

*Peace Creek Village  
Community Development District*

*Meeting Agenda*

*April 14, 2026*

# AGENDA

# *Peace Creek Village*

## *Community Development District*

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

April 7, 2026

### **Board of Supervisors Meeting Peace Creek Village Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Peace Creek Village Community Development District** will be held on **Tuesday, April 14, 2026**, at **1:00 PM** at the **Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, FL 33850**.

**Zoom Video Link:** <https://us06web.zoom.us/j/86184711540>

**Call-In Information:** 1-646-876-9923

**Meeting ID:** 861 8471 1540

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Organizational Matters
  - A. Swearing in Newly Appointed Supervisor Thomas Franklin, Sr. (*appointed at January 13, 2026 Board Meeting*)
  - B. Acceptance of Resignation of Supervisor John McKay (Seat #4)
  - C. Appointment to Vacant Board Seat #4
  - D. Swearing in Newly Appointed Supervisor
  - E. Consideration of Resolution 2026-08 Electing Officers
4. Approval of Minutes of the March 10, 2026 Board of Supervisors Meeting
5. Consideration of Resolution 2026-09 Approving the Proposed Fiscal Year 2026/2027 Budget (Suggested Date: July 14, 2026), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2026/2027 Budget and the Imposition of Operations and Maintenance Assessments
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal for Wildlife Signage
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

# SECTION III

# SECTION B

Jill,

Please accept this e-mail as my resignation from the Board of Supervisors of the Peace Creek Village Community Development District effective March 16, 2026.

Thank you very much and please let me know if you have any questions or need any additional information.

John McKay

# SECTION E

**RESOLUTION 2026-08**

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

**WHEREAS**, the Peace Creek Village Community Development District (hereinafter the “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 VILLAGE COMMUNITY DEVELOPMENT DISTRICT:**

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

Chairperson	_____
Vice Chairperson	_____
Secretary	<u>Jill Burns</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>George Flint</u>

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

**PASSED AND ADOPTED** this 14th day of April 2026.

ATTEST:

**PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

# MINUTES

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

The regular meeting of the Board of Supervisors of the Peace Creek Village Community Development District was held on **Tuesday, March 10, 2026** at 1:05 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida and via Zoom Webinar.

Present and constituting a quorum were:

David Matt	Chairman
Kristen Matt	Vice Chairperson
John McKay	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Savannah Hancock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Allen Bailey	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the March 10, 2026 Peace Creek Village Community Development District's regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 1:05 p.m. Three Supervisors were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Swearing in Newly Appointed Supervisor Thomas Franklin, Sr. (*appointed at January 13, 2026 Board Meeting*)**

Ms. Burns stated Mr. Franklin was not present at the meeting and this item would be tabled to a future meeting agenda.

**FOURTH ORDER OF BUSINESS**

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

Ms. Burns presented the minutes from the January 13, 2026 Board of Supervisors meeting and asked for any questions, comments, or corrections. Hearing no changes from the Board, she asked for a motion to approve.

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

**FIFTH ORDER OF BUSINESS**

**Public Hearings**

**A. Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District**

Ms. Burns stated the public hearing had been advertised and asked for a motion to open the public hearing.

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Opening the Public Hearing, was approved.

**i. Consideration of Resolution 2026-06 Adopting Amended and Restated Rules of Procedure for the District**

Ms. Burns presented Resolution 2026-06 and noted that the Rules of Procedure have not changed since they were reviewed at the meeting where the public hearing was set. She noted that this is just updating for recent statutory changes and minor cleanup items.

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Resolution 2026-06 Adopting Amended and Restated Rules of Procedure for the District, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Closing the Public Hearing, was approved.

**B. Public Hearing on the Adoption of Amenity Policies & Rates for the District**

Ms. Burns stated this hearing had been advertised and she asked for a motion to open the public hearing.

On MOTION by Mr. David Matt, seconded by Mr. McKay, with all in favor, Opening the Public Hearing, was approved.

**i. Consideration of Resolution 2026-07 Adopting Amenity Policies & Rates for the District**

Ms. Burns stated Resolution 2026-07 sets the amenity policies and rates for Peace Creek Village Community Development District. While the pool is not yet open, policies for the pickleball court, lakes, ponds, and playgrounds are being adopted. Standard rules for current and planned amenities are included, along with specific rates and fees. The non-resident user fee, which allows outsiders to access amenities, is set within a range up to \$4,500, with a typical approved fee between \$2,500 and \$3,000.

Ms. Hancock was asked what the administrative fee is for. She stated the administrative fee is charged to residents who must go through a disciplinary hearing due to violations of amenity policies, such as suspension hearings or legal actions. This fee helps cover any additional legal or administrative costs incurred by the District or its management and can also be used to recover costs for property damage caused by residents. Ms. Burns noted that the rules provide that residents receive their initial cards at no charge. If a card is lost, a replacement fee applies. Additionally, there is a \$50 fee for returned checks related to any of these issues. The rules can be changed by the Board at any time without another hearing, except for suspension, termination, or rates set higher than previously advertised, which require a hearing. The Board can adjust rules or fees, such as setting the non-resident user fee at \$3,000, at future meetings as needed. The Board made a motion to set the non-resident user fee at \$3,000.

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Resolution 2026-07 Adopting Amenity Policies & Rates for the District, was approved.

Ms. Burns asked for a motion to close the Public Hearing.

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Closing the Public Hearing, was approved.

**SIXTH ORDER OF BUSINESS**

**Ratification of Resolution R-25-14 Confirming the Acceptance of Improvements,**



**C. Field Manager’s Report**

Mr. Bailey stated the District currently has no major outstanding issues. Efforts are underway to install policy signage for the playground and pickleball amenities. The ponds are in good condition, and the new landscaper account manager is familiarizing himself with the District. A recent walkthrough addressed the need to seed certain tracks, and a proposal for seeding and increased maintenance has been received.

Ms. Burns asked the estimated timing on the pool. Mr. Bailey stated they’re starting to build now, so they estimated August-September. Ms. Burns stated that security is not needed for the area, since seasonal coverage typically occurs from Memorial Day to Labor Day, and the pool will not be open before September.

**i. Consideration of Proposals for Landscape Services**

**a) Adding Additional Mowing Area to Contract**

Mr. Bailey stated new account manager understood the need to maintain the tracts, including the front and behind the homes, emphasizing that mowing must continue despite challenges. The maintenance cost for adding two areas is \$5,200, to be incorporated into the current contract. Ms. Burns explains that Ms. Hancock can amend their contract to include an additional \$5,200, but mowing will not begin until new growth is established. Therefore, expenses for mowing will not be incurred until the grass grows, likely later in the year.

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Adding Additional Mowing Area to Contract, was approved.

**b) Seeding Areas in Tract I and Tract N**

Mr. Bailey stated this proposal involves seeding Tract I and Tract N, and another difficult section, with a quoted price of \$7,375 which was much lower than the original sod estimate. Ms. Burns acknowledged that there is typically a recommended time of year for the work in question. They suggest approving the project but deferring to Prince to determine the timing for the work.

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Seeding Areas in Tract I and Tract N, was approved.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register totaling \$666,724.93 from October 1, 2025 through February 28, 2026 which includes some transfers of tax bill receipts.

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns reviewed the balance sheet and income statement.

**TENTH ORDER OF BUSINESS**

**Other Business**

Ms. Burns noted that the preliminary budget planning is expected to be presented in April, with meetings likely to be held at that time. If necessary, the meetings can be moved to May, but April is the currently scheduled timeframe.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, the meeting was adjourned.

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

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

# SECTION V

**RESOLUTION 2026-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

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

2. **DECLARING ASSESSMENTS.** Pursuant to Chapters 190, 197, and/or 170, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “District’s Office,” Governmental Management Services Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the

District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.

3. **SETTING PUBLIC HEARINGS.** Pursuant to Chapters 190, 197, and/or 170, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Tuesday, July 14, 2026  
HOUR: 1:00 p.m.  
LOCATION: Lake Alfred Public Library  
245 N. Seminole Avenue  
Lake Alfred, Florida 33850

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

5. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. **PUBLICATION OF NOTICE.** Notice of the public hearings shall be published in the manner prescribed by Florida law.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

**PASSED AND ADOPTED THIS 14<sup>TH</sup> DAY OF APRIL 2026.**

ATTEST:

**PEACE CREEK VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027

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

***Proposed Budget***  
***FY2027***



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**Peace Creek Village**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ 357,988	\$ 334,836	\$ 23,152	\$ 357,988	\$ 790,337
Developer Contributions	\$ 33,589	\$ 25,404	\$ -	\$ 25,404	\$ -
HOA Contributions	\$ -	\$ 27,050	\$ -	\$ 27,050	\$ -
Interest	\$ -	\$ 0	\$ -	\$ 0	\$ -
<b>Total Revenues</b>	<b>\$ 391,577</b>	<b>\$ 387,290</b>	<b>\$ 23,152</b>	<b>\$ 410,442</b>	<b>\$ 790,337</b>
<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,400	\$ 7,000	\$ 8,400	\$ 12,000
Employer FICA Expense	\$ 918	\$ -	\$ 536	\$ 536	\$ 918
Engineering	\$ 10,000	\$ -	\$ 5,833	\$ 5,833	\$ 10,000
Attorney	\$ 25,000	\$ 5,234	\$ 17,500	\$ 22,734	\$ 25,000
Annual Audit	\$ 6,300	\$ 6,600	\$ -	\$ 6,600	\$ 6,700
Assessment Administration	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ 6,300
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 6,000	\$ 2,500	\$ 3,500	\$ 6,000	\$ 6,300
Disclosure Software	\$ 5,000	\$ 2,375	\$ 2,625	\$ 5,000	\$ 5,000
Reamortization Schedule	\$ 500	\$ -	\$ 500	\$ 500	\$ 500
Trustee Fees	\$ 9,342	\$ -	\$ 9,342	\$ 9,342	\$ 9,342
Management Fees	\$ 40,000	\$ 16,667	\$ 23,333	\$ 40,000	\$ 42,000
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 500	\$ 282	\$ 500	\$ 782	\$ 500
Insurance	\$ 6,325	\$ 5,830	\$ -	\$ 5,830	\$ 6,413
Copies	\$ 500	\$ -	\$ 292	\$ 292	\$ 500
Legal Advertising	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Contingency	\$ 2,500	\$ 585	\$ 700	\$ 1,285	\$ 2,500
Office Supplies	\$ 100	\$ 9	\$ 35	\$ 44	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 137,560</b>	<b>\$ 49,356</b>	<b>\$ 76,396</b>	<b>\$ 125,751</b>	<b>\$ 140,798</b>

**Peace Creek Village**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b><u>Operations &amp; Maintenance</u></b>					
<b><u>Field Services</u></b>					
Property Insurance	\$ 8,000	\$ 1,915	\$ -	\$ 1,915	\$ 9,600
Field Management	\$ 15,000	\$ 6,250	\$ 8,750	\$ 15,000	\$ 15,750
Landscape Maintenance	\$ 85,000	\$ 23,250	\$ 32,550	\$ 55,800	\$ 161,000
Landscape Replacement	\$ 13,200	\$ -	\$ 7,700	\$ 7,700	\$ 20,000
Lake Maintenance	\$ 9,500	\$ 5,500	\$ 7,700	\$ 13,200	\$ 22,000
Streetlights	\$ 33,000	\$ -	\$ 19,250	\$ 19,250	\$ 60,000
Electric	\$ 2,750	\$ -	\$ 1,604	\$ 1,604	\$ 7,260
Water & Sewer	\$ 2,750	\$ 12,019	\$ 3,500	\$ 15,519	\$ 40,000
Sidewalk & Asphalt Maintenance	\$ 2,750	\$ -	\$ 1,604	\$ 1,604	\$ 2,750
Irrigation Repairs	\$ 5,500	\$ -	\$ 3,208	\$ 3,208	\$ 7,500
General Repairs & Maintenance	\$ 11,000	\$ 220	\$ 6,417	\$ 6,637	\$ 11,000
Contingency	\$ 5,500	\$ -	\$ 3,208	\$ 3,208	\$ 7,500
<b>Subtotal Field Expenditures</b>	<b>\$ 193,950</b>	<b>\$ 49,154</b>	<b>\$ 95,492</b>	<b>\$ 144,646</b>	<b>\$ 364,360</b>
<b><u>Amenity Expenditures</u></b>					
Amenity - Electric	\$ 4,400	\$ -	\$ 367	\$ 367	\$ 15,000
Amenity - Water	\$ 5,500	\$ -	\$ 458	\$ 458	\$ 12,000
Internet	\$ 1,100	\$ -	\$ 92	\$ 92	\$ 2,200
Pest Control	\$ 982	\$ -	\$ 82	\$ 82	\$ 1,964
Janitorial Service	\$ 6,710	\$ -	\$ 559	\$ 559	\$ 25,000
Security Services	\$ 13,750	\$ -	\$ 1,146	\$ 1,146	\$ 13,750
Pool Maintenance	\$ 9,625	\$ -	\$ 802	\$ 802	\$ 17,400
Amenity Repairs & Maintenance	\$ 5,500	\$ -	\$ 458	\$ 458	\$ 10,000
Amenity Access Management	\$ 5,000	\$ -	\$ 417	\$ 417	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 625	\$ 625	\$ 7,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 60,067</b>	<b>\$ -</b>	<b>\$ 5,006</b>	<b>\$ 5,006</b>	<b>\$ 114,814</b>
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 254,017</b>	<b>\$ 49,154</b>	<b>\$ 100,497</b>	<b>\$ 149,651</b>	<b>\$ 479,174</b>
<b><u>Other Financing Uses</u></b>					
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ 170,366
<b>Total Other Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 170,366</b>
<b>Total Expenditures</b>	<b>\$ 391,577</b>	<b>\$ 98,510</b>	<b>\$ 176,893</b>	<b>\$ 275,403</b>	<b>\$ 790,337</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 288,781</b>	<b>\$ (153,741)</b>	<b>\$ 135,039</b>	<b>\$ -</b>

Product	Units	ERU/Unit	Total Net Assessments	Total Net Per Unit	Total Gross Per Unit
Phase 1 - Townhomes	38	0.50	\$ 23,427	\$ 616.49	\$ 662.89
Phase 1 - Single Family	286	1.00	\$ 352,631	\$ 1,232.98	\$ 1,325.78
Phase 2 - Single Family	336	1.00	\$ 414,280	\$ 1,232.98	\$ 1,325.78
	<b>660</b>		<b>\$ 790,337</b>		

# Peace Creek Village Community Development District General Fund Narrative

## **Revenues:**

### Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

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## **Expenditures:**

### **General & Administrative:**

#### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

#### Employer FICA Expense

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

#### Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

#### Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

#### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

#### Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2024 & 2025 bonds.

# Peace Creek Village Community Development District General Fund Narrative

## Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based on the Series 2024 & 2025 bonds.

## Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

## Re-amortization Schedule

Represents the cost of having revised amortization schedules issued on the District's bonds when extraordinary redemptions are made.

## Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2024 & 2025 bonds.

## Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

## Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

## Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

## Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

## Insurance

The District's general liability and public official's liability insurance coverages.

# Peace Creek Village Community Development District General Fund Narrative

## Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

## Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

## Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

## Office Supplies

Miscellaneous office supplies.

## Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

## **Operations & Maintenance:**

### **Field Services**

#### Property Insurance

The District's property insurance coverages.

#### Field Management

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District such as landscape maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

#### Landscape Maintenance

The District has a contract with Prince & Sons, Inc. to maintain the landscaping located within the District. These services include monthly landscape maintenance such as mowing of turf areas, pruning and trimming, plant bed weed control, fertilization and irrigation inspections.

#### Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

#### Lake Maintenance

Represents the estimated cost for the care and maintenance of the Districts lakes which includes shoreline grass, brush, and vegetation control.

# Peace Creek Village Community Development District General Fund Narrative

## Streetlights

Represents the cost to maintain streetlights within the District Boundaries that are expected to be in place throughout the fiscal year.

## Electric

Represents current and estimated electric charges of common areas throughout the District.

## Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

## Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

## Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

## General Repairs & Maintenance

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

## Contingency

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

## **Amenity Expenditures**

### Amenity - Electric

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

### Amenity - Water

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

### Internet

Internet service will be added for use at the Amenity Center.

### Pest Control

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

# Peace Creek Village Community Development District General Fund Narrative

## Janitorial Services

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

## Security Services

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

## Pool Maintenance

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

## Amenity Repairs & Maintenance

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

## Amenity Access Management

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

## Contingency

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

## **Other Financing Uses**

### Transfer Out - Capital Reserve

The District will fund an annual amount for future cost related to replacement and repair of capital assets of the District. Upon completion, the District may have a Capital Reserve study prepared to ensure annually funding levels are sufficient.

**Peace Creek Village**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund Series 2024**

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ 509,787	\$ 500,649	\$ 9,138	\$ 509,787	\$ 509,787
Assessments - Lot Closings	\$ -	\$ 72,584	\$ -	\$ 72,584	\$ -
Interest	\$ 12,226	\$ 5,841	\$ 3,505	\$ 9,346	\$ 4,673
Carry Forward Surplus <sup>(1)</sup>	\$ 219,985	\$ 218,122	\$ -	\$ 218,122	\$ 297,595
<b>Total Revenues</b>	<b>\$ 741,997</b>	<b>\$ 797,196</b>	<b>\$ 12,643</b>	<b>\$ 809,839</b>	<b>\$ 812,055</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 201,122	\$ 201,122	\$ -	\$ 201,122	\$ 198,578
Principal - 5/1	\$ 110,000	\$ -	\$ 110,000	\$ 110,000	\$ 115,000
Interest - 5/1	\$ 201,122	\$ -	\$ 201,122	\$ 201,122	\$ 198,578
<b>Total Expenditures</b>	<b>\$ 512,244</b>	<b>\$ 201,122</b>	<b>\$ 311,122</b>	<b>\$ 512,244</b>	<b>\$ 512,156</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 229,754</b>	<b>\$ 596,074</b>	<b>\$ (298,479)</b>	<b>\$ 297,595</b>	<b>\$ 299,899</b>

Interest - 11/1 \$ 195,919

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhome	38	\$37,992	\$999.78	\$1,075.03
Single Family	286	\$471,795	\$1,649.63	\$1,773.80
<b>Total</b>	<b>324</b>	<b>\$509,787</b>		

**Peace Creek Village**  
**Community Development District**  
**Series 2024 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Prinicipal	Interest	Total
11/01/26	\$ 7,145,000.00	\$ -	\$ 198,578.13	\$ 509,700.00
05/01/27	\$ 7,145,000.00	\$ 115,000.00	\$ 198,578.13	
11/01/27	\$ 7,030,000.00	\$ -	\$ 195,918.75	\$ 509,496.88
05/01/28	\$ 7,030,000.00	\$ 120,000.00	\$ 195,918.75	
11/01/28	\$ 6,910,000.00	\$ -	\$ 193,143.75	\$ 509,062.50
05/01/29	\$ 6,910,000.00	\$ 125,000.00	\$ 193,143.75	
11/01/29	\$ 6,785,000.00	\$ -	\$ 190,253.13	\$ 508,396.88
05/01/30	\$ 6,785,000.00	\$ 130,000.00	\$ 190,253.13	
11/01/30	\$ 6,655,000.00	\$ -	\$ 187,246.88	\$ 507,500.00
05/01/31	\$ 6,655,000.00	\$ 135,000.00	\$ 187,246.88	
11/01/31	\$ 6,520,000.00	\$ -	\$ 184,125.00	\$ 506,371.88
05/01/32	\$ 6,520,000.00	\$ 145,000.00	\$ 184,125.00	
11/01/32	\$ 6,375,000.00	\$ -	\$ 180,137.50	\$ 509,262.50
05/01/33	\$ 6,375,000.00	\$ 150,000.00	\$ 180,137.50	
11/01/33	\$ 6,225,000.00	\$ -	\$ 176,012.50	\$ 506,150.00
05/01/34	\$ 6,225,000.00	\$ 160,000.00	\$ 176,012.50	
11/01/34	\$ 6,065,000.00	\$ -	\$ 171,612.50	\$ 507,625.00
05/01/35	\$ 6,065,000.00	\$ 170,000.00	\$ 171,612.50	
11/01/35	\$ 5,895,000.00	\$ -	\$ 166,937.50	\$ 508,550.00
05/01/36	\$ 5,895,000.00	\$ 180,000.00	\$ 166,937.50	
11/01/36	\$ 5,715,000.00	\$ -	\$ 161,987.50	\$ 508,925.00
05/01/37	\$ 5,715,000.00	\$ 190,000.00	\$ 161,987.50	
11/01/37	\$ 5,525,000.00	\$ -	\$ 156,762.50	\$ 508,750.00
05/01/38	\$ 5,525,000.00	\$ 200,000.00	\$ 156,762.50	
11/01/38	\$ 5,325,000.00	\$ -	\$ 151,262.50	\$ 508,025.00
05/01/39	\$ 5,325,000.00	\$ 210,000.00	\$ 151,262.50	
11/01/39	\$ 5,115,000.00	\$ -	\$ 145,487.50	\$ 506,750.00
05/01/40	\$ 5,115,000.00	\$ 225,000.00	\$ 145,487.50	
11/01/40	\$ 4,890,000.00	\$ -	\$ 139,300.00	\$ 509,787.50
05/01/41	\$ 4,890,000.00	\$ 235,000.00	\$ 139,300.00	
11/01/41	\$ 4,405,000.00	\$ -	\$ 132,837.50	\$ 507,137.50
05/01/42	\$ 3,860,000.00	\$ 250,000.00	\$ 132,837.50	
11/01/42	\$ 3,860,000.00	\$ -	\$ 125,962.50	\$ 508,800.00
05/01/43	\$ 3,860,000.00	\$ 265,000.00	\$ 125,962.50	
11/01/43	\$ 3,860,000.00	\$ -	\$ 118,675.00	\$ 509,637.50
05/01/44	\$ 3,860,000.00	\$ 280,000.00	\$ 118,675.00	
11/01/44	\$ 3,860,000.00	\$ -	\$ 110,975.00	\$ 509,650.00
05/01/45	\$ 3,860,000.00	\$ 295,000.00	\$ 110,975.00	
11/01/45	\$ 3,565,000.00	\$ -	\$ 102,493.75	\$ 508,468.75
05/01/46	\$ 3,565,000.00	\$ 310,000.00	\$ 102,493.75	
11/01/46	\$ 3,255,000.00	\$ -	\$ 93,581.25	\$ 506,075.00
05/01/47	\$ 3,255,000.00	\$ 330,000.00	\$ 93,581.25	

**Peace Creek Village**  
**Community Development District**  
**Series 2024 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Prinicipal	Interest	Total
11/01/47	\$ 2,925,000.00	\$ -	\$ 84,093.75	\$ 507,675.00
05/01/48	\$ 2,925,000.00	\$ 350,000.00	\$ 84,093.75	
11/01/48	\$ 2,575,000.00	\$ -	\$ 74,031.25	\$ 508,125.00
05/01/49	\$ 2,575,000.00	\$ 370,000.00	\$ 74,031.25	
11/01/49	\$ 2,205,000.00	\$ -	\$ 63,393.75	\$ 507,425.00
05/01/50	\$ 2,205,000.00	\$ 390,000.00	\$ 63,393.75	
11/01/50	\$ 1,815,000.00	\$ -	\$ 52,181.25	\$ 505,575.00
05/01/51	\$ 1,815,000.00	\$ 415,000.00	\$ 52,181.25	
11/01/51	\$ 1,400,000.00	\$ -	\$ 40,250.00	\$ 507,431.25
05/01/52	\$ 1,400,000.00	\$ 440,000.00	\$ 40,250.00	
11/01/52	\$ 960,000.00	\$ -	\$ 27,600.00	\$ 507,850.00
05/01/53	\$ 960,000.00	\$ 465,000.00	\$ 27,600.00	
11/01/53	\$ 495,000.00	\$ -	\$ 14,231.25	\$ 506,831.25
05/01/54	\$ 495,000.00	\$ 495,000.00	\$ 14,231.25	\$ 509,231.25
		<b>\$ 7,145,000.00</b>	<b>\$ 7,278,143.75</b>	<b>\$ 14,734,265.63</b>

**Peace Creek Village**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund Series 2025**

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
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**Revenues**

Assessments	\$ 554,330	\$ -	\$ 554,330	\$ 554,330	\$ 554,330
Interest	\$ 3,116	\$ 11,220	\$ 6,732	\$ 17,952	\$ 5,610
Carry Forward Surplus <sup>(1)</sup>	\$ 277,966	\$ 274,721	\$ -	\$ 274,721	\$ 253,038
<b>Total Revenues</b>	<b>\$ 835,412</b>	<b>\$ 285,942</b>	<b>\$ 561,062</b>	<b>\$ 847,004</b>	<b>\$ 812,978</b>

**Expenditures**

Interest - 11/1	\$ 262,302	\$ 262,302	\$ -	\$ 262,302	\$ 219,189
Principal - 5/1	\$ 110,000	\$ -	\$ 110,000	\$ 110,000	\$ 115,000
Interest - 5/1	\$ 221,664	\$ -	\$ 221,664	\$ 221,664	\$ 219,189
<b>Total Expenditures</b>	<b>\$ 593,966</b>	<b>\$ 262,302</b>	<b>\$ 331,664</b>	<b>\$ 593,966</b>	<b>\$ 553,378</b>

<b>Excess Revenues/(Expenditures)</b>	<b>\$ 241,446</b>	<b>\$ 23,639</b>	<b>\$ 229,398</b>	<b>\$ 253,038</b>	<b>\$ 259,601</b>
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Interest - 11/1 \$ 216,601

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	336	\$554,330	\$1,649.79	\$1,773.97
<b>Total</b>	<b>336</b>	<b>\$554,330</b>		

**Peace Creek Village**  
**Community Development District**  
**Series 2025 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Prinicipal	Interest	Total
11/01/26	\$ 7,795,000.00	\$ -	\$ 219,188.75	\$ 550,852.50
05/01/27	\$ 7,795,000.00	\$ 115,000.00	\$ 219,188.75	
11/01/27	\$ 7,680,000.00	\$ -	\$ 216,601.25	\$ 550,790.00
05/01/28	\$ 7,680,000.00	\$ 120,000.00	\$ 216,601.25	
11/01/28	\$ 7,560,000.00	\$ -	\$ 213,901.25	\$ 550,502.50
05/01/29	\$ 7,560,000.00	\$ 125,000.00	\$ 213,901.25	
11/01/29	\$ 7,435,000.00	\$ -	\$ 211,088.75	\$ 549,990.00
05/01/30	\$ 7,435,000.00	\$ 135,000.00	\$ 211,088.75	
11/01/30	\$ 7,300,000.00	\$ -	\$ 208,051.25	\$ 554,140.00
05/01/31	\$ 7,300,000.00	\$ 140,000.00	\$ 208,051.25	
11/01/31	\$ 7,015,000.00	\$ -	\$ 204,901.25	\$ 552,952.50
05/01/32	\$ 7,015,000.00	\$ 145,000.00	\$ 204,901.25	
11/01/32	\$ 7,015,000.00	\$ -	\$ 201,638.75	\$ 551,540.00
05/01/33	\$ 7,015,000.00	\$ 155,000.00	\$ 201,638.75	
11/01/33	\$ 6,860,000.00	\$ -	\$ 197,298.75	\$ 553,937.50
05/01/34	\$ 6,860,000.00	\$ 160,000.00	\$ 197,298.75	
11/01/34	\$ 6,700,000.00	\$ -	\$ 192,818.75	\$ 550,117.50
05/01/35	\$ 6,700,000.00	\$ 170,000.00	\$ 192,818.75	
11/01/35	\$ 6,530,000.00	\$ -	\$ 188,058.75	\$ 550,877.50
05/01/36	\$ 6,530,000.00	\$ 180,000.00	\$ 188,058.75	
11/01/36	\$ 6,350,000.00	\$ -	\$ 183,018.75	\$ 551,077.50
05/01/37	\$ 6,350,000.00	\$ 190,000.00	\$ 183,018.75	
11/01/37	\$ 6,160,000.00	\$ -	\$ 177,698.75	\$ 550,717.50
05/01/38	\$ 6,160,000.00	\$ 200,000.00	\$ 177,698.75	
11/01/38	\$ 5,960,000.00	\$ -	\$ 172,098.75	\$ 549,797.50
05/01/39	\$ 5,960,000.00	\$ 215,000.00	\$ 172,098.75	
11/01/39	\$ 5,745,000.00	\$ -	\$ 166,078.75	\$ 553,177.50
05/01/40	\$ 5,745,000.00	\$ 225,000.00	\$ 166,078.75	
11/01/40	\$ 5,520,000.00	\$ -	\$ 159,778.75	\$ 550,857.50
05/01/41	\$ 5,520,000.00	\$ 240,000.00	\$ 159,778.75	
11/01/41	\$ 5,025,000.00	\$ -	\$ 153,058.75	\$ 552,837.50
05/01/42	\$ 4,175,000.00	\$ 255,000.00	\$ 153,058.75	
11/01/42	\$ 4,175,000.00	\$ -	\$ 145,918.75	\$ 553,977.50
05/01/43	\$ 4,175,000.00	\$ 265,000.00	\$ 145,918.75	
11/01/43	\$ 4,175,000.00	\$ -	\$ 138,498.75	\$ 549,417.50
05/01/44	\$ 4,175,000.00	\$ 285,000.00	\$ 138,498.75	
11/01/44	\$ 4,175,000.00	\$ -	\$ 130,518.75	\$ 554,017.50
05/01/45	\$ 4,175,000.00	\$ 300,000.00	\$ 130,518.75	
11/01/45	\$ 4,175,000.00	\$ -	\$ 122,118.75	\$ 552,637.50
05/01/46	\$ 4,175,000.00	\$ 315,000.00	\$ 122,118.75	
11/01/46	\$ 3,860,000.00	\$ -	\$ 112,905.00	\$ 550,023.75
05/01/47	\$ 3,860,000.00	\$ 335,000.00	\$ 112,905.00	
11/01/47	\$ 3,525,000.00	\$ -	\$ 103,106.25	\$ 551,011.25

**Peace Creek Village**  
**Community Development District**  
**Series 2025 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Prinicipal	Interest	Total
05/01/48	\$ 3,525,000.00	\$ 355,000.00	\$ 103,106.25	
11/01/48	\$ 3,170,000.00	\$ -	\$ 92,722.50	\$ 550,828.75
05/01/49	\$ 3,170,000.00	\$ 380,000.00	\$ 92,722.50	
11/01/49	\$ 2,790,000.00	\$ -	\$ 81,607.50	\$ 554,330.00
05/01/50	\$ 2,790,000.00	\$ 400,000.00	\$ 81,607.50	
11/01/50	\$ 2,390,000.00	\$ -	\$ 69,907.50	\$ 551,515.00
05/01/51	\$ 2,390,000.00	\$ 425,000.00	\$ 69,907.50	
11/01/51	\$ 1,965,000.00	\$ -	\$ 57,476.25	\$ 552,383.75
05/01/52	\$ 1,965,000.00	\$ 450,000.00	\$ 57,476.25	
11/01/52	\$ 1,515,000.00	\$ -	\$ 44,313.75	\$ 551,790.00
05/01/53	\$ 1,515,000.00	\$ 475,000.00	\$ 44,313.75	
11/01/53	\$ 1,040,000.00	\$ -	\$ 30,420.00	\$ 549,733.75
05/01/54	\$ 1,040,000.00	\$ 505,000.00	\$ 30,420.00	
11/01/54	\$ 535,000.00	\$ -	\$ 15,648.75	\$ 551,068.75
05/01/55	\$ 535,000.00	\$ 535,000.00	\$ 15,648.75	\$ 550,648.75
		<b>\$ 7,795,000.00</b>	<b>\$ 8,420,885.00</b>	<b>\$ 16,547,548.75</b>

# SECTION VI

# SECTION C

# Peace Creek Village CDD

## Field Management Report

### Completed Items

- A buildup of asphalt near the entrance to the pickleball court has been removed, reducing a potential safety hazard for residents and visitors accessing the amenity.
- After completing a review of the ponds, it was determined that the installation of “No Swimming / Wildlife” signage in prominent, high-traffic areas would improve safety and increase awareness for residents and visitors.



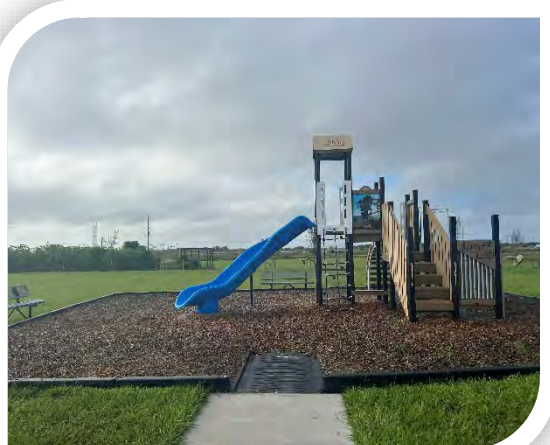
### Contracted Services

- The landscaping contractor continues to maintain the community grounds in a satisfactory manner. We have transitioned to a weekly schedule for common areas and a bi-weekly schedule for pond banks.
- The lake management vendor is providing a high level of service and is proactively implementing measures to address anticipated vegetation growth associated with warmer weather.



### In-Progress

- Signage for the playground and pickleball court has been ordered and is anticipated to arrive within the week. Once received, installation will be completed in a timely manner.
- The missing stop sign on Linda Drive is pending installation and will be completed as soon as the backordered post becomes available.



# SECTION 1



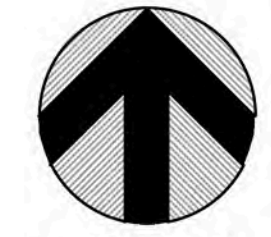
**! DANGER**

**ALLIGATORS  
AND SNAKES  
IN AREA**



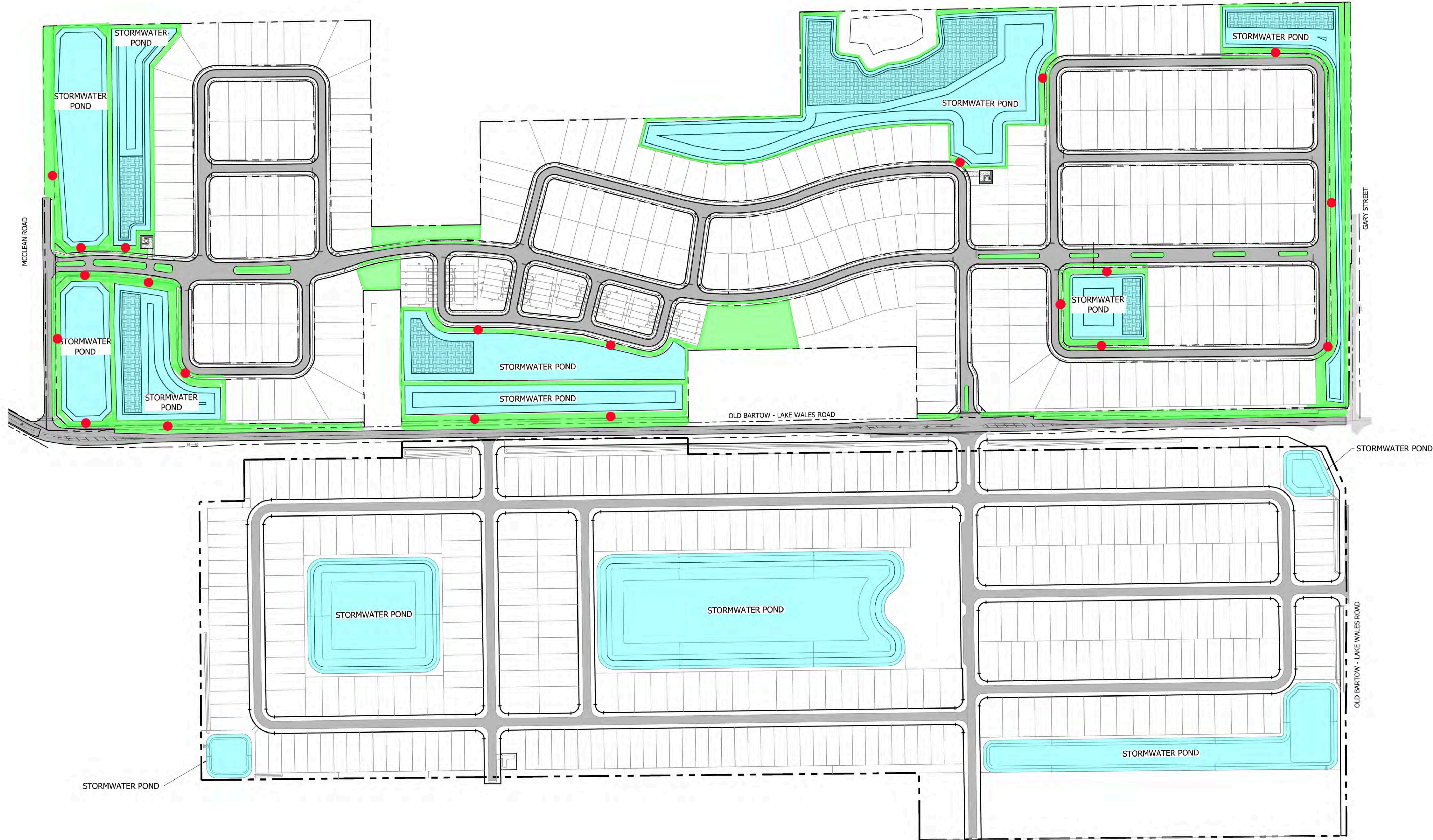
**STAY AWAY  
FROM THE WATER**

**DO NOT FEED  
THE WILDLIFE**



NORTH

SCALE: 1" = 150'  
0' 150' 300'



NO.	DATE	DESCRIPTION

DESIGNED BY:	DRAWN BY:	CHECKED BY:
MF	RM	MF

**SLOAN** Engineering Group  
 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830  
 (882) 853-1100  
 FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

CLIENT: ENRIGHT REAL PROPERTY COMPANY  
 PROJECT: PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
**OVERALL SITE PLAN**  
 OLD BARTOW-LAKE WALES RD, WINTER HAVEN, FL

PROJECT NO.	SHEET
2902	1

# SECTION D

# SECTION 1

# Peace Creek Village Community Development District

## **Summary of Check Register**

March 1, 2026 to April 4, 2026

Fund	Date	Check No.'s	Amount
General Fund	3/3/26	57	\$ 1,100.00
	3/12/26	58	\$ 4,650.00
	3/19/26	59-62	\$ 6,084.02
	3/24/26	63	\$ 2,223.50
	3/26/26	64	\$ 65,644.87
	4/2/26	65	\$ 1,100.00
		Autodrafts	\$ 292.16
			\$ 81,094.55
<b>Total Amount</b>			<b>\$ 81,094.55</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/03/26	00014	2/23/26	21258	202602	320	53800	47000		POND MAINTENANCE FEB26	*	1,100.00		
									AQUATIC WEED MANAGEMENT INC			1,100.00	000057
3/12/26	00013	3/01/26	22551	202603	320	53800	46200		LAWN MAINTENANCE MAR26	*	4,650.00		
									PRINCE & SONS INC			4,650.00	000058
3/19/26	00017	3/10/26	DM031020	202603	310	51300	11000		BOS MTG 03/10/26	*	200.00		
									DAVID M MATT			200.00	000059
3/19/26	00001	3/01/26	32	202603	320	53800	34000		FIELD MANAGEMENT	*	1,250.00		
		3/01/26	33	202603	310	51300	34000		MANAGEMENT FEES	*	3,333.33		
		3/01/26	33	202603	310	51300	35200		WEBSITE ADMINISTRATION	*	100.00		
		3/01/26	33	202603	310	51300	35100		INFORMATION TECHNOLOGY	*	150.00		
		3/01/26	33	202603	310	51300	31300		DISSEMINATION AGENT SVC	*	500.00		
		3/01/26	33	202603	310	51300	51000		OFFICE SUPPLIES	*	.12		
		3/01/26	33	202603	310	51300	42000		POSTAGE	*	150.57		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			5,484.02	000060
3/19/26	00015	3/10/26	JM031020	202603	310	51300	11000		BOS MTG 03/10/26	*	200.00		
									JOHN H. MCKAY			200.00	000061
3/19/26	00016	3/10/26	KM031020	202603	310	51300	11000		BOS MTG 03/10/26	*	200.00		
									KRISTEN E MATT			200.00	000062
3/24/26	00002	3/18/26	14458	202602	310	51300	31500		GENERAL COUNSEL FEB26	*	2,223.50		
									KILINSKI VAN WYK PLLC			2,223.50	000063
3/26/26	00023	3/26/26	03262026	202603	300	20700	10200		FY26 ASSESSMENT TRANSFER	*	65,644.87		
									PEACE CREEK VILLAGE CDD CO US BANK			65,644.87	000064
4/02/26	00014	3/30/26	21439	202603	320	53800	47000		POND MAINTENANCE MAR26	*	1,100.00		
									AQUATIC WEED MANAGEMENT INC			1,100.00	000065
TOTAL FOR BANK A											80,802.39		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
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PCV PEACE CREEK VI TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/24/26	00022	3/20/26	0002-02. 4646 LINDA TG-IR FEB26	202602 320-53800-43200	CITY OF WINTER HAVEN WATER	*	74.62	74.62	080008
3/24/26	00022	3/20/26	1002-02. ABIGAIL TI-IR FEB26	202602 320-53800-43200	CITY OF WINTER HAVEN WATER	*	147.53	147.53	080009
3/24/26	00022	3/20/26	5002-02. 4646 LINDA TK-IR FEB26	202602 320-53800-43200	CITY OF WINTER HAVEN WATER	*	70.01	70.01	080010
TOTAL FOR BANK Z							292.16		
TOTAL FOR REGISTER							81,094.55		

PCV PEACE CREEK VI TPARK

# SECTION 2

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

***Unaudited Financial Reporting***  
***February 28, 2026***



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7	<u>Capital Projects Fund Series 2025</u>
8-9	<u>Month to Month</u>
10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 241,830	\$ -	\$ -	\$ 241,830
State Board of Administration	\$ 110,000	\$ -	\$ -	\$ 110,000
<b>Investments:</b>				
<i>Series 2024</i>				
Reserve	\$ -	\$ 258,782	\$ -	\$ 258,782
Revenue	\$ -	\$ 528,915	\$ -	\$ 528,915
Interest	\$ -	\$ 0	\$ -	\$ 0
Construction/Acquisition	\$ -	\$ -	\$ 94	\$ 94
Cost of Issuance	\$ -	\$ 3,221	\$ -	\$ 3,221
<i>Series 2025</i>				
Reserve	\$ -	\$ 557,814	\$ -	\$ 557,814
Revenue	\$ -	\$ 15,920	\$ -	\$ 15,920
Interest	\$ -	\$ 7,719	\$ -	\$ 7,719
Due from Developer	\$ -	\$ -	\$ 266,697	\$ 266,697
Due from General Fund	\$ -	\$ 63,938	\$ -	\$ 63,938
<b>Total Assets</b>	<b>\$ 351,830</b>	<b>\$ 1,436,310</b>	<b>\$ 266,791</b>	<b>\$ 2,054,931</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 7,700	\$ -	\$ -	\$ 7,700
Due to Debt Service	\$ 63,938	\$ -	\$ -	\$ 63,938
Retainage Payable	\$ -	\$ -	\$ 813,271	\$ 813,271
<b>Total Liabilities</b>	<b>\$ 71,638</b>	<b>\$ -</b>	<b>\$ 813,271</b>	<b>\$ 884,909</b>
<b>Fund Balance:</b>				
Restricted:				
Debt Service Series 2024	\$ -	\$ 854,856	\$ -	\$ 854,856
Debt Service Series 2025	\$ -	\$ 581,454	\$ -	\$ 581,454
Capital Projects Series 2024	\$ -	\$ -	\$ 94	\$ 94
Capital Projects Series 2025	\$ -	\$ -	\$ (546,574)	\$ (546,574)
Unassigned	\$ 280,192	\$ -	\$ -	\$ 280,192
<b>Total Fund Balances</b>	<b>\$ 280,192</b>	<b>\$ 1,436,310</b>	<b>\$ (546,481)</b>	<b>\$ 1,170,021</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 351,830</b>	<b>\$ 1,436,310</b>	<b>\$ 266,791</b>	<b>\$ 2,054,931</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Amended Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 285,883	\$ 280,757	\$ 280,757	\$ -
Assessments - Direct	\$ 72,105	\$ 54,079	\$ 54,079	\$ -
Developer Contributions	\$ 33,589	\$ 25,404	\$ 25,404	\$ -
HOA Contributions	\$ -	\$ -	\$ 27,050	\$ 27,050
Interest	\$ -	\$ -	\$ 0	\$ 0
<b>Total Revenues:</b>	<b>\$ 391,577</b>	<b>\$ 360,240</b>	<b>\$ 387,290</b>	<b>\$ 27,050</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,400	\$ 3,600
FICA Expenditures	\$ 918	\$ 383	\$ -	\$ 383
Engineering	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Attorney	\$ 25,000	\$ 10,417	\$ 5,234	\$ 5,183
Annual Audit	\$ 6,300	\$ 6,300	\$ 6,600	\$ (300)
Assessment Administration	\$ 6,000	\$ 6,000	\$ 6,000	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,000	\$ 2,500	\$ 2,500	\$ -
Disclosure Software	\$ 5,000	\$ 2,375	\$ 2,375	\$ -
Reamortization Schedule	\$ 500	\$ -	\$ -	\$ -
Trustee Fees	\$ 9,342	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 16,667	\$ 16,667	\$ -
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Postage & Delivery	\$ 500	\$ 208	\$ 282	\$ (73)
Insurance	\$ 6,325	\$ 6,325	\$ 5,830	\$ 495
Copies	\$ 500	\$ 208	\$ -	\$ 208
Legal Advertising	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Contingency	\$ 2,500	\$ 1,042	\$ 585	\$ 456
Office Supplies	\$ 100	\$ 42	\$ 9	\$ 33
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Administrative:</b>	<b>\$ 137,560</b>	<b>\$ 64,549</b>	<b>\$ 49,356</b>	<b>\$ 15,193</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Amended Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<i>Field Services</i>				
Property Insurance	\$ 8,000	\$ 8,000	\$ 1,915	\$ 6,085
Field Management	\$ 15,000	\$ 6,250	\$ 6,250	\$ -
Landscape Maintenance	\$ 85,000	\$ 35,417	\$ 23,250	\$ 12,167
Landscape Replacement	\$ 13,200	\$ 5,500	\$ -	\$ 5,500
Lake Maintenance	\$ 9,500	\$ 3,958	\$ 5,500	\$ (1,542)
Streetlights	\$ 33,000	\$ 13,750	\$ -	\$ 13,750
Electric	\$ 2,750	\$ 1,146	\$ -	\$ 1,146
Water & Sewer	\$ 2,750	\$ 1,146	\$ 12,019	\$ (10,873)
Sidewalk & Asphalt Maintenance	\$ 2,750	\$ 1,146	\$ -	\$ 1,146
Irrigation Repairs	\$ 5,500	\$ 2,292	\$ -	\$ 2,292
General Repairs & Maintenance	\$ 11,000	\$ 4,583	\$ 220	\$ 4,363
Contingency	\$ 5,500	\$ 2,292	\$ -	\$ 2,292
<b>Subtotal Field Expenditures</b>	<b>\$ 193,950</b>	<b>\$ 85,479</b>	<b>\$ 49,154</b>	<b>\$ 36,325</b>
<i>Amenity Expenditures</i>				
Amenity - Electric	\$ 4,400	\$ 1,833	\$ -	\$ 1,833
Amenity - Water	\$ 5,500	\$ 2,292	\$ -	\$ 2,292
Internet	\$ 1,100	\$ 458	\$ -	\$ 458
Pest Control	\$ 982	\$ 409	\$ -	\$ 409
Janitorial Service	\$ 6,710	\$ 2,796	\$ -	\$ 2,796
Security Services	\$ 13,750	\$ 5,729	\$ -	\$ 5,729
Pool Maintenance	\$ 9,625	\$ 4,010	\$ -	\$ 4,010
Amenity Repairs & Maintenance	\$ 5,500	\$ 2,292	\$ -	\$ 2,292
Amenity Access Management	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
<b>Subtotal Amenity Expenditures</b>	<b>\$ 60,067</b>	<b>\$ 25,028</b>	<b>\$ -</b>	<b>\$ 25,028</b>
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 254,017</b>	<b>\$ 110,507</b>	<b>\$ 49,154</b>	<b>\$ 61,353</b>
<b>Total Expenditures:</b>	<b>\$ 391,577</b>	<b>\$ 175,056</b>	<b>\$ 98,510</b>	<b>\$ 76,546</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 288,780</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (8,588)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 280,192</b>	

# Peace Creek Village

## Community Development District

### Debt Service Fund Series 2024

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 509,787	\$ 500,649	\$ 500,649	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 72,584	\$ 72,584
Interest	\$ 12,226	\$ 5,094	\$ 5,841	\$ 747
<b>Total Revenues</b>	<b>\$ 522,012</b>	<b>\$ 505,743</b>	<b>\$ 579,074</b>	<b>\$ 73,331</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 201,122	\$ 201,122	\$ 201,122	\$ -
Principal - 5/1	\$ 110,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 201,122	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 512,244</b>	<b>\$ 201,122</b>	<b>\$ 201,122</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 9,769</b>		<b>\$ 377,952</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 219,985</b>		<b>\$ 476,904</b>	
<b>Fund Balance - Ending</b>	<b>\$ 229,754</b>		<b>\$ 854,856</b>	

# Peace Creek Village

## Community Development District

### Debt Service Fund Series 2025

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Direct Bill	\$ 554,330	\$ 277,165	\$ -	\$ (277,165)
Interest	\$ 3,116	\$ 1,298	\$ 11,220	\$ 9,922
<b>Total Revenues</b>	<b>\$ 557,446</b>	<b>\$ 278,463</b>	<b>\$ 11,220</b>	<b>\$ (267,243)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 262,302	\$ 262,302	\$ 262,302	\$ (0)
Principal - 5/1	\$ 110,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 221,664	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 593,966</b>	<b>\$ 262,302</b>	<b>\$ 262,302</b>	<b>\$ (0)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 277,966</b>		<b>\$ 832,536</b>	
<b>Fund Balance - Ending</b>	<b>\$ 241,446</b>		<b>\$ 581,454</b>	

**Peace Creek Village**  
**Community Development District**  
**Capital Projects Fund Series 2024**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 1	\$ 1
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 92</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 94</b>	

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

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Developer Contributions	\$ -	\$ -	\$ 1,535,258	\$ 1,535,258
Interest	\$ -	\$ -	\$ 1,562	\$ 1,562
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,536,820</b>	<b>\$ 1,536,820</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 1,268,960	\$ (1,268,960)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,268,960</b>	<b>\$ (1,268,960)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 267,860</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (814,434)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (546,574)</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 1,614	\$ 240,445	\$ 3,293	\$ 35,405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280,757
Assessments - Direct	\$ 36,052	\$ -	\$ -	\$ 18,026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,079
Developer Contributions	\$ 25,404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,404
HOA Contributions	\$ 27,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,050
Interest	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
<b>Total Revenues:</b>	<b>\$ 88,507</b>	<b>\$ 1,614</b>	<b>\$ 240,445</b>	<b>\$ 21,319</b>	<b>\$ 35,405</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 387,290</b>

<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,712	\$ 721	\$ 1,016	\$ 1,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,234
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 6,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600
Assessment Administration	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Disclosure Software	\$ 2,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,375
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Postage & Delivery	\$ 4	\$ 1	\$ 17	\$ 247	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 282
Insurance	\$ 5,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,830
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 124	\$ 128	\$ 113	\$ 120	\$ 101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585
Office Supplies	\$ 0	\$ 5	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Administrative:</b>	<b>\$ 21,103</b>	<b>\$ 4,938</b>	<b>\$ 5,679</b>	<b>\$ 6,835</b>	<b>\$ 10,801</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 49,356</b>
<b>Operations &amp; Maintenance</b>													
<b>Field Services</b>													
Property Insurance	\$ 1,915	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,915
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Landscape Maintenance	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,250
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 10,071	\$ -	\$ 1,581	\$ 367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,019
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ 19,206</b>	<b>\$ 7,000</b>	<b>\$ 8,581</b>	<b>\$ 7,367</b>	<b>\$ 7,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 49,154</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Amenity Expenditures</i>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 19,206</b>	<b>\$ 7,000</b>	<b>\$ 8,581</b>	<b>\$ 7,367</b>	<b>\$ 7,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 49,154</b>
<b>Total Expenditures:</b>	<b>\$ 40,308</b>	<b>\$ 11,938</b>	<b>\$ 14,260</b>	<b>\$ 14,203</b>	<b>\$ 17,801</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 98,510</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 48,198</b>	<b>\$ (10,324)</b>	<b>\$ 226,185</b>	<b>\$ 7,117</b>	<b>\$ 17,604</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 288,780</b>

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

<b>Series 2024, Special Assessment Revenue Bonds</b>		
Interest Rates:	4.625%, 5.500%, 5.750%	
Maturity Date:	5/1/2054	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$254,894	
Reserve Fund Balance	\$258,782	
Bonds Outstanding - 2/22/24		\$7,360,000
Less: Principal Payment - 5/1/25		(\$105,000)
<b>Current Bonds Outstanding</b>		<b>\$7,255,000</b>

<b>Series 2025, Special Assessment Revenue Bonds</b>		
Interest Rates:	4.500%, 5.600%, 5.850%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	Maxmium Annual Debt Service	
Reserve Fund Requirement	\$554,330	
Reserve Fund Balance	\$557,814	
Bonds Outstanding - 3/28/25		\$7,905,000
<b>Current Bonds Outstanding</b>		<b>\$7,905,000</b>

**Peace Creek Village**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2026**

ON ROLL ASSESSMENTS

Gross Assessments    \$ 307,399.32    \$ 548,157.94    \$ 855,557.26  
Net Assessments        \$ 285,881.37    \$ 509,786.88    \$ 795,668.25

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	36%		64%		100%
							General Fund	Seies 2024 Debt	General Fund	Seies 2024 Debt	
11/21/25	11/1/25-11/7/25	\$ 5,547.60	\$ (221.91)	\$ (106.51)	\$ -	\$ 5,219.18	\$ 1,875.24	\$ 3,343.94	\$ 5,219.18	\$ 5,219.18	
11/26/25	11/8/25-11/15/25	\$ 8,321.40	\$ (332.85)	\$ (159.77)	\$ -	\$ 7,828.78	\$ 2,812.86	\$ 5,015.92	\$ 7,828.78	\$ 7,828.78	
11/30/25	1% Admin Fee Adj	\$ (8,555.57)	\$ -	\$ -	\$ -	\$ (8,555.57)	\$ (3,073.99)	\$ (5,481.58)	\$ (8,555.57)	\$ (8,555.57)	
12/8/25	11/16/25-11/25/25	\$ 9,959.57	\$ (398.39)	\$ (191.22)	\$ -	\$ 9,369.96	\$ 3,366.60	\$ 6,003.36	\$ 9,369.96	\$ 9,369.96	
12/19/25	11/26/25-11/30/25	\$ 2,773.80	\$ (110.95)	\$ (53.26)	\$ -	\$ 2,609.59	\$ 937.62	\$ 1,671.97	\$ 2,609.59	\$ 2,609.59	
12/31/25	12/01/25-12/15/25	\$ 698,586.29	\$ (27,943.38)	\$ (13,412.86)	\$ -	\$ 657,230.05	\$ 236,140.91	\$ 421,089.14	\$ 657,230.05	\$ 657,230.05	
1/9/26	12/16/25-12/31/25	\$ 8,321.40	\$ (249.69)	\$ (161.43)	\$ -	\$ 7,910.28	\$ 2,842.14	\$ 5,068.14	\$ 7,910.28	\$ 7,910.28	
1/29/26	10/01/25-12/31/25	\$ -	\$ -	\$ -	\$ 1,254.56	\$ 1,254.56	\$ 450.76	\$ 803.80	\$ 1,254.56	\$ 1,254.56	
2/12/26	01/01/26-01/31-26	\$ 102,630.60	\$ (2,080.51)	\$ (2,011.00)	\$ -	\$ 98,539.09	\$ 35,404.82	\$ 63,134.27	\$ 98,539.09	\$ 98,539.09	
<b>Total</b>		<b>\$ 827,585.09</b>	<b>\$ (31,337.68)</b>	<b>\$ (16,096.05)</b>	<b>\$ 1,254.56</b>	<b>\$ 781,405.92</b>	<b>\$ 280,756.96</b>	<b>\$ 500,648.96</b>	<b>\$ 781,405.92</b>	<b>\$ 781,405.92</b>	

98%	Net Percent Collected
\$ 14,262.33	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

ERPC Parker Reserve LLC				Net Assessments	\$ 626,434.91	\$ 72,104.76	\$ 554,330.15
2026-01				Net Assessed	Amount Received	General Fund	Series 2025
Date Received	Due Date	Check Number					
10/29/25	11/1/24	5052	\$ 313,217.46	\$ 36,052.38	\$ 36,052.38		
1/28/26	2/1/25	5073	\$ 156,608.73	\$ 18,026.19	\$ 18,026.19		
	5/1/25		\$ 156,608.73				
				\$ 626,434.92	\$ 54,078.57	\$ 54,078.57	\$ -