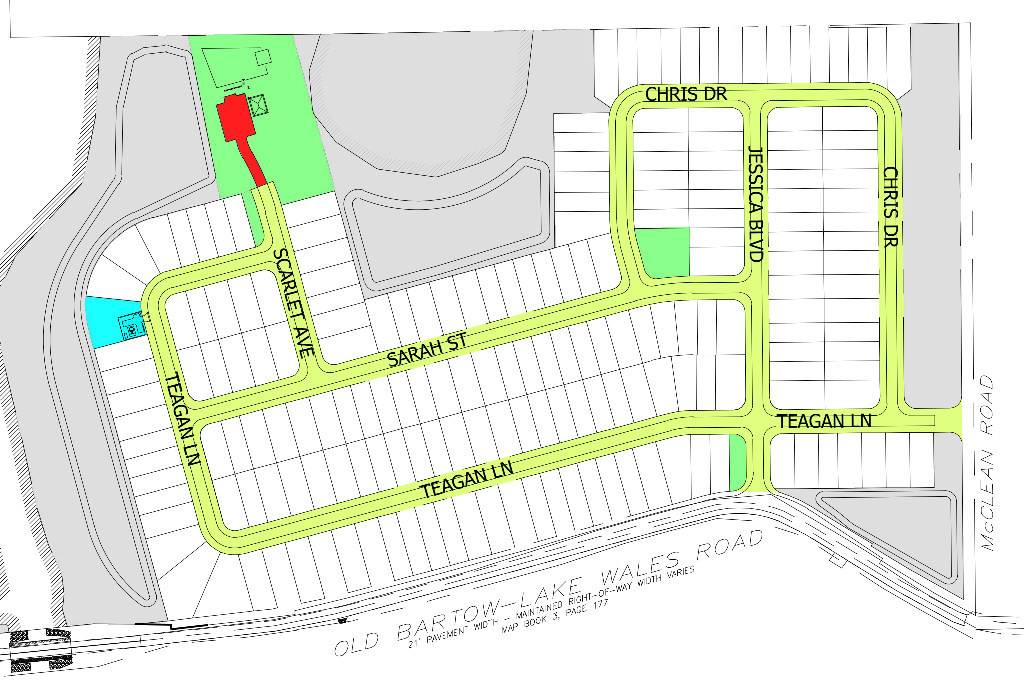
Please, any feedback is very important to us.

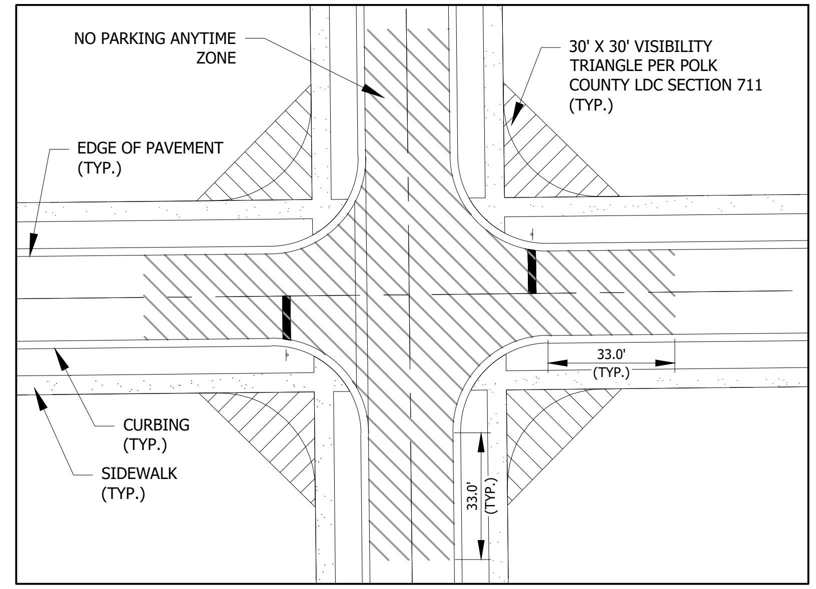
Thanks in advance for your time and consideration,

Respectfully,

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

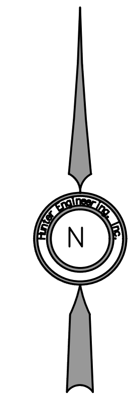
SECTION 5

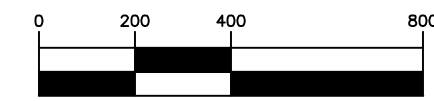


TYPICAL INTERSECTION DETAIL

NOT TO SCALE



GRAPHIC SCALE



SCALE: 1 inch =400 ft.

PARKING MAP KEY

- CDD COMMON AREA
- DISTRICT-OWNED PUBLIC ROADWAY [1, 4]
- AMENITY PARKING [2]
- OVERNIGHT PARKING ALLOWED [3]
- NOT FOR PUBLIC USE
- OPEN SPACE, DRAINAGE, & WETLANDS
- NO PARKING ANYTIME [4]

Notes:

1. Oversized vehicles, recreational vehicles, vessels, trailers, and other vehicles covered by the District's parking rules may not be parked overnight on District-owned roadways. Daytime parking of such vehicles is permitted only while actively loading or unloading. Abandoned or broken-down vehicles are prohibited at all times.

2. Overnight parking is prohibited within the amenity parking areas.

3. Designated overflow parking areas are provided in the townhome development for residents of the townhome development only. Oversized vehicles, recreational vehicles, vessels, trailers, and other vehicles covered by the District's parking rules may not be parked overnight in the designated overflow parking areas. Daytime parking of such vehicles is permitted only while actively loading or unloading. Abandoned or broken-down vehicles are prohibited at all times.

4. Refer to Typical Intersection Detail on this sheet. No parking is allowed within the immediate proximity of all internal roadway intersections, as shown.

PARKING MAP

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

Parking Map
For The
PEACE CREEK RESERVE SUBDIVISION
Winter Haven, Florida

Date: September 4, 2026

C0

SECTION 6

PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors ("Board") of the Peace Creek Community Development District ("District") will hold their regular meetings for Fiscal Year 2027 at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850, at 10:30 a.m. on the following dates, unless otherwise indicated as follows:

October 13, 2026
November 10, 2026 – Holiday Inn Winter Haven, 200 Cypress Gardens Blvd, Winter Haven, FL 33880
December 8, 2026
January 12, 2027
February 9, 2027
March 9, 2027
April 13, 2027
May 11, 2027
June 8, 2027
July 13, 2027
August 10, 2027
September 14, 2027

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801; Phone: (407) 841-5524 ("District Manager's Office").

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION 7

SECTION C

September,08,2026

Peace Creek CDD

Field Management Report

Completed Items

- All street signs identified in the engineer's report have been extended to meet the minimum required height specifications.
- The pool deck drain cover was found to be missing and has been replaced. The replacement restores the drain to proper condition and helps eliminate a potential safety concern in the pool deck area.
- Discing of the community ponds has been completed throughout the district. This maintenance helps manage vegetation and maintain the overall condition and functionality of the stormwater ponds.

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 i

This item will be provided under separate cover

SECTION ii

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 D

SECTION i

Peace Creek
Community Development District

Summary of Check Register

July 01, 2026 to July 31, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	7/6/26	415-416	$	100,120.00
	7/10/26	417-420	$	17,886.07
	7/17/26	421-426	$	22,241.85
	7/24/26	427-428	$	23,064.80
	7/31/26	429-433	$	9,111.77
		Total Amount	**$**	**172,424.49**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/06/26	00019	5/26/26	70770577	202605	330-57200-48100		*	60.00		
			PEST CONTROL MAY26							
		6/06/26	71178652	202606	330-57200-48100		*	60.00		
			PEST CONTROL JUN26							
						MASSEY SERVICES,INC.			120.00	000415
7/06/26	00033	7/01/26	07012026	202607	300-58100-10000		*	100,000.00		
			TSFR CAPITAL RESERVE FY26							
						PEACE CREEK CDD BANK UNITED			100,000.00	000416
7/10/26	00018	6/30/26	28810	202606	330-57200-49000		*	1,600.69		
			SIFER ISO CARD							
						CURRENT DEMANDS ELECTRICAL &			1,600.69	000417
7/10/26	00007	6/30/26	22717	202606	310-51300-31100		*	3,225.00		
			ENGINEERING SVCS JUN26							
						HUNTER ENGINEERING, INC.			3,225.00	000418
7/10/26	00011	6/01/26	24386	202606	320-53800-46200		*	12,325.00		
			LANDSCAPE MAINT JUN26							
						PRINCE & SONS INC.			12,325.00	000419
7/10/26	00041	6/30/26	00077792	202606	310-51300-48000		*	735.38		
			PUBLIC HEARING 6/14/26							
						USA TODAY MEDIA CORP.			735.38	000420
7/17/26	00022	6/30/26	18317	202606	330-57200-48200		*	725.00		
			CLEANING SVCS JUN26							
						CSS CLEAN STAR SERVICES			725.00	000421
7/17/26	00001	7/01/26	122	202607	320-53800-34000		*	1,480.67		
			FIELD MANAGEMENT JUL26							
		7/01/26	122	202607	330-57200-12000		*	13.39		
			SIFER P FOB PRE-PROG							
		7/01/26	123	202607	310-51300-34000		*	3,647.92		
			MANAGEMENT FEES JUL26							
		7/01/26	123	202607	310-51300-35200		*	108.17		
			WEBSITE ADMIN JUL26							
		7/01/26	123	202607	310-51300-35100		*	162.25		
			INFORMATION TECH JUL26							
		7/01/26	123	202607	310-51300-31300		*	534.00		
			DISSEM AGENT SVCS JUL26							
		7/01/26	123	202607	330-57200-12000		*	1,041.67		
			AMENITY ACCESS JUL26							
		7/01/26	123	202607	310-51300-51000		*	1.08		
			OFFICE SUPPLIES JUL26							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/01/26	123	202607	310-51300-42500		*	16.35		
			COPIES JUL26							
		7/01/26	123	202607	310-51300-42000		*	1.35		
			POSTAGE JUL26							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			7,006.85	000422
7/17/26	00019	7/11/26	71470645	202607	330-57200-48100		*	60.00		
			PEST CONTROL JUL26							
						MASSEY SERVICES,INC.			60.00	000423
7/17/26	00038	7/01/26	3476221	202607	330-57200-48200		*	500.00		
			PET STATION SVCS JUL26							
						PAWSITIVE SCOOPER LLC			500.00	000424
7/17/26	00011	6/30/26	24806	202606	320-53800-47300		*	225.00		
			TRACK WIRE/LOCATE VALVE							
		7/01/26	24902	202607	320-53800-46200		*	12,325.00		
			LANDSCAPE MAINT JUL26							
						PRINCE & SONS INC.			12,550.00	000425
7/17/26	00020	7/01/26	AV32554	202607	330-57200-48500		*	1,400.00		
			POOL MAINTENANCE JUL26							
						MCDONNELL CORPORATION DBA			1,400.00	000426
7/24/26	00002	7/16/26	15437	202606	310-51300-31500		*	2,423.04		
			GENERAL COUNSEL JUN26							
						KILINSKI VAN WYK PLLC			2,423.04	000427
7/24/26	00016	7/22/26	07222026	202607	300-20700-10300		*	20,641.76		
			TSFR TAX RCPTS S23							
						PEACE CREEK CDD C/O USBANK			20,641.76	000428
7/31/26	00042	7/30/26	07302026	202607	300-20700-10000		*	1,757.96		
			REIMB ASTONIA DUKE #5656							
						ASTONIA CDD			1,757.96	000429
7/31/26	00001	7/01/26	122A	202607	320-53800-48000		*	207.70		
			AMERICAN METALS TAMPA							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			207.70	000430
7/31/26	00032	4/30/26	20	202604	320-53800-48000		*	829.63		
			PRESSURE WASH BREEZEWAY							
		6/30/26	25	202606	330-57200-48000		*	1,740.32		
			BRACING AROUND POOL FENCE							
		6/30/26	26	202606	320-53800-48000		*	290.45		
			FILLED IN POT HOLE							
						GOVERNMENTAL MANAGEMENT SERVICES-TA			2,860.40	000431

*** CHECK DATES 07/01/2026 - 07/31/2026 *** 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 #
7/31/26	00011	7/13/26	25173	202607	320-53800-47300		*	252.13		
			RPLC ROTORS/BROKEN VALVE							
		7/20/26	25226	202607	320-53800-47300		*	622.36		
			RPLC LEAK BACKFLOW VALVE							
		7/20/26	25227	202607	320-53800-47300		*	622.36		
			RPLC LEAK BACKFLOW VALVE							
		7/20/26	25247	202607	320-53800-49000		*	260.00		
			ONE TIME MOW/CLEANUP							
						PRINCE & SONS INC.			1,756.85	000432
7/31/26	00026	6/30/26	12615519	202606	330-57200-34500		*	2,528.86		
			SECURITY SVCS JUN26							
						SECURITAS SECURITY SERVICES USA,INC			2,528.86	000433

TOTAL FOR BANK A 172,424.49

TOTAL FOR REGISTER 172,424.49

SECTION ii

Peace Creek

Community Development District

Unaudited Financial Reporting

July 31, 2026

Table of Contents

Peace Creek

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	Debt Service Fund	Capital Reserves Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	$ 457,733	$ -	$ 177,647	$ -	$ 635,380
Due from General Fund	$ -	$ 36	$ -	$ -	$ 36
Investments:					
Series 2023					
Reserve	$ -	$ 400,906	$ -	$ -	$ 400,906
Revenue	$ -	$ 381,507	$ -	$ -	$ 381,507
Construction	$ -	$ -	$ -	$ 41,030	$ 41,030
Series 2025					
Reserve	$ -	$ 86,947	$ -	$ -	$ 86,947
Revenue	$ -	$ 75,091	$ -	$ -	$ 75,091
Construction	$ -	$ -	$ -	$ 350	$ 350
Total Assets	**$ 457,733**	**$ 944,488**	**$ 177,647**	**$ 41,379**	**$ 1,621,247**
Liabilities:					
Accounts Payable	$ 10,504	$ -	$ -	$ -	$ 10,504
Due to Debt Service	$ 36	$ -	$ -	$ -	$ 36
Fica Payable	$ 153	$ -	$ -	$ -	$ 153
Total Liabilites	**$ 10,694**	**$ -**	**$ -**	**$ -**	**$ 10,694**
Fund Balance:					
Restricted for:					
Debt Service-S2023	$ -	$ 782,449	$ -	$ -	$ 782,449
Debt Service-S2025	$ -	$ 162,038	$ -	$ -	$ 162,038
Capital Projects-S2023	$ -	$ -	$ -	$ 41,030	$ 41,030
Capital Projects-S2025	$ -	$ -	$ -	$ 350	$ 350
Assigned for:					
Capital Reserves	$ -	$ -	$ 177,647	$ -	$ 177,647
Unassigned	$ 447,039	$ -	$ -	$ -	$ 447,039
Total Fund Balances	**$ 447,039**	**$ 944,488**	**$ 177,647**	**$ 41,379**	**$ 1,610,553**
Total Liabilities & Fund Balance	$ 457,733	$ 944,488	$ 177,647	$ 41,379	$ 1,621,247

Peace Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Asssessments - On Roll	$ 621,627	$ 621,627	$ 625,513	$ 3,885
Assessments - Direct	$ 101,169	$ 101,169	$ 101,169	$ (0)
Interest Income	$ -	$ -	$ 7,571	$ 7,571
Miscellaneous Income	$ -	$ -	$ 581	$ 581
Total Revenues	**$ 722,797**	**$ 722,797**	**$ 734,834**	**$ 12,037**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 10,000	$ 7,600	$ 2,400
FICA Expense	$ 918	$ 765	$ 581	$ 184
Engineering	$ 15,000	$ 12,500	$ 5,663	$ 6,838
Attorney	$ 30,000	$ 25,000	$ 25,140	$ (140)
Annual Audit	$ 5,100	$ 5,100	$ 6,600	$ (1,500)
Assessment Administration	$ 5,408	$ 5,408	$ 5,408	$ -
Arbitrage	$ 900	$ 450	$ 450	$ -
Dissemination	$ 6,408	$ 5,340	$ 5,340	$ -
Disclosure Software	$ 3,500	$ 3,500	$ 2,500	$ 1,000
Trustee Fees	$ 8,844	$ 8,493	$ 8,493	$ -
Management Fees	$ 43,775	$ 36,479	$ 36,479	$ -
Information Technology	$ 1,947	$ 1,622	$ 1,623	$ (0)
Website Maintenance	$ 1,298	$ 1,082	$ 1,082	$ (0)
Postage & Delivery	$ 2,000	$ 1,667	$ 691	$ 975
Insurance	$ 6,399	$ 6,399	$ 6,190	$ 209
Copies	$ 750	$ 625	$ 63	$ 562
Legal Advertising	$ 3,000	$ 2,500	$ 735	$ 1,765
Contingency	$ 2,500	$ 2,083	$ 451	$ 1,632
Office Supplies	$ 625	$ 521	$ 8	$ 513
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 150,545**	**$ 129,707**	**$ 115,271**	**$ 14,437**

Peace Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Operations & Maintenance				
Field Expenditures:				
Property Insurance	$ 22,156	$ 22,156	$ 13,058	$ 9,098
Field Management	$ 17,768	$ 14,806	$ 14,807	$ (0)
Landscape Maintenance	$ 135,000	$ 112,500	$ 110,435	$ 2,065
Landscape Replacement	$ 15,000	$ 15,000	$ 19,766	$ (4,766)
Streetlights	$ 33,770	$ 28,142	$ 17,759	$ 10,383
Electric	$ 7,260	$ 6,050	$ 163	$ 5,887
Water & Sewer	$ 90,000	$ 75,000	$ 27,486	$ 47,514
Sidewalk & Asphalt Maintenance	$ 2,500	$ 2,083	$ -	$ 2,083
Irrigation Repairs	$ 10,000	$ 8,333	$ 3,931	$ 4,403
General Repairs & Maintenance	$ 10,000	$ 8,333	$ 3,478	$ 4,856
Contingency	$ 7,500	$ 6,250	$ 3,505	$ 2,745
Subtotal Field Expenditures	**$ 350,953**	**$ 298,654**	**$ 214,386**	**$ 84,268**
Amenity Expenditures:				
Amenity - Electric	$ 15,863	$ 13,219	$ 4,934	$ 8,285
Amenity - Water	$ 12,000	$ 10,000	$ 2,366	$ 7,634
Internet	$ 2,000	$ 1,667	$ 1,055	$ 612
Pest Control	$ 735	$ 613	$ 600	$ 13
Janitorial Service	$ 9,300	$ 9,300	$ 12,556	$ (3,256)
Security Services	$ 34,000	$ 28,333	$ 20,941	$ 7,392
Pool Maintenance	$ 17,400	$ 14,500	$ 14,050	$ 450
Pool Permit	$ -	$ -	$ 280	$ (280)
Amenity Repairs & Maintenance	$ 10,000	$ 8,333	$ 4,961	$ 3,372
Amenity Access Management	$ 12,500	$ 10,417	$ 10,430	$ (13)
Contingency	$ 7,500	$ 6,250	$ 5,140	$ 1,110
Subtotal Amenity Expenditures	**$ 121,298**	**$ 102,632**	**$ 77,313**	**$ 25,318**
Total Operations & Maintenance	**$ 472,251**	**$ 401,285**	**$ 291,699**	**$ 109,587**
Total Expenditures	**$ 622,797**	**$ 530,993**	**$ 406,970**	**$ 124,023**
Excess (Deficiency) of Revenues over Expenditures	$ 100,000		$ 327,864	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ 100,000	$ 100,000	$ 100,000	$ -
Total Other Financing Sources/(Uses)	**$ 100,000**	**$ 100,000**	**$ 100,000**	**$ -**
Net Change in Fund Balance	**$ -**		**$ 227,864**	
Fund Balance - Beginning	$ -		$ 219,176	
Fund Balance - Ending	$ -		$ 447,039	

Peace Creek

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments	$ 801,813	$ 801,813	$ 806,826	$ 5,013
Interest	$ 10,000	$ 10,000	$ 28,348	$ 18,348
Total Revenues	**$ 811,813**	**$ 811,813**	**$ 835,174**	**$ 23,361**
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	$ 29,780	$ 23,361
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (11,400)	$ (11,400)
Total Other Financing Sources (Uses)	$ -	$ -	$ (11,400)	$ (11,400)
Net Change in Fund Balance	**$ 6,419**		**$ 18,380**	
Fund Balance - Beginning	$ 361,641		$ 764,070	
Fund Balance - Ending	$ 368,060		$ 782,449	

Peace Creek

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments	$ 173,894	$ 173,894	$ 173,894	$ -
Interest	$ 5,000	$ 5,000	$ 7,308	$ 2,308
Total Revenues	**$ 178,894**	**$ 178,894**	**$ 181,202**	**$ 2,308**
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	$ 9,870	$ 2,308
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (91,367)	$ (91,367)
Total Other Financing Sources (Uses)	$ -	$ -	$ (91,367)	$ (91,367)
Net Change in Fund Balance	**$ 7,561**		**$ (81,497)**	
Fund Balance - Beginning	$ 69,559		$ 243,535	
Fund Balance - Ending	$ 77,120		$ 162,038	

Peace Creek

Community Development District

Capital Projects Fund-Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 1,140	$ 1,140
Total Revenues	**$ -**	**$ -**	**$ 1,140**	**$ 1,140**
Expenditures:				
Capital Outlay	$ -	$ -	$ 12,120	$ (12,120)
Total Expenditures	**$ -**	**$ -**	**$ 12,120**	**$ (12,120)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (10,980)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ 11,400	$ 11,400
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 11,400**	**$ 11,400**
Net Change in Fund Balance	**$ -**		**$ 421**	
Fund Balance - Beginning	$ -		$ 40,609	
Fund Balance - Ending	$ -		$ 41,030	

Peace Creek

Community Development District

Capital Projects Fund-Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Developer Contributions	$ -	$ -	$ 561	$ 561
Interest	$ -	$ -	$ 22,064	$ 22,064
Total Revenues	**$ -**	**$ -**	**$ 22,625**	**$ 22,625**
Expenditures:				
Capital Outlay	$ -	$ -	$ 1,636,788	$ (1,636,788)
Total Expenditures	**$ -**	**$ -**	**$ 1,636,788**	**$ (1,636,788)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (1,614,162)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ 91,367	$ 91,367
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 91,367**	**$ 91,367**
Net Change in Fund Balance	**$ -**		**$ (1,522,796)**	
Fund Balance - Beginning	$ -		$ 1,523,145	
Fund Balance - Ending	$ -		$ 350	

Peace Creek

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 2,291	$ 2,291
Total Revenues	**$ -**	**$ -**	**$ 2,291**	**$ 2,291**
Expenditures:				
Contingency	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 2,291	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ 100,000	$ 100,000	$ 100,000	$ -
Total Other Financing Sources/(Uses)	**$ 100,000**	**$ 100,000**	**$ 100,000**	**$ -**
Net Change in Fund Balance	**$ 100,000**		**$ 102,291**	
Fund Balance - Beginning	$ 75,000		$ 75,356	
Fund Balance - Ending	$ 175,000		$ 177,647	

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	$ 28	$ -	$ -	$ 625,513
Assessments - Direct	$ 50,584	$ -	$ -	$ 25,292	$ -	$ -	$ 25,292	$ -	$ -	$ -	$ -	$ -	$ 101,169
Interest Income	$ -	$ -	$ 2	$ 839	$ 1,141	$ 1,241	$ 1,174	$ 1,182	$ 1,065	$ 927	$ -	$ -	$ 7,571
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**	**$ 955**	**$ -**	**$ -**	**$ 734,834**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 600	$ -	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ -	$ -	$ 7,600
FICA Expense	$ -	$ 46	$ -	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ -	$ -	$ 581
Engineering	$ -	$ 375	$ 875	$ 563	$ 250	$ -	$ 188	$ -	$ 3,225	$ 188	$ -	$ -	$ 5,663
Attorney	$ 1,248	$ 2,315	$ 142	$ 2,669	$ 3,004	$ 4,621	$ 4,085	$ 2,277	$ 2,423	$ 2,356	$ -	$ -	$ 25,140
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	$ 534	$ -	$ -	$ 5,340
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	$ 3,648	$ -	$ -	$ 36,479
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ -	$ 1,623
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ -	$ 1,082
Postage & Delivery	$ 116	$ 19	$ 44	$ 256	$ 19	$ 44	$ 16	$ 116	$ 59	$ 1	$ -	$ -	$ 691
Insurance	$ 5,897	$ -	$ -	$ -	$ -	$ 293	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,190
Printing & Binding	$ 2	$ -	$ -	$ -	$ -	$ -	$ 7	$ 36	$ 1	$ 16	$ -	$ -	$ 63
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 735	$ -	$ -	$ -	$ 735
Contingency	$ -	$ -	$ -	$ 117	$ 69	$ 43	$ 42	$ 86	$ 43	$ 51	$ -	$ -	$ 451
Office Supplies	$ 1	$ 1	$ 0	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ -	$ -	$ 8
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**	**$ 8,142**	**$ -**	**$ -**	**$ 115,271**

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	$ 1,481	$ -	$ -	$ 14,807
Landscape Maintenance	$ 9,560	$ 9,560	$ 9,560	$ 9,560	$ 11,740	$ 11,740	$ 11,740	$ 12,325	$ 12,325	$ 12,325	$ -	$ -	$ 110,435
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,766	$ -	$ -	$ -	$ -	$ 19,766
Streetlights	$ 1,595	$ 1,595	$ 1,595	$ 1,607	$ 1,557	$ 1,557	$ 1,557	$ 2,676	$ 1,834	$ 2,186	$ -	$ -	$ 17,759
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	$ 4,559	$ -	$ -	$ 27,486
Irrigation Repairs	$ -	$ 824	$ -	$ 677	$ 85	$ -	$ 85	$ 138	$ 625	$ 1,497	$ -	$ -	$ 3,931
General Repairs & Maintenance	$ 427	$ -	$ 837	$ -	$ 770	$ 116	$ 830	$ -	$ 290	$ 208	$ -	$ -	$ 3,478
Contingency	$ 3	$ 13	$ -	$ -	$ -	$ 2,243	$ -	$ 370	$ 370	$ 506	$ -	$ -	$ 3,505
Subtotal Field Expenditures	**$ 28,542**	**$ 20,886**	**$ 17,007**	**$ 15,780**	**$ 16,151**	**$ 17,833**	**$ 16,329**	**$ 37,680**	**$ 21,417**	**$ 22,761**	**$ -**	**$ -**	**$ 214,386**
Amenity Expenditures:													
Amenity - Electric	$ 566	$ 520	$ 609	$ 614	$ 485	$ 287	$ 475	$ 451	$ 464	$ 464	$ -	$ -	$ 4,934
Amenity - Water	$ 56	$ 29	$ 29	$ 37	$ 57	$ 60	$ 156	$ 330	$ 969	$ 644	$ -	$ -	$ 2,366
Internet	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ -	$ -	$ 1,055
Pest Control	$ 120	$ -	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ -	$ -	$ 600
Janitorial Service	$ 725	$ 3,006	$ 1,075	$ 1,075	$ 1,075	$ 1,075	$ 1,075	$ 1,075	$ 1,150	$ 1,225	$ -	$ -	$ 12,556
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	$ 1,400	$ -	$ -	$ 14,050
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	$ 1,055	$ -	$ -	$ 10,430
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**	**$ 4,953**	**$ -**	**$ -**	**$ 77,313**
Total Operations & Maintenance	**$ 39,208**	**$ 30,008**	**$ 23,131**	**$ 22,874**	**$ 21,090**	**$ 26,254**	**$ 23,433**	**$ 45,460**	**$ 32,527**	**$ 27,715**	**$ -**	**$ -**	**$ 291,699**
Total Expenditures	**$ 59,008**	**$ 44,416**	**$ 28,644**	**$ 32,008**	**$ 29,961**	**$ 41,031**	**$ 37,997**	**$ 53,505**	**$ 44,544**	**$ 35,857**	**$ -**	**$ -**	**$ 406,970**
Excess (Deficiency) of Revenues over Expenditures	$ (7,992)	$ (2,912)	$ 508,915	$ 2,149	$ (23,955)	$ (33,867)	$ (2,273)	$ (49,883)	$ (27,415)	$ (34,901)	$ -	$ -	$ 327,864
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ -	$ 100,000
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 100,000**	**$ -**	**$ -**	**$ 100,000**
Net Change in Fund Balance	**$ (7,992)**	**$ (2,912)**	**$ 508,915**	**$ 2,149**	**$ (23,955)**	**$ (33,867)**	**$ (2,273)**	**$ (49,883)**	**$ (27,415)**	**$ 65,099**	**$ -**	**$ -**	**$ 227,864**

PEACE CREEK CDD

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

ON ROLL ASSESSMENTS

	General Fund	Debt Series 2023	Total
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
07/31/26	04/01-06/30/26	$0.00	$0.00	$0.00	$64.39	$0.00	$64.39	$28.12	$36.27	$64.39
	TOTAL	**$ 1,543,092.66**	**$ (68,527.37)**	**$ (29,491.31)**	**$ 2,570.71**	**$ (15,305.83)**	**$ 1,432,338.86**	**$ 625,512.95**	**$ 806,825.91**	**$ 1,432,338.86**

101%	**Net Percent Collected**
0	**Balance Remaining to Collect**

DIRECT BILL ASSESSMENTS

653TH LLC
2026-01

Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Debt Service S25 Fund
			Net Assessments	$ 275,062.75	$ 101,168.75	$ 173,894.00
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**