Peace Creek Village Community Development District

Meeting Agenda

October 14, 2025

AGENDA

Peace Creek Village Community Development District

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

October 7, 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 Tuesday, October 14, 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/89492641892

Call-In Information: 1-646-876-9923 **Meeting ID:** 894 9264 1892

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. Approval of Minutes of the August 7, 2025 Board of Supervisors Meeting
- 4. Consideration of Resolution 2026-01 Amending the Fiscal Year 2025 Budget
- 5. Consideration of Resolution 2026-02 Spending Authorization Resolution
- 6. Consideration of Proposal for Arbitrage Rebate Services for Series 2024 Bonds & Series 2025 Bonds from AMTEC
- 7. Ratification of Audit Services Engagement Letter for Fiscal Year 2025 Audit
- 8. Ratification of Memorandum of Understanding
- 9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Ratification of Funding Requests #5 through #8
 - ii. Presentation of Funding Requests #9 and #10
 - iii. Balance Sheet & Income Statement
- 10. Other Business
- 11. Supervisors Requests and Audience Comments
- 12. Adjournment

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**, **August 7**, **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

Kristen Matt Vice Chairperson
John McKay Assistant Secretary
Allan Keen Assistant Secretary

Mariellen Jewers Appointed as Assistant Secretary

Also, present were:

Jill Burns District Manager, GMS

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

Clayton Smith Field Manager, GMS Allen Bailey Field Manager, GMS

Steve Sloan by Zoom District Engineer, Sloan Engineering Group

The following is a summary of the discussions and actions taken at the August 7, 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. Four Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS Public Comment Period

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

THIRD ORDER OF BUSINESS Organizational Matters

A. Acceptance of Resignation of John Blakely (Seat 3)

Ms. Burns presented the resignation of John Blakely who resigned after the last meeting.

On MOTION by Mr. Keen, seconded by Ms. Matt, with all in favor, Accepting the Resignation of John Blakely (Seat 3), was approved.

B. Appointment to Fill Vacant Board Seat #3

Ms. Burns asked for a nomination to fill vacant seat #3. Mr. Matt nominated Mariellen Jewers to seat #3.

On MOTION by Mr. Matt, seconded by Mr. Keen, with all in favor, Appointing Mariellen Jewers to Fill Seat #3, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns stated she will swear Ms. Jewers in at a later time since she is attending the meeting by Zoom. Ms. Hancock reviewed the Sunshine law, public records law, and ethics law.

D. Consideration of Resolution 2025-19 Appointing an Assistant Secretary

Ms. Burns stated this resolution would appoint Ms. Jewers an Assistant Secretary.

On MOTION by Ms. Matt, seconded by Mr. Keen, with all in favor, Resolution 2025-19 Appointing Mariellen Jewers as Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 1, 2025 Board of Supervisors Meeting

Ms. Burns presented the minutes from the May 1, 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. Keen, seconded by Mr. McKay, with all in favor, the Minutes of the May 1, 2025 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget

Ms. Burns asked to open the public hearing.

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

i. Consideration of Resolution 2025-20 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds

Ms. Burns presented Resolution 2025-20. The budget is attached as exhibit A. The amenity expenses are based on estimates of similar projects and prorated for six months of operation based on the development timeline. There is field expense estimates based on some proposals received in similar communities. The townhomes would have a per unit assessment of \$263.14 annually. The single family shows a contribution from the developer to offset that assessment so would be \$1,000 gross collected on the tax bill. That developer contribution will be billed as needed and is listed at \$33,589. There is also the Phase 2 unplatted amount that is just paying their portion of the admin assessment. She asked for any questions or changes.

On MOTION by Mr. Keen, seconded by Mr. Matt, with all in favor, Resolution 2025-20 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2025/2026 Budget Deficit Funding Agreement

Ms. Burns stated this is for that contribution on the single-family lots. It will only be billed if needed at the end of the fiscal year.

On MOTION by Mr. Matt, seconded by Ms. Matt, with all in favor, the Fiscal Year 2025/2026 Budget Deficit Funding Agreement, was approved.

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

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

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

Ms. Burns asked for a motion to open the public hearing. This public hearing has been advertised. It is a first time O&M levy for the District. In the prior year, they were developer funded so they sent a mailed notice to all property owners within the District as well. She asked for a motion to open the public hearing.

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

i. Consideration of Resolution 2025-21 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated this will certify the operations and maintenance assessments based on the budget that the Board just approved. The previously levied debt assessments are listed there as well that will also be collected on the tax bill for the upcoming year.

On MOTION by Mr. Keen, seconded by Mr. McKay, with all in favor, Resolution 2025-21 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

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

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-22 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026

The Board agreed on the second Tuesday of the month at 1:00 p.m. at the same location.

On MOTION by Mr. Matt, seconded by Mr. McKay, with all in favor, Resolution 2025-22 Designation of a Regular Monthly Meeting Date, Time and Location for Fiscal Year 2025/2026, was approved.

SEVENTH ORDER OF BUSINESS Presentation of Fiscal Year 2024 Audit Report

Ms. Burns stated on page 28 of the audit is the report to management that summarizes the audit report. There are no instances of noncompliance and no findings. It is a clean audit.

On MOTION by Mr. Matt, seconded by Mr. McKay, with all in favor, Accepting the Fiscal Year 2024 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals & Objectives

Ms. Burns stated the Fiscal Year 2026 goals & objectives are included in the agenda package. She asked if there are any changes to those. These are suggested and comply with the statutory requirement.

On MOTION by Mr. Matt, seconded by Ms. Matt, with all in favor, Adoption of the Fiscal Year 2026 Goals & Objectives, were approved.

B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute

Ms. Burns noted the District is on track to meet all of the FY25 goals & objectives. She suggested authorizing the Chair to confirm that the District has met the goals after September 30th, sign the form and submitted it to the state.

On MOTION by Mr. Matt, seconded by Ms. Matt, with all in favor, the Fiscal Year 2025 Goals & Objectives and Authorizing Chair to execute, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock reminded the Board of the ethics training due by December 31, 2025.

B. Engineer

Mr. Sloan didn't have anything specific to report. Construction is progressing well. He offered to take any questions.

C. Field Manager's Report

i. Consideration of Scope for Landscape Maintenance Services

Mr. Smith reviewed three bids from landscape vendors. All bidders bid on 42 common area mows, 32 unirrigated Bahia pond areas and bank mows and 17 detail rotations. Prince & Sons is the lowest bidder at \$55,800. Weber Continuum is \$58,590.16 (they provided a price for mulch at \$97.55 per yard) and Floralawn at \$59,742. He recommended Prince as they are the lowest bidder and a very good company. There is a map of the area on page 153 of the agenda package.

On MOTION by Mr. Matt, seconded by Mr. Keen, with all in favor, the Prince Proposal for \$55,800, was approved.

ii. Consideration of Scope for Aquatic Maintenance Services

Mr. Smith reviewed two bids for aquatic services, Aquatic Weed Management and Sitex. He suggested choosing the lowest bidder as they both do good work.

On MOTION by Mr. Matt, seconded by Mr. Keen, with all in favor, the Aquatic Weed Management Proposal, was approved.

D. District Manager's Report

i. Discussion Regarding Supervisor Compensation Payments

Ms. Burns stated Mr. Keen requested to go ahead and process compensation payments without taxes taken out so Board members will get a form at the end of the year. Everyone has to be processed the same way.

ii. Ratification of Funding Requests #1 through #4

Ms. Burns stated these have been approved and asked for a motion to ratify.

iii. Ratification of Series 2025 Requisitions #2 through #6

Ms. Burns stated these have been approved and asked for a motion to ratify.

On MOTION by Mr. Matt, seconded by Mr. McKay, with all in favor, Funding Requests #1 through #4 and Series 2025 Requisitions #2 through #6, were ratified.

iv. Balance Sheet & Income Statement

Ms. Burns noted financial statements through June are included in the agenda package for review. There is no action necessary from the Board.

TENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS Adjournment

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

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

Secretary/Assistant Secretary	Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2025 GENERAL BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("**Board**") previously adopted a final General Fund Budget ("**Budget**") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**Fiscal Year 2025**"); and

WHEREAS, the Board desires to amend the Fiscal Year 2025 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2025; and

WHEREAS, pursuant to Chapters 189 and 190, *Florida Statutes*, the Board is authorized to amend the Fiscal Year 2025 Budget within sixty (60) days following the end of Fiscal Year 2025; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2025 Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

- **a.** The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- **b.** The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025.
- **c.** The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget for Peace Creek

Village Community Development District for the Fiscal Year Ending September 30, 2025, as amended and adopted by the Board of Supervisors effective October 8, 2025."

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Chairperson, Board of Supervisors

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND

Secretary/Assistant Secretary

Amended Fiscal Year 2025 Budget

Exhibit A:

ATTEST:		CREEK VILLAGE UNITY DEVELOPMENT CT
PASSED AND ADOPTED t	this 14 th day of October	2025.
SECTION 5. EFFECTIVE	DATE. This Resolution	n shall take effect upon adoption.
SECTION 4. SEVERABILE provisions of this Resolution shall not of this Resolution, or any part thereof	affect the validity or ent	unenforceability of any one or more forceability of the remaining portions
SECTION 3. CONFLICTS with this Resolution are, to the extent		ns or parts thereof in actual conflict seded and repealed.
TOTAL ALL FUNDS	\$	<u> </u>
DEBT SERVICE FUND (SE	RIES 2024) \$	<u> </u>
TOTAL GENERAL FOND	Ψ	<u>'</u>

EXHIBIT A: Amended Fiscal Year 2025 Budget

Peace Creek Village

Community Development District

Amended Budget FY 2025



Peace Creek Village

Community Development District

General Fund

	Adopted Budget FY2025	Increase/ Decrease)	Amended Budget FY2025	Projected FY2025
Revenues				
Developer Contributions	\$ 84,098	\$ 75,256	\$ 159,354	\$ 121,564
Total Revenues	\$ 84,098	\$ 75,256	\$ 159,354	\$ 121,564
Expenditures				
General & Administrative				
Supervisor Fee	\$ 6,000	\$ -	\$ 6,000	\$ 4,200
Employer FICA	\$ -	\$ 459	\$ 459	\$ 245
Engineering	\$ 2,000	\$ -	\$ 2,000	\$ -
Attorney	\$ 25,000	\$ -	\$ 25,000	\$ 20,102
Annual Audit	\$ -	\$ 4,700	\$ 4,700	\$ 4,700
Dissemination	\$ 583	\$ 4,767	\$ 5,350	\$ 5,350
Disclosure Software	\$ 2,000	\$ -	\$ 2,000	\$ -
Management Fees	\$ 32,500	\$ 7,500	\$ 40,000	\$ 40,000
Information Technology	\$ -	\$ 600	\$ 600	\$ 600
Website Maintenance	\$ 1,890	\$ 190	\$ 2,080	\$ 2,080
Postage & Delivery	\$ 500	\$ -	\$ 500	\$ 235
Telephone	\$ 200	\$ -	\$ 200	\$ 100
Insurance	\$ 5,500	\$ -	\$ 5,500	\$ 5,500
Copies	\$ 500	\$ -	\$ 500	\$ 250
Legal Advertising	\$ 6,500	\$ 3,500	\$ 10,000	\$ 8,862
Contingency	\$ 750	\$ 450	\$ 1,200	\$ 1,076
Boundary Amendment Expenditures	\$ -	\$ 22,184	\$ 22,184	\$ 22,184
Office Supplies	\$ -	\$ 5	\$ 5	\$ 5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 84,098	\$ 44,356	\$ 128,454	\$ 115,664
Operations & Maintenance				
Field Management	\$ _	\$ 1,250	\$ 1,250	\$ 1,250
Landscape Maintenance	\$ _	\$ 4,650	\$ 4,650	\$ 4,650
Contingency	\$ -	\$ 25,000	\$ 25,000	\$ -
Total Operations & Maintenance:	\$ -	\$ 30,900	\$ 30,900	\$ 5,900
Total Expenditures	\$ 84,098	\$ 75,256	\$ 159,354	\$ 121,564
Excess Revenues/(Expenditures)	\$ -	\$ -	\$ -	\$

SECTION V

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO TIME SENSITIVE AND EMERGENCY CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District ("Board") typically meets on an as needed basis, and in no event more than monthly, to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board contracted with the District Manager to timely pay the District's vendors and perform other management functions; and

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment; and

WHEREAS, the Board recognizes that certain time sensitive or emergency issues may arise from time to time that require approval outside of regular monthly meetings; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring, and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets and facilities, to authorize limited spending authority to the Chair (or Vice Chair, if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings, for work and services that are time sensitive and/or emergency in nature.

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

- 1. <u>Authorization to Pay Invoices for Work Previously Approved</u>. The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.
- 2. <u>Limited Spending Authorization</u>. The Board hereby authorizes the individuals stated below to exercise their judgment to enter into time sensitive and emergency contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District; (2) for the maintenance, repair, or replacement of a District asset; or (3) to remedy an unforeseen disruption in services relating to the District's facilities or assets, if such disruption would result in significantly higher expenses unless the contract is entered into immediately.
 - a. The District Manager may individually authorize such expense up to \$2,500.00 per proposal and/or event.
 - b. The Chair (or Vice Chair, if the Chair is unavailable) may individually authorize such expenses up to \$10,000.00 per proposal and/or event.
 - c. The District Manager and Chair (or Vice Chair, if the Chair is unavailable) may jointly authorize such expenses up to \$25,000.00 per proposal and/or event.

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- **3.** Ratification of Spending Authorization at Future Meeting. Any payment made or contract entered into pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.
- **4.** Repeal of Prior Spending Authorizations. All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
- 5. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 14th DAY OF OCTOBER 2025.

ATTEST.

ATTLOT.	COMMUNITY DEVELOPMENT DISTRICT
<u> </u>	
Secretary/Assistant Secretary	Chairman, Board of Supervisors

SECTION VI

Arbitrage Rebate Computation Proposal For

Peace Creek Village Community Development District

(City of Winter Haven, Florida)

\$7,360,000 Special Assessment Bonds, Series 2024 \$7,905,000 Special Assessment Bonds, Series 2025





www.amteccorp.com

September 25, 2025

Peace Creek Village Community Development District c/o Ms. Katie Costa
Director of Accounting Services
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: Peace Creek Village Community Development District (City of Winter Haven, Florida), \$7,360,000 Special Assessment Bonds, Series 2024 & \$7,905,000 Special Assessment Bonds, Series 2025

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Peace Creek Village Community Development District (the "District") Series 2024 & Series 2025 bond issues (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,800 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established "bond year ends" of February 22nd for the Series 2024 Bonds and March 28th for the Series 2025 Bonds, based upon the anniversary of the closing dates in February 2024 and March 2025.

Proposal

We are proposing rebate computation services based on the following:

- \$7,360,000 Special Assessment Bonds, Series 2024
- \$7,905,000 Special Assessment Bonds, Series 2025
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts

Should the Tax Agreements require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Bonds is \$450 per year, per issue and will encompass all activity from the dates of the closings through the initial Computation Date. The fee is based upon the size as well as the complexity. Our fees are payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following tables.

AMTEC Professional Fee – \$7,360,000 Special Assessment Bonds, Series 2024

Report Date	Type of Report	Period Covered	Fee
February 28, 2025	Rebate and Opinion	Closing – February 28, 2025	\$ 450
February 28, 2026	Rebate and Opinion	Closing – February 28, 2026	\$ 450
February 28, 2027	Rebate and Opinion	Closing – February 28, 2027	\$ 450
February 28, 2028	Rebate and Opinion	Closing – February 28, 2028	\$ 450
February 22, 2029	Rebate and Opinion	Closing – February 22, 2029	\$ 450

AMTEC Professional Fee – \$7,905,000 Special Assessment Bonds, Series 2025

Report Date	Type of Report	Period Covered	Fee
March 31, 2026	Rebate and Opinion	Closing – March 31, 2026	\$ 450
March 31, 2027	Rebate and Opinion	Closing – March 31, 2027	\$ 450
March 31, 2028	Rebate and Opinion	Closing – March 31, 2028	\$ 450
March 31, 2029	Rebate and Opinion	Closing – March 31, 2029	\$ 450
March 28, 2030	Rebate and Opinion	Closing – March 31, 2030	\$ 450

In order to begin, we are requesting copies of the following documentation:

- 1. Arbitrage Certificate or Tax Regulatory Agreement
- 2. IRS Form 8038-G
- 3. Closing Memorandum
- 4. US Bank statements for all accounts from each closing date through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

Review of all bond documents and account statements for possible rebate exceptions;

- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on	, 2025.
Peace Creek Village Community Development District	Consultant: American Municipal Tax-Exempt Compliance Corporation
Community Development Bisaret	Michael Lays
By:	By: Michael J. Scarfo Senior Vice President

SECTION VII



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

August 7, 2025

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

We are pleased to confirm our understanding of the services we are to provide Peace Creek Village Community Development District, City of Winter Haven, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Peace Creek Village Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

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

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

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

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

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

Audit Objectives

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

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

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

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

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

Our fee for these services will not exceed \$6,300 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

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

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

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

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

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





Peer Review Program

FICPA Peer Review Program Administered in Florida by The Florida Institute of CPAs

AlCPA Peer Review Program Administered in Florida by the Florida Institute of CPAs

March 17, 2023

Antonio Grau Grau & Associates 951 Yamato Rd Ste 280 Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791

SECTION VIII

MEMORADUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is made by and between:

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("District"); and

Annabelle Estates Homeowners Association, Inc., a Florida not for profit corporation, with a mailing address of 121 Garfield Avenue, Winter Garden, Florida 32789 ("Association" and, together with the District, the "Parties," and each individually, a "Party").

RECITALS

WHEREAS, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure,

WHEREAS, the Association is a Florida not-for-profit corporation owning, operating, and maintaining various improvements and facilities, also for the community that the District serves; and

WHEREAS, effective September 1, 2025, the District has terminated the Agreement between the Peace Creek Village Community Development District and Annabelle Estates Homeowners Association, Inc., for Facility Management, Operation, and Oversight Services, dated March 20, 2025 ("Agreement"); and

WHEREAS, Association had collected funds for the provision of services under the Agreement, which services are no longer required; and

WHEREAS, Association now wishes to transmit such excess funds to the District for inspection, operation, oversight, maintenance, and management of the District's improvements and property.

- **NOW, THEREFORE,** in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:
- 1. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this MOU.
- 2. The Association shall remit to the District the sum of \$27,050.25, which shall be deposited into the District's general fund account and used to fund the operations and

maintenance of the District, including but not limited to the inspection, operation, oversight, maintenance, and management of the District's improvements and property.

3. This MOU shall become effective as of the date of the last signature hereto.

IN WITNESS WHEREOF, the Parties execute this MOU to be effective as of the date specified herein.

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT

Name: Knistan Matt
Chairman Vice Chairman

Date: 10/2/25

ANNABELLE ESTATES HOMEOWNERS ASSOCIATION, INC.

By: David Matt
Name: Desident
Date: 10/2/25

SECTION IX

SECTION C

Field Management Report



October 14th, 2025
Allen Bailey
Field Manager
GMS

Review

Landscape



- The vendor has started serving district ponds.
- ♣ All the new landscape is doing well and being managed by the vendor.





Review

Amenity



♣ The current amenity area looks good and is ready for resident use.



Review

Ponds



- The vendor has started serving district ponds.
- The district ponds are doing well and do not have signs of untreated vegetation.





Conclusion

For any questions or comments regarding the above	e information, please contact me by phone at
407-460-4424, or by email at abailey@gmscfl.com.	Thank you.

Respectfully,

Allen Bailey

SECTION D

SECTION 1

Community Development District

Funding Request # 5 August 12, 2025

4,246.45

Bill to:	Brockman
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	Payee	Ge	General Fund FY2025		
1	Governmental Management Services Invoice # 7 - Management Fees August 2025	\$	4,086.95		
2	Kilinski Van Wyk PLLC Invoice # 12628 - General Counsel for June 2025	\$	159.50		
		\$	4,246.4		

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 # 6 August 19, 2025

1,293.00

Payee						
Kilinski Van Wyk PLLC						
Invoice # 12910 - General Counsel for July 2025	\$	216.50				
Supervisor Fees						
Allan Keen - 5/1/25	\$	215.30				
David Matt - 8/7/25	\$	215.30				
Kristen Matt - 8/7/25	\$	215.30				
John McKay - 8/7/25	\$	215.30				
Allan Keen - 8/7/25	\$	215.30				
	\$	1,293.00				
	•	1,2 7				
	Kilinski Van Wyk PLLC Invoice # 12910 - General Counsel for July 2025 Supervisor Fees Allan Keen - 5/1/25 David Matt - 8/7/25 Kristen Matt - 8/7/25 John McKay - 8/7/25	Kilinski Van Wyk PLLC Invoice # 12910 - General Counsel for July 2025 \$ Supervisor Fees Allan Keen - 5/1/25 \$ David Matt - 8/7/25 \$ Kristen Matt - 8/7/25 \$ John McKay - 8/7/25 \$ Allan Keen - 8/7/25 \$				

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 # 7
October 1, 2025

REVISED

Bill to:	Brockman				
		Gen	eral Fund	General Fu	ınd
	Payee	I	FY2025	FY2026	ì
1	Governmental Management Services				
	Invoice # 10 - Management Fees for Sept 2025	\$	4,085.83		
	Invoice # 11 - Field Management for Sept 2025	\$	1,250.00		
2	Egis Insurance				
	Invoice # 29817 - Florida Proerty Insurance			\$ 7,74	45.00
		\$	5,335.83	\$ 7,74	15.00

Total: \$ 13,080.83

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 #8
October 1, 2025

4,650.00

4,650.00

REVISED

Bill to: Brockman

Payee General Fund
FY2025

1 Prince & Sons, Inc.

Invoice # 19907 - Landscape Maintenance Sept 2025

\$

\$

Total: \$ 4,650.00

Please make check payable to:

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

SECTION 2

Community Development District

Funding Request # 9 October 6, 2025

Bill to:	Brockman				
		Ger	neral Fund	Ge	neral Fund
	Payee		FY2025		FY2026
1	Prince & Sons, Inc. Invoice # 20296 - Landscape Maintenance Oct 2025			\$	4,650.00
2	Kilinski Van Wyk PLLC Invoice # 13145 - General Counsel for Aug 2025	\$	2,545.00		

\$ 2,545.00 \$ 4,650.00

Total: \$ 7,195.00

Please make check payable to:

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



Invoice

PRINCE & SONS, INC. 200 South F Street Haines City, Florida 33844

DATE	INVOICE NO.
10/1/2025	20296

BILL TO	PLACE OF SERVICE	
Peace Creek Village, CDD c/o GMS Tampa 4530 Eagle Falls Place Tampa, FL 33619	McClean Rd Winter Haven, FL	

TERMS		DUE DATE	P&S W	D#	Rep		Vendor P	PO#	
		10/1/2025				_			
		DESCRIPTIO	Quantity	RATE	AMOUNT				
October Lawn Ma Irrigation Inspect		ance				1	4,430.00 220.00	4,430.00 220.00	
						Total		\$4,650.00	
Phone # E-mail						Payments/Credits			
8634225207			rinceandsonsi Web Site nceandsonsin			Balance Due \$4,			



INVOICE

Invoice # 13145 Date: 09/24/2025 Due On: 10/24/2025

Kilinski | Van Wyk PLLC

P.O. Box 6386 Tallahassee, Florida 32314

Peace Creek Village CDD 219 E Livingston Street Orlando, FL 32801

Statement of Account

	Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(\$376.00	+	\$2,545.00) - (\$0.00) =	\$2,921.00

PCVCDD-01

Peace Creek Village CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	08/01/2025	Review amendment on O&M Assessments	0.20	\$370.00	\$74.00
Service	JK	08/02/2025	Review master contract on O&M Assessments	0.30	\$370.00	\$111.00
Service	SH	08/04/2025	Draft deficit funding agreement with ERPC Peace Creek for Annabelle Estates portion of District; review agenda and back up materials in preparation for monthly Board of Supervisors meeting.	1.30	\$285.00	\$370.50
Service	LG	08/04/2025	Review deficit funding agreement.	0.10	\$370.00	\$37.00
Service	CD	08/04/2025	Review and respond to emails from District Staff (4)	0.10	\$195.00	\$19.50
Service	JK	08/05/2025	Confer re: meeting dates for hearings and updates to project w/GMS	0.10	\$370.00	\$37.00
Service	CD	08/07/2025	Review and respond to email from District staff regarding new supervisor notebook.	0.10	\$195.00	\$19.50
Service	SH	08/07/2025	Attend and participate in monthly	1.90	\$285.00	\$541.50

			Board of Supervisors meeting; draft agreement for landscape maintenance; draft agreement for aquatic maintenance.			
Service	SH	08/08/2025	Draft Fiscal Year 2026 meeting notice; finalize and circulate landscape agreement and aquatics agreement for execution; prepare property due diligence chart; draft amenity policies for consideration.	1.30	\$285.00	\$370.50
Service	LG	08/08/2025	Review landscape contract and aquatic contract.	0.30	\$370.00	\$111.00
Service	CD	08/11/2025	Confer with District Staff regarding supervisor notebook preparation; Email to and from District Manager's office.	0.20	\$195.00	\$39.00
Service	SD	08/11/2025	Draft New Supervisor Notebook for Supervisor Jewers. Confer with District Staff.	0.80	\$190.00	\$152.00
Service	CD	08/13/2025	Analyze email from District staff and email response regarding Supervisor Notebook.	0.10	\$195.00	\$19.50
Service	SH	08/13/2025	Review and redline new supervisor notebook.	0.30	\$285.00	\$85.50
Service	CD	08/14/2025	Analyze email from District Staff; research boundary amendment Ordinance; Revise and bookmark Supervisor notebook and confer with District Staff regarding further actions.	0.40	\$195.00	\$78.00
Service	SH	08/14/2025	Review and finalize revised new supervisor notebook for distribution.	0.30	\$285.00	\$85.50
Service	CD	08/15/2025	Revise Supervisor Letter; and transmit New Supervisor Notebook to M Jewers.	0.20	\$195.00	\$39.00
Service	LG	08/18/2025	Review agenda items for next board meeting.	0.10	\$370.00	\$37.00
Service	CD	08/21/2025	Analyze communications regarding legislative updates to Rules of Procedure; Research District website and current Rules of Procedure; Prepare Resolution Setting Public Hearing on Amended Rules, Amended Rules of Procedure with 2025 Legislative update; Notice of Rulemaking and Notice of Rules Development for Amended Rules,	0.70	\$195.00	\$136.50

			and Breed Consider Constant			
			and Resolution adopting Amended Rules of Procedure.			
Service	CD	08/22/2025	Revise Resolution Adopting Amended and Restated Rules.	0.10	\$195.00	\$19.50
Service	SH	08/26/2025	Review draft Amended and Restated Rules of Procedure and resolution setting a public hearing on the adoption of the Amended and Restated Rules of Procedure.	0.50	\$285.00	\$142.50
Service	CD	08/27/2025	Revise Notice of Rulemaking and Notice of Rule Development. Finalize Rules and email final Notices, Rules, and Resolutions to District Staff.	0.10	\$195.00	\$19.50

Total \$2,545.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

Community Development District

Funding Request # 10 October 9, 2025

\$

12,573.41

Bill to:	Brockman		General Fund	C.	eneral Fund
	Payee	,	FY2025	G	FY2026
1	Governmental Management Services				
	Invoice # 13 - Assessment Roll FY26			\$	6,000.00
2	Gannett Florida LocaliQ				
	Invoice # 0007249967 - Legal Ads for July 2025	\$	6,214.16		
	Invoice # 0007352277 - Legal Ads for Sept 2025	\$	359.25		
		\$	6,573.41	\$	6,000.00

Total:

Please make check payable to:

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

GMS-Central Florida, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 13 Invoice Date: 9/15/25

Due Date: 9/15/25

Case:

P.O. Number:

Payments/Credits

Balance Due

\$0.00

\$6,000.00

Bill To:

Peace Creek Village CDD 219 E Livingston St. Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Description oll - FY2026 - GMS-CFII	Hours/Qty	6,000.00	6,000.00
	Tot	tal	tal



ACCOU	ACCOUNT #	INV DATE		
Peace Creek	1140129	07/31/25		
INVOICE #	INVOICE PERIOD	CURRENT INVOICE	CE TOTAL	
0007249967	Jul 1- Jul 31, 2025	\$6,214.16		
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH A	MT DUE*	
\$0.00	\$0.00	\$6,214.1	6	

BILLING ACCOUNT NAME AND ADDRESS

Peace Creek Village CDD 219 E Livingston ST Orlando, FL 32801-1508

PAYMENT DUE DATE: AUGUST 31, 2025

Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

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Date	Description						Amount
7/1/25	Balance Forward						\$0.00
Legal Adver	tising:						
Date ra	nge Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/17/25-7/2	4/25 LKL The Ledger - News Chief	11465456	Peace Creek Village CDD - Notice of Public Hearing on the FY 2026 Budget and Special Assessments		2	3.0000 x 18 in	\$6,214.16

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due \$6.214.16 Service Fee 3.99% \$247.94 *Cash/Check/ACH Discount -\$247.94 *Payment Amount by Cash/Check/ACH \$6.214.16 Payment Amount by Credit Card \$6.462.10

	PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT								
ACCOUN	NT NAME	ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID			
Peace Creek Village CDD		1140	0129	00072	49967				
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS UNAPPLIED PAST DUE PAYMENTS		TOTAL CASH AMT DUE*			
\$6,214.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,214.16			
REMITTANCE ADD	RESS (Include Account	# & Invoice# on check)	TO PAY BY PHONE PLEASE CALL:			TOTAL CREDIT CARD AMT DUE			
				\$6,462.10					
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				or E-mailed invoicos://gcil.my.site.co		, ,			



The Gainesville Sun | The Ledger Daily Commercial | Ocala StarBanner News Chief | Herald-Tribune PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Daphne Gillyard Daphne Gillyard Peace Creek Village CDD 219 E Livingston ST Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a , was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

07/17/2025, 07/24/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and swo in to before me, by the legal clerk, who is personally known to me, or 07/24/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:

\$6214.16

Tax Amount:

\$0.00

Payment Cost:

\$6214.16

Order No:

11465456

of Copies:

Customer No:

1140129

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY Notary Public State of Wisconsin

PEAGE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE AROPITION OF THE FISCAL YEAR 2026 BUDGET, NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPORTATION OF THE FISCAL YEAR 2026 BUDGET, NOTICE OF PUBLIC PUBLIC

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Peace Creek Village Community Development District ("District") will hold two public hearings and a regular meeting at the following date, time, and location:

DATE:	Thursday, August 7, 2025	
TIME:	1:00 p.m.	
LOCATION:	Lake Affred Public Library 245 North Seminole Avenue Lake Affred, Florida 93850	

The first public hearing is being held pursuant to Chapter 180, Forbirds Statutes, to receive public comment and object on the District's proposed dudget ("Proposed Budget") for the fiscal year beginning October 1, 1905, and earling September 2005; (Fiscal Mars 2002). The second public hearing is obeing held pursuant to Chapters 170, 183 and 197, Finds Statutes 2005; Fiscal Mars 2003; The second public hearing is obeing held pursuant to Chapters 170, 183 and 197, Finds Statutes 180, 1905; Fiscal Mars 2004; Fisc

Description of Assessments

The District Imposes O&M Assessments on benefitted property within the District for the purpose of funding the District general administrative, operations, and maintenance budget, Pursuant to Socion 170.07, Piosida Statutes, a description of the exercises to be funded by the CSM Assessments, and the properties to be improved and upenited from the CSM Assessments, are exercised to be funded to the CSM Assessment and the properties to be improved and upenited from the CSM Assessments is identified in the map state-of-the funded of the properties of the improved and the properties of the funded of of t

Land Use	Total ∉ of Units	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Phase 1 - Townhomes	38	.50	\$662.89
Phase 1 - Single Family	286	1.00	\$1325.78
Phase 2 - Unplatted	336	0.19	\$242.50

The proposed C&M Assessments as stated include collection costs and/or early payment discounts, which Pok County
The proposed C&M Assessments as stated include collection costs and/or early payment discounts (and to be continued to the continue

For Picul Ver 2006, the District intends to have the County tax codector collect the assexments imposed on a developed properly and will directly collect the assexments imposed on the remaining benefited properly by sending on the control of the County tax codector collect the assexments imposed on the remaining benefited properly by sending on the County tax control of the County tax codes on the County tax codes of the County tax codes on the County tax codes of the County tax co

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law.

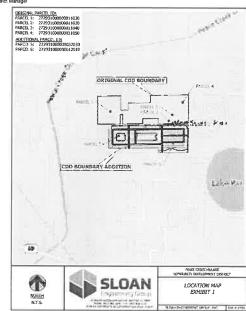
A copy of the Displace of Florida law, and the agends for the hearings and meeting may be obtained at the offices of the Displace of Florida law.

A copy of the Displace of Florida law, and the agends for the Peterings and meeting may be obtained at the offices of the Displace of the D

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Piorda Reary Sent/as by disting 7-1-1, or 1-accl-sis-8771 (ITTY) 7-800-955-8770 (Notes), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also fit written objections with the District Manager's Office within twenty days of publication of this notice. Each person who discides to appeal any discident made by the Board with respect to any matter considered at the public hearings or meeting is advised but praction will meet a record of proceedings and that accordingly, the person may need to ensure that a vehalin record of the proceedings in and, including the testimenty and evidence upon which such papeals in the based.

Jill Burns District Manager



WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors ("Board") of the Peace Creek Wilage Community Development District ("District") prior to June 15, 2025, proposed budgets ("Proposed Budget") for the fiscal year beginning Dictober 1, 2025, and ending September 30, 2026 ("Fleaci Hear 2026"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") can torth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 199 and 197, Florida Statutes ("Assessments"), as call forth in the prediminary assessment roll included within the Proposed Budget; and

Statutes ("Assessments,"), as set term on or parameter, we will be reflect would accrue to the properties within the District hereby determines that benefits would accrue to the properties within the District, as culfined within the Proposed Bludget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the dipublic hearings thereon,

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

PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2026 eto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget,

2. BECLARING ASSESSMENTS. Pursuant to Chapters 170, 180 and 197, Florids Statutes, the Assessments shall delay the cost of the Services in the total estimated errounts set forth in the Proposed Budget. The nature of, and plans and separations of the Services in the total estimated errounts set forth in the Proposed Budget. The nature of, and plans and separations from the Services to the Annual Services and of which are on the and available for public inspection at the Betrief's Diffuse," up Governmental with the District Engineer, and of which are on the and available for public inspection at the Researchment had be levied within the District on all benefits of LLC, 20 Set LLC, 20

SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the proved Proposed Budget and the Assessments are hereby declared and set for the following date, futur and location:

Thursday, August 7, 2025 1:00 p.m. Lake Alfred Public Library 245 North Seminole Avenue Lake Alfred, Florida 33850

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Winter Haven and Picik County at least soft (80) days prior to the herating set above.

POSTING OF PROPOSED BUDGEY. In accordance with Section 189,016, Florins Statutes, the District's Secretary
is further directed to post the approved Proposed Budget on the District's website at least two (7) days before the budget hearing
date as set forth in Section 3 and shall remain on the website for a flast forty-five (5) days.

PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circutation published in Poik County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida kare.

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.

EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption, BARRED AND ADODTED THE 18 DAY OF 112



ACCOUN	ACCOUNT #	INV DATE		
Peace Creek	1140129	09/30/25		
INVOICE #	INVOICE PERIOD	CURRENT INVOICE	CE TOTAL	
0007352277	Sep 1- Sep 30, 2025	\$359.25		
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE		
\$0.00 \$0.00		\$6,573.41		

BILLING ACCOUNT NAME AND ADDRESS

Peace Creek Village CDD 219 E Livingston ST Orlando, FL 32801-1508

PAYMENT DUE DATE: OCTOBER 31, 2025

Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

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Date	Description				Amount			
9/1/25	Balance Forward	Balance Forward>Balance Forward from July invoice \$6,214.						
Package A	dvertising:							
Start-End	d Date Order Number	Product	Description	PO Number	Package Cost			
9	/ 29/25 11664421	LKL The Ledger - News Chief	Legal 1 Column	LSAR0369806	\$359.25			

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due \$6,573.41
Service Fee 3.99% \$262.28
*Cash/Check/ACH Discount -\$262.28
*Payment Amount by Cash/Check/ACH \$6,573.41
Payment Amount by Credit Card \$6,835.69

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT								
ACCOUNT NAME		ACCOUNT	NUMBER	INVOICE	AMOUNT PAID			
Peace Creek Village CDD		1140	0129	0007352277				
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS UNAPPLIED PAYMENTS		TOTAL CASH AMT DUE*		
\$359.25	\$0.00	\$6,214.16	\$0.00	\$0.00	\$0.00	\$6,573.41		
REMITTANCE ADD	DRESS (Include Account	# & Invoice# on check)	TO PAY BY PHONE PLEASE CALL:			TOTAL CREDIT CARD AMT DUE		
				\$6,835.69				
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				or E-mailed invoic		, -		



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Peace Creek Village CDD 219 E Livingston ST Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

LKL The Ledger - News Chief 09/29/2025 LKL theledger.com 09/29/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/29/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$359.25

Tax Amount: \$0.00 Payment Cost: \$359.25

Order No: 11664421 # of Copies:

Customer No: 1140129

PO #: LSAR0369806

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KAITLYN FELTY Notary Public State of Wisconsin 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 1:00 PM on the 2nd Tuesday of each month at the Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, FL 33850, unless otherwise indicated as follows:

October 14, 2025 November 11, 2025 December 9, 2025 January 13, 2026 February 10, 2026 March 10, 2026 April 14, 2026 May 12, 2026 June 9, 2026 July 14, 2026 August 11, 2026 September 8, 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 September 29 2025 LSAR0369806

SECTION 3

Community Development District

Unaudited Financial Reporting August 31, 2025



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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

August 31, 2025

	C	General Fund	L	Debt Service Fund	Саг	pital Projects Fund	Total Governmental Funds		
Assets:									
Cash:									
Operating Account	\$	3,592	\$	_	\$	-	\$	3,592	
Investments:	·	,,,,,,	•		·			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Series 2024									
Reserve	\$	-	\$	260,040	\$	-	\$	260,040	
Revenue	\$	-	\$	212,096	\$	-	\$	212,096	
Interest	\$	-	\$	26	\$	-	\$	26	
Construction/Acquistion	\$	-	\$	_	\$	92	\$	92	
Cost of Issuance	\$	-	\$	3,163	\$	-	\$	3,163	
Series 2025				•				,	
Reserve	\$	-	\$	558,250	\$	-	\$	558,250	
Revenue	\$	-	\$	4,218	\$	-	\$	4,218	
Interest	\$	-	\$	266,153	\$	-	\$	266,153	
Construction/Acquistion	\$	-	\$	-	\$	771,875	\$	771,875	
Cost of Issuance	\$	-	\$	924	\$	-	\$	924	
Due from Developer	\$	5,539	\$	-	\$	-	\$	5,539	
Total Assets	\$	9,131	\$	1,304,870	\$	771,967	\$	2,085,968	
Liabilities:									
Accounts Payable	\$	5,555	\$	-	\$	-	\$	5,555	
Developer Advance	\$	6,000	\$	-	\$	-	\$	6,000	
Retainage Payable	\$	-	\$	-	\$	199,136	\$	199,136	
Total Liabilites	\$	11,555	\$	-	\$	199,136	\$	210,691	
Fund Balance:									
Restricted:									
Debt Service Series 2024	\$	_	\$	475,324	\$	_	\$	475,324	
Debt Service Series 2025	\$	_	\$	829,545	\$	_	\$	829,545	
Capital Projects Series 2024	\$	_	\$	-	\$	(199,044)	\$	(199,044)	
Capital Projects Series 2025	\$	_	\$	_	\$	771,875	\$	771,875	
Unassigned	\$	(2,423)	\$	-	\$	-	\$	(2,423)	
Total Fund Balances	\$	(2,423)	\$	1,304,870	\$	572,831	\$	1,875,277	
Total Liabilities & Fund Balance	\$	9,131	\$	1,304,870	\$	771,967	\$	2,085,968	

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	A	mended	Pro	rated Budget	Actual			
	Budget			u 08/31/25	Thr	u 08/31/25		Variance
Revenues:								
Revenues:								
Developer Contributions	\$	84,098	\$	84,098	\$	96,215	\$	12,117
Total Revenues:	\$	84,098	\$	84,098	\$	96,215	\$	12,117
- 10								
Expenditures:								
General & Administrative:								
Supervisor Fees	\$	6,000	\$	5,500	\$	4,200	\$	1,300
FICA Expenditures	\$	-	\$	-	\$	245	\$	(245)
Engineering	\$	2,000	\$	1,833	\$	-	\$	1,833
Attorney	\$	25,000	\$	22,917	\$	14,557	\$	8,360
Annual Audit	\$	-	\$	-	\$	4,700	\$	(4,700)
Assessment Administration	\$	-	\$	-	\$	-	\$	-
Arbitrage	\$	-	\$	-	\$	-	\$	-
Dissemination	\$	583	\$	583	\$	4,850	\$	(4,267)
Disclosure Software	\$	2,000	\$	-	\$	-	\$	-
Management Fees	\$	32,500	\$	29,792	\$	36,667	\$	(6,875)
Information Technology	\$	1,890	\$	1,733	\$	450	\$	1,283
Website Maintenance	\$	-	\$	-	\$	1,980	\$	(1,980)
Telephone	\$	200	\$	183	\$	100	\$	83
Postage & Delivery	\$	500	\$	458	\$	235	\$	223
Insurance	\$	5,500	\$	5,500	\$	5,500	\$	-
Printing & Binding	\$	500	\$	458	\$	250	\$	208
Legal Advertising	\$	6,500	\$	5,958	\$	2,288	\$	3,670
Other Current Charges	\$	750	\$	688	\$	953	\$	(266)
Boundary Amendment Expenditures	\$	-	\$	-	\$	22,184	\$	(22,184)
Office Supplies	\$	-	\$	-	\$	3	\$	(3)
Dues, Licenses & Subscriptions	\$	175	\$	175	\$	175	\$	-
Total Expenditures:	\$	84,098	\$	75,778	\$	99,337	\$	(23,559)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	(3,122)		
Fund Balance - Beginning	\$	-			\$	699		
Fund Balance - Ending	\$				\$	(2,423)		

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted			orated Budget		Actual	
	Budget			ru 08/31/25	Thi	ru 08/31/25	Variance
Revenues:							
Assessments - Direct Bill	\$	509,789	\$	509,789	\$	82,482	\$ (427,307)
Assessments - Lot Closings	\$	-	\$	-	\$	427,307	\$ 427,307
Interest	\$	-	\$	-	\$	21,441	\$ 21,441
Total Revenues	\$	509,789	\$	509,789	\$	531,230	\$ 21,441
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)			\$	14,883	
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)			\$	(264,549)	
Fund Balance - Beginning	\$	727,019			\$	739,873	
Fund Balance - Ending	\$	724,708			\$	475,324	

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adop	ted	Pr	orated Budget		Actual	
	Bud	get	Th	ıru 08/31/25	Th	ru 08/31/25	Variance
Revenues:							
Interest	\$	-	\$	-	\$	12,088	\$ 12,088
Total Revenues	\$	-	\$	-	\$	12,088	\$ 12,088
Expenditures:							
Interest - 11/1	\$	-	\$	-	\$	-	\$ -
Principal - 5/1	\$	-	\$	-	\$	-	\$ -
Interest - 5/1	\$	-	\$	-	\$	-	\$ -
Cost of Issuance	\$	-	\$	-	\$	364,982	\$ (364,982)
Total Expenditures	\$	-	\$	-	\$	364,982	\$ (364,982)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	(352,893)	
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	\$	-			\$	829,545	
Fund Balance - Beginning	\$	-			\$	-	
Fund Balance - Ending	\$	-			\$	829,545	

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorated Budget		Actual	
	Budget		Thru 08/31/25	Th	ru 08/31/25	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	\$ -			\$	(51,527)	
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	\$			\$	(199,044)	

Community Development District

Capital Projects Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorated Budget		Actual	
	Budget		Thru 08/31/25	Tł	nru 08/31/25	Variance
Revenues:						
Interest	\$	-	\$ -	\$	70,798	\$ 70,798
Total Revenues	\$	-	\$ -	\$	70,798	\$ 70,798
Expenditures:						
Capital Outlay	\$	-	\$ -	\$	6,021,484	\$ (6,021,484)
Total Expenditures	\$	-	\$ -	\$	6,021,484	\$ (6,021,484)
Excess (Deficiency) of Revenues over Expenditures	\$	-		\$	(5,950,686)	
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	\$	-		\$	771,875	
Fund Balance - Beginning	\$	-		\$	-	
Fund Balance - Ending	\$	-		\$	771,875	

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 \$	4,149 \$	5,539 \$	- \$	96,215
Total Revenues:	\$ 12,178	\$ 14,587 \$	16,707 \$	14,214 \$	4,634 \$	9,279 \$	2,500 \$	- \$	12,426 \$	4,149 \$	5,539 \$	- \$	96,215
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ - \$	- \$	1,000 \$	800 \$	- \$	- \$	(200) \$	- \$	1,000 \$	800 \$	- \$	\$ 4,200
FICA Expenditures	\$ 61	\$ - \$	- \$	77 \$	61 \$	- \$	- \$	(31) \$	- \$	77 \$	- \$	- \$	\$ 245
Engineering	\$ - :	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Attorney	\$ 878	\$ 896 \$	2,044 \$	1,311 \$	2,756 \$	1,489 \$	2,986 \$	1,822 \$	160 \$	217 \$	- \$	- \$	14,557
Annual Audit	\$ - :	\$ - \$	4,700 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,700
Dissemination	\$ 2,083	\$ 83 \$	83 \$	83 \$	83 \$	83 \$	350 \$	500 \$	500 \$	500 \$	500 \$	- \$	4,850
Disclosure Software	\$ - :	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Management Fees	\$ 3,500	\$ 3,500 \$	3,500 \$	3,500 \$	3,500 \$	3,500 \$	2,334 \$	3,333 \$	3,333 \$	3,333 \$	3,333 \$	- \$	36,667
Information Technology	\$ - :	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	150 \$	150 \$	150 \$	- \$	\$ 450
Website Maintenance	\$ - :	\$ - \$	- \$	1,680 \$	- \$	- \$	- \$	- \$	100 \$	100 \$	100 \$	- \$	1,980
Telephone	\$ 17	\$ 17 \$	17 \$	17 \$	17 \$	17 \$	- \$	- \$	- \$	- \$	- \$	- \$	100
Postage & Delivery	\$ - :	\$ - \$	- \$	92 \$	36 \$	14 \$	23 \$	- \$	2 \$	65 \$	3 \$	- \$	235
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 \$	- \$	127 \$	- \$	953
Boundary Amendment Expenditures	\$ 9,988	\$ 7,390 \$	3,385 \$	777 \$	644 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	\$ 22,184
Office Supplies	\$ - :	- \$	- \$	- \$	- \$	- \$	- \$	3 \$	0 \$	0 \$	0 \$	- \$	3
Dues, Licenses & Subscriptions	\$ 175	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- <u>\$</u>	175
Total Expenditures:	\$ 23,124	\$ 12,007 \$	13,902 \$	10,893 \$	8,020 \$	5,225 \$	5,773 \$	5,508 \$	4,431 \$	5,442 \$	5,014 \$	- \$	99,337
Excess Revenues (Expenditures)	\$ (10,946)	\$ 2,581 \$	2,804 \$	3,322 \$	(3,385) \$	4,055 \$	(3,273) \$	(5,508) \$	7,996 \$	(1,293) \$	525 \$	- \$	(3,122)

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 \$260,040

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 \$558,250

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

Current Bonds Outstanding \$7,905,000