Peace Creek
Community Development District

Meeting Agenda

November 10, 2026

AGENDA

Peace Creek
Community Development District

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

November 3, 2026

Board of Supervisors Meeting
Peace Creek Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Peace Creek Community Development District** will be held on **Tuesday, November 10, 2026,** at **10:30 AM** at the **Holiday Inn Winter Haven, 200 Cypress Gardens Blvd. Winter Haven, FL 33880.**

Zoom Video Link: https://us06web.zoom.us/j/84158741558
Call-In Information: 1-305-224-1968 **Meeting ID:** 841 5874 1558

Following is the advance agenda for the meeting:

Landowners' Meeting

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners' Questions and Comments
8. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Organizational Matters
    A. Administration of Oath to Newly Elected Board Members
    B. Consideration of Resolution 2027-02 Canvassing and Certifying Results of the Landowners' Election
    C. Election of Officers
    D. Consideration of Resolution 2027-03 Electing Officers
4. Approval of Minutes of the October 13, 2026 Board of Supervisors Meeting
5. 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
iii. Report Regarding Speed WHPD Speed Enforcement

E. Project Development Update
i. Status of Property Conveyance
ii. Status of Permit Transfers
iii. Status of Construction Funds & Requisitions

6. Other Business
7. Supervisors' Requests
8. Adjournment

Landowners' Meeting

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE**: November 10, 2026**
TIME: **10:30 AM**
LOCATION: **Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Fl 33880**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two (2) years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please that a particular parcel of real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two (2) candidates receiving the highest number of votes shall be elected for terms of four (4) years. The remaining candidate shall be elected for a term of two (2) years. The terms of office for the successful candidates shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by <u>one</u> (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the District to be held at **the Holiday Inn Winter Haven – 200 Cypress Gardens Blvd, Winter Haven FL 33880, on November 10, 2026, at 10:20 a.m.,** and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

_____
Printed Name of Legal Owner

_____ _____
Signature of Legal Owner Date

_____

Parcel Description	**Acreage**	**Authorized Votes**
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

Board of Supervisors
Meeting

SECTION 3

SECTION B

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Peace Creek Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Winter Haven, Polk County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within ninety (90) days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvas the votes and declare and certify the results of said election.

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

1. ELECTION RESULTS. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

Seat Number	Supervisor	Number of Votes
1		_____
2		
5		

2. TERMS. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

Seat Number	Supervisor	Term	Term Expiration
1		4-year	November 2030
2		4-year	November 2030
5		2-year	November 2028

3. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 10th day of November 2026.

ATTEST**:**	**PEACE CREEK** **COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson/Vice Chairperson, Board of Supervisors

SECTION D

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Peace Creek Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Winter Haven, Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson _____

Vice Chairperson _____

Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 10th day of November 2026.

ATTEST**:**

PEACE CREEK
COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairperson,
Board of Supervisors

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, **October 13, 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 *by Zoom*	Chairman
Rob Bonin	Vice Chairman
Carrie Dazzo	Assistant Secretary
Kayla Word	Assistant Secretary
Michelle Dudley	Assistant Secretary

Also, present were:

Tricia Adams	District Manager, GMS
Christine Wells	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 October 13, 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 and one Board member joined by Zoom.

SECOND ORDER OF BUSINESS **Public Comment Period**

There were no public comments, so the next item followed.

THIRD ORDER OF BUSINESS **Approval of Minutes of the September 8, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the September 8, 2026, Board of Supervisors meeting. The Board had no corrections to the minutes.

> On MOTION by Ms. Dudley, seconded by Mr. Bonin, with all in favor, the Minutes of the September 8, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Public Hearing to Adopt Amended Parking Policies**

Ms. Adams asked to open the public hearing.

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

Counsel reviewed the restrictions applicable to townhome overflow spaces and designated intersections. In response to a question about no parking zones, the Engineer clarified that the map shading along the lots referred to the sidewalk and grass verge. Counsel explained the separate restrictions applicable to parking on the roadway.

Counsel explained that designated overflow spaces were reserved for townhome residents from 10:00 p.m. to 6:00 a.m. Staff proposed bringing an annual permit application and procedures back to the Board after the first of the year.

The Board discussed the parking map to clarify that red-marked road sections prohibit street parking, while red-marked lot areas prohibit parking on sidewalks and grass verges. Ms. Adams noted that these restrictions help prevent damage to turf and irrigation systems and address neighborhood concerns. She also clarified that street parking is permitted along Captain Jack's Way except within 30 feet of designated intersections.

Before proceeding, staff reported technical difficulties preventing Zoom attendees from being unmuted. Supervisor Adam Morgan joined the meeting by telephone, and the Zoom session was restarted to resolve the connectivity issues and allow public comment.

**Ms. Adams stopped Zoom at this time and restarted the session with Peace Creek CDD to establish better connectivity.*

Ms. Rinaldi further explained that street parking was restricted only for oversized vehicles, vessels, and recreational vehicles, as outlined in Sections 4A and 4B. Ms. Adams asked for any public comments at this time.

Mr. Gonzalez expressed concern about speeding near Austin Street and requested traffic-calming options, cost estimates, and consideration of an enforcement agreement with the City.

Ms. Adams asked to close the public hearing.

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

A. Consideration of Resolution 2027-01 Adopting Amended and Restated Parking Policies

Ms. Adams presented Resolution 2027-01, adopting amended and restated parking policies, for the Board's consideration.

> On MOTION by Ms. Dudley, seconded by Mr. Morgan, with all in favor, Resolution 2027-01 Adopting Amended and Restated Parking Policies, was approved.

FIFTH ORDER OF BUSINESS Presentation of Winter Haven Police Department Speed Study

Ms. Adams presented the Winter Haven Police Department speed study, which monitored traffic from August 25 through September 11, 2026. During the monitoring period, 7,672 vehicles were recorded on a roadway with a posted speed limit of 15 miles per hour. The average speed was 19 miles per hour, with the highest recorded speed reaching 37 miles per hour. Approximately 32% of vehicles were traveling faster than 20 miles per hour. Following a brief discussion regarding differences in enforcement ratings and the direction of travel, Ms. Adams recommended coordinating with the Winter Haven Police Department to obtain recommendations for traffic enforcement in the area. The Board raised no objections.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Rinaldi stated that she had nothing else to report but was available to answer questions from the Board.

B. Engineer

Mr. Hunter stated that he had nothing to report.

Field Manager's Report

Mr. Bailey reported that the amenity fan schedule had been adjusted, pool furniture had been cleaned, and landscape, pond, and janitorial maintenance continued. Staff was addressing tall pond vegetation.

i. Consideration of Pawsitive Scooper Proposal for Serenity at Peace Creek

Mr. Bailey presented a proposal from Pawsitive Scooper, LLC to install three additional dog waste stations in Serenity at Peace Creek for a total installation cost of $1,184.25. The proposal also included an additional monthly service fee of $150, or $50 per station, for twice-weekly servicing, including waste bags and photo reports.

On MOTION by Ms. Dudley, seconded by Ms. Dazzo, with all in favor, the Proposal from Pawsitive Scooper Proposal for Serenity at Peace Creek, was approved.

ii. Consideration of Proposal from Prince & Sons to Continue Fuel Surcharge

Mr. Bailey presented a proposal from Prince & Sons to continue fuel surcharge. He explained that Prince & Sons had requested an extension of its fuel surcharge for Fiscal Year 2027, from October 1, 2026, through September 30, 2027. The previously approved surcharge expired on September 30, 2026. Under the proposed arrangement, a 3% surcharge would apply to the basic landscaping services when the average monthly fuel price exceeds $4.00 per gallon, a 2% surcharge would apply when fuel prices range from $3.50 to $3.99 per gallon, and no surcharge would apply when prices fall below $3.49 per gallon. The surcharge would be calculated monthly based on average fuel prices. Mr. Bailey noted that Prince is a local owner-operated business that uses gas-powered equipment and operates on a tight margin, while the District currently receives competitive pricing for landscaping services. The Board discussed the request and clarified that the previously approved surcharge applied only through September 30, 2026. Following discussion, the Board took no action on the request at this time.

C. District Manager's Report

i. Approval of the Check Register

Ms. Adams presented the check register from August 1, 2026 to August 30, 2026 totaling $26,358.06.

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

ii. Balance Sheet & Income Statement

Ms. Adams presented the balance sheet and income statement.

D. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

a) Ratification of Series 2025 Requisition 26

Ms. Adams discussed the ratification of Series 2025 Requisition 26. She explained that this is payable to KVW Law and the total amount is $1,067. She noted that the requisition has been processed subject to Board ratification.

> On MOTION by Ms. Dudley, seconded by Ms. Word, with all in favor, Series 2025 Requisition 26, was ratified.

SEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There were no members of the public present for comments.

NINTH ORDER OF BUSINESS Adjournment

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

On MOTION by Ms. Dudley, seconded by Ms. Word, with all in favor, the Meeting was Adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION 5

SECTION C

November,11,2026

Peace Creek CDD

Field Management Report

Completed Items

- The amenity door closer was found bent and has since been repaired to ensure the door closes properly. This repair helps maintain the security of the amenity facility by ensuring the door closes securely after use.
- Street signs throughout the District have been straightened and repositioned as needed to improve their alignment and maintain a neat, uniform appearance throughout the community.
- 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 D

SECTION i

Peace Creek
Community Development District

Summary of Check Register

September 1, 2026 to September 30, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	9/4/2026	444-449	$	17,838.59
	9/11/2026	450-452	$	3,191.50
	9/18/2026	453-454	$	2,076.82
	9/25/2026	455-457	$	24,691.17
	Autodrafts	080119-080130	$	12,182.98
			$	59,981.06
Supervisor Fees - September 2026				
	Patrick R Bonin	50152	$	184.70
	Carrie Dazzo	50153	$	184.70
	Michelle C Dudley	50154	$	184.70
	Kayla A Word	50155	$	184.70
	Adam H Morgan	50156	$	184.70
			$	923.50
		Total Amount	**$**	**60,904.56**

*** CHECK DATES 09/01/2026 - 09/30/2026 *** 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 #
9/04/26	00022	8/27/26	18843	202608	330-57200-48200		*	725.00		
			CLEANING SVCS AUG26							
						CSS CLEAN STAR SERVICES			725.00	000444
9/04/26	00038	9/01/26	3739215	202609	330-57200-48200		*	150.00		
			PET WASTE REMOVAL SEPT26							
						PAWSITIVE SCOOPER LLC			150.00	000445
9/04/26	00011	9/01/26	26174	202609	320-53800-46200		*	12,325.00		
			LANDSCAPE MAINT SEPT26							
		9/01/26	26254	202609	320-53800-46200		*	246.00		
			MATERIAL FUEL CHARGE							
						PRINCE & SONS INC.			12,571.00	000446
9/04/26	00020	9/01/26	33538	202609	330-57200-48500		*	1,400.00		
			POOL MAINTENANCE SEPT26							
						MCDONNELL CORPORATION DBA			1,400.00	000447
9/04/26	00026	8/31/26	12680862	202608	330-57200-34500		*	2,956.32		
			SECURITY SVCS AUG26							
						SECURITAS SECURITY SERVICES USA,INC			2,956.32	000448
9/04/26	00016	9/04/26	09042026	202609	300-20700-10300		*	36.27		
			TRANSFER OF TAX RCPTS							
						PEACE CREEK CDD C/O USBANK			36.27	000449
9/11/26	00032	5/31/26	21	202605	330-57200-48000		*	55.00		
			AMENITY FENCE REPAIR							
		5/31/26	22	202605	330-57200-48000		*	494.00		
			WASHED MAILBOX KIOSKS							
		5/31/26	23	202605	330-57200-48000		*	82.50		
			PAINT WORKED ON AREAS							
		5/31/26	24	202605	330-57200-49000		*	325.00		
			MATTRESS REMOVAL							
						GOVERNMENTAL MANAGEMENT SERVICES-TA			956.50	000450
9/11/26	00007	8/31/26	22754	202608	310-51300-31100		*	2,175.00		
			BOS MEETING/ENGINEER FEES							
						HUNTER ENGINEERING, INC.			2,175.00	000451
9/11/26	00019	9/02/26	72465883	202609	330-57200-48100		*	60.00		
			PEST CONTROL SEPT26							
						MASSEY SERVICES,INC.			60.00	000452
9/18/26	00032	5/31/26	27	202605	330-57200-48000		*	55.00		
			CUT OFF PLAYGROUND BOLTS							
						GOVERNMENTAL MANAGEMENT SERVICES-TA			55.00	000453

*** CHECK DATES 09/01/2026 - 09/30/2026 *** 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 #
9/18/26	00002	9/14/26	15979	202608	310-51300-31500			*	2,021.82		
			GENERAL COUNSEL AUG26								
							KILINSKI VAN WYK PLLC			2,021.82	000454
9/25/26	00005	9/24/26	34494	202609	300-15500-10000			*	17,519.00		
			INSURANCE POLICY FY27								
							EGIS INSURANCE & RISK ADVISORS			17,519.00	000455
9/25/26	00001	9/01/26	126	202609	320-53800-34000			*	1,480.67		
			FIELD MANAGEMENT SEP26								
		9/01/26	127	202609	310-51300-34000			*	3,647.92		
			MANAGEMENT FEES SEP26								
		9/01/26	127	202609	310-51300-35200			*	108.17		
			WEBSITE ADMIN SEP26								
		9/01/26	127	202609	310-51300-35100			*	162.25		
			INFORMATION TECH SEP26								
		9/01/26	127	202609	310-51300-31300			*	534.00		
			DISSEM AGENT SVCS SEP26								
		9/01/26	127	202609	330-57200-12000			*	1,041.67		
			AMENITY ACCESS SEP26								
		9/01/26	127	202609	310-51300-51000			*	.78		
			OFFICE SUPPLIES SEP26								
		9/01/26	127	202609	310-51300-42000			*	20.36		
			POSTAGE SEP26								
		9/01/26	127	202609	310-51300-42500			*	1.35		
			COPIES SEP26								
							GOVERNMENTAL MANAGEMENT SERVICES-CF			6,997.17	000456
9/25/26	00020	9/21/26	33835	202609	330-57200-49000			*	175.00		
			CALL OUT FEE FOR LIFT								
							MCDONNELL CORPORATION DBA			175.00	000457
							TOTAL FOR BANK A		47,798.08		

*** CHECK DATES 09/01/2026 - 09/30/2026 *** PEACE CREEK - GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/08/26	00021	9/01/26	1079-08. 202608	330	57200	43000				*	464.19		
			721 REGGIE RD AUG26						DUKE ENERGY			464.19	080119
9/08/26	00035	8/19/26	9245-09. 202609	330	57200	44000				*	105.49		
			721 REGGIE RD SEPT26						FRONTIER			105.49	080120
9/21/26	00021	9/15/26	0149-09. 202609	320	53800	43000				*	23.13		
			102 BAXTER BLVD SEPT26						DUKE ENERGY			23.13	080121
9/21/26	00021	9/15/26	1703-09. 202609	320	53800	43100				*	1,665.96		
			3560 OLD BARTOW RD SEPT26						DUKE ENERGY			1,665.96	080122
9/21/26	00021	9/16/26	8160-09. 202609	320	53800	43000				*	77.07		
			3000 CAPTIAN JAX SEPT26						DUKE ENERGY			77.07	080123
9/21/26	00021	9/18/26	1083-09. 202609	320	53800	43100				*	1,547.53		
			0000 OLD BARTOW SEPT26						DUKE ENERGY			1,547.53	080124
9/21/26	00013	9/18/26	1022-08. 202608	330	57200	43200				*	446.07		
			721 REGGIE RD IRR AUG26						WINTER HAVEN WATER			446.07	080125
9/21/26	00013	9/18/26	1023-08. 202608	320	53800	43200				*	7,141.20		
			0 BAXTER BLVD AUG26						WINTER HAVEN WATER			7,141.20	080126
9/21/26	00013	9/18/26	1290-08. 202608	320	53800	43200				*	446.07		
			1500 JESSICA BLVD AUG26						WINTER HAVEN WATER			446.07	080127
9/21/26	00013	9/18/26	1291-08. 202608	320	53800	43200				*	210.19		
			300 KAYDEN CV IRR AUG26						WINTER HAVEN WATER			210.19	080128
9/21/26	00013	9/18/26	1292-08. 202608	320	53800	43200				*	42.73		
			2335 SCARLET AVE AUG26						WINTER HAVEN WATER			42.73	080129
9/21/26	00013	9/18/26	1865-08. 202608	320	53800	43200				*	13.35		
			1776 TEAGAN LN AUG26						WINTER HAVEN WATER			13.35	080130

TOTAL FOR BANK Z 12,182.98

PEAC PEACE CREEK CD IARAUJO

*** CHECK DATES 09/01/2026 - 09/30/2026 ***
PEACE CREEK - GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
									TOTAL FOR REGISTER		59,981.06		

SECTION ii

Peace Creek

Community Development District

Unaudited Financial Reporting

September 30, 2026

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Peace Creek

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	*Debt Service Fund*	*Capital Reserves Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:					
Operating Account	$ 362,083	$ -	$ 178,616	$ -	$ 540,699
Prepaid Expenses	$ 17,519	$ -	$ -	$ -	$ 17,519
Investments:					
Series 2023					
Reserve	$ -	$ 400,906	$ -	$ -	$ 400,906
Revenue	$ -	$ 383,609	$ -	$ -	$ 383,609
Construction	$ -	$ -	$ -	$ 43,480	$ 43,480
Series 2025					
Reserve	$ -	$ 86,947	$ -	$ -	$ 86,947
Revenue	$ -	$ 75,508	$ -	$ -	$ 75,508
Construction	$ -	$ -	$ -	$ -	$ -
Total Assets	**$ 379,602**	**$ 946,970**	**$ 178,616**	**$ 43,480**	**$ 1,548,668**
Liabilities:					
Accounts Payable	$ 23,425	$ -	$ -	$ -	$ 23,425
Due to Debt Service	$ -	$ -	$ -	$ -	$ -
Fica Payable	$ -	$ -	$ -	$ -	$ -
Total Liabilities	**$ 23,425**	**$ -**	**$ -**	**$ -**	**$ 23,425**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 17,519	$ -	$ -	$ -	$ 17,519
Restricted for:					
Debt Service-S2023	$ -	$ 784,515	$ -	$ -	$ 784,515
Debt Service-S2025	$ -	$ 162,455	$ -	$ -	$ 162,455
Capital Projects-S2023	$ -	$ -	$ -	$ 43,480	$ 43,480
Capital Projects-S2025	$ -	$ -	$ -	$ -	$ -
Assigned for:					
Capital Reserves	$ -	$ -	$ 178,616	$ -	$ 178,616
Unassigned	$ 338,658	$ -	$ -	$ -	$ 338,658
Total Fund Balances	**$ 356,177**	**$ 946,970**	**$ 178,616**	**$ 43,480**	**$ 1,525,244**
Total Liabilities & Fund Balance	$ 379,602	$ 946,970	$ 178,616	$ 43,480	$ 1,548,668

Peace Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - On Roll	$ 621,627	$ 621,627	$ 625,513	$ 3,885
Assessments - Direct	$ 101,169	$ 101,169	$ 101,169	$ -
Interest Income	$ -	$ -	$ 9,038	$ 9,038
Miscellaneous Income	$ -	$ -	$ 641	$ 641
Total Revenues	**$ 722,797**	**$ 722,796**	**$ 736,360**	**$ 13,564**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 9,600	$ 2,400
FICA Expense	$ 918	$ 918	$ 734	$ 184
Engineering	$ 15,000	$ 15,000	$ 10,238	$ 4,763
Attorney	$ 30,000	$ 30,000	$ 32,741	$ (2,741)
Annual Audit	$ 5,100	$ 5,100	$ 6,600	$ (1,500)
Assessment Administration	$ 5,408	$ 5,408	$ 5,408	$ -
Arbitrage	$ 900	$ 900	$ 450	$ 450
Dissemination	$ 6,408	$ 6,408	$ 6,408	$ -
Disclosure Software	$ 3,500	$ 3,500	$ 2,500	$ 1,000
Trustee Fees	$ 8,844	$ 8,844	$ 8,493	$ 352
Management Fees	$ 43,775	$ 43,775	$ 43,775	$ -
Information Technology	$ 1,947	$ 1,947	$ 1,947	$ (0)
Website Maintenance	$ 1,298	$ 1,298	$ 1,298	$ (0)
Postage & Delivery	$ 2,000	$ 2,000	$ 812	$ 1,188
Insurance	$ 6,399	$ 6,399	$ 6,190	$ 209
Copies	$ 750	$ 750	$ 95	$ 655
Legal Advertising	$ 3,000	$ 3,000	$ 1,885	$ 1,115
Contingency	$ 2,500	$ 2,500	$ 537	$ 1,963
Office Supplies	$ 625	$ 625	$ 10	$ 615
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 150,545**	**$ 150,546**	**$ 139,896**	**$ 10,650**

Peace Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operations & Maintenance				
Field Expenditures:				
Property Insurance	$ 22,156	$ 22,156	$ 13,058	$ 9,098
Field Management	$ 17,768	$ 17,768	$ 17,768	$ -
Landscape Maintenance	$ 135,000	$ 135,000	$ 135,331	$ (331)
Landscape Replacement	$ 15,000	$ 15,000	$ 19,766	$ (4,766)
Streetlights	$ 33,770	$ 33,770	$ 23,353	$ 10,417
Electric	$ 7,260	$ 7,260	$ 269	$ 6,991
Water & Sewer	$ 90,000	$ 90,000	$ 35,339	$ 54,661
Sidewalk & Asphalt Maintenance	$ 2,500	$ 2,500	$ -	$ 2,500
Irrigation Repairs	$ 10,000	$ 10,000	$ 4,055	$ 5,945
General Repairs & Maintenance	$ 10,000	$ 10,000	$ 7,613	$ 2,387
Contingency	$ 7,500	$ 7,500	$ 3,795	$ 3,705
Subtotal Field Expenditures	**$ 350,953**	**$ 350,954**	**$ 260,347**	**$ 90,607**
Amenity Expenditures:				
Amenity - Electric	$ 15,863	$ 15,863	$ 5,875	$ 9,988
Amenity - Water	$ 12,000	$ 12,000	$ 2,812	$ 9,188
Internet	$ 2,000	$ 2,000	$ 1,266	$ 734
Pest Control	$ 735	$ 735	$ 720	$ 15
Janitorial Service	$ 9,300	$ 9,300	$ 15,006	$ (5,706)
Security Services	$ 34,000	$ 34,000	$ 31,281	$ 2,719
Pool Maintenance	$ 17,400	$ 17,400	$ 16,850	$ 550
Pool Permit	$ -	$ -	$ 280	$ (280)
Amenity Repairs & Maintenance	$ 10,000	$ 10,000	$ 6,872	$ 3,128
Amenity Access Management	$ 12,500	$ 12,500	$ 12,513	$ (13)
Contingency	$ 7,500	$ 7,500	$ 5,640	$ 1,860
Subtotal Amenity Expenditures	**$ 121,298**	**$ 121,298**	**$ 99,116**	**$ 22,182**
Total Operations & Maintenance	**$ 472,251**	**$ 472,252**	**$ 359,462**	**$ 112,790**
Total Expenditures	**$ 622,797**	**$ 622,798**	**$ 499,359**	**$ 123,440**
Excess (Deficiency) of Revenues over Expenditures	$ 100,000		$ 237,002	
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	**$ -**		**$ 137,002**	
Fund Balance - Beginning	$ -		$ 219,176	
Fund Balance - Ending	$ -		$ 356,177	

Peace Creek

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments	$ 801,813	$ 801,813	$ 806,826	$ 5,013
Interest	$ 10,000	$ 10,000	$ 32,635	$ 22,635
Total Revenues	**$ 811,813**	**$ 811,813**	**$ 839,460**	**$ 27,647**
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	$ 34,067	$ 27,647
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (13,621)	$ (13,621)
Total Other Financing Sources (Uses)	$ -	$ -	$ (13,621)	$ (13,621)
Net Change in Fund Balance	**$ 6,419**		**$ 20,446**	
Fund Balance - Beginning	$ 361,641		$ 764,070	
Fund Balance - Ending	$ 368,060		$ 784,515	

Peace Creek

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments	$ 173,894	$ 173,894	$ 173,894	$ -
Interest	$ 5,000	$ 5,000	$ 8,206	$ 3,206
Total Revenues	**$ 178,894**	**$ 178,894**	**$ 182,100**	**$ 3,206**
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	$ 10,768	$ 3,206
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (91,848)	$ (91,848)
Total Other Financing Sources (Uses)	$ -	$ -	$ (91,848)	$ (91,848)
Net Change in Fund Balance	**$ 7,561**		**$ (81,081)**	
Fund Balance - Beginning	$ 69,559		$ 243,535	
Fund Balance - Ending	$ 77,120		$ 162,455	

Peace Creek

Community Development District

Capital Projects Fund-Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Interest	$ -	$ -	$ 1,371	$ 1,371
Total Revenues	**$ -**	**$ -**	**$ 1,371**	**$ 1,371**
Expenditures:				
Capital Outlay	$ -	$ -	$ 12,120	$ (12,120)
Total Expenditures	**$ -**	**$ -**	**$ 12,120**	**$ (12,120)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (10,749)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ 13,621	$ 13,621
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 13,621**	**$ 13,621**
Net Change in Fund Balance	**$ -**		**$ 2,871**	
Fund Balance - Beginning	$ -		$ 40,609	
Fund Balance - Ending	$ -		$ 43,480	

Peace Creek

Community Development District

Capital Projects Fund-Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Developer Contributions	$ -	$ -	$ 795	$ 795
Interest	$ -	$ -	$ 22,066	$ 22,066
Total Revenues	**$ -**	**$ -**	**$ 22,861**	**$ 22,861**
Expenditures:				
Capital Outlay	$ -	$ -	$ 1,637,855	$ (1,637,855)
Total Expenditures	**$ -**	**$ -**	**$ 1,637,855**	**$ (1,637,855)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (1,614,994)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ 91,848	$ 91,848
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 91,848**	**$ 91,848**
Net Change in Fund Balance	**$ -**		**$ (1,523,145)**	
Fund Balance - Beginning	$ -		$ 1,523,145	
Fund Balance - Ending	$ -		$ -	

Peace Creek

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Interest	$ -	$ -	$ 3,260	$ 3,260
Total Revenues	**$ -**	**$ -**	**$ 3,260**	**$ 3,260**
Expenditures:				
Contingency	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 3,260	
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**		**$ 103,260**	
Fund Balance - Beginning	$ 75,000		$ 75,356	
Fund Balance - Ending	$ 175,000		$ 178,616	

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	$ 782	$ 685	$ 9,038
Miscellaneous Income	$ 431	$ -	$ -	$ -	$ 30	$ 60	$ -	$ -	$ 60	$ -	$ 60	$ -	$ 641
Total Revenues	**$ 51,015**	**$ 41,503**	**$ 537,559**	**$ 34,157**	**$ 6,006**	**$ 7,164**	**$ 35,724**	**$ 3,622**	**$ 17,129**	**$ 955**	**$ 842**	**$ 685**	**$ 736,360**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 600	$ -	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 9,600
FICA Expense	$ -	$ 46	$ -	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ 734
Engineering	$ -	$ 375	$ 875	$ 563	$ 250	$ -	$ 188	$ -	$ 3,225	$ 188	$ 2,175	$ 2,400	$ 10,238
Attorney	$ 1,248	$ 2,315	$ 142	$ 2,669	$ 3,004	$ 4,621	$ 4,085	$ 2,277	$ 2,423	$ 2,356	$ 4,023	$ 3,579	$ 32,741
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	$ 534	$ 534	$ 6,408
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	$ 3,648	$ 3,648	$ 43,775
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 1,947
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 1,298
Postage & Delivery	$ 116	$ 19	$ 44	$ 256	$ 19	$ 44	$ 16	$ 116	$ 59	$ 1	$ 101	$ 20	$ 812
Insurance	$ 5,897	$ -	$ -	$ -	$ -	$ 293	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,190
Copies	$ 2	$ -	$ -	$ -	$ -	$ -	$ 7	$ 36	$ 1	$ 16	$ 31	$ 1	$ 95
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 735	$ -	$ -	$ 1,150	$ 1,885
Contingency	$ -	$ -	$ -	$ 117	$ 69	$ 43	$ 42	$ 86	$ 43	$ 51	$ 42	$ 44	$ 537
Office Supplies	$ 1	$ 1	$ 0	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 10
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**	**$ 11,902**	**$ 12,723**	**$ 139,896**

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	$ 1,481	$ 1,481	$ 17,768
Landscape Maintenance	$ 9,560	$ 9,560	$ 9,560	$ 9,560	$ 11,740	$ 11,740	$ 11,740	$ 12,325	$ 12,325	$ 12,325	$ 12,325	$ 12,571	$ 135,331
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	$ 2,380	$ 3,213	$ 23,353
Electric	$ 23	$ 23	$ 23	$ 24	$ 23	$ 23	$ 24	$ -	$ -	$ -	$ 6	$ 100	$ 269
Water & Sewer	$ 2,396	$ 7,390	$ 3,511	$ 2,431	$ 496	$ 673	$ 613	$ 925	$ 4,492	$ 4,559	$ 7,854	$ -	$ 35,339
Irrigation Repairs	$ -	$ 824	$ -	$ 677	$ 85	$ -	$ 85	$ 138	$ 625	$ 1,497	$ 124	$ -	$ 4,055
General Repairs & Maintenance	$ 427	$ -	$ 837	$ -	$ 770	$ 116	$ 830	$ -	$ 290	$ 208	$ 4,135	$ -	$ 7,613
Contingency	$ 3	$ 13	$ -	$ -	$ -	$ 2,243	$ -	$ 370	$ 370	$ 506	$ 291	$ -	$ 3,795
Subtotal Field Expenditures	**$ 28,542**	**$ 20,886**	**$ 17,007**	**$ 15,780**	**$ 16,151**	**$ 17,833**	**$ 16,329**	**$ 37,680**	**$ 21,417**	**$ 22,761**	**$ 28,596**	**$ 17,365**	**$ 260,347**
Amenity Expenditures:													
Amenity - Electric	$ 566	$ 520	$ 609	$ 614	$ 485	$ 287	$ 475	$ 451	$ 464	$ 464	$ 464	$ 477	$ 5,875
Amenity - Water	$ 56	$ 29	$ 29	$ 37	$ 57	$ 60	$ 156	$ 330	$ 969	$ 644	$ 446	$ -	$ 2,812
Internet	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 1,266
Pest Control	$ 120	$ -	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ 720
Janitorial Service	$ 725	$ 3,006	$ 1,075	$ 1,075	$ 1,075	$ 1,075	$ 1,075	$ 1,075	$ 1,150	$ 1,225	$ 1,225	$ 1,225	$ 15,006
Security Services	$ 2,732	$ 2,471	$ 1,804	$ 2,036	$ 2,268	$ 3,833	$ 2,500	$ 3,036	$ 2,529	$ 2,616	$ 2,956	$ 2,500	$ 31,281
Pool Maintenance	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,450	$ 1,400	$ 1,400	$ 1,400	$ 16,850
Pool Permit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 280	$ 0	$ -	$ -	$ -	$ 280
Amenity Repairs & Maintenance	$ 836	$ 550	$ -	$ 270	$ 715	$ 560	$ 290	$ 687	$ 1,740	$ -	$ 1,224	$ -	$ 6,872
Amenity Access Management	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,055	$ 1,042	$ 1,042	$ 12,513
Contingency	$ 3,084	$ -	$ -	$ 455	$ -	$ -	$ -	$ 325	$ 1,601	$ -	$ -	$ 175	$ 5,640
Subtotal Amenity Expenditures	**$ 10,666**	**$ 9,122**	**$ 6,124**	**$ 7,094**	**$ 7,207**	**$ 8,421**	**$ 7,104**	**$ 8,791**	**$ 11,110**	**$ 7,569**	**$ 8,923**	**$ 6,984**	**$ 99,116**
Total Operations & Maintenance	**$ 39,208**	**$ 30,008**	**$ 23,131**	**$ 22,874**	**$ 23,358**	**$ 26,254**	**$ 23,433**	**$ 46,471**	**$ 32,527**	**$ 30,331**	**$ 37,519**	**$ 24,349**	**$ 359,462**
Total Expenditures	**$ 59,008**	**$ 44,416**	**$ 28,644**	**$ 32,008**	**$ 32,229**	**$ 41,031**	**$ 37,997**	**$ 54,517**	**$ 44,544**	**$ 38,472**	**$ 49,421**	**$ 37,073**	**$ 499,359**
Excess (Deficiency) of Revenues over Expenditures	$ (7,992)	$ (2,912)	$ 508,915	$ 2,149	$ (26,223)	$ (33,867)	$ (2,273)	$ (50,895)	$ (27,415)	$ (37,517)	$ (48,579)	$ (36,388)	$ 237,002
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**	**$ (26,223)**	**$ (33,867)**	**$ (2,273)**	**$ (50,895)**	**$ (27,415)**	**$ 62,483**	**$ (48,579)**	**$ (36,388)**	**$ 137,002**

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
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

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	$137,531.38	$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	**$ 275,062.76**	**$ 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**