Peace Creek Village Community Development District

Meeting Agenda

August 7, 2025

AGENDA

Community Development District

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

July 31, 2025

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 Thursday, August 7, 2025, 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/85841271169

Call-In Information: 1-646-876-9923 **Meeting ID:** 858 4127 1169

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. Acceptance of Resignation of John Blakely (Seat #3)
 - B. Appointment to Fill Vacant Board Seat #3
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2025-19 Appointing an Assistant Secretary
- 4. Approval of Minutes of the May 1, 2025 Board of Supervisors Meeting
- 5. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
 - i. Consideration of Resolution 2025-20 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds
 - ii. Consideration of Fiscal Year 2025/2026 Budget Deficit Funding Agreement
 - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2025-21 Imposing Special Assessments and Certifying an Assessment Roll
- 6. Consideration of Resolution 2025-22 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026
- 7. Presentation of Fiscal Year 2024 Audit Report
- 8. Goals and Objectives
 - A. Adoption of Fiscal Year 2026 Goals & Objectives
 - B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute
- 9. Staff Reports
 - A. Attorney
 - B. Engineer

- C. Field Manager's Report
 - i. Consideration of Scope for Landscape Maintenance Services
 - ii. Consideration of Scope for Aquatic Maintenance Services
- D. District Manager's Report
 - i. Discussion Regarding Supervisor Compensation Payments
 - ii. Ratification of Funding Requests #1 through #4
 - iii. Ratification of Series 2025 Requisitions #2 through #6
 - iv. Balance Sheet & Income Statement
- 10. Other Business
- 11. Supervisors Requests and Audience Comments
- 12. Adjournment

SECTION III

SECTION A

May 5, 2025

Jillian,

I wish to inform you and the Peace Creek Village CDD Board of Supervisors that effective today (May 5), I am resigning my position as Supervisor. I am of the understanding that it is the responsibility of the District Manager to remove my name from the State records. I would appreciate your advising me when this has been done.

Thank you,

John Blakley 5/5/25

SECTION D

RESOLUTION 2025-19

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

WHEREAS, the Peace Creek Village Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors ("**Board**"), shall organize by electing one of its members as Chair and by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

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

SECTION 1. shown:	. DISTRICT OFFICE	ERS. The following persons are elected to the offices
Assistant S	ecretary	
	CONFLICTS. All Ry repealed to the extent o	Resolutions or parts of Resolutions in conflict f such conflict.
SECTION 3. immediately upon		E. This Resolution shall become effective
PASSED AN	D ADOPTED this 7th day of	of August 2025
ATTEST:		PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Secretary/A ssistant	t Secretary	Chairnerson 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 **Thursday**, **May 1, 2025** at 1:00 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

John BlakelyAssistant SecretaryJohn McKayAssistant SecretaryAllan Keen by ZoomAssistant Secretary

Also, present were:

Jill Burns District Manager, GMS

Savannah Hancock *by Zoom* District Counsel, Kilinski Van Wyk Lauren Gentry *by Zoom* District Counsel, Kilinski Van Wyk

The following is a summary of the discussions and actions taken at the May 1, 2025 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 1:00 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

Approval of Minutes of the February 6, 2025

Board of Supervisors Meeting

Ms. Burns presented a draft of the minutes from the February 6, 2025 Board of Supervisors meeting. She asked for any questions, comments, or corrections. Hearing no changes from the Board, she asked for a motion to approve.

On MOTION by Mr. Matt, seconded by Mr. McKay, with all in favor, the Minutes of the February 6, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of District Management Services Agreement with Governmental Management Services – Central Florida, LLC

Ms. Burns stated this has already been executed by the Chair and offered to answer any questions.

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

Mr. Blakely asked why there were switching to GMS. Mr. Matt stated they were dealing with back-office issues for a long time. He added the old District Managers were supposed to work through May, however they stopped their services immediately. Ms. Burns noted Mr. Matt had to sign the agreement without the rest of the Board because payments needed to be made. Mr. Blakely stated he would have like to have been made aware of the issue sooner. He expressed his frustrations with the lack of communication.

On MOTION by Mr. Blakely, seconded by Mr. Matt, with all in favor, the District Management Services Agreement with Government Management Services – Central Florida, LLC, was ratified.

FIFTH ORDER OF BUSINESS

Ratification of Resolution 2025-10 Providing for the Removal and Appointment of Officers of the District

Ms. Burns stated this resolution removes the prior management officers and replaces them with GMS Staff.

On MOTION by Mr. Blakely, seconded by Mr. Matt, with all in favor, Resolution 2025-10 Providing for the Removal and Appointment of Officers of the District, was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Resolution 2025-11 Appointing and Fixing Compensation of the District Manager

Ms. Burns this will ratify GMS as the new management company. Mr. Blakely asked if they are paying the same for GMS as what was in the budget. Ms. Burns stated it will be an increase in the budget.

On MOTION by Mr. Matt, seconded by Mr. Blakely, with all in favor, Resolution 2025-11 Appointing and Fixing Compensation of the District manager, was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of Resolution 2025-12 Establishing a Local Bank Account for the District and Appointing Signors on the Account

Ms. Burns stated this would allow GMS to open an account with their bank. She noted they are still waiting on the funds to be transferred that will allow them to open the account.

On MOTION by Mr. Blakely, seconded by Mr. Matt, with all in favor, Resolution 2025-12 Establishing a Local Bank Account for the District and Appointing Signors on the Account, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Assignment Documents and Demand Note

Ms. Gentry stated this was executed in March and was originally between the developer and the engineer, however the District has now been added. She offered to answer any questions.

On MOTION by Mr. Matt, seconded by Mr. Blakely, with all in favor, the Assignment Documents and Demand Note, was ratified.

NINTH ORDER OF BUSINESS

Ratification of HOA Agreement

Ms. Burns stated this is an agreement for the CDD's maintenance. Ms. Gentry noted this was approved previously in substantial form. Ms. Burns noted they can terminate this agreement

to allow the District to take over the maintenance. She added the soonest they can make this change will be on June 30^{th.}

On MOTION by Mr. Matt, seconded by Mr. Blakely, with all in favor, the HOA Agreement, was ratified.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-13 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: August 7, 2025), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments

Ms. Burns presented the resolution. She stated this resolution will ratify the proposed budget and set the public hearing date for adoption. She noted the date they suggested was August 7, 2025. She asked if all the Board members could attend on this day. The Board confirmed attendance.

Ms. Burns stated this will be a first time O&M levy that will be developer funded. She noted the Phase 1 townhomes are \$662.89 gross per unit based on this assessment and the single-family is \$1,325.78. She added they mirrored the ERUs per debt assessments.

Mr. McKay asked if they worked with the previous District manager to make this budget.

Ms. Burns noted they had not had any communication with the last District manager.

Ms. Burned noted the \$15,000 in the budget is to generate the assessment methodology for the bond issuance. She added this fee will not be in place unless the Board decides to add another bond issuance.

On MOTION by Mr. Blakely, seconded by Mr. Matt, with all in favor, Resolution 2025-13, Approving the Proposal Fiscal Year 2025/2026 Budget and Setting the Public Hearing Date for the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments on August 7, 2025, was approved.

ELEVENTH ORDER OF BUSINESS Consideration of Resolution 2025-14 Ratifying Series 2025 Bonds

Ms. Burns stated the district closed the bonds on March 28th and this resolution ratifies the actions taken by staff. She offered to take any questions.

On MOTION by Mr. Matt, seconded by Mr. Blakely, with all in favor, Resolution 2025-14 Ratifying Series 2025 Bonds, was approved.

TWELFTH ORDER OF BUSINESS Consideration of Disclosure of Public Financing

Ms. Burns stated this was drafted by District counsel and will be put into public records for potential property owners.

On MOTION by Mr. Blakely, seconded by Mr. Matt, with all in favor, the Disclosure of Public Financing, was approved.

THIRTEENTH ORDER OF BUSINESS Consideration of Resolution 2025-15 Authorizing the Use of Electronic Documents and Signatures

Ms. Burns stated this will allow the District to utilize DocuSign. She noted some documents may need to be notarized and will therefor require a real signature.

On MOTION by Mr. Blakely, seconded by Mr. Matt, with all in favor, Resolution 2025-15 Authorizing the Use of Electronic Documents and Signatures, was approved.

FOURTEENTH ORDER OF BUSINESS Consideration of Resolution 2025-16 Re-Designating a Registered Agent for the District

Ms. Burns stated this would name herself as the Registered Agent for the district. The state will send any documents to the office in Orlando.

On MOTION by Mr. Blakely, seconded by Mr. Matt, with all in favor, Resolution 2025-16 Re-Designating a Registered Agent for the District, was approved.

FIFTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-17 Re-Designating the Primary Administrative Office and Principal Headquarters of the District

Ms. Burns stated the primary administrative office will be GMS's office in Orlando at 219 E. Livingston Street. She noted the Principal Headquarters must be in Polk County. She asked the Board if they have had one designated before. Mr. Matt stated it had previously been the engineer's office.

On MOTION by Mr. Matt, seconded by Mr. Blakely, with all in favor, Resolution 2025-17, Re-Designating the Primary Administrative Office and Principal Headquarters of the District, was approved.

SIXTEENTH ORDER OF BUSINESS Consideration of Resolution 2025-18 Appointing an Assistant Secretary

Ms. Burns stated Mr. Keen was sworn in but has not received a position as an officer. This resolution will appoint Mr. Keen as an Assistant Secretary.

On MOTION by Mr. Matt, seconded by Mr. Blakely, with all in favor, Resolution 2025-18 Appointing the Mr. Keen as an Assistant Secretary, was approved.

SEVENTEENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Hancock reminded the board of the required ethics training that is due by the end of the year. She added the board will received the final legislative newsletter that will highlight the bills that have passed this session. Mr. Blakely stated he did not receive the email referencing the ethics training.

B. Engineer

Ms. Burns stated the engineer is not present at the meeting.

C. District Manager's Report

i. Presentation of Number of Registered Voters – 0

Ms. Burns stated there are currently no registered voters in the District.

EIGHTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTEENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Blakely stated he may resign from the Board due to his frustrations with the lack of communication across the District. He added if he stays, he would like to change legal counsel.

TWENTIETH ORDER OF BUSINESS Adjournment

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

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

Secretary/Assistant Secretary	Chairman/Vice Chairman

SECTION V

SECTION A

SECTION 1

RESOLUTION 2025-20

THE ANNUAL APPROPRIATION RESOLUTION OF THE PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, 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, 2025 and ending September 30, 2026 ("**Fiscal Year 2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes ("Adopted Budget"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- The Adopted Budget, as amended, shall be maintained in the office of the District c. Manager and at the District's Local Records Office and identified as "The Budget for the Peace Creek Village Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the

SECTION 2. APPROPRIATIONS

	ard to be necessary to defray all ex	penditures of the I	l/or otherwise, which sum District during said budget
year, to be divided a	and appropriated in the following	fashion:	
TOTAL GE	NERAL FUND	\$	
DEBT SER	VICE FUND (SERIES 2024)	\$	
DEBT SER'	VICE FUND (SERIES 2025)	\$	
CAPITAL R	RESERVE FUND	\$	
TOTAL AL	L FUNDS	\$	

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, Florida Statutes, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- A line-item appropriation for expenditures within a fund may be decreased or a. increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- The District Manager or Treasurer may approve an expenditure that would increase b. or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in

the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST 2025.

ATTEST:	PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Corretory/Assistant Corretory	By:
Secretary/Assistant Secretary	Its:

Exhibit A: Adopted Budget for Fiscal Year 2026

Community Development District

Proposed Budget FY2026



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Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2025		Actuals Thru 6/30/25	Projected Next 3 months			Projected Thru 9/30/25		Proposed Budget FY2026	
Revenues										
Assessments	\$ -	\$	-	\$	-	\$	-	\$	357,988	
Developer Contributions	\$ 84,098	\$	86,527	\$	24,270	\$	110,796	\$	33,589	
Total Revenues	\$ 84,098	\$	86,527	\$	24,270	\$	110,796	\$	391,577	
Expenditures										
General & Administrative										
Supervisor Fees	\$ 6,000	\$	2,200	\$	600	\$	2,800	\$	12,000	
Employee FICA Expense	\$ -	\$	168	\$	46	\$	214	\$	918	
Engineering	\$ 2,000	\$	-	\$	500	\$	500	\$	10,000	
Attorney	\$ 25,000	\$	14,181	\$	6,250	\$	20,431	\$	25,000	
Annual Audit	\$ -	\$	4,700	\$	-	\$	4,700	\$	6,300	
Assessment Administration	\$ -	\$	-	\$	-	\$	-	\$	6,000	
Arbitrage	\$ -	\$	-	\$	450	\$	450	\$	900	
Dissemination	\$ 583	\$	3,850	\$	1,500	\$	5,350	\$	6,000	
Disclosure Software	\$ 2,000	\$	=	\$	-	\$	-	\$	5,000	
Reamortization Schedule	\$ -	\$	-	\$	-	\$	-	\$	500	
Trustee Fees	\$ -	\$	-	\$	-	\$	-	\$	9,342	
Management Fees	\$ 32,500	\$	30,000	\$	9,999	\$	39,999	\$	40,000	
Information Technology	\$ -	\$	150	\$	450	\$	600	\$	1,800	
Website Maintenance	\$ 1,890	\$	1,780	\$	300	\$	2,080	\$	1,200	
Postage & Delivery	\$ 500	\$	100	\$	125	\$	225	\$	500	
Telephone	\$ 200	\$	166	\$	50	\$	216	\$	-	
Insurance	\$ 5,500	\$	5,500	\$	-	\$	5,500	\$	6,325	
Copies	\$ 500	\$	250	\$	125	\$	375	\$	500	
Legal Advertising	\$ 6,500	\$	2,288	\$	1,625	\$	3,913	\$	2,500	
Contingency	\$ 750	\$	826	\$	240	\$	1,066	\$	2,500	
Boundary Amendment Expenditures	\$ -	\$	22,184	\$	-	\$	22,184	\$	-	
Office Supplies	\$ -	\$	3	\$	15	\$	18	\$	100	
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	-	\$	175	\$	175	
Total General & Administrative:	\$ 84,098	\$	88,521	\$	22,275	\$	110,796	\$	137,560	

Community Development District

Proposed Budget General Fund

Description	В	lopted udget 72025	Actuals Thru 6/30/25		Projected Next 3 months		Projected Thru 9/30/25		Proposed Budget FY2026	
Operations & Maintenance										
<u>Field Services</u>										
Property Insurance	\$	-	\$	-	\$	-	\$	-	\$	8,000
Field Management	\$	-	\$	-	\$	-	\$	-	\$	15,000
Landscape Maintenance	\$	-	\$	-	\$	-	\$	-	\$	85,000
Landscape Replacement	\$	-	\$	-	\$	-	\$	-	\$	13,200
Lake Maintenance	\$	-	\$	-	\$	-	\$	-	\$	9,500
Streetlights	\$	-	\$	-	\$	-	\$	-	\$	33,000
Electric	\$	_	\$	-	\$	_	\$	_	\$	2,750
Water & Sewer	\$	_	\$	_	\$	_	\$	_	\$	2,750
Sidewalk & Asphalt Maintenance	\$	_	\$	_	\$	_	\$	_	\$	2,750
Irrigation Repairs	\$	_	\$	_	\$	_	\$	_	\$	5,500
	•	-	\$	-	\$	-	\$	-	\$	11,000
General Repairs & Maintenance Contingency	\$ \$	-	\$ \$	-	\$ \$	-	\$ \$	-	\$ \$	5,500
contangency	Ψ		Ψ		Ψ		Ψ		Ψ	3,300
Subtotal Field Expenditures	\$	-	\$	-	\$	•	\$	-	\$	193,950
Amenity Expenditures										
Amenity - Electric	\$	_	\$	_	\$	_	\$	-	\$	4,400
Amenity - Water	\$	-	\$	-	\$	-	\$	-	\$	5,500
Internet	\$	-	\$	-	\$	-	\$	-	\$	1,100
Pest Control	\$	-	\$	-	\$	-	\$	-	\$	982
Janitorial Service	\$	-	\$	-	\$	-	\$	-	\$	6,710
Security Services	\$	-	\$	-	\$	-	\$	-	\$	13,750
Pool Maintenance	\$	-	\$	-	\$	-	\$	-	\$	9,625
Amenity Repairs & Maintenance	\$	-	\$	-	\$	-	\$	-	\$	5,500
Amenity Access Management	\$	-	\$	-	\$	-	\$	-	\$	5,000
Contingency	\$	-	\$	-	\$	-	\$	-	\$	7,500
Subtotal Amenity Expenditures	\$	-	\$	-	\$		\$	-	\$	60,067
Total Operations & Maintenance:	\$		\$	-	\$	-	\$	-	\$	254,017
Total Expenditures	\$	84,098	\$	88,521	\$	22,275	\$	110,796	\$	391,577

					L	ess: Developer		Total Net			To	otal Gross Per
Product	Units	Ne	et Assessment	Net Per Unit (7%)		Contribution	1	Assessments	Tot	al Net Per Unit		Unit
Phase 1 - Townhomes	38	\$	19,901	\$ 523.72	\$	-	\$	19,901	\$	523.72	\$	563.14
Phase 1 - Single Family	286	\$	299,569	\$ 1,047.44	\$	33,589	\$	265,980	\$	930.00	\$	1,000.00
Phase 2 - Unplatted (Admin)	336	\$	72,106	\$ 214.60	\$	-	\$	72,106	\$	214.60	\$	230.75
	660	\$	391,577		\$	33,589	\$	357,988				

Community Development District General Fund Narrative

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expense

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

<u>Attorney</u>

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.

Dissemination

Community Development District General Fund Narrative

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.

<u>Insurance</u>

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

Copies

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

Community Development District General Fund Narrative

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.

Streetlights

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

Community Development District General Fund Narrative

<u>Electric</u>

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.

<u> Amenity – Water</u>

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

<u>Internet</u>

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.

<u>Janitorial Services</u>

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.

Community Development District General Fund Narrative

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.

Community Development District

Proposed Budget

Debt Service Fund Series 2024

Description	Adopted Budget FY2025		Actuals Thru 6/30/25		Projected Next 3 months	Projected Thru 9/30/25			Proposed Budget FY2026		
Revenues											
Assessments	\$	509,789	\$	82,482	\$ -	\$	82,482	\$	509,787		
Assessments - Lot Closings	\$	-	\$	427,307	\$ -	\$	427,307	\$	-		
Interest	\$	-	\$	18,338	\$ 6,113	\$	24,451	\$	12,226		
Carry Forward Surplus ⁽¹⁾	\$	217,231	\$	481,524	\$ -	\$	481,524	\$	219,985		
Total Revenues	\$	727,020	\$	1,009,651	\$ 6,113	\$	1,015,764	\$	741,997		
<u>Expenditures</u>											
Interest - 11/1	\$	203,550	\$	203,550	\$ -	\$	203,550	\$	201,122		
Principal - 5/1	\$	105,000	\$	105,000	\$ -	\$	105,000	\$	110,000		
Interest - 5/1	\$	203,550	\$	203,550	\$ -	\$	203,550	\$	201,122		
Cost of Issuance	\$	-	\$	4,246	\$ -	\$	4,246	\$	-		
Total Expenditures	\$	512,100	\$	516,346	\$ -	\$	516,346	\$	512,244		
Other Sources/(Uses)											
Transfer In/(Out)	\$	-	\$	(279,433)	\$ -	\$	(279,433)	\$	-		
Total Other Sources/(Uses)	\$	-	\$	(279,433)	\$ -	\$	(279,433)	\$	-		
Excess Revenues/(Expenditures)	\$	214,920	\$	213,872	\$ 6,113	\$	219,985	\$	229,754		

Interest - 11/1 <u>\$ 198,578</u>

 $^{^{(1)}}$ 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
Total	324	\$509,787		

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

Date		Balance		Prinicpal		Interest		Total
11/01/25	¢	7,255,000.00	\$		¢	201,121.88	\$	370,579.38
05/01/26	\$ \$	7,255,000.00	э \$	110,000.00	\$ \$	201,121.88	Ф	3/0,3/9.30
11/01/26	\$	7,145,000.00	\$	110,000.00	\$	198,578.13	\$	509,700.00
05/01/27	\$	7,145,000.00	\$	115,000.00	\$	198,578.13	Ψ	307,700.00
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	\$	· <u>-</u>	\$	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		505 (05 00
11/01/34	\$	6,065,000.00	\$	170,000,00	\$	171,612.50	\$	507,625.00
05/01/35	\$	6,065,000.00	\$	170,000.00	\$	171,612.50	φ	F00 FF0 00
11/01/35	\$ \$	5,895,000.00 5,895,000.00	\$ \$	180,000.00	\$ \$	166,937.50 166,937.50	\$	508,550.00
05/01/36 11/01/36	\$ \$	5,715,000.00	э \$	160,000.00	\$ \$	161,987.50	\$	508,925.00
05/01/37	\$	5,715,000.00	\$ \$	190,000.00	\$ \$	161,987.50	Ф	300,923.00
11/01/37	\$	5,525,000.00	э \$	190,000.00	ֆ \$	156,762.50	\$	508,750.00
05/01/38	\$	5,525,000.00	\$	200,000.00	\$	156,762.50	Ψ	300,7 30.00
11/01/38	\$	5,325,000.00	\$	200,000.00	\$	151,262.50	\$	508,025.00
05/01/39	\$	5,325,000.00	\$	210,000.00	\$	151,262.50	Ψ	300,023.00
11/01/39	\$	5,115,000.00	\$	210,000.00	\$	145,487.50	\$	506,750.00
05/01/40	\$	5,115,000.00	\$	225,000.00	\$	145,487.50	Ψ	300,7 30.00
11/01/40	\$	4,890,000.00	э \$	223,000.00	ֆ \$	139,300.00	\$	509,787.50
05/01/41	\$	4,890,000.00	\$ \$	235,000.00	\$ \$	139,300.00	Ф	309,707.30
11/01/41	\$	4,405,000.00	\$	233,000.00	\$	132,837.50	\$	507,137.50
05/01/42	\$		э \$	250,000,00	э \$		Ф	307,137.30
· · · · · · · · · · · · · · · · · · ·		3,860,000.00		250,000.00		132,837.50	φ	F00 000 00
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		E00 (0E E0
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		

Community Development District Series 2024 Special Assessment Bonds Amortization Schedule

Date	Balance	Prinicpal	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
		\$ 7,255,000.00	\$ 7,680,387.50	\$ 15,104,845.00

Community Development District

Proposed Budget

Debt Service Fund Series 2025

Description	Ві	opted udget 2025	Actuals Thru 6/30/25	rojected Next months	Projected Thru 9/30/25]	Proposed Budget FY2026
Revenues							
Assessments	\$	-	\$ -	\$ -	\$ -	\$	554,330
Interest	\$	-	\$ 6,232	\$ 4,674	\$ 10,906	\$	3,116
Carry Forward Surplus ⁽¹⁾	\$	-	\$ -	\$ -	\$ -	\$	277,966
Total Revenues	\$	-	\$ 6,232	\$ 4,674	\$ 10,906	\$	835,412
Expenditures							
Interest - 11/1	\$	-	\$ -	\$ -	\$ -	\$	262,302
Principal - 5/1	\$	-	\$ -	\$ -	\$ -	\$	110,000
Interest - 5/1	\$	-	\$ -	\$ -	\$ -	\$	221,664
Cost of Issuance	\$	-	\$ 359,057	\$ -	\$ 359,057	\$	-
Total Expenditures	\$	-	\$ 359,057	\$ -	\$ 359,057	\$	593,966
Other Sources/(Uses)							
Bond Proceeds	\$	-	\$ 1,182,439	\$ -	\$ 1,182,439	\$	-
Total Other Sources/(Uses)	\$	-	\$ 1,182,439	\$ -	\$ 1,182,439	\$	-
Excess Revenues/(Expenditures)	\$	-	\$ 829,614	\$ 4,674	\$ 834,288	\$	241,446

Interest - 11/1 \$ 219,189

 $^{^{(1)}}$ 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	
Total	336	\$554,330			

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

Date		Balance		Prinicpal	Interest			Total
Date		Dalalice		- r i inicpai		interest		Total
11/01/25	\$	7,905,000.00	\$	-	\$	262,302.10	\$	262,302.10
05/01/26	\$	7,905,000.00	\$	110,000.00	\$	221,663.75		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
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	d.	FF1 F 10 00
11/01/32 05/01/33	\$	7,015,000.00	\$	155,000.00	\$	201,638.75	\$	551,540.00
11/01/33	\$ \$	7,015,000.00 6,860,000.00	\$ \$	155,000.00	\$ \$	201,638.75	\$	FF2 027 F0
05/01/34	\$ \$	6,860,000.00	э \$	160,000.00	э \$	197,298.75 197,298.75	Ф	553,937.50
11/01/34	\$	6,700,000.00	\$ \$	100,000.00	\$	192,818.75	\$	550,117.50
05/01/35	\$	6,700,000.00	\$	170,000.00	\$	192,818.75	Ψ	330,117.30
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	*	555,577.55
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	*	555,727.55
11/01/38	\$	5,960,000.00	\$	200,000.00	\$	172,098.75	\$	549,797.50
05/01/39	\$	5,960,000.00	\$	215,000.00	\$	172,098.75	Ψ	347,771.30
	\$			213,000.00	\$ \$	166,078.75	ф	FF2 177 F0
11/01/39		5,745,000.00	\$	-			\$	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	\$	· <u>-</u>	\$	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	\$	- 50,000.00	\$	122,118.75	\$	552,637.50
05/01/46	\$	4,175,000.00	\$	315,000.00	\$	122,118.75	Ψ	552,057.50
11/01/46	\$ \$	3,860,000.00	э \$	513,000.00	э \$	112,905.00	\$	550,023.75
05/01/47	\$	3,860,000.00	\$	335,000.00	\$	112,905.00	Ψ	550,025.75
11/01/47	\$	3,525,000.00	\$	-	\$	103,106.25	\$	551,011.25
// -/	*	2,223,000100	*		*	100,100,100	~	552,0111110

Community Development District Series 2025 Special Assessment Bonds Amortization Schedule

Date	Balance	Prinicpal	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
		\$ 7,905,000.00	\$ 8,904,850.85	\$ 16,809,850.85

SECTION 2

FISCAL YEAR 2026 BUDGET DEFICIT FUNDING AGREEMENT

THIS AGREEMENT ("**Agreement**") is effective the 1st day of October 2025, and is entered by and between:

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Winter Haven, Florida ("**District**"), and

ERPC PEACE CREEK, LLC, a Florida limited liability company and a landowner in the District ("**Landowner**") with an address of 472 Fletcher Place, Winter Park, Florida 32789.

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its operations and maintenance ("O&M") budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026" and the budget relating thereto, "2026 O&M Budget"), which budget commenced on October 1, 2025, and concludes on September 30, 2026, a copy of which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, Landowner is actively developing certain real property within the District and presently owns a portion of such real property identified in the District's Fiscal Year 2026 Assessment Roll ("Assessment Roll"), appended to the attached Exhibit A and incorporated herein by reference, which real property is located entirely within the District and which real property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District ("Property"); and

WHEREAS, following the adoption of the 2026 O&M Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit from the activities, operations and services set forth in such budget and at the full amount of the budget (hereinafter referred to as the "2026 O&M Assessment(s)"), or utilizing such other revenue sources as may be available to it; and

WHEREAS, the District is not able to predict with absolute certainty the amount of monies necessary to fund the operations and services set forth in the 2026 O&M Budget and believes that the 2026 O&M Assessments will be insufficient to cover the entire 2026 O&M Budget; and

WHEREAS, in contemplation of the foregoing, and in lieu of levying an increased amount in 2026 O&M Assessments on the Property to fund the full 2026 O&M Budget, the Landowner agrees to provide the monies necessary to fund the actual expenditures for the Fiscal Year 2026 (hereinafter referred to as the "2026 O&M Budget Payment"), not otherwise funded by 2026 O&M Assessments levied upon benefited lands located within the District; and

WHEREAS, Landowner and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit B**, and otherwise as provided herein.

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

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. PAYMENT OF DISTRICT'S 2026 O&M BUDGET

- i. Payment of O&M Budget Expenses. Upon the District Manager's written request, the Landowner agrees to make available to the District the monies necessary to fund all expenditures of the 2026 O&M Budget not otherwise funded through 2026 O&M Assessments levied upon benefited lands located within the District, on a continuing basis, within fifteen (15) business days of written request by the District. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the lands within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's 2026 O&M Budget or otherwise.
- ii. Consent to Funding of 2026 O&M Budget. The Landowner acknowledges and agrees that the 2026 O&M Budget Payment represents the funding of operations and maintenance expenditures that would otherwise be appropriately funded through 2026 O&M Assessments equitably allocated to the Property within the District in accordance with the District's assessment methodology. Landowner agrees to pay, or caused to be paid, the 2026 O&M Budget Payment regardless of whether Landowner owns the Property at the time of such payment subject to the terms set forth in Section 10 herein. Landowner agrees that it will not contest the legality or validity of such imposition, collection or enforcement to the extent such imposition is made in accordance with the terms of this Agreement.
- SECTION 3. CONTINUING LIEN. The District shall have the right to file and perfect a continuing lien upon the Property described in **Exhibit B** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in

order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for FY 2026 O&M Budget" in the public records of Polk County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for FY 2026 O&M Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Landowner has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Landowner sells any of the Property described in Exhibit B after the execution of this Agreement, the Landowner's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Landowner.

SECTION 4. ALTERNATIVE COLLECTION METHODS.

- i. In the alternative or in addition to the collection method set forth in Section 3 above, the District may enforce the collection of the 2026 O&M Budget Payment(s) by action against the Landowner in the appropriate judicial forum in and for Polk County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- ii. The District hereby finds that the activities, operations and services funded by the 2026 O&M Budget Payment(s) provide a special and peculiar benefit to the Property. The Landowner agrees that the activities, operations and services that will be funded by the 2026 O&M Budget Payment(s) provide a special and peculiar benefit to the Property in excess of the costs thereof. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Polk County property appraiser.

SECTION 5. NOTICE. All notices, payments and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied, to the parties, as follows:

A. If to District:

Peace Creek Village Community Development District
c/o Governmental Management Services – CF, LLC
219 East Livingston Street
Orlando, Florida 32801

Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC

517 East College Avenue Tallahassee, Florida 32303 Attn: District Counsel

B. If to Landowner: ERPC Peace Creek LLC

472 Fletcher Place

Winter Park, Florida 32789

Attn: Kristen Matt

SECTION 6. AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 7. AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the prior written consent of the other party, which consent shall not be unreasonably withheld, conditioned, or delayed. Any attempted assignment without such consent shall be void.

SECTION 9. DEFAULT. A default by either party under this Agreement shall entitle the non-defaulting party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the matter described in Sections 3 and 4 above.

SECTION 10. THIRD PARTY RIGHTS; TRANSFER OF PROPERTY. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Landowner sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, including the Property, the Landowner shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Landowner shall give ninety (90) days prior written notice to the District under

this Agreement of any such sale or disposition and shall provide evidence of the purchaser's assumption of this Agreement.

SECTION 11. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue will be in Polk County, Florida.

SECTION 12. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

SECTION 13. PUBLIC RECORDS. Landowner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Landowner agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, Florida Statutes. Landowner acknowledges that the designated public records custodian for the District is Jill Burns ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Landowner shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Landowner does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Landowner's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Landowner, Landowner shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF LANDOWNER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO LANDOWNER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801, BY TELEPHONE AT (407) 841-5524, OR AT JBURNS@GMSCFL.COM.

SECTION 14. EFFECTIVE DATE. The Agreement shall take effect as of October 1, 2025. The enforcement provisions of this Agreement, including but not limited to Sections 3, 4, and 9, shall survive its termination, until all payments due pursuant to this Agreement are paid in full.

SECTION 15. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Landowner certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Landowner agrees to execute the affidavit, in a form mutually acceptable to the Parties, in compliance with Section 787.06(13), *Florida Statutes*, within thirty (30) days of the Effective Date.

IN WITNESS WHEREOF, the Parties execute this Agreement on the day and year first written above.

PEACE CREEK VILLAGE COMMUNITY
DEVELOPMENT DISTRICT

Chairperson, Board of Supervisors

ERPC PEACE CREEK LLC

Kristen Matt, Manager

EXHIBIT A: 2026 O&M Budget & Assessment Roll

EXHIBIT B: Property Description

EXHIBIT A 2026 O&M BUDGET & ASSESSMENT ROLL

EXHIBIT B PROPERTY DESCRIPTION

THAT PART OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31 AND RUN THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, N88°59'48"E A DISTANCE OF 31.00 FEET TO THE EAST RIGHT OF WAY LINE OF McCLEAN ROAD AS DESCRIBED BY QUIT CLAIM DEED IN OFFICIAL RECORD BOOK 12719, PAGE 345, PUBLIC RECORDS OF POLK COUNTY, FLORIDA FOR A POINT OF BEGINNING. THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: (1) S00°27'53"E A DISTANCE OF 1191.10 FEET; (2) S45°39'48"E A DISTANCE OF 49.33 FEET TO THE NORTHERLY RIGHT OF WAY OF OLD BARTOW - LAKE WALES ROAD AS DESCRIBED IN SAID QUIT CLAIM DEED; RUN THENCE ALONG SAID RIGHT OF WAY N89°08'17"E A DISTANCE OF 906.22 FEET TO THE BOUNDARY OF THE WEST 115.00 FEET OF THE EAST 360.66 FEET OF THE NORTH OF THE NORTH 434.78 FEET OF THE NORTHEAST 4 OF THE NORTHWEST 4 OF SAID SECTION 31; RUN THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE COURSES: (1) N00°29'31"W A DISTANCE OF 402.97; (2) N89°13'21"E A DISTANCE OF 115.05 FEET; (3) S00°29'30"E A DISTANCE OF 402.80 FEET TO SAID NORTHERLY RIGHT OF WAY OF OLD BARTOW-LAKE WALES ROAD. THENCE ALONG SAID NORTHERLY RIGHT OF WAY N89°08'17"E A DISTANCE OF 876.41 FEET; THENCE N00°24'42"W A DISTANCE OF 204.80 FEET; THENCE N89°05'27"E A DISTANCE OF 699.62 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE ALONG SAID WEST LINE, S00°31'19"E A DISTANCE OF 205.37 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF OLD BARTOW-LAKE WALES ROAD: THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, N89°08'17"E A DISTANCE OF 1313.35 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GARY STREET AS DESCRIBED IN SAID QUIT CLAIM DEED; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE N00°16'07'W A DISTANCE OF 1239.46 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE ALONG SAID NORTH LINE, S88°57'31"W A DISTANCE OF 1316.67 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4. S88°57'25"W A DISTANCE OF 350.13 FEET TO WEST LINE OF THE EAST 350.00 FEET OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE ALONG SAID WEST LINE, S00°25'58"E A DISTANCE OF 317.49 FEET TO THE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE ALONG SAID SOUTH LINE, S88°57'05"W A DISTANCE OF 980.11 FEET TO THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 31; THENCE ALONG SAID WEST LINE S00°24'17"E A DISTANCE OF 315.82 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG SAID SOUTH LINE, S89°06'40"W A DISTANCE OF 333.47 FEET TO THE WEST LINE OF THE EAST ½ OF SAID NORTHEAST ¼ OF THE

NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 31; THENCE ALONG SAID WEST LINE N00°25'37"W A DISTANCE OF 630.97 FEET TO THE NORTH LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 31; THENCE ALONG SAID NORTH LINE S88°59'48"W A DISTANCE OF 970.31 FEET TO THE POINT OF BEGINNING.

NOTE:

BEARINGS ARE BASED ON THE WEST ZONE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT FOR THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING N00°27'53"W.

Community Development District

Proposed Budget FY2026



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Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25		Projected Next 3 months			Projected Thru 9/30/25	Proposed Budget FY2026	
Revenues									
Assessments	\$ -	\$	-	\$	-	\$	-	\$	357,988
Developer Contributions	\$ 84,098	\$	86,527	\$	24,270	\$	110,796	\$	33,589
Total Revenues	\$ 84,098	\$	86,527	\$	24,270	\$	110,796	\$	391,577
Expenditures									
General & Administrative									
Supervisor Fees	\$ 6,000	\$	2,200	\$	600	\$	2,800	\$	12,000
Employee FICA Expense	\$ -	\$	168	\$	46	\$	214	\$	918
Engineering	\$ 2,000	\$	-	\$	500	\$	500	\$	10,000
Attorney	\$ 25,000	\$	14,181	\$	6,250	\$	20,431	\$	25,000
Annual Audit	\$ -	\$	4,700	\$	-	\$	4,700	\$	6,300
Assessment Administration	\$ -	\$	-	\$	-	\$	-	\$	6,000
Arbitrage	\$ -	\$	-	\$	450	\$	450	\$	900
Dissemination	\$ 583	\$	3,850	\$	1,500	\$	5,350	\$	6,000
Disclosure Software	\$ 2,000	\$	=	\$	-	\$	-	\$	5,000
Reamortization Schedule	\$ -	\$	-	\$	-	\$	-	\$	500
Trustee Fees	\$ -	\$	-	\$	-	\$	-	\$	9,342
Management Fees	\$ 32,500	\$	30,000	\$	9,999	\$	39,999	\$	40,000
Information Technology	\$ -	\$	150	\$	450	\$	600	\$	1,800
Website Maintenance	\$ 1,890	\$	1,780	\$	300	\$	2,080	\$	1,200
Postage & Delivery	\$ 500	\$	100	\$	125	\$	225	\$	500
Telephone	\$ 200	\$	166	\$	50	\$	216	\$	-
Insurance	\$ 5,500	\$	5,500	\$	-	\$	5,500	\$	6,325
Copies	\$ 500	\$	250	\$	125	\$	375	\$	500
Legal Advertising	\$ 6,500	\$	2,288	\$	1,625	\$	3,913	\$	2,500
Contingency	\$ 750	\$	826	\$	240	\$	1,066	\$	2,500
Boundary Amendment Expenditures	\$ -	\$	22,184	\$	-	\$	22,184	\$	-
Office Supplies	\$ -	\$	3	\$	15	\$	18	\$	100
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	-	\$	175	\$	175
Total General & Administrative:	\$ 84,098	\$	88,521	\$	22,275	\$	110,796	\$	137,560

Community Development District

Proposed Budget General Fund

Description	В	Budget 1		Actuals Thru 5/30/25		Projected Next 3 months		Projected Thru 9/30/25		Proposed Budget FY2026	
Operations & Maintenance											
<u>Field Services</u>											
Property Insurance	\$	-	\$	-	\$	-	\$	-	\$	8,000	
Field Management	\$	-	\$	-	\$	-	\$	-	\$	15,000	
Landscape Maintenance	\$	-	\$	-	\$	-	\$	-	\$	85,000	
Landscape Replacement	\$	-	\$	-	\$	-	\$	-	\$	13,200	
Lake Maintenance	\$	-	\$	-	\$	-	\$	-	\$	9,500	
Streetlights	\$	-	\$	-	\$	-	\$	-	\$	33,000	
Electric	\$	_	\$	-	\$	_	\$	_	\$	2,750	
Water & Sewer	\$	_	\$	_	\$	_	\$	_	\$	2,750	
Sidewalk & Asphalt Maintenance	\$	_	\$	_	\$	_	\$	_	\$	2,750	
Irrigation Repairs	\$	_	\$	_	\$	_	\$	_	\$	5,500	
	•	-	\$	-	\$	-	\$	-	\$	11,000	
General Repairs & Maintenance Contingency	\$ \$	-	\$ \$	-	\$ \$	-	\$ \$	-	\$ \$	5,500	
contangency	Ψ		Ψ		Ψ		Ψ		Ψ	3,300	
Subtotal Field Expenditures	\$	-	\$	-	\$	•	\$	-	\$	193,950	
Amenity Expenditures											
Amenity - Electric	\$	_	\$	_	\$	_	\$	-	\$	4,400	
Amenity - Water	\$	-	\$	-	\$	-	\$	-	\$	5,500	
Internet	\$	-	\$	-	\$	-	\$	-	\$	1,100	
Pest Control	\$	-	\$	-	\$	-	\$	-	\$	982	
Janitorial Service	\$	-	\$	-	\$	-	\$	-	\$	6,710	
Security Services	\$	-	\$	-	\$	-	\$	-	\$	13,750	
Pool Maintenance	\$	-	\$	-	\$	-	\$	-	\$	9,625	
Amenity Repairs & Maintenance	\$	-	\$	-	\$	-	\$	-	\$	5,500	
Amenity Access Management	\$	-	\$	-	\$	-	\$	-	\$	5,000	
Contingency	\$	-	\$	-	\$	-	\$	-	\$	7,500	
Subtotal Amenity Expenditures	\$	-	\$	-	\$		\$	-	\$	60,067	
Total Operations & Maintenance:	\$		\$	-	\$	-	\$	-	\$	254,017	
Total Expenditures	\$	84,098	\$	88,521	\$	22,275	\$	110,796	\$	391,577	

							Less: Developer Total Net			To			Total Gross Per	
Product	Units	Ne	et Assessment		Net Per Unit (7%)		Contribution	1	Assessments	Tot	al Net Per Unit		Unit	
Phase 1 - Townhomes	38	\$	19,901	\$	523.72	\$	-	\$	19,901	\$	523.72	\$	563.14	
Phase 1 - Single Family	286	\$	299,569	\$	1,047.44	\$	33,589	\$	265,980	\$	930.00	\$	1,000.00	
Phase 2 - Unplatted (Admin)	336	\$	72,106	\$	214.60	\$	-	\$	72,106	\$	214.60	\$	230.75	
	660	\$	391,577			\$	33,589	\$	357,988					

Community Development District General Fund Narrative

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expense

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

<u>Attorney</u>

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.

Dissemination

Community Development District General Fund Narrative

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.

<u>Insurance</u>

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

Copies

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

Community Development District General Fund Narrative

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.

Streetlights

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

Community Development District General Fund Narrative

<u>Electric</u>

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.

<u> Amenity – Water</u>

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

<u>Internet</u>

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.

<u>Janitorial Services</u>

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.

Community Development District General Fund Narrative

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.

Community Development District

Proposed Budget

Debt Service Fund Series 2024

Description	Adopted Budget FY2025		Actuals Thru 6/30/25		Projected Next 3 months	Projected Thru 9/30/25	I	Proposed Budget FY2026
Revenues								
Assessments	\$	509,789	\$ 82,482	\$	-	\$ 82,482	\$	509,787
Assessments - Lot Closings	\$	-	\$ 427,307	\$	-	\$ 427,307	\$	-
Interest	\$	-	\$ 18,338	\$	6,113	\$ 24,451	\$	12,226
Carry Forward Surplus ⁽¹⁾	\$	217,231	\$ 481,524	\$	-	\$ 481,524	\$	219,985
Total Revenues	\$	727,020	\$ 1,009,651	\$	6,113	\$ 1,015,764	\$	741,997
<u>Expenditures</u>								
Interest - 11/1	\$	203,550	\$ 203,550	\$	-	\$ 203,550	\$	201,122
Principal - 5/1	\$	105,000	\$ 105,000	\$	-	\$ 105,000	\$	110,000
Interest - 5/1	\$	203,550	\$ 203,550	\$	-	\$ 203,550	\$	201,122
Cost of Issuance	\$	-	\$ 4,246	\$	-	\$ 4,246	\$	-
Total Expenditures	\$	512,100	\$ 516,346	\$	-	\$ 516,346	\$	512,244
Other Sources/(Uses)								
Transfer In/(Out)	\$	-	\$ (279,433)	\$	-	\$ (279,433)	\$	-
Total Other Sources/(Uses)	\$	-	\$ (279,433)	\$	-	\$ (279,433)	\$	-
Excess Revenues/(Expenditures)	\$	214,920	\$ 213,872	\$	6,113	\$ 219,985	\$	229,754

Interest - 11/1 <u>\$ 198,578</u>

 $[\]ensuremath{^{(1)}}$ 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
Total	324	\$509,787		

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

Date		Balance		Prinicpal		Interest		Total
11/01/25	¢	7,255,000.00	\$		¢	201,121.88	\$	370,579.38
05/01/26	\$ \$	7,255,000.00	э \$	110,000.00	\$ \$	201,121.88	Ф	3/0,3/9.30
11/01/26	\$	7,145,000.00	\$	110,000.00	\$	198,578.13	\$	509,700.00
05/01/27	\$	7,145,000.00	\$	115,000.00	\$	198,578.13	Ψ	307,700.00
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	\$	· <u>-</u>	\$	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		505 (05 00
11/01/34	\$	6,065,000.00	\$	170,000,00	\$	171,612.50	\$	507,625.00
05/01/35	\$	6,065,000.00	\$	170,000.00	\$	171,612.50	φ	F00 FF0 00
11/01/35	\$ \$	5,895,000.00 5,895,000.00	\$ \$	180,000.00	\$ \$	166,937.50 166,937.50	\$	508,550.00
05/01/36 11/01/36	\$ \$	5,715,000.00	э \$	160,000.00	\$ \$	161,987.50	\$	508,925.00
05/01/37	\$	5,715,000.00	\$ \$	190,000.00	\$ \$	161,987.50	Ф	300,923.00
11/01/37	\$	5,525,000.00	э \$	190,000.00	ֆ \$	156,762.50	\$	508,750.00
05/01/38	\$	5,525,000.00	\$	200,000.00	\$	156,762.50	Ψ	300,7 30.00
11/01/38	\$	5,325,000.00	\$	200,000.00	\$	151,262.50	\$	508,025.00
05/01/39	\$	5,325,000.00	\$	210,000.00	\$	151,262.50	Ψ	300,023.00
11/01/39	\$	5,115,000.00	\$	210,000.00	\$	145,487.50	\$	506,750.00
05/01/40	\$	5,115,000.00	\$	225,000.00	\$	145,487.50	Ψ	300,7 30.00
11/01/40	\$	4,890,000.00	э \$	223,000.00	ֆ \$	139,300.00	\$	509,787.50
05/01/41	\$	4,890,000.00	\$ \$	235,000.00	\$ \$	139,300.00	Ф	309,707.30
11/01/41	\$	4,405,000.00	\$	233,000.00	\$	132,837.50	\$	507,137.50
05/01/42	\$		э \$	250,000,00	э \$		Ф	307,137.30
· · · · · · · · · · · · · · · · · · ·		3,860,000.00		250,000.00		132,837.50	φ	F00 000 00
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		E00 (0E E0
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		

Community Development District Series 2024 Special Assessment Bonds Amortization Schedule

Date	Balance	Prinicpal	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
		\$ 7,255,000.00	\$ 7,680,387.50	\$ 15,104,845.00

Community Development District

Proposed Budget

Debt Service Fund Series 2025

Description	Вι	opted udget 2025	Actuals Thru 6/30/25	rojected Next months	Projected Thru 9/30/25		Proposed Budget FY2026
Revenues							
Assessments	\$	-	\$ -	\$ -	\$	-	\$ 554,330
Interest	\$	-	\$ 6,232	\$ 4,674	\$	10,906	\$ 3,116
Carry Forward Surplus ⁽¹⁾	\$	-	\$ -	\$ -	\$	-	\$ 277,966
Total Revenues	\$	-	\$ 6,232	\$ 4,674	\$	10,906	\$ 835,412
Expenditures							
Interest - 11/1	\$	-	\$ -	\$ -	\$	-	\$ 262,302
Principal - 5/1	\$	-	\$ -	\$ -	\$	-	\$ 110,000
Interest - 5/1	\$	-	\$ -	\$ -	\$	-	\$ 221,664
Cost of Issuance	\$	-	\$ 359,057	\$ -	\$	359,057	\$ -
Total Expenditures	\$	-	\$ 359,057	\$ -	\$	359,057	\$ 593,966
Other Sources/(Uses)							
Bond Proceeds	\$	-	\$ 1,182,439	\$ -	\$	1,182,439	\$ -
Total Other Sources/(Uses)	\$	-	\$ 1,182,439	\$ -	\$	1,182,439	\$ -
Excess Revenues/(Expenditures)	\$	-	\$ 829,614	\$ 4,674	\$	834,288	\$ 241,446

Interest - 11/1 \$

219,189

 $^{^{(1)}}$ 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
Total	336	\$554,330		

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

Date	Date Balance		Prinicpal			Interest	Total		
Date		Dalance		ТППСраг		interest		Total	
11/01/25	\$	7,905,000.00	\$	-	\$	262,302.10	\$	262,302.10	
05/01/26	\$	7,905,000.00	\$	110,000.00	\$	221,663.75	•	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
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	\$	<u>-</u>	\$	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	ф	FF4 F 40 00	
11/01/32 05/01/33	\$	7,015,000.00	\$	155,000.00	\$	201,638.75	\$	551,540.00	
11/01/33	\$ \$	7,015,000.00 6,860,000.00	\$ \$	155,000.00	\$ \$	201,638.75	\$	FF2 027 F0	
05/01/34	\$ \$	6,860,000.00	\$ \$	160,000.00	э \$	197,298.75 197,298.75	Ф	553,937.50	
11/01/34	\$	6,700,000.00	\$	100,000.00	\$ \$	192,818.75	\$	550,117.50	
05/01/35	\$	6,700,000.00	\$	170,000.00	\$	192,818.75	Ψ	330,117.30	
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	4	555,577.55	
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	4	555,727.55	
11/01/38	\$	5,960,000.00	\$	200,000.00	\$	172,098.75	\$	549,797.50	
05/01/39	\$	5,960,000.00	\$	215,000.00	\$	172,098.75	Ψ	347,771.30	
	\$			213,000.00	\$ \$	166,078.75	¢	CC2 177 CO	
11/01/39		5,745,000.00	\$	-			\$	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	\$	· <u>-</u>	\$	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	Ψ	552,057.50	
11/01/46	\$ \$	3,860,000.00	\$	313,000.00	э \$	112,905.00	\$	550,023.75	
05/01/47	\$	3,860,000.00	\$	335,000.00	\$	112,905.00	Ψ	550,025.75	
11/01/47	\$	3,525,000.00	\$	-	\$	103,106.25	\$	551,011.25	
///	*	2,223,000100	*		*	200,200,20	₹	332,3111113	

Community Development District Series 2025 Special Assessment Bonds Amortization Schedule

Date	Balance	Prinicpal	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
		\$ 7,905,000.00	\$ 8,904,850.85	\$ 16,809,850.85

SECTION B

SECTION 1

RESOLUTION 2025-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Peace Creek Village Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida ("County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"), attached hereto as Exhibit A; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("Assessment Roll") attached to this Resolution as Exhibit B, and to certify the portion of the Assessment Roll related to certain developed property ("Tax Roll Property") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("Direct Collect Property"), all as set forth in Exhibit B; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A** and **B** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A** and **B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A** and **B**.
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in Exhibits A and B. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST 2025.

ATTEST:		PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Secretary / A	ssistant Secretary	By:
Exhibit A: Exhibit B:	Adopted Budget for Fig Assessment Roll (Unif Assessment Roll (Direct	orm Method)

Community Development District

Proposed Budget FY2026



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Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2025		Actuals Thru 6/30/25		Projected Next 3 months		Projected Thru 9/30/25		Proposed Budget FY2026	
Revenues										
Assessments	\$ -	\$	-	\$	-	\$	-	\$	357,988	
Developer Contributions	\$ 84,098	\$	86,527	\$	24,270	\$	110,796	\$	33,589	
Total Revenues	\$ 84,098	\$	86,527	\$	24,270	\$	110,796	\$	391,577	
Expenditures										
General & Administrative										
Supervisor Fees	\$ 6,000	\$	2,200	\$	600	\$	2,800	\$	12,000	
Employee FICA Expense	\$ -	\$	168	\$	46	\$	214	\$	918	
Engineering	\$ 2,000	\$	-	\$	500	\$	500	\$	10,000	
Attorney	\$ 25,000	\$	14,181	\$	6,250	\$	20,431	\$	25,000	
Annual Audit	\$ -	\$	4,700	\$	-	\$	4,700	\$	6,300	
Assessment Administration	\$ -	\$	-	\$	-	\$	-	\$	6,000	
Arbitrage	\$ -	\$	-	\$	450	\$	450	\$	900	
Dissemination	\$ 583	\$	3,850	\$	1,500	\$	5,350	\$	6,000	
Disclosure Software	\$ 2,000	\$	=	\$	-	\$	-	\$	5,000	
Reamortization Schedule	\$ -	\$	-	\$	-	\$	-	\$	500	
Trustee Fees	\$ -	\$	-	\$	-	\$	-	\$	9,342	
Management Fees	\$ 32,500	\$	30,000	\$	9,999	\$	39,999	\$	40,000	
Information Technology	\$ -	\$	150	\$	450	\$	600	\$	1,800	
Website Maintenance	\$ 1,890	\$	1,780	\$	300	\$	2,080	\$	1,200	
Postage & Delivery	\$ 500	\$	100	\$	125	\$	225	\$	500	
Telephone	\$ 200	\$	166	\$	50	\$	216	\$	-	
Insurance	\$ 5,500	\$	5,500	\$	-	\$	5,500	\$	6,325	
Copies	\$ 500	\$	250	\$	125	\$	375	\$	500	
Legal Advertising	\$ 6,500	\$	2,288	\$	1,625	\$	3,913	\$	2,500	
Contingency	\$ 750	\$	826	\$	240	\$	1,066	\$	2,500	
Boundary Amendment Expenditures	\$ -	\$	22,184	\$	-	\$	22,184	\$	-	
Office Supplies	\$ -	\$	3	\$	15	\$	18	\$	100	
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	-	\$	175	\$	175	
Total General & Administrative:	\$ 84,098	\$	88,521	\$	22,275	\$	110,796	\$	137,560	

Community Development District

Proposed Budget General Fund

Description	В	lopted udget 72025	6	Actuals Thru 5/30/25		Projected Next 3 months		Projected Thru 9/30/25		Proposed Budget FY2026
Operations & Maintenance										
<u>Field Services</u>										
Property Insurance	\$	-	\$	-	\$	-	\$	-	\$	8,000
Field Management	\$	-	\$	-	\$	-	\$	-	\$	15,000
Landscape Maintenance	\$	-	\$	-	\$	-	\$	-	\$	85,000
Landscape Replacement	\$	-	\$	-	\$	-	\$	-	\$	13,200
Lake Maintenance	\$	-	\$	-	\$	-	\$	-	\$	9,500
Streetlights	\$	-	\$	-	\$	-	\$	-	\$	33,000
Electric	\$	_	\$	-	\$	_	\$	_	\$	2,750
Water & Sewer	\$	_	\$	_	\$	_	\$	_	\$	2,750
Sidewalk & Asphalt Maintenance	\$	_	\$	_	\$	_	\$	_	\$	2,750
Irrigation Repairs	\$	_	\$	_	\$	_	\$	_	\$	5,500
	•	-	\$	-	\$	-	\$	-	\$	11,000
General Repairs & Maintenance Contingency	\$ \$	-	\$ \$	-	\$ \$	-	\$ \$	-	\$ \$	5,500
contangency	Ψ		Ψ		Ψ		Ψ		Ψ	3,300
Subtotal Field Expenditures	\$	-	\$	-	\$	•	\$	-	\$	193,950
Amenity Expenditures										
Amenity - Electric	\$	_	\$	_	\$	_	\$	-	\$	4,400
Amenity - Water	\$	-	\$	-	\$	-	\$	-	\$	5,500
Internet	\$	-	\$	-	\$	-	\$	-	\$	1,100
Pest Control	\$	-	\$	-	\$	-	\$	-	\$	982
Janitorial Service	\$	-	\$	-	\$	-	\$	-	\$	6,710
Security Services	\$	-	\$	-	\$	-	\$	-	\$	13,750
Pool Maintenance	\$	-	\$	-	\$	-	\$	-	\$	9,625
Amenity Repairs & Maintenance	\$	-	\$	-	\$	-	\$	-	\$	5,500
Amenity Access Management	\$	-	\$	-	\$	-	\$	-	\$	5,000
Contingency	\$	-	\$	-	\$	-	\$	-	\$	7,500
Subtotal Amenity Expenditures	\$	-	\$	-	\$		\$	-	\$	60,067
Total Operations & Maintenance:	\$		\$	-	\$	-	\$	-	\$	254,017
Total Expenditures	\$	84,098	\$	88,521	\$	22,275	\$	110,796	\$	391,577

					L	ess: Developer		Total Net			To	otal Gross Per
Product	Units	Ne	et Assessment	Net Per Unit (7%)		Contribution	1	Assessments	Tot	al Net Per Unit		Unit
Phase 1 - Townhomes	38	\$	19,901	\$ 523.72	\$	-	\$	19,901	\$	523.72	\$	563.14
Phase 1 - Single Family	286	\$	299,569	\$ 1,047.44	\$	33,589	\$	265,980	\$	930.00	\$	1,000.00
Phase 2 - Unplatted (Admin)	336	\$	72,106	\$ 214.60	\$	-	\$	72,106	\$	214.60	\$	230.75
	660	\$	391,577		\$	33,589	\$	357,988				

Community Development District General Fund Narrative

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expense

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

<u>Attorney</u>

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.

Dissemination

Community Development District General Fund Narrative

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.

<u>Insurance</u>

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

Copies

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

Community Development District General Fund Narrative

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.

Streetlights

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

Community Development District General Fund Narrative

<u>Electric</u>

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.

<u> Amenity – Water</u>

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

<u>Internet</u>

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.

<u>Janitorial Services</u>

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.

Community Development District General Fund Narrative

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.

Community Development District

Proposed Budget

Debt Service Fund Series 2024

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 months	Projected Thru 9/30/25	I	Proposed Budget FY2026
Revenues						
Assessments	\$ 509,789	\$ 82,482	\$ -	\$ 82,482	\$	509,787
Assessments - Lot Closings	\$ -	\$ 427,307	\$ -	\$ 427,307	\$	-
Interest	\$ -	\$ 18,338	\$ 6,113	\$ 24,451	\$	12,226
Carry Forward Surplus ⁽¹⁾	\$ 217,231	\$ 481,524	\$ -	\$ 481,524	\$	219,985
Total Revenues	\$ 727,020	\$ 1,009,651	\$ 6,113	\$ 1,015,764	\$	741,997
<u>Expenditures</u>						
Interest - 11/1	\$ 203,550	\$ 203,550	\$ -	\$ 203,550	\$	201,122
Principal - 5/1	\$ 105,000	\$ 105,000	\$ -	\$ 105,000	\$	110,000
Interest - 5/1	\$ 203,550	\$ 203,550	\$ -	\$ 203,550	\$	201,122
Cost of Issuance	\$ -	\$ 4,246	\$ -	\$ 4,246	\$	-
Total Expenditures	\$ 512,100	\$ 516,346	\$ -	\$ 516,346	\$	512,244
Other Sources/(Uses)						
Transfer In/(Out)	\$ -	\$ (279,433)	\$ -	\$ (279,433)	\$	-
Total Other Sources/(Uses)	\$ -	\$ (279,433)	\$ -	\$ (279,433)	\$	-
Excess Revenues/(Expenditures)	\$ 214,920	\$ 213,872	\$ 6,113	\$ 219,985	\$	229,754

Interest - 11/1 <u>\$ 198,578</u>

 $^{^{(1)}}$ 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
Total	324	\$509,787		

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

Date		Balance		Prinicpal		Interest		Total
11/01/25	¢	7,255,000.00	\$		¢	201,121.88	\$	370,579.38
05/01/26	\$ \$	7,255,000.00	э \$	110,000.00	\$ \$	201,121.88	Ф	3/0,3/9.30
11/01/26	\$	7,145,000.00	\$	110,000.00	\$	198,578.13	\$	509,700.00
05/01/27	\$	7,145,000.00	\$	115,000.00	\$	198,578.13	Ψ	307,700.00
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	\$	· <u>-</u>	\$	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		505 (05 00
11/01/34	\$	6,065,000.00	\$	170,000,00	\$	171,612.50	\$	507,625.00
05/01/35	\$	6,065,000.00	\$	170,000.00	\$	171,612.50	φ	F00 FF0 00
11/01/35	\$ \$	5,895,000.00 5,895,000.00	\$ \$	180,000.00	\$ \$	166,937.50 166,937.50	\$	508,550.00
05/01/36 11/01/36	\$ \$	5,715,000.00	э \$	160,000.00	\$ \$	161,987.50	\$	508,925.00
05/01/37	\$	5,715,000.00	\$ \$	190,000.00	\$ \$	161,987.50	Ф	300,923.00
11/01/37	\$	5,525,000.00	э \$	190,000.00	ֆ \$	156,762.50	\$	508,750.00
05/01/38	\$	5,525,000.00	\$	200,000.00	\$	156,762.50	Ψ	300,7 30.00
11/01/38	\$	5,325,000.00	\$	200,000.00	\$	151,262.50	\$	508,025.00
05/01/39	\$	5,325,000.00	\$	210,000.00	\$	151,262.50	Ψ	300,023.00
11/01/39	\$	5,115,000.00	\$	210,000.00	\$	145,487.50	\$	506,750.00
05/01/40	\$	5,115,000.00	\$	225,000.00	\$	145,487.50	Ψ	300,7 30.00
11/01/40	\$	4,890,000.00	э \$	223,000.00	ֆ \$	139,300.00	\$	509,787.50
05/01/41	\$	4,890,000.00	\$ \$	235,000.00	\$ \$	139,300.00	Ф	309,707.30
11/01/41	\$	4,405,000.00	\$	233,000.00	\$	132,837.50	\$	507,137.50
05/01/42	\$		э \$	250,000,00	э \$		Ф	307,137.30
· · · · · · · · · · · · · · · · · · ·		3,860,000.00		250,000.00		132,837.50	ф	F00 000 00
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		E00 (0E E0
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		

Community Development District Series 2024 Special Assessment Bonds Amortization Schedule

Date	Balance	Prinicpal	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
		\$ 7,255,000.00	\$ 7,680,387.50	\$ 15,104,845.00

Community Development District

Proposed Budget

Debt Service Fund Series 2025

Description	Вι	Budget Thru Next Thru		Projected Thru 9/30/25	Budget				
Revenues									
Assessments	\$	-	\$	-	\$ -	\$	-	\$	554,330
Interest	\$	-	\$	6,232	\$ 4,674	\$	10,906	\$	3,116
Carry Forward Surplus ⁽¹⁾	\$	-	\$	-	\$ -	\$	-	\$	277,966
Total Revenues	\$	-	\$	6,232	\$ 4,674	\$	10,906	\$	835,412
Expenditures									
Interest - 11/1	\$	-	\$	-	\$ -	\$	-	\$	262,302
Principal - 5/1	\$	-	\$	-	\$ -	\$	-	\$	110,000
Interest - 5/1	\$	-	\$	-	\$ -	\$	-	\$	221,664
Cost of Issuance	\$	-	\$	359,057	\$ -	\$	359,057	\$	-
Total Expenditures	\$	-	\$	359,057	\$ -	\$	359,057	\$	593,966
Other Sources/(Uses)									
Bond Proceeds	\$	-	\$	1,182,439	\$ -	\$	1,182,439	\$	-
Total Other Sources/(Uses)	\$	-	\$	1,182,439	\$ -	\$	1,182,439	\$	-
Excess Revenues/(Expenditures)	\$	-	\$	829,614	\$ 4,674	\$	834,288	\$	241,446

Interest - 11/1 \$

219,189

 $^{^{(1)}}$ 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
Total	336	\$554,330		

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

Date		Balance		Prinicpal		Interest		Total
Date		Dalalice		- r i inicpai		interest		Total
11/01/25	\$	7,905,000.00	\$	-	\$	262,302.10	\$	262,302.10
05/01/26	\$	7,905,000.00	\$	110,000.00	\$	221,663.75		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
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	d.	FF1 F 10 00
11/01/32 05/01/33	\$	7,015,000.00	\$	155,000.00	\$	201,638.75	\$	551,540.00
11/01/33	\$ \$	7,015,000.00 6,860,000.00	\$ \$	155,000.00	\$ \$	201,638.75	\$	FF2 027 F0
05/01/34	\$ \$	6,860,000.00	э \$	160,000.00	э \$	197,298.75 197,298.75	Ф	553,937.50
11/01/34	\$	6,700,000.00	\$ \$	100,000.00	\$	192,818.75	\$	550,117.50
05/01/35	\$	6,700,000.00	\$	170,000.00	\$	192,818.75	Ψ	550,117.50
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	*	555,577.55
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	*	555,727.55
11/01/38	\$	5,960,000.00	\$	200,000.00	\$	172,098.75	\$	549,797.50
05/01/39	\$	5,960,000.00	\$	215,000.00	\$	172,098.75	Ψ	347,771.30
	\$			213,000.00	\$ \$	166,078.75	ф	FF2 177 F0
11/01/39		5,745,000.00	\$	-			\$	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	\$	· <u>-</u>	\$	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	\$	- 50,000.00	\$	122,118.75	\$	552,637.50
05/01/46	\$	4,175,000.00	\$	315,000.00	\$	122,118.75	Ψ	552,057.50
11/01/46	\$ \$	3,860,000.00	э \$	513,000.00	э \$	112,905.00	\$	550,023.75
05/01/47	\$	3,860,000.00	\$	335,000.00	\$	112,905.00	Ψ	550,025.75
11/01/47	\$	3,525,000.00	\$	-	\$	103,106.25	\$	551,011.25
// -/	*	2,223,000100	*		*	100,100,100	~	552,0111110

Community Development District Series 2025 Special Assessment Bonds Amortization Schedule

Date	Balance	Prinicpal	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
		\$ 7,905,000.00	\$ 8,904,850.85	\$ 16,809,850.85

PARCEL ID	Туре	Units	O&M	Series 2024	Series 2025	Total
272931000000012010						
272931000000032030						
272931871100000010	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000020	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000030	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000040	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000050	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000060	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000070	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000080	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000090	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000100	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000110	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000120	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000130	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000140	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000150	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000160	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000170	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000180	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000190	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000200	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000210	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000220	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000230	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000240	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000250	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000260	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000270 272931871100000280	Single Family Single Family	1.00 1.00	\$1,000.00 \$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80 \$2,773.80
272931871100000290	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000290	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000310	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000320	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000330	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000340	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000350	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000360	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000370	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000380	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000390	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000400	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000410	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000420	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000430	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000440	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000450	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000460	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000470	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000480	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000490	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000500	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000510	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000520 272931871100000530	Single Family	1.00	\$1,000.00 \$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80
272931871100000530	Single Family Single Family	1.00 1.00	\$1,000.00 \$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80 \$2,773.80
272931871100000540	Single Family	1.00	\$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80
272931871100000550	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000570	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
_, _,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Single running	1.00	Ψ1,000.00	Ψ1,773.00		ΨΞ,110.00

PARCEL ID	Туре	Units	O&M	Series 2024	Series 2025	Total
272931871100000580	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000590	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000600	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000610	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000620	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000630	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000640	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000650	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000660	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000670	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000680	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000690	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000700	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000710	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000720	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000730	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000740	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000750	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000760	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100000770	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100000780	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100000790	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100000800	Townhome Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100000810		1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100000820	Townhome	1.00 1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100000830	Townhome Townhome	1.00	\$563.14 \$563.14	\$1,075.03 \$1,075.03		\$1,638.17
272931871100000840 272931871100000850	Townhome	1.00	\$563.14	\$1,075.03 \$1,075.03		\$1,638.17
272931871100000850	Townhome	1.00	\$563.14	\$1,075.03 \$1,075.03		\$1,638.17 \$1,638.17
272931871100000870	Townhome	1.00	\$563.14	\$1,075.03 \$1,075.03		\$1,638.17
272931871100000880	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100000890	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100000900	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100000910	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100000920	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100000930	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100000940	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100000950	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100000960	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100000970	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100000980	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100000990	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100001000	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100001010	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100001020	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100001030	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100001040	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100001050	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100001060	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100001070	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100001080	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100001090	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100001100	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100001110	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100001120	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100001130	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100001140	Townhome	1.00	\$563.14	\$1,075.03		\$1,638.17
272931871100001150	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001160	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001170	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001180	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001190	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80

PARCEL ID	Туре	Units	0&M	Series 2024	Series 2025	Total
272931871100001200	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001210	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001220	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001230	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001240	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001250	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001260	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001270	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001280	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001290	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001300	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001310	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001320	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001330	Single Family	1.00 1.00	\$1,000.00 \$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80
272931871100001340	Single Family	1.00	\$1,000.00			\$2,773.80
272931871100001350 272931871100001360	Single Family Single Family	1.00	\$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80 \$2,773.80
272931871100001300	Single Family	1.00	\$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80
272931871100001370	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001380	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001390	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001100	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001410	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001430	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001440	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001450	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001460	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001470	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001480	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001490	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001500	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001510	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001520	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001530	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001540	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001550	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001560	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001570	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001580	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001590	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001600	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001610	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001620	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001630	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001640	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001650	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001660	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001670	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001680	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001690	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001700	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001710	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001720	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001730	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001740	Single Family	1.00	\$1,000.00 \$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80 \$2,773.80
272931871100001750	Single Family	1.00	\$1,000.00 \$1,000.00	\$1,773.80		\$2,773.80
272931871100001760	Single Family	1.00		\$1,773.80 \$1,773.80		\$2,773.80 \$2,773.80
272931871100001770 272931871100001780	Single Family Single Family	1.00 1.00	\$1,000.00 \$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80 \$2,773.80
272931871100001780	Single Family	1.00	\$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80
272931871100001790	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001800	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80

PARCEL ID	Туре	Units	0&M	Series 2024	Series 2025	Total
272931871100001820	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001830	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001840	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001850	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001860	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001870	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001880	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001890	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001900	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001910	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001920	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001930	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001940	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100001950	Single Family	1.00 1.00	\$1,000.00 \$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80
272931871100001960	Single Family	1.00	\$1,000.00			\$2,773.80
272931871100001970 272931871100001980	Single Family Single Family	1.00	\$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80 \$2,773.80
272931871100001980	Single Family	1.00	\$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80
272931871100001990	Single Family	1.00	\$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80
272931871100002000	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002010	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002020	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002030	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002010	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002060	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002070	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002080	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002090	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002100	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002110	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002120	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002130	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002140	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002150	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002160	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002170	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002180	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002190	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002200	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002210	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002220	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002230	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002240	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002250	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002260	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002270	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002280	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002290	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002300	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002310	Single Family	1.00	\$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80
272931871100002320	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002330	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002340	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002350	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002360 272931871100002370	Single Family	1.00	\$1,000.00 \$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80 \$2,773.80
	Single Family Single Family	1.00	\$1,000.00 \$1,000.00	\$1,773.80 ¢1.773.80		\$2,773.80
272931871100002380	- ,	1.00		\$1,773.80 \$1,773.80		\$2,773.80 \$2,773.80
272931871100002390 272931871100002400	Single Family	1.00	\$1,000.00 \$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80
272931871100002400	Single Family	1.00	\$1,000.00 \$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80 \$2,773.80
272931871100002410 272931871100002420	Single Family Single Family	1.00 1.00	\$1,000.00 \$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80 \$2,773.80
272931871100002420	Single Family	1.00	\$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80

PARCEL ID	Туре	Units	O&M	Series 2024	Series 2025	Total
272931871100002440	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002450	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002460	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002470	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002480	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002490	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002500	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002510	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002520	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002530	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002540	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002550	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002560	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002570	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002580	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002590	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002600	Single Family	1.00 1.00	\$1,000.00 \$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80
272931871100002610 272931871100002620	Single Family Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80 \$2,773.80
272931871100002620	Single Family	1.00	\$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80
272931871100002630	Single Family	1.00	\$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80
272931871100002650	Single Family	1.00	\$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80
272931871100002660	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002670	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002670	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002690	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002700	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002710	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002720	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002730	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002740	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002750	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002760	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002770	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002780	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002790	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002800	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002810	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002820	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002830	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002840	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002850	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002860	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002870	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002880	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002890	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002900	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002910	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002920	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002930	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002940	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002950	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002960	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002970	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002980	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100002990	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003000	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003010	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003020	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003030 272931871100003040	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003040	Single Family Single Family	1.00 1.00	\$1,000.00 \$1,000.00	\$1,773.80 \$1,773.80		\$2,773.80 \$2,773.80

PARCEL ID	Туре	Units	O&M	Series 2024	Series 2025	Total
272931871100003060	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003070	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003080	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003090	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003100	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003110	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003120	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003130	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003140	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003150	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003160	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003170	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003180	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003190	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003200	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003210	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003220	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003230	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003240	Single Family	1.00	\$1,000.00	\$1,773.80		\$2,773.80
272931871100003250	5g.c . a,	1.00	42,000.00	42///0.00		\$0.00
272931871100003260						\$0.00
272931871100003270						\$0.00
272931871100003280						\$0.00
272931871100003290						\$0.00
272931871100003300						\$0.00
272931871100003310						\$0.00
272931871100003310						\$0.00
272931871100003320						\$0.00
272931871100003330						\$0.00
272931871100003310						\$0.00
272931871100003360						\$0.00
272931871100003370						\$0.00
272931871100003370						\$0.00
Total Gross Onroll		324.00	\$307,399.32	\$548,157.94	\$0.00	\$855,557.26
Total Gloss Officia		324.00	ψ301,399.32	ψ540,157.34	Ψ0.00	ψ033,337.20
Total Net Onroll			\$285,881.37	\$509,786.88	\$0.00	\$795,668.25
Direct Billing		<u>Acres</u>				
27293100000012010		65.19	\$59,750.69	\$0.00	\$459,354.00	\$519,104.69
272931000000032030		19.40	\$17,781.31	\$0.00	\$136,699.92	\$154,481.23
Total Gross Direct		84.59	\$77,532.00	\$0.00	\$596,053.92	\$673,585.92
Total Net Direct			\$72,104.76	\$0.00	\$554,330.15	\$626,434.91
Total Gross Assessments			\$384,931.32	\$548,157.94	\$596,053.92	\$1,529,143.18
						,===,
Total Net Assessments			\$357,986.13	\$509,786.88	\$554,330.15	\$1,422,103.16

SECTION VI

RESOLUTION 2025-22

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR THE FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Peace Creek Village Community Development District (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 District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the annual meeting schedule for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2025/2026"), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 7th day of August 2025.

ATTEST:	PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

BOARD OF SUPERVISORS MEETING DATES PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026

The Board of Supervisors of Peace Creek	Village Community	Development District will hold their regular
meetings for the Fiscal Year 2025/2026 at	:AM on the	of each month at the Lake
Alfred Public Library, 245 N Seminole Ave.	Lake Alfred, FL 338	350, unless otherwise indicated as follows:

 September 23, 2025 @ 9:00 AM

 October ____, 2025

 November ____, 2025

 December ____, 2025

 January ____, 2026

 February ____, 2026

 March ____, 2026

 April ____, 2026

 June ____, 2026

 July ____, 2026

 August ____, 2026

 September ____, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

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

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

District Manager

SECTION VII

PEACE CREEK VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
FINANCIAL REPORT
FOR THE PERIOD FROM INCEPTION OCTOBER 23, 2023 TO
SEPTEMBER 30, 2024

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT CITY OF WINTER HAVEN, FLORIDA

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Peace Creek Village Community Development District
City of Winter Haven, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Peace Creek Village Community Development District, City of Winter Haven, Florida ("District") as of and for the period from inception October 23, 2023 to September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position, thereof for the period from inception October 23, 2023 to September 30, 2024 in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to
 fraud or error, and design and perform audit procedures responsive to those risks. Such
 procedures include examining, on a test basis, evidence regarding the amounts and disclosures
 in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit
 procedures that are appropriate in the circumstances, but not for the purpose of expressing an
 opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is
 expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant
 accounting estimates made by management, as well as evaluate the overall presentation of the
 financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 13, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 13, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Peace Creek Village Community Development District, City of Winter Haven, Florida ("District") provides a narrative overview of the District's financial activities for the period from inception October 23, 2023 to September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement ("GASB") No. 34, Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments issued June 1999. Comparative information between the current year and the prior year is required to be presented in the Management's Discussion and Analysis ("MD&A"). However, because this is the first year of significant operations of the District, comparative information is excluded in this report. Subsequent reports will include the comparative information.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities plus at the close of the period from inception October 23, 2023 to September 30, 2024 resulting in a net position balance of \$3,446,436.
- The change in the District's total net position was \$3,446,436, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balance of \$313,622, an increase. The total fund balance is restricted for debt service, unassigned deficit fund balance in the capital projects fund, and the remainder is unassigned fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the period from inception October 23, 2023 to September 30, 2024.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,

	 2024
Current and other assets	\$ 1,457,698
Capital assets, net of depreciation	 10,622,512
Total assets	 12,080,210
Current liabilities	1,313,349
Long-term liabilities	 7,320,425
Total liabilities	 8,633,774
Net position	
Net investment in capital assets	3,302,439
Restricted	570,247
Unrestricted	 (426,250)
Total net position	\$ 3,446,436

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE PERIOD FROM INCEPTION OCTOBER 23, 2023 TO SEPTEMBER 30, 2024						
Revenues:						
Program revenues						
Operating grants and contributions	\$	106,722				
Capital grants and contributions		4,031,540				
Total revenues		4,138,262				
Expenses:						
General government		86,338				
Bond issue costs		357,835				
Interest		247,653				
Total expenses		691,826				
Change in net position		3,446,436				
Net position - beginning						
Net position - ending	\$	3,446,436				

As noted above and in the statement of activities, the cost of all governmental activities during the period from inception October 23, 2023 to September 30, 2024, was \$691,826. The costs of the District's activities were funded by program revenues which were comprised of Developer contributions and interest income.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the period from inception October 23, 2023 to September 30, 2024, was amended to increase revenues by \$11,907 and increase appropriations by \$11,907.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$10,622,512 invested in capital assets for its governmental activities. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$7,360,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that the cost of the general operations of the District will increase during the subsequent fiscal year as the District is built out.

Subsequent to fiscal year end, the District issued \$7,905,000 of Series 2025 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2032 - May 1, 2055, and fixed interest rates ranging from 4.5% to 5.85%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Peace Creek Village Community Development District's Finance Department at 219 E. Livingston Street, Orlando, FL 32801.

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT CITY OF WINTER HAVEN, FLORIDA STATEMENT OF NET POSITION SEPTEMBER 30, 2024

	 overnmental Activities
ASSETS	
Cash and cash equivalents	\$ 8,459
Due from Developer	686,624
Restricted assets:	
Investments	762,615
Capital assets:	
Nondepreciable	 10,622,512
Total assets	12,080,210
LIABILITIES	
Accounts payable	27,077
Developer advance	6,000
Contracts and retainage payable	1,110,647
Accrued interest payable	169,625
Due to Developer	352
Non-current liabilities:	
Due within one year	105,000
Due in more than one year	 7,215,073
Total liabilities	 8,633,774
NET POSITION	
Net investment in capital assets	3,302,439
Restricted for debt service	570,247
Unrestricted	(426,250)
Total net position	\$ 3,446,436

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT CITY OF WINTER HAVEN, FLORIDA STATEMENT OF ACTIVITIES FOR THE PERIOD FROM INCEPTION OCTOBER 23, 2023 TO SEPTEMBER 30, 2024

							Ne	et (Expense)	
							Re	evenue and	
							Cha	anges in Net	
			Program Revenues					Position	
		Operating Capital							
			Gr	ants and	(Frants and	G	overnmental	
Functions/Programs	Expenses		Cor	Contributions		Contributions		Activities	
Primary government:								_	
Governmental activities:									
General government	\$	86,338	\$	87,037	\$	-	\$	699	
Maintenance and operations		-		-		4,031,540		4,031,540	
Interest on long-term debt		247,653		19,685		-		(227,968)	
Bond issue costs		357,835		-		-		(357,835)	
Total governmental activities		691,826		106,722		4,031,540		3,446,436	
	Change in net position							3,446,436	
	Net	position - be	eginni	ng					
	Net	position - er	nding				\$	3,446,436	

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT CITY OF WINTER HAVEN, FLORIDA BALANCE SHEET GOVERNMENTAL FUNDS SEPTEMBER 30, 2024

	Major Funds							Total	
				Debt		Capital	Governmental		
	General			Service		Projects	Funds		
ASSETS									
Cash and cash equivalents	\$	8,459	\$	-	\$	-	\$	8,459	
Investments		-		739,872		22,743		762,615	
Due from Developer		25,669		-		660,955		686,624	
Total assets	\$	34,128	\$	739,872	\$	683,698	\$	1,457,698	
LIABILITIES AND FUND BALANCES Liabilities:									
Accounts payable	\$	27,077	\$		\$	1,110,647	\$	1,137,724	
Due to Developer	Ψ	352	Ψ	-	Ψ	1,110,047	Ψ	352	
Developer advance		6,000		_		_		6,000	
Total liabilities		33,429				1,110,647		1,144,076	
Total liabilities		33,423				1,110,041		1, 144,070	
Fund balances:									
Restricted for:									
Debt service		-		739,872		-		739,872	
Unassigned		699		-		(426,949)		(426,250)	
Total fund balances		699		739,872		(426,949)		313,622	
Total liabilities and fund balances	\$	34,128	\$	739,872	\$	683,698	\$	1,457,698	

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT CITY OF WINTER HAVEN, FLORIDA RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION SEPTEMBER 30, 2024

Fund balance - governmental funds		\$ 313,622
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets Accumulated depreciation	10,622,512 -	10,622,512
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable Bonds Payable	(169,625) (7,320,073)	(7,489,698)

Net position of governmental activities

\$ 3,446,436

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT CITY OF WINTER HAVEN, FLORIDA STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS

FOR THE PERIOD FROM INCEPTION OCTOBER 23, 2023 TO SEPTEMBER 30, 2024

	Major Funds						Total		
	<u> </u>				Capital	Governmental			
		Seneral		Service		Projects		Funds	
REVENUES	<u> </u>							_	
Developer contributions	\$	87,037	\$	-	\$	3,979,168	\$	4,066,205	
Interest earnings		-		19,685		52,372		72,057	
Total revenues		87,037		19,685		4,031,540		4,138,262	
EXPENDITURES									
Current:									
General government		86,338		-		-		86,338	
Debt service:									
Interest		-		78,028		-		78,028	
Bond issuance costs		-		357,835		-		357,835	
Capital outlay		-		-	1	0,622,512		10,622,512	
Total expenditures		86,338		435,863	1	0,622,512		11,144,713	
Excess (deficiency) of revenues									
over (under) expenditures		699		(416,178)	((6,590,972)		(7,006,451)	
OTHER FINANCING SOURCES (USES)									
Bond proceeds		-		1,195,977		6,164,023		7,360,000	
Original issue discount		-		(39,927)		-		(39,927)	
Total other financing sources (uses)		-		1,156,050		6,164,023		7,320,073	
Net change in fund balances		699		739,872		(426,949)		313,622	
Fund balances - beginning		-		-		-			
Fund balances - ending	\$	699	\$	739,872	\$	(426,949)	\$	313,622	

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT CITY OF WINTER HAVEN, FLORIDA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE PERIOD FROM INCEPTION OCTOBER 23, 2023 TO SEPTEMBER 30, 2024

Net change in fund balances - total governmental funds	\$ 313,622
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	10,622,512
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(7,360,000)
In connection with the issuance of the Bonds, the original issue discount is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net	20.027
position.	39,927
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities	(400,005)
but not in the governmental fund financial statements.	 (169,625)
Change in net position of governmental activities	\$ 3,446,436

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT CITY OF WINTER HAVEN, FLORIDA NOTES TO FINANCIAL STATEMENTS

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Peace Creek Village Community Development District (the "District") was established by the City Commission of the City of Winter Haven, Ordinance No. 0-23-57 effective on October 23, 2023, as amended by Ordinance No. 25-54 effective December 9, 2024, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2024, certain Board members are affiliated with the Developer.

The Board has the responsibility for:

- 1. Allocating and levying assessments.
- 2. Approving budgets.
- 3. Exercising control over facilities and properties.
- 4. Controlling the use of funds generated by the District.
- 5. Approving the hiring and firing of key personnel.
- 6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

<u>Assessments</u>

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

Assets, Liabilities and Net Position or Equity (Continued)

<u>Long-Term Obligations (Continued)</u>

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

<u>Committed fund balance</u> – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

<u>Assigned fund balance</u> – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

<u>Investments</u>

The District's investments were held as follows at September 30, 2024:

	Amortized Cost		Credit Risk	Maturities
First American Funds Institutional				
Government Fund	\$	762,615	Not Applicable	Not Applicable
	\$	762,615		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs other than quoted market prices are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the period from inception October 23, 2023 to September 30, 2024, was as follows:

	ū	inning ance	Additions	Red	uctions	Ending Balance
Governmental activities Capital assets, not being depreciated			7 tuaniono	rtou	40110110	
Infrastructure under construction	\$	_	\$ 10,622,512	\$	_	\$ 10,622,512
Total capital assets, not being depreciated		-	10,622,512		-	10,622,512
Governmental activities capital assets, net	\$	-	\$ 10,622,512	\$	-	\$ 10,622,512

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$15,949,664. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities. During the current fiscal year the District reimbursed the Developer a total of \$309,526 for project costs.

NOTE 6 – LONG-TERM LIABILITIES

Series 2024

On February 22, 2024, the District issued \$7,360,000 of Special Assessment Bonds, Series 2024 consisting of various Term Bonds with due dates ranging from May 1, 2031, to May 1, 2054, and fixed interest rates ranging from 4.625% - 5.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2024. Principal on the Bonds is to be paid serially commencing May 1, 2024, through November 1, 2054.

The Series 2024 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2024 (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the period from inception October 23, 2023 to September 30, 2024, were as follows:

		Beginning Balance	Additions	R	eductions	Ending Balance	_	ue Within One Year
Governmental activities	•							
Series 2024	\$	-	\$ 7,360,000	\$	-	\$ 7,360,000	\$	105,000
Less: Original issue discount		-	39,927		-	39,927		
Total	\$	-	\$ 7,320,073	\$	-	\$ 7,320,073	\$	105,000

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending	Governmental Activities						
September 30:		Principal		Interest		Total	
2025	\$	105,000	\$	407,100	\$	512,100	
2026		110,000		402,244		512,244	
2027		115,000		397,156		512,156	
2028		120,000		391,838		511,838	
2029		125,000		386,288		511,288	
2030-2034		720,000		1,835,550		2,555,550	
2035-2039		950,000		1,617,125		2,567,125	
2040-2044		1,255,000		1,324,525		2,579,525	
2045-2049		1,655,000		930,350		2,585,350	
2050-2054		2,205,000		395,313		2,600,313	
	\$	7,360,000	\$	8,087,489	\$	15,447,489	

NOTE 7 – DEVELOPER TRANSACTION

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$87,037, which includes a receivable of \$25,669 as of September 30, 2024. In addition, the Developer contributed \$3,979,168 to the District in order to fund project costs that are in excess of funding provided by the Series 2024 Bonds. The District has recorded a receivable of \$660,955 for construction funding as of September 30, 2024.

NOTE 8 - CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 - COMMITMENTS AND CONTINGENCIES

As of September 30, 2024, the District had open contracts for various construction projects. The contracts totaled approximately \$11.5 million, of which approximately \$2.5 million was uncompleted at September 30, 2024. The amount of construction project costs that exceeds the balance in the capital projects fund investment account as of September 30, 2024, is intended to be funded by Developer contributions.

NOTE 10 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE 12 - DEFICIT FUND EQUITY

The capital projects fund had a deficit fund balance of (\$426,949) at September 30, 2024. The deficit will be covered by Developer contributions collected in a subsequent period.

NOTE 13 – SUBSEQUENT EVENTS

Boundaries Amended

On December 9, 2024, pursuant to Ordinance 24-54, the District boundaries were amended to add 84.747 acres. The Expansion Parcel, also referred to as Phase 2, consists of 336 single family lots and is planned to begin in 2025. The District now encompasses approximately 180.147 acres and includes 622 single-family residential units and 38 townhome units.

Bond Issuance

Subsequent to fiscal year end, the District issued \$7,905,000 of Series 2025 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2032 - May 1, 2055, and fixed interest rates ranging from 4.5% to 5.85%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

Series 2024 Acquisition and Construction Account

Subsequent to fiscal year end, \$279,433 was transferred into Acquisition and Construction Account. As per Series 2024 Reserve Requirement, upon satisfaction of reserve release conditions No.1 being met, excess amount shall be released from Reserve Account and transferred to the Acquisition and Construction Account in accordance with the provisions of the bond indenture.

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT CITY OF WINTER HAVEN, FLORIDA SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND FOR THE PERIOD FROM INCEPTION OCTOBER 23, 2023 TO SEPTEMBER 30, 2024

								ance with Il Budget -
		Budgeted	Am	ounts		Actual	Р	ositive
	C	riginal		Final	Α	mounts	(N	egative)
REVENUES								
Developer Contributions	\$	82,098	\$	94,005	\$	87,037	\$	6,968
Total revenues		82,098		94,005		87,037		6,968
EXPENDITURES Current:								
General government		82,098		94,005		86,338		7,667
Total expenditures		82,098		94,005		86,338		7,667
Excess (deficiency) of revenues								
over (under) expenditures	\$	-	\$	_	:	699	\$	699
Fund balance - beginning							_	
Fund balance - ending					\$	699	=	

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT CITY OF WINTER HAVEN, FLORIDA NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the period from inception October 23, 2023 to September 30, 2024, was amended to increase revenues by \$11,907 and increase appropriations by \$11,907.

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT CITY OF WINTER HAVEN, FLORIDA OTHER INFORMATION – DATA ELEMENTS REQUIRED BY FL STATUTE 218.39(3)(C) FOR THE PERIOD FROM INCEPTION OCTOBER 23, 2023 TO SEPTEMBER 30, 2024 UNAUDITED

<u>Element</u> Comments Number of District employees compensated in the last pay period of the District's 0 fiscal year being reported. Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being 1 reported. Employee compensation \$0.00 Independent contractor compensation \$34,936.90 Construction projects to begin on or after October 1; (>\$65K) N/A See the Schedule of Revenues, Expenditures and Budget variance report Changes in Fund Balance - Budget and Actual -General Fund Ad Valorem taxes; Not applicable Non ad valorem special assessments; Special assessment rate Operations and maintenance - \$0 Debt Service - \$0 Special assessments collected \$0

Outstanding Bonds:

See Note 6 for details



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors Peace Creek Village Community Development District City of Winter Haven, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Peace Creek Village Community Development District, City of Winter Haven, Florida ("District") as of and for the period from inception October 23, 2023 to September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 13, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 13, 2025



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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Peace Creek Village Community Development District
City of Winter Haven, Florida

We have examined Peace Creek Village Community Development District, City of Winter Haven, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the period from inception October 23, 2023 to September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the period from inception October 23, 2023 to September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Supervisors of Peace Creek Village Community Development District, City of Winter Haven, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 13, 2025



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors Peace Creek Village Community Development District City of Winter Haven, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Peace Creek Village Community Development District, City of Winter Haven, Florida ("District") as of and for the period from inception October 23, 2023 to September 30, 2024, and have issued our report thereon dated June 13, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 13, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.
- II. Status of prior year findings and recommendations.
- III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Peace Creek Village Community Development District, City of Winter Haven, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Peace Creek Village Community Development District, City of Winter Haven, Florida, and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 13, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

Not applicable. First year audit.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

Not applicable. First year audit.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the period from inception October 23, 2023 to September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the period from inception October 23, 2023 to September 30, 2024.

- 4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
- 5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
- 6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
- 7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

SECTION VIII

SECTION A

Peace Creek Village Community Development District Performance Measures/Standards & Annual Reporting Form October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of eight board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes \square No \square

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes \square No \square

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes \square No \square

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Operations Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Operations Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Operations Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes □ No □

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems as may be required by Indenture.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems as may be required by the District's bond Indenture.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer as may be required by the District's bond Indenture.

Achieved: Yes □ No □

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes \square No \square

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes □ No □

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes □ No □	
Chair/Vice Chair:	Date:
Print Name:	
Peace Creek Village Community Development Distric	et
District Manager:	Date:
Print Name:	

Peace Creek Village Community Development District

SECTION B

Peace Creek Village Community Development District Performance Measures/Standards & Annual Reporting Form October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of eight board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes \square No \square

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes \square No \square

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes \square No \square

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Operations Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Operations Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Operations Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes □ No □

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems as may be required by Indenture.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems as may be required by the District's bond Indenture.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer as may be required by the District's bond Indenture.

Achieved: Yes □ No □

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes \square No \square

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes □ No □

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes □ No □	
Chair/Vice Chair:	Date:
Print Name:	
Peace Creek Village Community Development Distric	et
District Manager:	Date:
Print Name:	

Peace Creek Village Community Development District

SECTION IX

SECTION C

SECTION 1

Peace Creek Village CDD

LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into "elements" to define the elements involved and required in the maintenance of the property.

General Services- Component "A"

Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

Mowing

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

Irrigated common area turf of all turf types (St Augustine, Zoysia, Bermuda, Irrigated Bahia) shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated bahia and pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5" and 4.5". St Augustine will be cut between 4.5" and 5.5". Mowing heights will be set at 2"–3" for Zoysia turf. Bermuda turf shall be cut at a height of no more than 2.5". Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall be carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50" mower or larger **discharging clippings away from the water**. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum. Additional pond edge string trimming can be requested as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day.

Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

String Trimming

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles,and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be moved or string trimmed to the natural water's edge during every other moving cycle at minimum.

Blowing

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to not disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

Damage Prevention/Repair

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks at least. The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 52 times per year to

accomplish the full amount of detail rotations. The size and duration the detail crew is onsite should depend on the extent needed to accomplish the rotation.

Pruning

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

Pruning of trees up to a height of 12 feet and palms up to 15' is included in the scope of the work. If pruning is required above the height of 12 feet for non palms, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. Palm pruning of palms over 15' is defined in **Component E.3.**

The branching height of trees shall be raised only for the following reasons:

- 1. Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas.
- 2. Maintain clearance from shrubs in bed areas.
- 3. Improve visibility in parking lots and around entries. Extra care should be taken when considering sight lines on the road and the vendor should report any identified visibility concerns to CDD management.
- 4. Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to the branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.
- 5. Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

Trash Removal

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

Policing

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with a supplemental proposal.

As needed, the contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

Communication

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. The contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management, the contractor will provide a Monthly Service Calendar for the upcoming period. A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly. A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meetings as needed or requested by CDD management.

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

Component "B" - Turf Care Program - Fertilization and Pest Control

Application Maintenance Information

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

The irrigation system will be fully operational prior to any fertilizer application.

Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, and other relevant factors based on turf types. Take All Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

St. Augustine

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

Application Requirements: ST AUGUSTINE

Contractor will submit a schedule of materials to be used under this program along with application rates. The annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

BAHIA – Where Applicable (Irrigated areas only)

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

Application Requirements: BAHIA

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

Bermuda - SPORTS Field

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

- January:Liquid or granular Fertilization Disease & Insect Control
- February:Liquid or granular Fertilization
- March: Core Aeration
- April: Liquid or granular Fertilization Sedge & Broadleaf Weed Control/Disease & Insect Control
- June: Disease & Insect Control as needed.
- July: Liquid or granular Fertilization
- August: Sedge & Broadleaf Weed Control/Disease & Insect Control
- September: Liquid or granular Fertilization
- October: Disease & Insect Control
- December: Liquid or granular Fertilization

Bermuda - Standard

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

- January:Liquid or granular Fertilization Disease & Insect Control
- March: Spring Granular fertilization with broadleaf weed control, insect and disease control
- May: Slow release with Weed Control
- July: Slow Release (Nitrogen) with insect and weed control
- October: Liquid or Granular and Disease & Insect Control

Application Requirements: BERMUDA

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the

requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

Zoysia

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Zoysia

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary.
- July:Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash weeds as necessary, inspect/treat fungal activity.

Application Requirements: ZOYSIA

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

General

Insect/Disease Control - ALL TURF

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible for managing settings of irrigation timers and should always have the irrigation times adjusted and set appropriately based on turf type and season.

Supplemental insecticide applications will be provided by the contractor when the contractor identifies a need for supplemental programs in order to control pests.

Contractor will provide recommendations for TopChoice applications when needed. They will also keep ant bait treatment on mowers or detail vehicles for spot treatment. Ants should be treated near any walking or amenity areas or common use areas such as parks.

Weed Control - ALL TURF

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, wild Bermuda, Alexander and Dove

grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty - ALL TURF

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. The contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

Component "C" - Tree/Shrub Care Program

Application Schedule - Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Insect/Disease Control

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud Drench and or OTC Injections for potential disease and infestation. Only those treatments relevant to the variety of palm should be included.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by the contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre- existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

Component "D" - Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under "Specifications" on a monthly basis

completing 25% of the inspection each week. The irrigation inspection should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controllers to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone.
- Repairs that become necessary and that are over and above the routine monthly inspections
 will be done on a time and material basis. Hourly irrigation repair rates will be defined in the
 overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A
 description of the problem, its location and estimated cost should be included. All repairs must
 be approved by the CDD representative prior to initiating any work. It is up to CDD
 management's discretion to allow the contractor to proceed with repairs at an agreed threshold
 without prior approval.

Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect the irrigation system weekly while performing routine maintenance. Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component "E" - Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractors should and are expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be $4\frac{1}{2}$ individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

Installation

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with a clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

<u>Maintenance</u>

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

Warrantv

Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

Mulching will be carried out atleast once per year. However in many cases the mulch application will be divided into one heavy application in Spring and one lighter application in the fall. The most desirable months are May and Early November. Mulch will be priced "per yard". Application will be completed within a two-week time period.

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date,etc.) in excess of 15' will be trimmed at least once per year in May.. All vegetation will be removed from their trunk. Any palm nuts and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary Full Debooting is a separate billable job.

All palms less than 15' will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

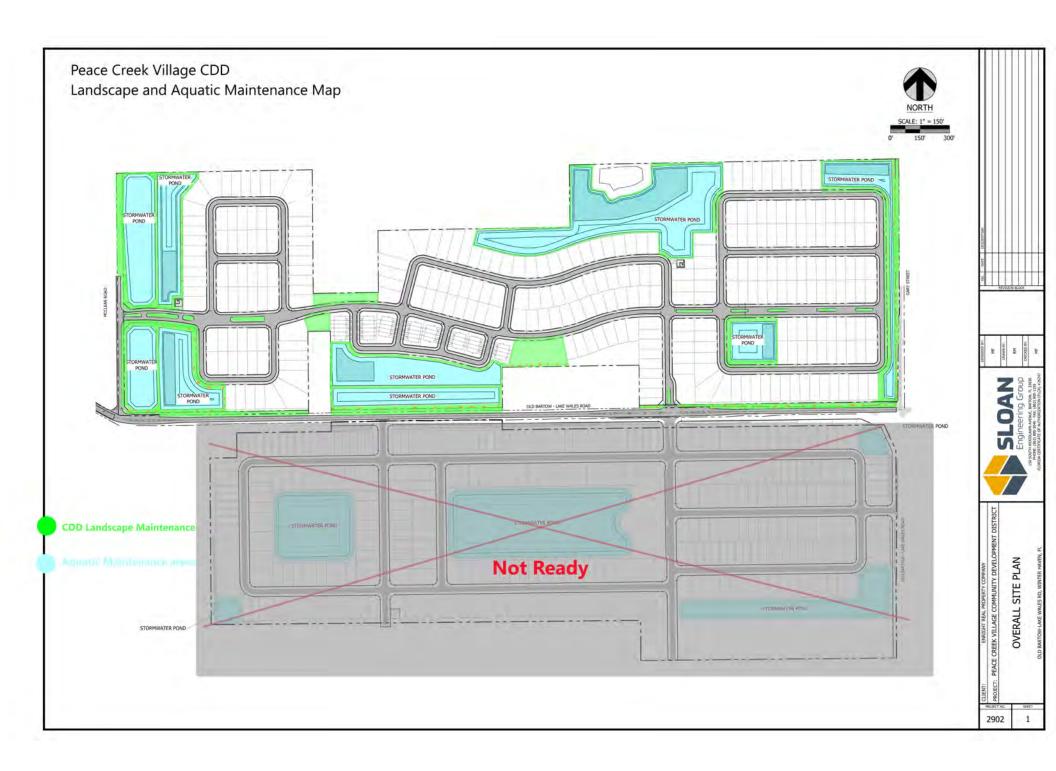
All palms in excess 15' will be trimmed at least once per year in the month of May. Any additional trimmings can be added at the discretion of the board or management and will be done at the same cost and rate as the proposed may trimming. This is why per palm costs is to be included in the fee summary.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile or nine and three o'clock at the discretion of management. "Hurricane" cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving "stubs".

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.



SECTION 2

Peace Creek Village CDD Aguatic Maintenance Scope of Services

This Scope is for the defined services of Aquatic Maintenance of the stormwater ponds. The work of Aquatic maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary to maintain the stormwater ponds according to the scope of services defined below. Therefore, the contractor agrees to do the following:

I. Algae, shoreline weeds/grasses and Aquatic Vegetation Maintenance

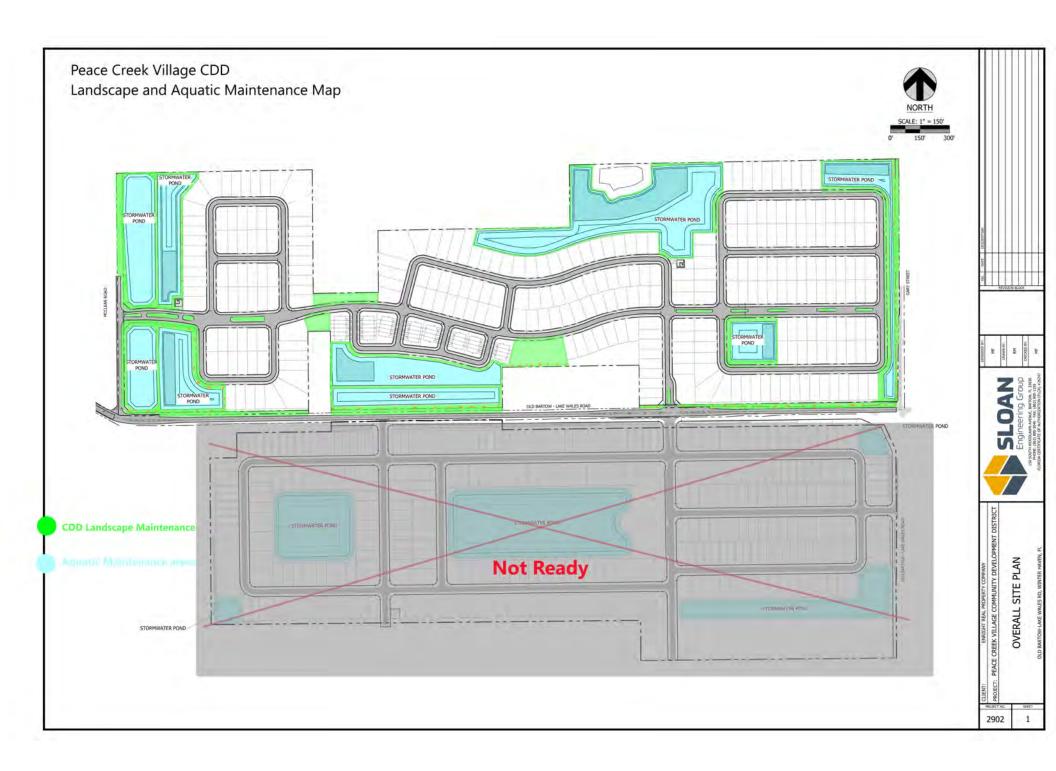
- a. Provide algae and aquatic vegetation management/Maintenance for CDD stormwater ponds.
- b. The contractor will perform <u>One monthly inspection</u> leading to treatments carried out as frequently as needed to control nuisance/exotic vegetation, algae, shorelines grasses, or aquatic weeds.
- c. Check Dissolved oxygen levels as needed and deemed necessary by contractor prior to treatments to ensure safe treatment without potential fish kills.
- d. Treat any surface filamentous algae blooms and planktonic algae blooms that may arise as well as performing treatment for submerged algae and floating or submerged nuisance vegetations as needed.
 - i. Algae blooms will be treated as often as possible until the bloom has subsided, and the algae coverage is less than 5%.
- e. Treat nuisance shoreline grasses and nuisance shoreline vegetation regardless of water level.
 - i. During the dry season these grasses will be treated on the exposed bank.
 - ii. At no time are invasive aquatic weeds or grasses or non-beneficials to cover more than 5% of any contracted pond.
- f. Pond dye will be used as needed to manage any algae blooms or aquatic weeds.
 - i. Blue or black dye can be used at contractors' discretion.
- g. The contractor will spray/treat any invasive, exotics or other nuisance vegetation from littoral shelf areas.
- h. Any beneficials that grow in naturally will be allowed to grow in and reported to management.

II. Communication

- a. Contractor is to be available for regular phone and email communication to facilitate complaints or other issues identified by management
- b. Contractor shall be available for any site visits or site inspections when requested.
- c. Provide at minimum an observation checklist stating what has been observed at each pond and any treatments carried out itemized by pond. A checklist/spreadsheet is sufficient. Contractor is welcome to provide additional details in the report.
- d. Communicate with management on any major algae blooms, or other issues such as erosion problems or other pond bank issues that the contractor may notice.

III. Trash Removal

- a. The contractor will remove any trash and debris from ponds and pond edges once per month.
- b. This trash removal is specific to contracted pond areas only and does not include removal from dry land areas.
- c. Contractor will document trash removal in their monthly report.
- d. Trash removal will include removal of regular trash and debris. The contractor will inform management and submit a proposal for any large debris not reasonably removable during the inspection period



SECTION D

SECTION 2

Community Development District

Funding Request #1
April 23, 2025

General Fund

Bill to: Brockman

	Payee	J	FY2024
4	From John com an Organistic of Assessment	ф	2 500 00
1	Funds to open Operating Account	\$	2,500.00

\$

2,500.00

Total: \$ 2,500.00

Please make check payable to:

Peace Creek Village Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando, FL 32822

Community Development District

Funding Request # 2
June 12, 2025

\$

6,519.42

Bill	to:	Brockman

	Payee	Ge	eneral Fund FY2024
1	Governmental Management Services		
	Invoice # 1 - Management Fees April 2025	\$	2,683.5
	Invoice # 2 - Management Fees May 2025	\$	3,835.8
		\$	6,519.4

Total:

Please make check payable to:

Peace Creek Village Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando, FL 32822

Community Development District

Funding Request #3
June 24, 2025

5,906.98

Bill to: Brockman

	Payee	neral Fund FY2024
1	Governmental Management Services Invoice # 4 - Management Fees June 2025	\$ 4,084.98
2	Kilinski Van Wyk PLLC Invoice # 12375 - General Counsel May 2025	\$ 1,822.00
		\$ 5,906.98

Total:

Please make check payable to:

Peace Creek Village Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando, FL 32822

Community Development District

Funding Request # 4

July 15, 2025

Bill to: Brockman

	General Fund
Payee	FY2024

1 Governmental Management Services

Invoice # 6 - Management Fees July 2025

\$ 4,148.88

\$ 4,148.88

Total: \$ 4,148.88

Please make check payable to:

Peace Creek Village Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando, FL 32822

SECTION 3

REQUISITION

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Peace Creek Village Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank Trust Company, National Association, as trustee, dated as of February 1, 2024, as supplemented by that certain Second Supplemental Trust Indenture dated as of March 1, 2025 (collectively, the "Series 2025 Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2025 Indenture):

- (A) Requisition Number: 2
- (B) Identify Acquisition Agreement, if applicable:
- (C) Name of payee pursuant to Acquisition Agreement: Brockman Site Development
- (D) Amount Payable: \$1,772,961.43
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Pay Application # 2 period thru 4/30/25
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

 Series 2025 Acquisition and Construction Account of the Acquisition and

 Construction Fund

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the:
 - Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund; and
- 3. each disbursement set forth above was incurred in connection with:
 - Costs of the Series 2025 Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT

By: Responsible Officer

Date: 5/28/2025

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Series 2025 Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Series 2025 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

Consulting Engineer

Date: 05/27/2025

REQUISITION

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Peace Creek Village Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank Trust Company, National Association, as trustee, dated as of February 1, 2024, as supplemented by that certain Second Supplemental Trust Indenture dated as of March 1, 2025 (collectively, the "Series 2025 Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2025 Indenture):

- (A) Requisition Number: 3
- (B) Identify Acquisition Agreement, if applicable:
- (C) Name of payee pursuant to Acquisition Agreement: Brockman Site Development
- (D) Amount Payable: \$1,576,993.89
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Payment Requst # 3 period thru 5/30/25
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the:
 - Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund; and
- 3. each disbursement set forth above was incurred in connection with:
 - Costs of the Series 2025 Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT

By: Responsible Officer

Date: 6/10/2025

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Series 2025 Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Series 2025 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

Consulting Engineer

Date: 06/10/2025

REQUISITION

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Peace Creek Village Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank Trust Company, National Association, as trustee, dated as of February 1, 2024, as supplemented by that certain Second Supplemental Trust Indenture dated as of March 1, 2025 (collectively, the "Series 2025 Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2025 Indenture):

- (A) Requisition Number: 4
- (B) Identify Acquisition Agreement, if applicable:
- (C) Name of payee pursuant to Acquisition Agreement: Kilinski Van Wyk PLLC
- (D) Amount Payable: \$316.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 11915 & 12168 Project Construction for Mar & Apr 2025
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the:
 - Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund; and
- 3. each disbursement set forth above was incurred in connection with:
 - Costs of the Series 2025 Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT

By: Responsible Officer

Date: 6/20/2025

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Series 2025 Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Series 2025 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

Consulting Engineer

Date: 06/18/2025

REQUISITION

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Peace Creek Village Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank Trust Company, National Association, as trustee, dated as of February 1, 2024, as supplemented by that certain Second Supplemental Trust Indenture dated as of March 1, 2025 (collectively, the "Series 2025 Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2025 Indenture):

- (A) Requisition Number: 5
- (B) Identify Acquisition Agreement, if applicable:
- (C) Name of payee pursuant to Acquisition Agreement: Core & Main
- (D) Amount Payable: \$214.04
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # W431905 Materials
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District.
- 2. each disbursement set forth above is a proper charge against the:
 - Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund; and
- 3. each disbursement set forth above was incurred in connection with:
 - Costs of the Series 2025 Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT

By: Responsible Officer

Date: 10/20/25

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Series 2025 Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Series 2025 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

Consulting Engineer

Date: 06/18/2025

REQUISITION

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Peace Creek Village Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank Trust Company, National Association, as trustee, dated as of February 1, 2024, as supplemented by that certain Second Supplemental Trust Indenture dated as of March 1, 2025 (collectively, the "Series 2025 Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2025 Indenture):

- (A) Requisition Number: 6
- (B) Identify Acquisition Agreement, if applicable:
- (C) Name of payee pursuant to Acquisition Agreement: Brockman Site Development
- (D) Amount Payable: \$2,046,283.89
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Payment Request # 4 period thru 6/30/25
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the:
 - Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund; and
- 3. each disbursement set forth above was incurred in connection with:
 - Costs of the Series 2025 Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT

By: Responsible Officer

Date: 7/10/2025

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Series 2025 Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Series 2025 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

Consulting Engineer

Date: 07/10/2025

SECTION 4

Community Development District

Unaudited Financial Reporting June 30, 2025



Table of Contents

1	Balance Sheet
2	General Fund
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4	Debt Service Fund Series 2025
5	Capital Projects Fund Series 2024
6	Capital Projects Fund Series 2025
7	Month to Month
8	Long Term Debt Report

Peace Creek Village Community Development District Combined Balance Sheet

June 30, 2025

	C	General	E	Debt Service	Са	pital Projects	Total Governmental Funds		
		Fund		Fund		Fund	Govei	rnmental Funds	
Assets:									
Cash:									
Operating Account	\$	4,643	\$	-	\$	-	\$	4,643	
Investments:									
Series 2024									
Reserve	\$	-	\$	258,349	\$	-	\$	258,349	
Revenue	\$	-	\$	210,716	\$	-	\$	210,716	
Interest	\$	-	\$	25	\$	-	\$	25	
Construction/Acquistion	\$	-	\$	-	\$	91	\$	91	
Cost of Issuance	\$	-	\$	3,132	\$	-	\$	3,132	
Series 2025									
Reserve	\$	-	\$	556,322	\$	-	\$	556,322	
Revenue	\$	-	\$	2,204	\$	-	\$	2,204	
Interest	\$	-	\$	264,287	\$	-	\$	264,287	
Construction/Acquistion	\$	-	\$	-	\$	3,147,182	\$	3,147,182	
Cost of Issuance	\$	-	\$	6,801	\$	-	\$	6,801	
Due from Developer	\$	12,426	\$	-	\$	-	\$	12,426	
Total Assets	\$	17,069	\$	1,301,835	\$	3,147,273	\$	4,466,178	
Liabilities:									
Accounts Payable	\$	12,365	\$	_	\$	-	\$	12,365	
Developer Advance	\$	6,000	\$	-	\$	-	\$	6,000	
Retainage Payable	\$	-	\$	-	\$	199,136	\$	199,136	
Total Liabilites	\$	18,365	\$	-	\$	199,136	\$	217,501	
Fund Balance:									
Restricted:	Φ.		φ.	450,000	Φ.		Φ.	450000	
Debt Service Series 2024	\$	-	\$	472,222	\$	-	\$	472,222	
Debt Service Series 2025	\$	-	\$	829,614	\$	-	\$	829,614	
Capital Projects Series 2024	\$	-	\$	-	\$	(199,045)	\$	(199,045)	
Capital Projects Series 2025	\$	-	\$	-	\$	3,147,182	\$	3,147,182	
Unassigned	\$	(1,296)	\$	-	\$	-	\$	(1,296)	
Total Fund Balances	\$	(1,296)	\$	1,301,835	\$	2,948,137	\$	4,248,676	
Total Liabilities & Fund Balance	\$	17,069	\$	1,301,835	\$	3,147,273	\$	4,466,178	

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	F	Amended		Prorated Budget		Actual		
		Budget		Thru 06/30/25		Thru 06/30/25		Variance
Revenues:								
ACTOMICS:								
Developer Contributions	\$	84,098	\$	86,527	\$	86,527	\$	-
Total Revenues:	\$	84,098	\$	86,527	\$	86,527	\$	-
Expenditures:								
General & Administrative:								
Supervisor Fees	\$	6,000	\$	4,500	\$	2,200	\$	2,300
FICA Expenditures	\$	-	\$	-	\$	168	\$	(168)
Engineering	\$	2,000	\$	1,500	\$	-	\$	1,500
Attorney	\$	25,000	\$	18,750	\$	14,181	\$	4,569
Annual Audit	\$	-	\$	-	\$	4,700	\$	(4,700)
Assessment Administration	\$	-	\$	-	\$	-	\$	-
Arbitrage	\$	-	\$	-	\$	-	\$	-
Dissemination	\$	583	\$	583	\$	3,850	\$	(3,267)
Disclosure Software	\$	2,000	\$	-	\$	-	\$	-
Management Fees	\$	32,500	\$	24,375	\$	30,000	\$	(5,625)
Information Technology	\$	1,890	\$	1,418	\$	150	\$	1,268
Website Maintenance	\$	-	\$	-	\$	1,780	\$	(1,780)
Telephone	\$	200	\$	150	\$	100	\$	50
Postage & Delivery	\$	500	\$	375	\$	166	\$	209
Insurance	\$	5,500	\$	5,500	\$	5,500	\$	-
Printing & Binding	\$	500	\$	375	\$	250	\$	125
Legal Advertising	\$	6,500	\$	4,875	\$	2,288	\$	2,587
Other Current Charges	\$	750	\$	563	\$	826	\$	(263)
Boundary Amendment Expenditures	\$	-	\$	-	\$	22,184	\$	(22,184)
Office Supplies	\$	-	\$	-	\$	3	\$	(3)
Dues, Licenses & Subscriptions	\$	175	\$	175	\$	175	\$	-
Total Expenditures:	\$	84,098	\$	63,138	\$	88,521	\$	(25,383)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	(1,995)		
Fund Balance - Beginning	\$	-			\$	699		
Fund Balance - Ending	\$	-			\$	(1,296)		

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorated Budget		Actual		
	Budget	Thru 06/30/25		Thru 06/30/25			Variance
Revenues:							
Assessments - Direct Bill	\$ 509,789	\$	509,789	\$	82,482	\$	(427,307)
Assessments - Lot Closings	\$ -	\$	-	\$	427,307	\$	427,307
Interest	\$ -	\$	-	\$	18,338	\$	18,338
Total Revenues	\$ 509,789	\$	509,789	\$	528,127	\$	18,338
Expenditures:							
Interest - 11/1	\$ 203,550	\$	203,550	\$	203,550	\$	-
Principal - 5/1	\$ 105,000	\$	105,000	\$	105,000	\$	-
Interest - 5/1	\$ 203,550	\$	203,550	\$	203,550	\$	-
Cost of Issuance	\$ -	\$	-	\$	4,246	\$	(4,246)
Total Expenditures	\$ 512,100	\$	512,100	\$	516,346	\$	(4,246)
Excess (Deficiency) of Revenues over Expenditures	\$ (2,311)			\$	11,781		
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ -	\$	-	\$	(279,433)	\$	(279,433)
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	(279,433)	\$	(279,433)
Net Change in Fund Balance	\$ (2,311)			\$	(267,652)		
Fund Balance - Beginning	\$ 727,019			\$	739,873		
Fund Balance - Ending	\$ 724,708			\$	472,222		

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	l P	rorated Budget	Actual		
	Budget	Т	hru 06/30/25	Thru 06/30/2	5	Variance
Revenues:						
Interest	\$	- \$	-	\$ 6,232	2 \$	6,232
Total Revenues	\$	- \$	-	\$ 6,232	2 \$	6,232
Expenditures:						
Interest - 11/1	\$	- \$	=	\$	- \$	-
Principal - 5/1	\$	- \$	-	\$	- \$	-
Interest - 5/1	\$	- \$	-	\$	- \$	-
Cost of Issuance	\$	- \$	-	\$ 359,057	\$	(359,057)
Total Expenditures	\$	- \$	-	\$ 359,057	7 \$	(359,057)
Excess (Deficiency) of Revenues over Expenditures	\$	-		\$ (352,825	5)	
Other Financing Sources/(Uses)						
Bond Proceeds	\$	- \$	-	\$ 1,182,439	\$	1,182,439
Total Other Financing Sources/(Uses)	\$	- \$	-	\$ 1,182,439	\$	1,182,439
Net Change in Fund Balance	\$	-		\$ 829,614	ŀ	
Fund Balance - Beginning	\$	-		\$	-	
Fund Balance - Ending	\$	-		\$ 829,614	ļ	

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	l P	rorated Budget		Actual	
	Budget	Т	hru 06/30/25	Thi	ru 06/30/25	Variance
Revenues:						
Developer Contributions	\$	- \$	-	\$	2,537,544	\$ 2,537,544
Interest	\$	- \$	-	\$	528	\$ 528
Total Revenues	\$	- \$	_	\$	2,538,072	\$ 2,538,072
Expenditures:						
Capital Outlay	\$	- \$	-	\$	2,589,600	\$ (2,589,600)
Total Expenditures	\$	- \$	-	\$	2,589,600	\$ (2,589,600)
Excess (Deficiency) of Revenues over Expenditures	\$	-		\$	(51,528)	
Other Financing Sources/(Uses)						
Transfer In/(Out)	\$	- \$	-	\$	279,433	\$ 279,433
Total Other Financing Sources/(Uses)	\$	- \$	-	\$	279,433	\$ 279,433
Net Change in Fund Balance	\$	-		\$	227,905	
Fund Balance - Beginning	\$	-		\$	(426,950)	
Fund Balance - Ending	\$	-		\$	(199,045)	

Community Development District

Capital Projects Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted		Prorated Budget		Actual	
		Budget		Thru 06/30/25	Th	ru 06/30/25	Variance
Revenues:							
Interest	\$		-	\$ -	\$	49,532	\$ 49,532
Total Revenues	\$		-	\$ -	\$	49,532	\$ 49,532
Expenditures:							
Capital Outlay	\$		-	\$ -	\$	3,624,912	\$ (3,624,912)
Total Expenditures	\$		-	\$ -	\$	3,624,912	\$ (3,624,912)
Excess (Deficiency) of Revenues over Expenditures	\$		-		\$	(3,575,380)	
Other Financing Sources/(Uses)							
Bond Proceeds	\$		-	\$ -	\$	6,722,561	\$ 6,722,561
Total Other Financing Sources/(Uses)	\$		-	\$ -	\$	6,722,561	\$ 6,722,561
Net Change in Fund Balance	\$		-		\$	3,147,182	
Fund Palance Designing	¢				ď		
Fund Balance - Beginning	\$		-		\$	-	
Fund Balance - Ending	\$		-		\$	3,147,182	

Peace Creek Village Community Development District Month to Month

	0ct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept		Total
Revenues:														
Developer Contributions	\$ 12,178	\$ 14,587 \$	16,707	\$ 14,214	\$ 4,634 \$	9,279	\$ 2,500 \$	- \$	12,426 \$	- \$	-	\$	- \$	86,527
Total Revenues:	\$ 12,178	\$ 14,587 \$	16,707	\$ 14,214	\$ 4,634 \$	9,279	\$ 2,500 \$	- \$	12,426 \$	- 5		\$ -	\$	86,527
Expenditures:														
General & Administrative:														
Supervisor Fees	\$ 800	\$ - \$	-	\$ 1,000	\$ 800 \$	-	\$ - \$	(400) \$	- \$	- \$		\$	- \$	2,200
FICA Expenditures	\$ 61	\$ - \$	-	\$ 77	\$ 61 \$	-	\$ - \$	(31) \$	- \$	- \$	-	\$	- \$	168
Engineering	\$ -	\$ - \$	-	\$ -	\$ - \$	-	\$ - \$	- \$	- \$	- \$	-	\$	- \$	-
Attorney	\$ 878	\$ 896 \$	2,044	\$ 1,311	\$ 2,756 \$	1,489	\$ 2,986 \$	1,822 \$	- \$	- \$	-	\$	- \$	14,181
Annual Audit	\$ -	\$ - \$	4,700	\$ -	\$ - \$	-	\$ - \$	- \$	- \$	- \$	-	\$	- \$	4,700
Dissemination	\$ 2,083	\$ 83 \$	83	\$ 83	\$ 83 \$	83	\$ 350 \$	500 \$	500 \$	- \$	-	\$	- \$	3,850
Disclosure Software	\$ -	\$ - \$	-	\$ -	\$ - \$		\$ - \$	- \$	- \$	- \$	-	\$	- \$	-
Management Fees	\$ 3,500	\$ 3,500 \$	3,500	\$ 3,500	\$ 3,500 \$	3,500	\$ 2,334 \$	3,333 \$	3,333 \$	- \$	-	\$	- \$	30,000
Information Technology	\$ -	\$ - \$	-	\$ -	\$ - \$	-	\$ - \$	- \$	150 \$	- \$	-	\$	- \$	150
Website Maintenance	\$ -	\$ - \$	-	\$ 1,680	\$ - \$	-	\$ - \$	- \$	100 \$	- \$	-	\$	- \$	1,780
Telephone	\$ 17	\$ 17 \$	17	\$ 17	\$ 17 \$	17	\$ - \$	- \$	- \$	- \$	-	\$	- \$	100
Postage & Delivery	\$ -	\$ - \$	-	\$ 92	\$ 36 \$	14	\$ 23 \$	- \$	2 \$	- \$	-	\$	- \$	166
Insurance	\$ 5,500	\$ - \$	-	\$ -	\$ - \$	-	\$ - \$	- \$	- \$	- \$	-	\$	- \$	5,500
Printing & Binding	\$ 42	\$ 42 \$	42	\$ 42	\$ 42 \$	42	\$ - \$	- \$	- \$	- \$	-	\$	- \$	250
Legal Advertising	\$ -	\$ - \$	53	\$ 2,236	\$ - \$	-	\$ - \$	- \$	- \$	- \$	-	\$	- \$	2,288
Other Current Charges	\$ 80	\$ 79 \$	79	\$ 79	\$ 81 \$	80	\$ 80 \$	80 \$	186 \$	- \$	-	\$	- \$	826
Boundary Amendment Expenditures	\$ 9,988	\$ 7,390 \$	3,385	\$ 777	\$ 644 \$	-	\$ - \$	- \$	- \$	- \$	-	\$	- \$	22,184
Office Supplies	\$ -	\$ - \$	-	\$ -	\$ - \$	-	\$ - \$	3 \$	0 \$	- \$	-	\$	- \$	3
Dues, Licenses & Subscriptions	\$ 175	\$ - \$	-	\$ -	\$ - \$	-	\$ - \$	- \$	- \$	- \$	-	\$	- \$ \$	175
Total Expenditures:	\$ 23,124	\$ 12,007 \$	13,902	\$ 10,893	\$ 8,020 \$	5,225	\$ 5,773 \$	5,308 \$	4,271 \$	- \$	-	\$	- \$	88,521
Excess Revenues (Expenditures)	\$ (10,946)	\$ 2,581 \$	2,804	\$ 3,322	\$ (3,385) \$	4,055	\$ (3,273) \$	(5,308) \$	8,155 \$	- \$; -	\$	- \$	(1,995)

Community Development District

Long Term Debt Report

Series 2024, Special Assessment Revenue Bonds

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 \$258,349

Bonds Outstanding - 2/22/24 \$7,360,000 Less: Principal Payment - 5/1/25 (\$105,000)

Current Bonds Outstanding \$7,255,000

Series 2025, Special Assessment Revenue Bonds

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 \$556,322

Bonds Outstanding - 3/28/25 \$7,905,000

Current Bonds Outstanding \$7,905,000