Peace Creek Village
Community Development District

Meeting Agenda

July 14, 2026

AGENDA

Peace Creek Village
Community Development District

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

July 7, 2026

Board of Supervisors Meeting
Peace Creek Village Community Development District

Dear Board Members:

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

Zoom Video Link: https://us06web.zoom.us/j/86184711540
Call-In Information: 1-646-876-9923
Meeting ID: 861 8471 1540

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Approval of Minutes of the April 14, 2026 Board of Supervisors Meeting
4. Public Hearings
   A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget
      i. Consideration of Resolution 2026-10 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds
      ii. Consideration of Fiscal Year 2026/2027 Budget Deficit Funding Agreement
   B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
      i. Consideration of Resolution 2026-11 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2026-12 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027
6. Consideration of Resolution 2026-13 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Tuesday, November 3, 2026) (*this CDD is required to hold LOE on 1st Tuesday of November this year*) (Seat #3, Seat #4 & Seat #5)
7. Consideration of Resolution 2026-14 Acknowledging Donation of Real Property
8. Presentation of Arbitrage Rebate Reports from AMTEC
   A. Series 2024 Project Bonds
   B. Series 2025 Project Bonds
9. Presentation of Fiscal Year 2025 Audit Report
10. Goals and Objectives
    A. Adoption of Fiscal Year 2027 Goals & Objectives
    B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form
11. Staff Reports

A. Attorney
B. Engineer
C. Field Manager's Report
    i. Consideration of Proposal to Repair Two (2) Erosions in Phase 1 from Prince & Sons
    ii. Conveyance Report for Phase 2 (Parker Reserve)
    iii. Consideration of Proposals for Landscape Maintenance for Phase 2 (Parker Reserve)
        a) Prince & Sons Addendum to Add to Current Contract (*to be provided under separate cover*)
        b) Garrison Land ("Normal" & "Adjusted" Bids)
    iv. Consideration of Proposal for Aquatic Maintenance Services for Phase 2 (Parker Reserve) (*to be provided under separate cover*)
    v. Consideration of Proposal for Dog Waste Station Installation and Maintenance in Phase 1
D. District Manager's Report
    i. Approval of Check Register
    ii. Balance Sheet & Income Statement
    iii. Presentation of Number of Registered Voters—18

12. Other Business
13. Supervisors Requests and Audience Comments
14. 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 **Tuesday**, **April 14, 2026** at 1:03 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
Tom Franklin	Assistant Secretary
Tashina Knowles	Appointed as Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Allen Bailey	Field Manger, GMS

The following is a summary of the discussions and actions taken at the April 14, 2026 Peace Creek Village Community Development District's regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order at 1:03 p.m. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

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

THIRD ORDER OF BUSINESS **Organizational Matters**

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

Ms. Burns stated Tom Franklin was sworn in prior to the start of the meeting.

B. Acceptance of Resignation of Supervisor John McKay (Seat #4)

Ms. Burns stated they received a letter of resignation from John McKay. She asked for a motion to accept his resignation letter.

On MOTION by Mr. David Matt, seconded by Mr. Franklin, with all in favor, Accepting the Resignation of Supervisor John McKay (Seat #4), was approved.

C. Appointment to Vacant Board Seat #4

Ms. Burns asked for a nomination to fill Seat #4. Mr. David Matt nominated Tashina Knowles.

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Appointment of Tashina Knowles to Vacant Board Seat #4, was approved.

D. Swearing in Newly Appointed Supervisor

Ms. Burns administered the oath of office to Tashina Knowles. Ms. Hancock discussed the legal considerations about Ms. Knowles's position.

E. Consideration of Resolution 2026-08 Electing Officers

Ms. Burns stated there were some changes in the Board members. Mr. David Matt was elected to serve as the Chair, Ms. Kristen Matt as the Vice Chair, Ms. Knowles, Mr. Franklin, and Mr. Keen serve as Assistant Secretaries along with George Flint. Ms. Burns serves as Secretary.

On MOTION by Mr. David Matt, seconded by Mr. Franklin, with all in favor, Resolution 2026-08 Electing Officers, was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the March 10, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the March 10, 2026 Board of Supervisors meeting and asked for any questions, comments, or corrections. Hearing no changes from the Board, she asked for a motion to approve.

On MOTION by Ms. Kristen Matt, seconded by Mr. David Matt, with all in favor, the Minutes of the March 10, 2026 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-09 Approving the Proposed Fiscal Year 2026/2027 Budget (Suggested Date: July 14, 2026), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2026/2027 Budget and the Imposition of Operations and Maintenance Assessments**

Ms. Burns presented Resolution 2026-09, which involves approving the proposed Fiscal Year 2027 budget, declaring special assessments, and scheduling a public hearing for the adoption of the budget and the imposition of operations and maintenance assessments. The resolution initiates the annual budget process, requiring the adoption of a preliminary budget before June 15th and submission to the city at least 60 days prior to the public hearing, which is proposed for July 14th at 1:00 p.m. The budget included sets a spending cap that cannot be increased but may be reduced and aligns notice amounts between Phase 1 and Phase 2 for assessment purposes. A capital reserve transfer is included to equalize these assessment notice amounts, though reserves typically aren't charged until the community is fully built out. This approach ensures consistent notification levels for all assessment areas moving forward. The estimates for Assessment Area 2 in the proposed budget are preliminary, as the area has not yet been constricted or turned over. Improved figures are expected by July, with current numbers based on maps and comparable amenities nearby. Specifically, amenity costs are projected using data from a similar facility at Peace Creek, factoring in the size of the pool and related services. These benchmarks provide a basis for the budget until more accurate numbers become available. She mentioned that the Board has flexibility to adjust items like security and maintenance when finalizing the budget in July. He noted this would be revised and be brought back to the Board July 14, 2026.

On MOTION by Mr. David Matt, seconded by Mr. Franklin, with all in favor, Resolution 2026-09 Approving the Proposed Fiscal Year 2026/2027 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2026/2027

> Budget and the Imposition of Operations and Maintenance Assessments on July 14, 2026 at 1:00 p.m., was approved.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Hancock had nothing to report.

B. Engineer

The Engineer was not present at the meeting.

C. Field Manager's Report

Mr. Bailey reported several updates; the asphalt buildup near the pickleball court has been cleared, and a review of the ponds for proposed "no swimming" wildlife signs was completed. Landscaping contractors are adjusting their maintenance schedule for the spring, mindful of the lowered water table and current irrigation restrictions. There are concerns about algae growth due to reduced pond levels and warmer temperatures, so vendors are being vigilant. Signs for the playground, pickleball court, and a stop sign for Lillian Drive are in progress, with a delay caused by a back-ordered pole now resolved.

i. Consideration of Proposal for Wildlife Signage

Mr. Bailey presented a proposal to install 21 wildlife signs at designated locations agreed upon by the insurance provider, with the total installation cost being $3,460.

> On MOTION by Mr. David Matt, seconded by Mr. Franklin with all in favor, the Proposal for Wildlife Signage, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register that is included in the package for review.

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

ii. Balance Sheet & Income Statement

Ms. Burns reviewed the balance sheet and income statement.

SEVENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS **Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS **Adjournment**

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

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

____________________________ ____________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2026-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors ("**Board**") of the Peace Creek Village Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

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

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

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

SECTION 1. BUDGET

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

b. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Peace Creek Village Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of $________________ to be raised by the levy of assessments and/or otherwise, which sum is 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:

GENERAL FUND	$__________________
DEBT SERVICE FUND (SERIES 2024)	$__________________
DEBT SERVICE FUND (SERIES 2025)	$__________________
TOTAL ALL FUNDS	$__________________

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

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

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

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

PASSED AND ADOPTED THIS 14th DAY OF JULY 2026.

ATTEST:

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

By:_____________________________

Its:_____________________________

Exhibit A: Adopted Budget for Fiscal Year 2027

Peace Creek Village

Community Development District

Proposed Budget
FY2027

Table of Contents

Peace Creek Village

Community Development District

Proposed Budget

General Fund

Description		Adopted Budget FY2026		Actuals Thru 5/31/26		Projected Next 4 Months		Projected Thru 9/30/26		Proposed Budget FY2027
Revenues										
Assessments	$	357,988	$	341,694	$	16,294	$	357,988	$	489,913
Developer Contributions	$	33,589	$	25,404	$	-	$	25,404	$	129,257
HOA Contributions	$	-	$	27,050	$	-	$	27,050	$	-
Interest	$	-	$	1,169	$	-	$	1,169	$	-
Total Revenues	**$**	**391,577**	**$**	**395,317**	**$**	**16,294**	**$**	**411,611**	**$**	**619,170**
Expenditures										
General & Administrative										
Supervisor Fees	$	12,000	$	2,800	$	4,000	$	6,800	$	12,000
Employer FICA Expense	$	918	$	-	$	306	$	306	$	918
Engineering	$	10,000	$	-	$	3,333	$	3,333	$	10,000
Attorney	$	25,000	$	12,360	$	6,800	$	19,160	$	25,000
Annual Audit	$	6,300	$	6,600	$	-	$	6,600	$	6,700
Assessment Administration	$	6,000	$	6,000	$	-	$	6,000	$	6,300
Arbitrage	$	900	$	1,350	$	-	$	1,350	$	900
Dissemination	$	6,000	$	4,000	$	2,000	$	6,000	$	6,300
Disclosure Software	$	5,000	$	2,375	$	2,625	$	5,000	$	5,000
Reamortization Schedule	$	500	$	-	$	500	$	500	$	500
Trustee Fees	$	9,342	$	4,954	$	-	$	4,954	$	4,954
Management Fees	$	40,000	$	26,667	$	13,333	$	40,000	$	42,000
Information Technology	$	1,800	$	1,200	$	600	$	1,800	$	1,890
Website Maintenance	$	1,200	$	800	$	400	$	1,200	$	1,260
Postage & Delivery	$	500	$	455	$	40	$	495	$	500
Insurance	$	6,325	$	5,830	$	-	$	5,830	$	6,413
Copies	$	500	$	-	$	167	$	167	$	500
Legal Advertising	$	2,500	$	1,504	$	3,200	$	4,704	$	2,000
Contingency	$	2,500	$	866	$	400	$	1,266	$	2,500
Office Supplies	$	100	$	14	$	20	$	34	$	100
Dues, Licenses & Subscriptions	$	175	$	175	$	-	$	175	$	175
Total General & Administrative:	**$**	**137,560**	**$**	**77,950**	**$**	**37,724**	**$**	**115,674**	**$**	**135,910**

Peace Creek Village

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Operations & Maintenance					
Field Services					
Property Insurance	$ 8,000	$ 1,915	$ -	$ 1,915	$ 9,600
Field Management	$ 15,000	$ 10,000	$ 5,000	$ 15,000	$ 15,750
Landscape Maintenance	$ 85,000	$ 37,200	$ 18,600	$ 55,800	$ 157,000
Landscape Replacement	$ 13,200	$ -	$ 10,000	$ 10,000	$ 20,000
Lake Maintenance	$ 9,500	$ 9,900	$ 4,400	$ 14,300	$ 22,000
Streetlights	$ 33,000	$ -	$ 11,000	$ 11,000	$ 60,000
Electric	$ 2,750	$ -	$ 917	$ 917	$ 7,260
Water & Sewer	$ 2,750	$ 13,254	$ 3,200	$ 16,454	$ 40,000
Sidewalk & Asphalt Maintenance	$ 2,750	$ -	$ 917	$ 917	$ 2,500
Irrigation Repairs	$ 5,500	$ 522	$ 1,833	$ 2,355	$ 5,000
General Repairs & Maintenance	$ 11,000	$ 414	$ 3,667	$ 4,080	$ 10,000
Contingency	$ 5,500	$ 3,660	$ 1,833	$ 5,494	$ 7,500
Subtotal Field Expenditures	**$ 193,950**	**$ 76,865**	**$ 61,367**	**$ 138,232**	**$ 356,610**
Amenity Expenditures					
Amenity - Electric	$ 4,400	$ -	$ 367	$ 367	$ 15,000
Amenity - Water	$ 5,500	$ -	$ 458	$ 458	$ 12,000
Internet	$ 1,100	$ -	$ 92	$ 92	$ 2,200
Pest Control	$ 982	$ -	$ 82	$ 82	$ 13,800
Janitorial Service	$ 6,710	$ -	$ 559	$ 559	$ 25,000
Security Services	$ 13,750	$ -	$ 1,146	$ 1,146	$ 13,750
Pool Maintenance	$ 9,625	$ -	$ 802	$ 802	$ 17,400
Amenity Repairs & Maintenance	$ 5,500	$ 470	$ 1,833	$ 2,304	$ 10,000
Amenity Access Management	$ 5,000	$ -	$ 417	$ 417	$ 10,000
Contingency	$ 7,500	$ -	$ 625	$ 625	$ 7,500
Subtotal Amenity Expenditures	**$ 60,067**	**$ 470**	**$ 6,381**	**$ 6,851**	**$ 126,650**
Total Operations & Maintenance:	**$ 254,017**	**$ 77,336**	**$ 67,747**	**$ 145,083**	**$ 483,260**
Total Expenditures	**$ 391,577**	**$ 155,285**	**$ 105,472**	**$ 260,757**	**$ 619,170**
Excess Revenues/(Expenditures)	$ -	$ 240,032	$ (89,178)	$ 150,854	$ -

Product	Units	ERU/ Unit	ERU's	Net Assessments	Less Developer Contributions	Total Net Assessments	Total Net Per Unit	Total Gross Per Unit
Phase 1 - Townhomes	38	0.50	19.00	$ 18,353	$ -	$ 18,353	$ 482.97	$ 519.32
Phase 1 - Single Family	286	1.00	286.00	$ 276,260	$ -	$ 276,260	$ 965.94	$ 1,038.65
Phase 2 - Single Family Dream Finders	168	1.00	168.00	$ 162,279	$ 68,535	$ 93,744	$ 558.00	$ 600.00
Phase 2 - Single Family DR Horton	168	1.00	168.00	$ 162,279	$ 60,723	$ 101,556	$ 604.50	$ 650.00
	660		**641.00**	**$ 619,170**	**$ 129,257**	**$ 489,913**		

Peace Creek Village
Community Development District
General Fund Narrative

<u>Revenues:</u>

<u>Assessments</u>

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

<u>Expenditures:</u>

<u>General & Administrative:</u>

<u>Supervisor Fees</u>

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

<u>Employer FICA Expense</u>

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

<u>Engineering</u>

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

<u>Attorney</u>

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

<u>Annual Audit</u>

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

<u>Assessment Administration</u>

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

<u>Arbitrage</u>

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

Dissemination

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

Disclosure Software

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

Re-amortization Schedule

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Legal Advertising

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

Contingency

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Services

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Lake Maintenance

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

Streetlights

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

Electric

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

Water & Sewer

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

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity – Water

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

Internet

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

Pest Control

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

Janitorial Services

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

Security Services

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

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Amenity Access Management

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

Contingency

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

Other Financing Uses

Transfer Out - Capital Reserve

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

Peace Creek Village

Community Development District

Proposed Budget

Debt Service Fund Series 2024

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	$ 509,787	$ 512,879	$ -	$ 512,879	$ 509,787
Assessments - Lot Closings	$ -	$ 72,584	$ -	$ 72,584	$ -
Interest	$ 12,226	$ 12,336	$ 1,200	$ 13,536	$ 6,768
Carry Forward Surplus [1]	$ 219,985	$ 218,122	$ -	$ 218,122	$ 304,878
Total Revenues	**$ 741,997**	**$ 815,921**	**$ 1,200**	**$ 817,121**	**$ 821,433**
Expenditures					
Interest - 11/1	$ 201,122	$ 201,122	$ -	$ 201,122	$ 198,578
Principal - 5/1	$ 110,000	$ 110,000	$ -	$ 110,000	$ 115,000
Interest - 5/1	$ 201,122	$ 201,122	$ -	$ 201,122	$ 198,578
Total Expenditures	**$ 512,244**	**$ 512,244**	**$ -**	**$ 512,244**	**$ 512,156**
Excess Revenues/(Expenditures)	$ 229,754	$ 303,678	$ 1,200	$ 304,878	$ 309,276

Interest - 11/1 $ 195,919

[1] Carryforward Surplus is net of Debt Service Reserve Funds

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

Peace Creek Village

Community Development District

Series 2024 Special Assessment Bonds

Amortization Schedule

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

Peace Creek Village

Community Development District

Series 2024 Special Assessment Bonds

Amortization Schedule

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

Peace Creek Village

Community Development District

Proposed Budget

Debt Service Fund Series 2025

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	$ 554,330	$ 331,664	$ 222,666	$ 554,330	$ 554,330
Interest	$ 3,116	$ 16,775	$ 2,000	$ 18,775	$ 8,388
Carry Forward Surplus [1]	$ 277,966	$ 274,721	$ -	$ 274,721	$ 253,861
Total Revenues	**$ 835,412**	**$ 623,161**	**$ 224,666**	**$ 847,827**	**$ 816,579**
Expenditures					
Interest - 11/1	$ 262,302	$ 262,302	$ -	$ 262,302	$ 219,189
Principal - 5/1	$ 110,000	$ 110,000	$ -	$ 110,000	$ 115,000
Interest - 5/1	$ 221,664	$ 221,664	$ -	$ 221,664	$ 219,189
Total Expenditures	**$ 593,966**	**$ 593,966**	**$ -**	**$ 593,966**	**$ 553,378**
Excess Revenues/(Expenditures)	$ 241,446	$ 29,195	$ 224,666	$ 253,861	$ 263,201

Interest - 11/1 $ 216,601

[1] Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	336	$ 554,330	$ 1,649.79	$ 1,773.97
Total	336	**$ 554,330**		

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

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

Peace Creek Village

Community Development District

Series 2025 Special Assessment Bonds

Amortization Schedule

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

SECTION 2

<u>FISCAL YEAR 2027 BUDGET DEFICIT FUNDING AGREEMENT</u>

THIS AGREEMENT (“**Agreement**”) is effective the 1st day of October 2026, and is entered by and between:

> **PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Winter Haven, Florida (“**District**”), and
>
> **ERPC PARKER RESERVE, LLC**, a Florida limited liability company and a landowner in the District (“**Landowner**”) with an address of 472 Fletcher Place, Winter Park, Florida 32789.

<u>RECITALS</u>

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

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

WHEREAS, the District has adopted its operations and maintenance (“**O&M**”) budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**” and the budget relating thereto, “**2027 O&M Budget**”), which budget commenced on October 1, 2026, and concludes on September 30, 2027, a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, Landowner is actively developing certain real property within the District and presently owns a portion of such real property identified in the District’s Fiscal Year 2027 Assessment Roll (“**Assessment Roll**”), appended to the attached **Exhibit A** and incorporated herein by reference, which real property is located entirely within the District and which real property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District (“**Property**”); and

WHEREAS, following the adoption of the 2027 O&M Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit from the activities, operations and services set forth in such budget and at the full amount of the budget (hereinafter referred to as the “**2027 O&M Assessment(s)**”), or utilizing such other revenue sources as may be available to it; and

WHEREAS, the District is not able to predict with absolute certainty the amount of monies necessary to fund the operations and services set forth in the 2027 O&M Budget and believes that the 2027 O&M Assessments will be insufficient to cover the entire 2027 O&M Budget; and

WHEREAS, in contemplation of the foregoing, and in lieu of levying an increased amount in 2027 O&M Assessments on the Property to fund the full 2027 O&M Budget, the Landowner agrees to provide the monies necessary to fund the actual expenditures for the Fiscal Year 2027 (hereinafter referred to as the "**2027 O&M Budget Payment**"), not otherwise funded by 2027 O&M Assessments levied upon benefited lands located within the District; and

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

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

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

SECTION 2. PAYMENT OF DISTRICT'S 2027 O&M BUDGET

i. ***Payment of O&M Budget Expenses.*** Upon the District Manager's written request, the Landowner agrees to make available to the District the monies necessary to fund all expenditures of the 2027 O&M Budget not otherwise funded through 2027 O&M Assessments levied upon benefited lands located within the District, on a continuing basis, within fifteen (15) business days of written request by the District. Funds provided hereunder shall be placed in the District's general checking account. Any amounts not paid within the time period set forth herein shall accrue interest at a rate equal to the lesser of eighteen percent (18%) per annum or the maximum rate allowed by Florida law until paid in full. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the lands within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's 2027 O&M Budget or otherwise.

ii. ***Consent to Funding of 2027 O&M Budget.*** The Landowner acknowledges and agrees that the 2027 O&M Budget Payment represents the funding of operations and maintenance expenditures that would otherwise be appropriately funded through 2027 O&M Assessments equitably allocated to the Property within the District in accordance with the District's assessment methodology. Landowner agrees to pay, or cause to be paid, the 2027 O&M Budget Payment regardless of whether Landowner owns the Property at the time of such payment subject to the terms set forth in Section 10 herein. Landowner agrees that it will not contest the legality or validity of such imposition, collection or enforcement to the extent such imposition is made in accordance with the terms of this Agreement.

SECTION 3. CONTINUING LIEN. The District shall have the right to file and perfect a continuing lien upon the Property described in **Exhibit B** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for FY 2027 O&M Budget" in the public records of Polk County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for FY 2027 O&M Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Landowner has demonstrated, in the District's sole discretion, that such release will not materially impair the ability of the District to enforce the collection of funds hereunder and that the value of the remaining Property subject to the lien provides adequate security for all outstanding and reasonably anticipated obligations under this Agreement. In the event the Landowner sells any of the Property described in **Exhibit B** after the execution of this Agreement, the Landowner's rights and obligations under this Agreement shall remain the same, provided however that the District's right to file a lien under this Section shall apply to the remaining Property owned by the Landowner, without limiting any other remedy available to the District under this Agreement.

SECTION 4. ALTERNATIVE COLLECTION METHODS.

i. In the alternative or in addition to the collection method set forth in Section 3 above, the District may enforce the collection of the 2027 O&M Budget Payment(s) by action against the Landowner in the appropriate judicial forum in and for Polk County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

ii. The District hereby finds that the activities, operations and services funded by the 2027 O&M Budget Payment(s) provide a special and peculiar benefit to the Property. The Landowner agrees that the activities, operations and services that will be funded by the 2027 O&M Budget Payment(s) provide a special and peculiar benefit to the Property in excess of the costs thereof. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Polk County property appraiser.

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

A. If to District: Peace Creek Village Community Development District
c/o Governmental Management Services – CF, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32303
Attn: District Counsel

B. If to Landowner: ERPC Parker Reserve LLC
472 Fletcher Place
Winter Park, Florida 32789
Attn: Kristen Matt

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

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

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

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

SECTION 10. THIRD PARTY RIGHTS; TRANSFER OF PROPERTY. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Landowner sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, including the Property, the Landowner shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement, subject to the District's prior written consent to such transfer. The Landowner shall give ninety (90) days prior written notice to the District under this Agreement of any such sale or disposition and shall provide evidence of the purchaser's assumption of this Agreement. Failure by the Landowner to comply with the requirements of this Section shall constitute a default under this Agreement, and any sale or disposition without the purchaser's written assumption of this Agreement shall not release the Landowner from any obligation hereunder.

SECTION 11. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue will be in Polk County, Florida. Nothing in this Agreement shall be deemed a waiver of the District's sovereign immunity or any limitations on liability of the District under Section 768.28, Florida Statutes, or other applicable law.

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

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

IF LANDOWNER HAS QUESTIONS REGARDING

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

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

SECTION 15. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Landowner certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Landowner agrees to execute the affidavit, in a form mutually acceptable to the Parties, in compliance with Section 787.06(14), *Florida Statutes*, within thirty (30) days of the Effective Date.

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

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT

____
Chairperson, Board of Supervisors

ERPC PARKER RESERVE LLC

____
Kristen Matt, Manager

EXHIBIT A: 2027 O&M Budget & Assessment Roll
EXHIBIT B: Property Description

EXHIBIT A

2027 O&M BUDGET & ASSESSMENT ROLL

EXHIBIT B
PROPERTY DESCRIPTION

DESCRIPTION:

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

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

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

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

Consisting of 95.4 acres, more or less.

AND

A PORTION OF LANDS LYING IN SECTION 31, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE S00°22'02”E, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 1262.43 FEET TO THE NORTHEAST CORNER OF THE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE S89°12’12”W, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 728.64 FEET; THENCE DEPARTING SAID NORTH LINE, S00°24’18”E, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE N89°12’12”E, A DISTANCE OF 483.04 FEET; THENCE N00°22’02”W, A DISTANCE OF 32.74 FEET; THENCE N89°13’17”E, A DISTANCE OF 246.65 FEET; THENCE N89°16’57”E, A DISTANCE OF 629.42 FEET; THENCE S00°41’54”E, A DISTANCE OF 32.87 FEET; THENCE N89°18’06”E, A DISTANCE OF 1905.19 FEET; THENCE S66°03’16”E, A DISTANCE OF 34.29 FEET; THENCE S24°47’01”E, A DISTANCE OF 130.95 FEET; THENCE S00°17’00”E, A DISTANCE OF 1056.37 FEET; THENCE S89°26’11”W, A DISTANCE OF 1289.65 FEET; THENCE N00°20'18”W, A DISTANCE OF 205.00 FEET TO THE NORTH LINE OF THE SOUTH 205 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE S89°26'11”W, ALONG SAID NORTH LINE, A DISTANCE OF 1328.76 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID NORTH LINE, S89°26'29”W, ALONG THE NORTH LINE OF THE SOUTH 205 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 3.00 FEET; THENCE S89°26'31”W, A DISTANCE OF 863.75 FEET; THENCE N00°24'14”W, A DISTANCE OF 851.13 FEET; THENCE N89°13'19”E, A DISTANCE OF 137.41 FEET; THENCE N00°24'18”W, A DISTANCE OF 124.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,691,567 SQUARE FEET OR 84.747 ACRES MORE OR LESS.

Peace Creek Village

Community Development District

Proposed Budget

FY2027

Table of Contents

Peace Creek Village

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	$ 357,988	$ 341,694	$ 16,294	$ 357,988	$ 489,913
Developer Contributions	$ 33,589	$ 25,404	$ -	$ 25,404	$ 129,257
HOA Contributions	$ -	$ 27,050	$ -	$ 27,050	$ -
Interest	$ -	$ 1,169	$ -	$ 1,169	$ -
Total Revenues	**$ 391,577**	**$ 395,317**	**$ 16,294**	**$ 411,611**	**$ 619,170**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ 2,800	$ 4,000	$ 6,800	$ 12,000
Employer FICA Expense	$ 918	$ -	$ 306	$ 306	$ 918
Engineering	$ 10,000	$ -	$ 3,333	$ 3,333	$ 10,000
Attorney	$ 25,000	$ 12,360	$ 6,800	$ 19,160	$ 25,000
Annual Audit	$ 6,300	$ 6,600	$ -	$ 6,600	$ 6,700
Assessment Administration	$ 6,000	$ 6,000	$ -	$ 6,000	$ 6,300
Arbitrage	$ 900	$ 1,350	$ -	$ 1,350	$ 900
Dissemination	$ 6,000	$ 4,000	$ 2,000	$ 6,000	$ 6,300
Disclosure Software	$ 5,000	$ 2,375	$ 2,625	$ 5,000	$ 5,000
Reamortization Schedule	$ 500	$ -	$ 500	$ 500	$ 500
Trustee Fees	$ 9,342	$ 4,954	$ -	$ 4,954	$ 4,954
Management Fees	$ 40,000	$ 26,667	$ 13,333	$ 40,000	$ 42,000
Information Technology	$ 1,800	$ 1,200	$ 600	$ 1,800	$ 1,890
Website Maintenance	$ 1,200	$ 800	$ 400	$ 1,200	$ 1,260
Postage & Delivery	$ 500	$ 455	$ 40	$ 495	$ 500
Insurance	$ 6,325	$ 5,830	$ -	$ 5,830	$ 6,413
Copies	$ 500	$ -	$ 167	$ 167	$ 500
Legal Advertising	$ 2,500	$ 1,504	$ 3,200	$ 4,704	$ 2,000
Contingency	$ 2,500	$ 866	$ 400	$ 1,266	$ 2,500
Office Supplies	$ 100	$ 14	$ 20	$ 34	$ 100
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total General & Administrative:	**$ 137,560**	**$ 77,950**	**$ 37,724**	**$ 115,674**	**$ 135,910**

Peace Creek Village

Community Development District

Proposed Budget

General Fund

Description		Adopted Budget FY2026		Actuals Thru 5/31/26		Projected Next 4 Months		Projected Thru 9/30/26		Proposed Budget FY2027
Operations & Maintenance										
Field Services										
Property Insurance	$	8,000	$	1,915	$	-	$	1,915	$	9,600
Field Management	$	15,000	$	10,000	$	5,000	$	15,000	$	15,750
Landscape Maintenance	$	85,000	$	37,200	$	18,600	$	55,800	$	157,000
Landscape Replacement	$	13,200	$	-	$	10,000	$	10,000	$	20,000
Lake Maintenance	$	9,500	$	9,900	$	4,400	$	14,300	$	22,000
Streetlights	$	33,000	$	-	$	11,000	$	11,000	$	60,000
Electric	$	2,750	$	-	$	917	$	917	$	7,260
Water & Sewer	$	2,750	$	13,254	$	3,200	$	16,454	$	40,000
Sidewalk & Asphalt Maintenance	$	2,750	$	-	$	917	$	917	$	2,500
Irrigation Repairs	$	5,500	$	522	$	1,833	$	2,355	$	5,000
General Repairs & Maintenance	$	11,000	$	414	$	3,667	$	4,080	$	10,000
Contingency	$	5,500	$	3,660	$	1,833	$	5,494	$	7,500
Subtotal Field Expenditures	**$**	**193,950**	**$**	**76,865**	**$**	**61,367**	**$**	**138,232**	**$**	**356,610**
Amenity Expenditures										
Amenity - Electric	$	4,400	$	-	$	367	$	367	$	15,000
Amenity - Water	$	5,500	$	-	$	458	$	458	$	12,000
Internet	$	1,100	$	-	$	92	$	92	$	2,200
Pest Control	$	982	$	-	$	82	$	82	$	13,800
Janitorial Service	$	6,710	$	-	$	559	$	559	$	25,000
Security Services	$	13,750	$	-	$	1,146	$	1,146	$	13,750
Pool Maintenance	$	9,625	$	-	$	802	$	802	$	17,400
Amenity Repairs & Maintenance	$	5,500	$	470	$	1,833	$	2,304	$	10,000
Amenity Access Management	$	5,000	$	-	$	417	$	417	$	10,000
Contingency	$	7,500	$	-	$	625	$	625	$	7,500
Subtotal Amenity Expenditures	**$**	**60,067**	**$**	**470**	**$**	**6,381**	**$**	**6,851**	**$**	**126,650**
Total Operations & Maintenance:	**$**	**254,017**	**$**	**77,336**	**$**	**67,747**	**$**	**145,083**	**$**	**483,260**
Total Expenditures	**$**	**391,577**	**$**	**155,285**	**$**	**105,472**	**$**	**260,757**	**$**	**619,170**
Excess Revenues/(Expenditures)	$	-	$	240,032	$	(89,178)	$	150,854	$	-

Product	Units	ERU/ Unit	ERU's		Net Assessments		Less Developer Contributions		Total Net Assessments		Total Net Per Unit		Total Gross Per Unit
Phase 1 - Townhomes	38	0.50	19.00	$	18,353	$	-	$	18,353	$	482.97	$	519.32
Phase 1 - Single Family	286	1.00	286.00	$	276,260	$	-	$	276,260	$	965.94	$	1,038.65
Phase 2 - Single Family Dream Finders	168	1.00	168.00	$	162,279	$	68,535	$	93,744	$	558.00	$	600.00
Phase 2 - Single Family DR Horton	168	1.00	168.00	$	162,279	$	60,723	$	101,556	$	604.50	$	650.00
	660		**641.00**	**$**	**619,170**	**$**	**129,257**	**$**	**489,913**				

Peace Creek Village
Community Development District
General Fund Narrative

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Employer FICA Expense

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

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

Dissemination

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

Disclosure Software

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

Re-amortization Schedule

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Legal Advertising

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

Contingency

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Services

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Lake Maintenance

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

Streetlights

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

Electric

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

Water & Sewer

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

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity – Water

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

Internet

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

Pest Control

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

Janitorial Services

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

Security Services

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

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Amenity Access Management

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

Contingency

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

Other Financing Uses

Transfer Out - Capital Reserve

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

Peace Creek Village

Community Development District

Proposed Budget

Debt Service Fund Series 2024

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	$ 509,787	$ 512,879	$ -	$ 512,879	$ 509,787
Assessments - Lot Closings	$ -	$ 72,584	$ -	$ 72,584	$ -
Interest	$ 12,226	$ 12,336	$ 1,200	$ 13,536	$ 6,768
Carry Forward Surplus [1]	$ 219,985	$ 218,122	$ -	$ 218,122	$ 304,878
Total Revenues	**$ 741,997**	**$ 815,921**	**$ 1,200**	**$ 817,121**	**$ 821,433**
Expenditures					
Interest - 11/1	$ 201,122	$ 201,122	$ -	$ 201,122	$ 198,578
Principal - 5/1	$ 110,000	$ 110,000	$ -	$ 110,000	$ 115,000
Interest - 5/1	$ 201,122	$ 201,122	$ -	$ 201,122	$ 198,578
Total Expenditures	**$ 512,244**	**$ 512,244**	**$ -**	**$ 512,244**	**$ 512,156**
Excess Revenues/(Expenditures)	$ 229,754	$ 303,678	$ 1,200	$ 304,878	$ 309,276

Interest - 11/1 $ 195,919

[1] Carryforward Surplus is net of Debt Service Reserve Funds

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

Peace Creek Village

Community Development District

Series 2024 Special Assessment Bonds

Amortization Schedule

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

Peace Creek Village

Community Development District

Series 2024 Special Assessment Bonds

Amortization Schedule

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

Peace Creek Village

Community Development District

Proposed Budget

Debt Service Fund Series 2025

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	$ 554,330	$ 331,664	$ 222,666	$ 554,330	$ 554,330
Interest	$ 3,116	$ 16,775	$ 2,000	$ 18,775	$ 8,388
Carry Forward Surplus [1]	$ 277,966	$ 274,721	$ -	$ 274,721	$ 253,861
Total Revenues	**$ 835,412**	**$ 623,161**	**$ 224,666**	**$ 847,827**	**$ 816,579**
Expenditures					
Interest - 11/1	$ 262,302	$ 262,302	$ -	$ 262,302	$ 219,189
Principal - 5/1	$ 110,000	$ 110,000	$ -	$ 110,000	$ 115,000
Interest - 5/1	$ 221,664	$ 221,664	$ -	$ 221,664	$ 219,189
Total Expenditures	**$ 593,966**	**$ 593,966**	**$ -**	**$ 593,966**	**$ 553,378**
Excess Revenues/(Expenditures)	$ 241,446	$ 29,195	$ 224,666	$ 253,861	$ 263,201
				Interest - 11/1	$ 216,601

[1] Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	336	$ 554,330	$ 1,649.79	$ 1,773.97
Total	336	**$ 554,330**		

Peace Creek Village

Community Development District

Series 2025 Special Assessment Bonds

Amortization Schedule

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

Peace Creek Village

Community Development District

Series 2025 Special Assessment Bonds

Amortization Schedule

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

SECTION B

SECTION 1

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached hereto as **Exhibit A**; and

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget ("**O&M Assessments**"); and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027 ("**Debt Assessments**"); and

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

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

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

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

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

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

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

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

B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A** and **B**. Assessments directly collected by the District are due in full on October 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule for O&M Assessments: **25 % due no later than October 1, 2026; 25% due no later than January 1, 2027; 25% due no later than April 1, 2027; and 25% due no later than July 1, 2027**, and in two installments for Debt Assessments: the **first installment will be due on October 1, 2026; and the second installment will be due on April 1, 2027**. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

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

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

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

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

PASSED AND ADOPTED THIS 14TH DAY OF JULY 2026.

ATTEST:

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By:_________________________________

Its:_________________________________

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Peace Creek Village

Community Development District

Proposed Budget

FY2027

Table of Contents

Peace Creek Village

Community Development District

Proposed Budget

General Fund

Description		Adopted Budget FY2026		Actuals Thru 5/31/26		Projected Next 4 Months		Projected Thru 9/30/26		Proposed Budget FY2027
Revenues										
Assessments	$	357,988	$	341,694	$	16,294	$	357,988	$	489,913
Developer Contributions	$	33,589	$	25,404	$	-	$	25,404	$	129,257
HOA Contributions	$	-	$	27,050	$	-	$	27,050	$	-
Interest	$	-	$	1,169	$	-	$	1,169	$	-
Total Revenues	**$**	**391,577**	**$**	**395,317**	**$**	**16,294**	**$**	**411,611**	**$**	**619,170**
Expenditures										
General & Administrative										
Supervisor Fees	$	12,000	$	2,800	$	4,000	$	6,800	$	12,000
Employer FICA Expense	$	918	$	-	$	306	$	306	$	918
Engineering	$	10,000	$	-	$	3,333	$	3,333	$	10,000
Attorney	$	25,000	$	12,360	$	6,800	$	19,160	$	25,000
Annual Audit	$	6,300	$	6,600	$	-	$	6,600	$	6,700
Assessment Administration	$	6,000	$	6,000	$	-	$	6,000	$	6,300
Arbitrage	$	900	$	1,350	$	-	$	1,350	$	900
Dissemination	$	6,000	$	4,000	$	2,000	$	6,000	$	6,300
Disclosure Software	$	5,000	$	2,375	$	2,625	$	5,000	$	5,000
Reamortization Schedule	$	500	$	-	$	500	$	500	$	500
Trustee Fees	$	9,342	$	4,954	$	-	$	4,954	$	4,954
Management Fees	$	40,000	$	26,667	$	13,333	$	40,000	$	42,000
Information Technology	$	1,800	$	1,200	$	600	$	1,800	$	1,890
Website Maintenance	$	1,200	$	800	$	400	$	1,200	$	1,260
Postage & Delivery	$	500	$	455	$	40	$	495	$	500
Insurance	$	6,325	$	5,830	$	-	$	5,830	$	6,413
Copies	$	500	$	-	$	167	$	167	$	500
Legal Advertising	$	2,500	$	1,504	$	3,200	$	4,704	$	2,000
Contingency	$	2,500	$	866	$	400	$	1,266	$	2,500
Office Supplies	$	100	$	14	$	20	$	34	$	100
Dues, Licenses & Subscriptions	$	175	$	175	$	-	$	175	$	175
Total General & Administrative:	**$**	**137,560**	**$**	**77,950**	**$**	**37,724**	**$**	**115,674**	**$**	**135,910**

Peace Creek Village

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Operations & Maintenance					
Field Services					
Property Insurance	$ 8,000	$ 1,915	$ -	$ 1,915	$ 9,600
Field Management	$ 15,000	$ 10,000	$ 5,000	$ 15,000	$ 15,750
Landscape Maintenance	$ 85,000	$ 37,200	$ 18,600	$ 55,800	$ 157,000
Landscape Replacement	$ 13,200	$ -	$ 10,000	$ 10,000	$ 20,000
Lake Maintenance	$ 9,500	$ 9,900	$ 4,400	$ 14,300	$ 22,000
Streetlights	$ 33,000	$ -	$ 11,000	$ 11,000	$ 60,000
Electric	$ 2,750	$ -	$ 917	$ 917	$ 7,260
Water & Sewer	$ 2,750	$ 13,254	$ 3,200	$ 16,454	$ 40,000
Sidewalk & Asphalt Maintenance	$ 2,750	$ -	$ 917	$ 917	$ 2,500
Irrigation Repairs	$ 5,500	$ 522	$ 1,833	$ 2,355	$ 5,000
General Repairs & Maintenance	$ 11,000	$ 414	$ 3,667	$ 4,080	$ 10,000
Contingency	$ 5,500	$ 3,660	$ 1,833	$ 5,494	$ 7,500
Subtotal Field Expenditures	**$ 193,950**	**$ 76,865**	**$ 61,367**	**$ 138,232**	**$ 356,610**
Amenity Expenditures					
Amenity - Electric	$ 4,400	$ -	$ 367	$ 367	$ 15,000
Amenity - Water	$ 5,500	$ -	$ 458	$ 458	$ 12,000
Internet	$ 1,100	$ -	$ 92	$ 92	$ 2,200
Pest Control	$ 982	$ -	$ 82	$ 82	$ 13,800
Janitorial Service	$ 6,710	$ -	$ 559	$ 559	$ 25,000
Security Services	$ 13,750	$ -	$ 1,146	$ 1,146	$ 13,750
Pool Maintenance	$ 9,625	$ -	$ 802	$ 802	$ 17,400
Amenity Repairs & Maintenance	$ 5,500	$ 470	$ 1,833	$ 2,304	$ 10,000
Amenity Access Management	$ 5,000	$ -	$ 417	$ 417	$ 10,000
Contingency	$ 7,500	$ -	$ 625	$ 625	$ 7,500
Subtotal Amenity Expenditures	**$ 60,067**	**$ 470**	**$ 6,381**	**$ 6,851**	**$ 126,650**
Total Operations & Maintenance:	**$ 254,017**	**$ 77,336**	**$ 67,747**	**$ 145,083**	**$ 483,260**
Total Expenditures	**$ 391,577**	**$ 155,285**	**$ 105,472**	**$ 260,757**	**$ 619,170**
Excess Revenues/(Expenditures)	$ -	$ 240,032	$ (89,178)	$ 150,854	$ -

Product	Units	ERU/ Unit	ERU's	Net Assessments	Less Developer Contributions	Total Net Assessments	Total Net Per Unit	Total Gross Per Unit
Phase 1 - Townhomes	38	0.50	19.00	$ 18,353	$ -	$ 18,353	$ 482.97	$ 519.32
Phase 1 - Single Family	286	1.00	286.00	$ 276,260	$ -	$ 276,260	$ 965.94	$ 1,038.65
Phase 2 - Single Family Dream Finders	168	1.00	168.00	$ 162,279	$ 68,535	$ 93,744	$ 558.00	$ 600.00
Phase 2 - Single Family DR Horton	168	1.00	168.00	$ 162,279	$ 60,723	$ 101,556	$ 604.50	$ 650.00
	660		**641.00**	**$ 619,170**	**$ 129,257**	**$ 489,913**		

Peace Creek Village
Community Development District
General Fund Narrative

<u>Revenues:</u>

<u>Assessments</u>

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

<u>Expenditures:</u>

<u>General & Administrative:</u>

<u>Supervisor Fees</u>

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

<u>Employer FICA Expense</u>

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

<u>Engineering</u>

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

<u>Attorney</u>

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

<u>Annual Audit</u>

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

<u>Assessment Administration</u>

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

<u>Arbitrage</u>

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

Dissemination

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

Disclosure Software

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

Re-amortization Schedule

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Legal Advertising

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

Contingency

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Services

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Lake Maintenance

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

Streetlights

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

Electric

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

Water & Sewer

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

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity – Water

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

Internet

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

Pest Control

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

Janitorial Services

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

Security Services

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

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Amenity Access Management

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

Contingency

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

Other Financing Uses

Transfer Out - Capital Reserve

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

Peace Creek Village

Community Development District

Proposed Budget

Debt Service Fund Series 2024

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	$ 509,787	$ 512,879	$ -	$ 512,879	$ 509,787
Assessments - Lot Closings	$ -	$ 72,584	$ -	$ 72,584	$ -
Interest	$ 12,226	$ 12,336	$ 1,200	$ 13,536	$ 6,768
Carry Forward Surplus [1]	$ 219,985	$ 218,122	$ -	$ 218,122	$ 304,878
Total Revenues	**$ 741,997**	**$ 815,921**	**$ 1,200**	**$ 817,121**	**$ 821,433**
Expenditures					
Interest - 11/1	$ 201,122	$ 201,122	$ -	$ 201,122	$ 198,578
Principal - 5/1	$ 110,000	$ 110,000	$ -	$ 110,000	$ 115,000
Interest - 5/1	$ 201,122	$ 201,122	$ -	$ 201,122	$ 198,578
Total Expenditures	**$ 512,244**	**$ 512,244**	**$ -**	**$ 512,244**	**$ 512,156**
Excess Revenues/(Expenditures)	$ 229,754	$ 303,678	$ 1,200	$ 304,878	$ 309,276

Interest - 11/1 $ 195,919

[1] Carryforward Surplus is net of Debt Service Reserve Funds

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

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

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

Peace Creek Village

Community Development District

Series 2024 Special Assessment Bonds

Amortization Schedule

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

Peace Creek Village

Community Development District

Proposed Budget

Debt Service Fund Series 2025

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	$ 554,330	$ 331,664	$ 222,666	$ 554,330	$ 554,330
Interest	$ 3,116	$ 16,775	$ 2,000	$ 18,775	$ 8,388
Carry Forward Surplus [1]	$ 277,966	$ 274,721	$ -	$ 274,721	$ 253,861
Total Revenues	**$ 835,412**	**$ 623,161**	**$ 224,666**	**$ 847,827**	**$ 816,579**
Expenditures					
Interest - 11/1	$ 262,302	$ 262,302	$ -	$ 262,302	$ 219,189
Principal - 5/1	$ 110,000	$ 110,000	$ -	$ 110,000	$ 115,000
Interest - 5/1	$ 221,664	$ 221,664	$ -	$ 221,664	$ 219,189
Total Expenditures	**$ 593,966**	**$ 593,966**	**$ -**	**$ 593,966**	**$ 553,378**
Excess Revenues/(Expenditures)	$ 241,446	$ 29,195	$ 224,666	$ 253,861	$ 263,201

Interest - 11/1	$ 216,601

[1] Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	336	$ 554,330	$ 1,649.79	$ 1,773.97
Total	336	**$ 554,330**		

Peace Creek Village

Community Development District

Series 2025 Special Assessment Bonds

Amortization Schedule

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

Peace Creek Village

Community Development District

Series 2025 Special Assessment Bonds

Amortization Schedule

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

Peace Creek Village CDD
FY 27 Assessment Roll

PARCEL ID	Type	Units	FY 27 O&M	Series 2024	Series 2025	Total
272931000000012010						
272931000000032030						
272931871100000010	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000020	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000030	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000040	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000050	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000060	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000070	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000080	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000090	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000100	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000110	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000120	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000130	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000140	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000150	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000160	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000170	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000180	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000190	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000200	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000210	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000220	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000230	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000240	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000250	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000260	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000270	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000280	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000290	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000300	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000310	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000320	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000330	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000340	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000350	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000360	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000370	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000380	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000390	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000400	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000410	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000420	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000430	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000440	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000450	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000460	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000470	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000480	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000490	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000500	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000510	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000520	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000530	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000540	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000550	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000560	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000570	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000580	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000590	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000600	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000610	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000620	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000630	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000640	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000650	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000660	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000670	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000680	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000690	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000700	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000710	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000720	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000730	Single Family	1	$1,325.78	$1,773.80		$3,099.58

PARCEL ID	Type	Units	FY 27 O&M	Series 2024	Series 2025	Total
272931871100000740	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000750	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000760	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100000770	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000780	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000790	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000800	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000810	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000820	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000830	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000840	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000850	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000860	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000870	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000880	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000890	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000900	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000910	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000920	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000930	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000940	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000950	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000960	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000970	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000980	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100000990	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100001000	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100001010	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100001020	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100001030	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100001040	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100001050	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100001060	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100001070	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100001080	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100001090	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100001100	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100001110	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100001120	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100001130	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100001140	Townhome	1	$662.89	$1,075.03		$1,737.92
272931871100001150	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001160	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001170	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001180	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001190	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001200	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001210	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001220	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001230	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001240	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001250	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001260	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001270	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001280	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001290	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001300	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001310	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001320	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001330	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001340	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001350	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001360	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001370	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001380	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001390	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001400	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001410	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001420	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001430	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001440	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001450	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001460	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001470	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001480	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001490	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001500	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001510	Single Family	1	$1,325.78	$1,773.80		$3,099.58

PARCEL ID	Type	Units	FY 27 O&M	Series 2024	Series 2025	Total
272931871100001520	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001530	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001540	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001550	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001560	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001570	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001580	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001590	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001600	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001610	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001620	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001630	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001640	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001650	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001660	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001670	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001680	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001690	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001700	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001710	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001720	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001730	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001740	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001750	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001760	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001770	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001780	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001790	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001800	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001810	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001820	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001830	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001840	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001850	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001860	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001870	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001880	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001890	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001900	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001910	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001920	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001930	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001940	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001950	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001960	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001970	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001980	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100001990	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002000	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002010	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002020	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002030	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002040	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002050	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002060	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002070	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002080	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002090	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002100	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002110	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002120	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002130	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002140	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002150	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002160	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002170	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002180	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002190	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002200	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002210	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002220	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002230	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002240	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002250	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002260	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002270	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002280	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002290	Single Family	1	$1,325.78	$1,773.80		$3,099.58

PARCEL ID	Type	Units	FY 27 O&M	Series 2024	Series 2025	Total
272931871100002300	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002310	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002320	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002330	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002340	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002350	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002360	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002370	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002380	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002390	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002400	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002410	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002420	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002430	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002440	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002450	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002460	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002470	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002480	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002490	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002500	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002510	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002520	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002530	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002540	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002550	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002560	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002570	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002580	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002590	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002600	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002610	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002620	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002630	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002640	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002650	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002660	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002670	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002680	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002690	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002700	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002710	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002720	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002730	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002740	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002750	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002760	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002770	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002780	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002790	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100002800	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100002810	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100002820	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100002830	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100002840	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100002850	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100002860	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100002870	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100002880	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100002890	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002900	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100002910	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100002920	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100002930	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100002940	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002950	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100002960	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100002970	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100002980	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100002990	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003000	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003010	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003020	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100003030	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100003040	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100003050	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003060	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003070	Single Family	1	$1,325.78	$0.00		$1,325.78

PARCEL ID	Type	Units	FY 27 O&M	Series 2024	Series 2025	Total
272931871100003080	Single Family	1	$1,325.78	$0.00		$1,325.78
272931871100003090	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003100	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003110	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003120	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003130	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003140	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003150	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003160	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003170	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003180	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003190	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003200	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003210	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003220	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003230	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003240	Single Family	1	$1,325.78	$1,773.80		$3,099.58
272931871100003250						$0.00
272931871100003260						$0.00
272931871100003270						$0.00
272931871100003280						$0.00
272931871100003290						$0.00
272931871100003300						$0.00
272931871100003310						$0.00
272931871100003320						$0.00
272931871100003330						$0.00
272931871100003340						$0.00
272931871100003350						$0.00
272931871100003360						$0.00
272931871100003370						$0.00
272931871100003380						$0.00
Total Gross Onroll		324	$404,362.90	$509,134.34	$0.00	$913,497.24
Total Net Onroll			$376,057.50	$473,494.94	$0.00	$849,552.43
Direct Billing		**Acres**				
272931000000012010		65.187	$343,283.73	$0.00	$459,333.41	$802,617.14
272931000000032030		19.4029	$102,178.35	$0.00	$136,720.51	$238,898.86
Total Direct Gross		84.5899	$445,462.08	$0.00	$596,053.92	$1,041,516.00
Total Net Gross			$414,279.73	$0.00	$554,330.15	$968,609.88
Series 2024 Prepaid Gross				$39,023.60		
Total Combined Gross			$849,824.98	$548,157.94	$596,053.92	$1,955,013.24
Total Combined Net			$790,337.23	$509,786.88	$554,330.15	$1,818,162.31

SECTION V

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR THE FISCAL YEAR 2026/2027; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board desires to adopt the annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2026/2027"), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2026/2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 14th day of July 2026.

ATTEST:

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Annual Meeting Schedule

Exhibit A: Fiscal Year 2026/2027 Annual Meeting Schedule

BOARD OF SUPERVISORS MEETING DATES
PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of Peace Creek Village Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 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 13, 2026
Tuesday, November 3, 2026 @ 2:10 PM (Landowners' Meeting Only)
December 8, 2026
January 12, 2027
March 9, 2027
May 11, 2027
July 13, 2027
September 14, 2027

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

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

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

District Manager

SECTION VI

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR LANDOWNER ELECTION; 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 within Polk County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five (5) members; and

WHEREAS, the District is statutorily required to hold its meeting of the landowners of the District for the purpose of electing Supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS. The Board is currently made up of the following individuals:

Seat Number	Supervisor	Term Expiration Date
1	David Matt	November 2028
2	Kristen Matt	November 2028
3	Thomas Franklin, Sr.	November 2026
4	Tashina Knowles	November 2026
5	Allan Keen	November 2026

This year, Seats 3, 4, and 5 are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for terms of four (4) years. The remaining candidate shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. LANDOWNERS' ELECTION. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the following date, time and location:

DATE: Tuesday, November 3, 2026
TIME: 2:10 p.m.

LOCATION: Lake Alfred Public Library
245 N Seminole Ave.
Lake Alfred, FL 33850

3. PUBLICATION. The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. FORMS. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its July 14, 2026, meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Composite Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801; (407) 841-5524.

5. 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.

6. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 14TH DAY OF JULY 2026.

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

Composite Exhibit A: Sample Notice of Landowners' Meeting and Election, Instructions, Proxy, and Ballot Form

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Peace Creek Village Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 180.147 acres, more or less, and generally located east of McClean Road and west of Gary Street, in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("**Board**", and each member individually, "**Supervisor**").

DATE:	Tuesday, November 3, 2026
TIME:	2:10 p.m.
LOCATION:	Lake Alfred Public Library 245 N Seminole Ave. Lake Alfred, FL 33850

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 38201; (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one (1) vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least three (3) business days before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

District Manager
Run Date(s): __________ & _____________

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

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

DATE:	Tuesday, November 3, 2026
TIME:	2:10 p.m.
LOCATION:	Lake Alfred Public Library 245 N Seminole Ave. Lake Alfred, FL 33850

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

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

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

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

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

LANDOWNER PROXY

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints ________________________ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the District to be held at the **Lake Alfred Public Library, 245 N Seminole Ave. , Lake Alfred, FL 33850, on Tuesday, November 3, 2026, at 2:10 p.m.,** and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

____
Printed Name of Legal Owner

____ ________________________________
Signature of Legal Owner Date

____

Parcel Description	**Acreage**	**Authorized Votes**
___________________________________	_______	_______
___________________________________	_______	_______
___________________________________	_______	_______

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

Total Number of Authorized Votes: ______________

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

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

OFFICIAL BALLOT
PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING – TUESDAY, NOVEMBER 3, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will serve four (4) year terms. The remaining candidate will serve a two (2) year term. All terms of office commence upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the District and described as follows:

Description Acreage

____ ________
____ ________
____ ________

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

I, ____________________, as Landowner, or as the proxy holder of _________________ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: ______________________________ Signed: ______________________________
Printed Name: __________________________

SECTION VII

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT ACKNOWLEDGING AND RECOGNIZING THE UNCOMPENSATED DONATION AND CONVEYANCE OF CERTAIN REAL PROPERTY TO THE DISTRICT AND THE APPRAISED VALUE THEREOF FOR THE DISTRICT'S BOOKS AND RECORDS; AUTHORIZING EXECUTION OF THE DONEE ACKNOWLEDGMENT ON IRS FORM 8283; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Peace Creek Village Community Development District ("District") is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes, and located in Polk County, Florida; and

WHEREAS, ERPC Peace Creek, LLC, a Florida limited liability company ("Donor") is the owner and/or developer of lands within or adjacent to the District; and

WHEREAS, the Donor conveyed and donated to the District certain real property more particularly described in **Exhibit A** attached hereto (the "Donated Property") by Special Warranty Deed dated March 26, 2026, recorded March 31, 2026 as Instrument No. 2026076065, in Official Records Book 13939, Pages 0468 through 0472, of Polk County, Florida; and

WHEREAS, the conveyance of the Donated Property was a voluntary, charitable donation made by the Donor to the District, and the Donor has not requested, and the District has not provided or agreed to provide, any purchase price, reimbursement, credit against assessments, or financial exchange, for the Donated Property; and

WHEREAS, the Donor obtained an independent appraisal of the Donated Property prepared by Walter N. Carpenter, Jr., MAI, CRE, of Pinel & Carpenter, Inc., dated November 11, 2025, which appraisal establishes the fair market value of the property appraised therein to be *One Million Three Hundred Thirty-Two Thousand Five Hundred Dollars and No Cents* ($1,332,500.00) (the "Appraised Value"), a copy of which appraisal is on file with the District Manager and attached hereto as **Exhibit B**; and

WHEREAS, the District did not prepare or engage the appraisal, the tax returns, or the supporting tax documentation related to the Donor's charitable contribution deduction, and the District's role has been limited to receiving the Donated Property as donee and maintaining public records related thereto; and

WHEREAS, for purposes of maintaining accurate books and records of the District, the Board of Supervisors ("Board") desires to acknowledge and recognize the Donor's donation of the Donated Property and to record the Appraised Value in the District's records; and

WHEREAS, the Board further desires to authorize the appropriate officer of the District to execute, as donee, the acknowledgment contained in Part IV of Section B of IRS Form 8283 (Noncash Charitable Contributions) with respect to the Donated Property and attached hereto as **Exhibit C**, in reliance upon this Resolution and the appraisal obtained by the Donor.

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

SECTION 1. RECITALS. The foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 2. ACKNOWLEDGMENT OF DONATION. The Board hereby acknowledges and confirms the District's receipt, as donee, of the uncompensated, charitable donation and conveyance of the Donated Property described in Exhibit A from the Donor, received by the District without any reimbursement, credit, or compensation.

SECTION 3. RECOGNITION OF APPRAISED VALUE. For purposes of the District's books and records only, the Board hereby recognizes the Appraised Value of *One Million Three Hundred Thirty-Two Thousand Five Hundred Dollars and No Cents* ($1,332,500.00) for the Donated Property, as established by the appraisal of Walter N. Carpenter, Jr., MAI, CRE, of Pinel & Carpenter, Inc., dated November 11, 2025. The District has relied upon the appraisal as prepared by the appraiser and does not independently determine, verify, warrant, or opine upon the Appraised Value, the methodology of the appraisal, the acreage or property appraised, or the tax treatment of the donation by the Donor or any other person.

SECTION 4. AUTHORIZATION TO EXECUTE IRS FORM 8283. The Chair, Vice Chair, or District Manager of the District (each, an "Authorized Officer"), any one of whom may act, is hereby authorized to execute, as donee and on behalf of the District, the donee acknowledgment set forth in Part IV of Section B of IRS Form 8283 with respect to the Donated Property, together with such other documents as may be reasonably necessary to confirm the District's receipt of the Donated Property. Execution of IRS Form 8283 by an Authorized Officer confirms only the District's receipt of the Donated Property as donee and does not constitute the District's agreement with, endorsement of, or representation as to the Appraised Value or any tax position taken by the Donor.

SECTION 5. NO FINANCIAL CONSIDERATION. The Board reaffirms that the District has not provided, exchanged, or agreed to provide any money, reimbursement, credit, assessment offset, or other monetary consideration to the Donor in connection with the donation of the Donated Property.

SECTION 6. SEVERABILITY. If any section or part of this Resolution is held to be invalid or unenforceable, such holding shall not affect the validity of the remaining portions hereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED THIS 14TH DAY OF JULY 2026.

ATTEST:

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

By: _______________________________
Its: ______________________________

Exhibit A: Legal Description of the Donated Property
Exhibit B: Appraisal prepared by Walter N. Carpenter, Jr., MAI, CRE, Pinel & Carpenter, Inc.
Exhibit C: IRS Form 8283

Exhibit A: Legal Description of the Donated Property

INSTR # 2026076065
BK 13939 Pgs 0468-0472 PG(s)5
03/31/2026 01:16:25 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 44.00

PREPARED BY AND RETURN TO:

Savannah J. Hancock, Esquire
Kilinski | Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301

Parcel ID Nos.
27-29-31-871100-003250; 27-29-31-871100-003280; 27-29-31-871100-003290;
27-29-31-871100-003300; 27-29-31-871100-003310; 27-29-31-871100-003320;
27-29-31-871100-003330; 27-29-31-871100-003340; 27-29-31-871100-003350;
27-29-31-871100-003360; 27-29-31-871100-003370; 27-29-31-871100-003380

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 26th day of March 2026, by **ERPC PEACE CREEK, LLC**, a Florida limited liability company, with a mailing address of 472 Fletcher Place, Winter Park, Florida 32789, (hereinafter called the "grantor"), in favor of **PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of c/o Governmental Management Services Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 (hereinafter called the "grantee").

> [Wherever used herein, the terms "grantor" and "grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

W I T N E S S E T H:

That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida, further described at **Exhibit A** attached hereto.

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, Florida Statutes.

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

GRANT OF EASEMENTS

AND FURTHER WITNESS THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby further remises, releases and quit-claims to Grantee forever, the following non-exclusive, perpetual easement rights which the Grantor has, if any, as more particularly described below ("**Easements**"):

> **Those certain Private Drainage Easements as identified on the Plat of *Annabelle Estates*, as recorded in Plat Book 213, Page 5, of the Public Records of Polk County, Florida.**
>
> **And with respect to the foregoing, the rights of ingress and egress over, across, upon, and through the Easement Areas, as well as rights of installing, constructing, operating, maintaining, repairing and replacing utilities, stormwater, landscaping, irrigation, wetland and/or other District improvements that comprise the District's capital improvement plan.**

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercisc any rights that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

[*Signature pages follow*]

Stacy M. Butterfield POLK
CFN# 2026076065 OR BK 13939 PG 469 Pgs 0468-0472 03/31/2026 01:16:25 PM

IN WITNESS WHEREOF, the Parties have caused this Special Warranty Deed to be executed as of the day and year first written above.

GRANTOR:

ERPC PEACE CREEK, LLC
a Florida limited liability company

Kristen Matt, Manager

Address:
472 Fletcher Pl
Winter Park, FL 32789

Signed, sealed and delivered
in the presence of:

Print Name: Daniel Matt
Address:
472 Fletcher Pl
Winter Park FL 32789

Print Name: JOHN MCKAY
Address:
18416 CANARY LN
LUTZ, FL 33558

STATE OF FLORIDA
COUNTY OF Polk

SWORN TO AND SUBSCRIBED before me by means of ☑ physical presence or ☐ online notarization this 10th day of March 2026 by Kristen Matt, as Manager of ERPC Peace Creek, LLC, a Florida limited liability company, on behalf of company.

JILLIAN BURNS
Notary Public - State of Florida
Commission # HH 397862
My Comm. Expires Jul 25, 2027
Bonded through National Notary Assn.

[notary seal]

(Official Notary Signature)
Name: Jill Burns
Personally Known X
OR Produced Identification
Type of Identification

Stacy M. Butterfield POLK
CFN# 2026076065 OR BK 13939 PG 470 Pgs 0468-0472 03/31/2026 01:16:25 PM

ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this 26 day of March 2026.

Signed, sealed and delivered in the presence of:

Witnesses:

Name: Allan Keen
Address:
121 Garfield Ave.
Winter Park, FL 32789

Name: MARCIA BEXLEY
Address:
707 E. Ridgewood St
Orlando, FL 32803

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established under Chapter 190 of the Florida Statutes

Chair/Vice Chairman, Board of Supervisors

Address:
472 Fletcher Pl
Winter Park, FL 32789

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 26 day of March 2026, by David Matt, as Chairman of the Board of Supervisors of the Peace Creek Village Community Development District.

(Official Notary Signature)
Name: MARCIA ANN BEXLEY
Personally Known ✓
OR Produced Identification ________
Type of Identification ________

[notary seal]

MARCIA ANN BEXLEY
Notary Public - State of Florida
Commission # HH 397859
My Comm. Expires Aug 15, 2027
Bonded through National Notary Assn.

Stacy M. Butterfield POLK
CFN# 2026076065 OR BK 13939 PG 471 Pgs 0468-0472 03/31/2026 01:16:25 PM

EXHIBIT A

The road rights-of-way designated as Tract A, also depicted as Penelope Avenue, Lester Drive, Faith Drive, Linda Drive, Lucy Street, Tony Street, Abigail Drive, Bugsy Street, Kinsley Drive, Mickey Avenue, and Blackwell Avenue, as well as Tracts D, E, F, G, H, I, J, K, L, M, and N all as depicted on the plat of *Annabelle Estates*, recorded at Plat Book 213, Page 5, of the Public Records of Polk County, Florida.

Stacy M. Butterfield POLK
CFN# 2026076065 OR BK 13939 PG 472 Pgs 0468-0472 03/31/2026 01:16:25 PM

Exhibit B

Appraisal prepared by Walter N. Carpenter, Jr., MAI, CRE, Pinel & Carpenter, Inc.

APPRAISAL REPORT

ANNABELLE ESTATES
COMMON AREA TRACTS
TOTALING 29.45 ACRES
WINTER HAVEN, FL

PREPARED FOR

ERPC PEACE CREEK, LLC
C/O DAVID MATT, MANAGER
ENRIGHT REAL PROPERTY CO.
427 FLETCHER PLACE
WINTER PARK, FL 32789

DATE OF VALUATION:	NOVEMBER 05, 2025
DATE OF INSPECTION:	NOVEMBER 05, 2025
DATE OF REPORT:	NOVEMBER 11, 2025

PREPARED BY

PINEL & CARPENTER, INC.

WALTER N. CARPENTER, JR., MAI, CRE
PRESIDENT
CERT GEN RZ1231

25-082

PINEL & CARPENTER
INCORPORATED
Real Estate Appraisers and Consultants

WALTER N. CARPENTER, JR., MAI, CRE
Cert Gen RZ1231
MARK G. CARPENTER, MAI
Cert Gen RZ935

November 11, 2025

ERPC Peace Creek, LLC
C/O David Matt, Manager
Enright Real Property Co
427 Fletcher Place
Winter Park, FL 32789

RE: Common Area Tracts
29.45 Acres
Annabelle Estates
Winter Haven, FL

Dear Mr. Matt:

At your request, we have personally inspected and appraised the above-referenced land "as if" vacant associated with the improved common areas containing 29.45 acres in Annabelle Estates. The purpose of this appraisal report is to summarize my findings as to the estimate of the underlying land value as of November 05, 2025. The function of this report will be for use by ERPC Peace Creek, LLC c/o Enright Real Property Co.

The total acreage of Annabelle Estates is approximately 98± acres with a total of 47.98 acres of roads/common areas. Of this common area, 29.24 acres are subject to this report which excludes roadways and tracts B, C, and O, which were dedicated to the City of Winter Haven. The remaining 50± acres have been subdivided into single family lots. The Annabelle Estates subdivision is located on the north side of Old Bartow-Lake Wales Road, east side of Gary Street, west side of McClean Road, Winter Haven, Polk County, Florida.

Although the subject tracts are improved (drainage, walls, and recreational improvements) the request is to establish a reasonable value for just the underlying land.

Based upon the following appraisal report, certifications, conditions and contingencies, and general underlying assumptions and limiting conditions, it is our opinion and conclusion the market just value of the fee simple interest in the subject real estate property, as of November 5, 2025, is as follows:

29.45 ACRES COMMON AREAS ANNABELLE ESTATES

$1,332,500

ONE MILLION THREE HUNDRED THIRTY-TWO THOUSAND FIVE HUNDRED DOLLARS

Respectfully submitted,

PINEL & CARPENTER, INC.

Walter N. Carpenter Jr., MAI, CRE
President
Cert Gen RZ1231

WNC/hlj
Attachments

TABLE OF CONTENTS

ADDENDUM

CERTIFICATE OF VALUE

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. Our analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.

9. Walter N. Carpenter, Jr., MAI, CRE, did not conduct a site inspection of the subject property but viewed aerial photos, recent photographs, and is familiar with the market area.

10. Henry L. Johnson, II (Reg. Trainee Appraiser RI26046) provided significant real property appraisal assistance to the persons signing this certification.

11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

CERTIFICATION OF VALUE
(Contd.)

As of the date of this report, Walter N. Carpenter, Jr., MAI, has completed the Continuing Education program for Designated Members of the Appraisal Institute.

As of the date of this report, Walter N. Carpenter, Jr., MAI, has completed the Standards and Ethics Education Requirement of Designated Members of the Appraisal Institute.

As of the date of this report, Walter N. Carpenter, MAI, has completed the requirements of the Continuing Education Program for the State of Florida.

Based upon our independent appraisal and the exercise of our professional judgment, our opinion of the market value of the fee simple interest in the subject property as of November 5, 2025, was **$1,332,500.**

Walter N. Carpenter, Jr., MAI, CRE	**11/12/2025**
President	Date
Cert Gen RZ1231	

115 Qualifying & Limiting Conditions

This appraisal is subject to the following qualifying and limiting conditions.

1. The legal description furnished is assumed correct.

2. No responsibility is assumed for matters legal in character and no opinion is rendered of the title, which is assumed good and marketable. Unless otherwise noted, any existing liens or encumbrances have been disregarded and the property is appraised as though free and clear under responsible ownership and competent management,

3. Any plot plan or sketch in this report is included to assist the reader in visualizing the property.

4. The soil of the area under appraisement appears to be firm and solid, unless otherwise stated within the report. A professional soil analysis was not provided and has not been performed and therefore, this report does not warrant the site is free of contamination. Subsidence in the area is unknown or uncommon but the appraiser does not warrant against this condition or occurrence. No responsibility is assumed for damages by wood boring insects.

5. Certain data used in compiling this report was furnished the appraiser from sources that are considered reliable; the correctness of such data, however, is not guaranteed, although as far as is reasonably possible, the data has been checked and is believed to be correct.

6. The appraiser, by reason of this report, is not required to give testimony in court with reference to the property herein appraised nor is he obligated to appear before any governmental body, board, or agent unless prior arrangements have been made.

7. Possession of this report, or copy thereof, does not carry with it the right of publication or reproduction. This report may not be used by anyone but the applicant without the prior written consent of the applicant and the appraiser, and in any event only in its entirety.

8. No professional analysis of radon gas, asbestos or lead based paint has been provided. Therefore, this report does not warrant the site is free of contamination of these or other hazards.

115 Qualifying & Limiting Conditions (Contd.)

9. Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising media, public relation media, news media, sales media or any other public means of communication without prior written consent and approval of the undersigned.

10. This appraisal is prepared using the public information from Polk County. The information used is considered to be the best available at the time of appraisal preparation. If additional information is made available, and determined to be more accurate, the areas utilized within this analysis could change.

Hypothetical Condition

> *"A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis."*[1]

As Noted, since the common areas are improved, in order to value the property "as vacant" we have employed the hypothetical condition.

The use of a Hypothetical Condition may affect assignment results.

[1] Uniform Standards of Professional Appraisal Practice, 2024 Edition, Page U-3

Extraordinary Assumption

> *"An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions."*[1]

The use of an Extraordinary Assumption may affect assignment results.

[1] The Dictionary of Real Estate Appraisal, Seventh Edition, 2022, Page 68

120 Summary of Salient Facts & Conclusions

Subject Location: North side of Old Bartow-Lake Wales Road, east side of Gary Street, west side of McClean Road, Haines City, Polk County, Florida.

Owner of Record: ERPC Peace Creek, LLC
472 Fletcher Place
Winter Park, FL 32789

Land Area Summary

Total Common Areas Including Roadways: 47.98 Acres

Subject Gross Area: 29.45 Acres

Subject Net Area: 26.65 Acres

Date of Value: November 5, 2025

Property Inspection Dates: Property Inspection - November 5, 2025

Persons at Inspection: During the property inspection on November 5, 2025, the following participants were present and included:

1) Henry L. Johnson, Staff Appraiser, Pinel & Carpenter, Inc.

Extent of Inspection: The extent of the field inspection during the property inspection included a visual inspection of the subject properties from the internal roadways of the subdivision, and the surrounding subject neighborhood and market area.

130 Type of Appraisal & Report Format

This analysis is in an Appraisal Report format in conformity with the reporting requirements set forth under Standard Rule 2-2(A) of the Uniform Standards of Professional Appraisal Practice.

140 Purpose, Intended Use, & Intended User of the Appraisal

The purpose of this appraisal is to develop and report an opinion of market value. The intended use of the acquisition appraisal will be for use by ERPC Peace Creek, LLC to assist in the valuation of 29.45 acres of common areas in the Annabelle Estates development. The intended user of the appraisal is ERPC Peace Creek, LLC, and its authorized representatives.

150 Definition of Market Value

The following market value definition is found in Florida case law, (Florida State Road Dept. v. Stack, 231 So.2d 859 Fla., 1st DCA 1969), and is the acceptable and preferred definition of market value:

> *"Value' as used in eminent domain statute, ordinarily means amount which would be paid for property on assessing date to willing seller not compelled to sell, by willing purchaser, not compelled to purchase, taking into consideration all uses to which property is adapted and might reasonably be applied."*

The willing buyer/seller test includes consideration of the following by the appraiser: a fair sale resulting from fair negotiations; neither party acting under compulsion (this would typically eliminate forced liquidation or sale at auction); both parties having knowledge of all relevant facts; a sale without peculiar or special circumstances; and a reasonable time to find a buyer.

160 Property Rights or Interest Appraised

The rights appraised for the various tracts of land subject to this report are those associated with Fee Simple Interest, subject to easements and encumbrances of record. "Fee Simple Estate, Interest, and Title" is defined within the Appraisal Institutes,'

The Appraisal of Real Estate, 15th Edition, published 2020, Page 60, as:

> *"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

175 Scope of Work Extent of Process of Collecting, Confirming & Reporting Data

Scope of Work

The scope of work provides the necessary research and analysis to prepare an appraisal report that will produce credible assignment results in accordance with its intended use, The Standards of Professional Practice of the Appraisal Institute, the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

The subject property consists of various common area tracts totaling 29.45 acres, made up of several tax parcels which are considered as vacant land which have been improved for drainage, walls, and recreational improvements of the residential subdivision Annabelle Estates. Therefore, the Sales Comparison Approach was used to determine the land value for the various tracts of land considered to be the subject property.

Since the subject property is vacant land, the Cost and Income Approaches were not used to value the underlying land. These approaches were neither necessary nor appropriate to provide a credible estimate of market value for the underlying land of the parent tract or area of taking.

Professional appraisal assistance and sub-consultants if used are named in the Addendum to Certificate of Value. The depth of discussion contained in this report is specific to the needs of the client and to the intended use stated within the appraisal report.

Appraisal Report Presentation

The reporting presentation is an Appraisal Report, which complies with the reporting requirements set forth under Standards Rule 2-2(A) of the Uniform Standards of Professional Appraisal Practice.

The Appraisal Report presents summary discussions of the data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinions of market value.

Valuation Methodology (Applicable Approaches)

The Sales Comparison Approach was used in establishing the market value of the land in the common areas of the Annabelle Estates subdivision. Since the subject tracts are vacant land, the Cost Approach and the Income Approach were not appropriate.

Inspection of Subject Property

The subject property was inspected on November 5, 2025, by Henry L. Johnson, Staff Appraiser with Pinel & Carpenter, Inc. The property inspection consisted of a visual inspection of the various tracts and applicable road frontage.

Data Collected, Confirming and Reporting

Numerous resources were relied on for data research and pertinent information of the subject property. These include:

- Construction maps/ plans and plats.
- Public records and online resources of various counties and other websites and services.

Within appropriate areas of the appraisal report the above information is reported. Market data sheets were prepared with the information obtained during the research and verification process and are included in the Addenda of this appraisal.

180 Appraisal Problem

The appraisal problem consists of estimating the market value of several tracts of land (common areas) located within the Annabelle Estates subdivision. The subdivision consists of 47.98 acres of total common areas including roadways, of which the subject tracts total 29.45± gross acres made up of several tax parcels of land located north of Old Bartow-Lake Wales Road, east of Gary Street, and west of McClean Road. The appraisal problem includes estimating the market value of the underlying land of the subject tracts based upon their highest and best use.

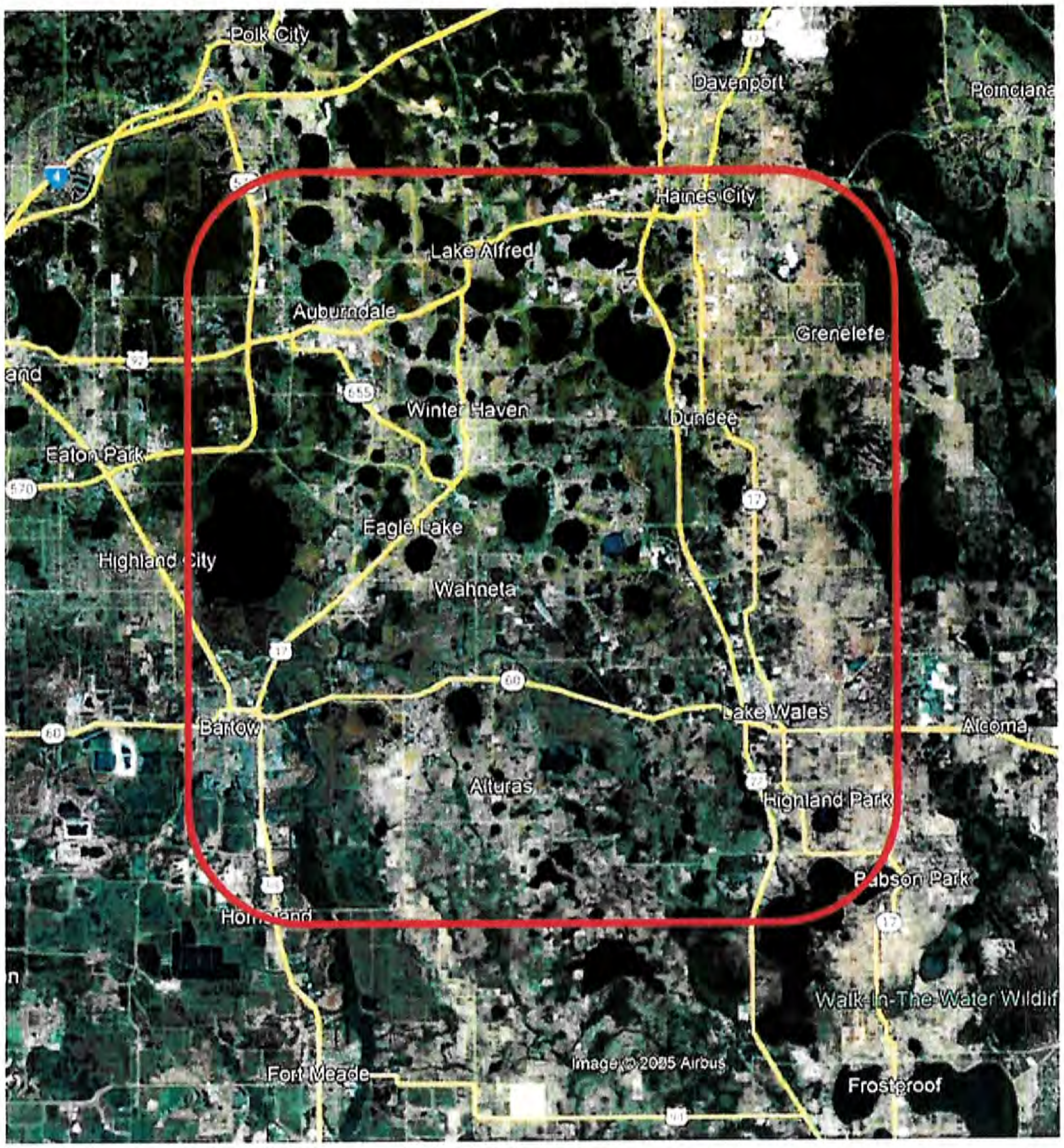
PRESENTATION OF DATA

200 Identification of Subject

Property Address – The subject property consists of the improved common areas of Annabelle Estates subdivision and does not have a physical address.

Location Description of Parent Tract – North of Old Bartow-Lake Wales Road, east of Gary Street, and west of McClean Road, Winter Haven, Polk County, Florida.

220 Description of Neighborhood & Area



The rationale of the market area analysis is based upon the premise that what occurs in the surrounding neighborhood has a direct and immediate impact on the value of the subject parcel. The neighborhood is a portion of a larger community or an entire community in which there is a homogeneous grouping of inhabitants, buildings, or building enterprises.

The subject property is located in central Polk County within the city limits of Winter Haven. The immediate area around the subject property is located on the southern side of Winter Haven, northeast of Lake Wales. The market area can be defined as those properties situated in central Polk County, located south of Davenport, NW of Frostproof, and southeast of Interstate 4. Other major routes in the area are oriented towards intrastate travelers and local residents, these routes include State Road 60 and Highway 27.

The market area is transitioning from rural agricultural uses to suburban residential neighborhoods, with support commercial at intersections along major roadways. It has a level terrain with numerous ponds and lakes and is a mixture of existing residential uses, vacant land, with recently completed single family and multifamily subdivisions. The area also has some environmentally sensitive lands and areas which would limit development.

Real Estate Market Cycles

Real estate cycles represent the pattern of values over periods of time, typically ranging from two to three years or up to ten years. Cycles account for value movements (rises and falls) of real estate properties. Each cycle differs from previous cycles in terms of its causes, length, depth, and effect on different property types and regions. Phases of real estate cycle include:

- **Recession**: In this phase, sales activity is very slow, while prices continue to decline. The decrease in property values varies by type of property and location.
- **Recovery**: After a period of recession or depression, the market stabilizes, prices begin to recover, and excess inventory begins to be absorbed.
- **Expansion**: During the expansion phase, prices continue to increase. Construction activity increases dramatically, but at levels consistent with demand.
- **Oversupply**: At some point in the expansion phase, the market may become overbuilt. In this phase, prices and values begin to sag, sales activity begins to slow, and vacancies begin to increase.

It is my opinion that the subject market area was in the late stages of an expansion phase of the real estate market cycles identified above, as of the date of valuation (November 5, 2025) Current market conditions (as of 2025) have increased the demand for new residential projects and development in the subject market area.

Transportation

The subject market area has access to Interstate 4 from multiple connector roadways. Interstate 4 connects Daytona with Tampa, which traverses the state in an east/west direction.

The following overview is presented as it relates to the more significant transportation components servicing the primary market area:

Interstate 4 is the area's principal east-west limited access highway. It extends across center part of Florida from Daytona to Tampa. This interstate highway also provides access to Florida's Turnpike, Beachline Expressway, and the Central Florida Greenway. Interstate 4 intersects with Interstate 95 north of the subject market area.

US Highway 27 is the area's principle north-south thoroughfare providing direct access to Interstate 4 and State Road 60 which provides access to the subject property. This thoroughfare is developed primarily to provide north-south transportation throughout Lake and Polk County, and offers connectivity from Leesburg to the north, to Lake Wales south of the subject area.

State Road 60 is the region's primary east-west intrastate roadway. This thoroughfare provides direct access from the west coast of Florida by Clearwater Beach across to the east coast at the Atlantic Ocean. This state road travels through many major cities providing access around the state.

Development Patterns

As discussed, development in the general market area is heavily influenced by a growing population fueled by available land and infrastructure improvements.

Commercial Development

The most significant development within the immediate subject area is the newly constructed and currently under construction single-family subdivisions surrounding the subject property. There is some commercial development on the major roadways surrounding the subject as well.

Market Area Summary

As indicated, the market area is currently experiencing rapid residential development of both single family and multifamily housing. As of the date of valuation (November 5, 2025), the market was still in the expansion phase. The majority of the commercial development has been in the area of Highway 17 North and US Highway 27. The recent single-family development in the area is just north and west of the subject property. The subject market area has a rural location overall; however, the location is considered good and future residential communities will be developed in and around the subject property.

230 Description of Property, Photographs, Sketches

The subject tracts are located on the north side of Old Bartow-Lake Wales Road, east side of Gary Street, west side of McClean Road, Winter Haven, Polk County, Florida.

Property Type: Residential Subdivision Land

Existing Use: Residential Subdivision Land

SITE DESCRIPTION

A) Land Area

Parcel ID – Various - 29.45± Gross Ac.

2.80 ± Wetland Ac.

26.65± Net Ac.

-Net acreage is derived from subtracting wetlands area from the total gross acreage.

B) Shape

The subject tracts are considered irregular in shape. See aerial and tax maps for reference.

C) Dimensions

The subject property varies in its dimensions as it is made up of several tax parcels. See aerial and tax maps.

D) Ingress/ Egress

Details pertaining to street access and frontage for the subject property are provided in the following table.

Street, Access, and Frontage

Street	-	Old Bartow Lake Wales Road, McClean Road, Gary St
Frontage Feet	-	2,480± feet (Old Bartow Lake Wales Road)
	-	1,240 ± feet (Gary Street)
	-	1,200 ± feet (McClean Road)
Paving	-	Asphalt
Curbs	-	No
Sidewalks	-	Yes
Lanes	-	Two/Two/Two
Direction of Traffic	-	East/West (Old Bartow)
	-	North/South (Gary Street, McClean Road)
Signals/Traffic Control	-	No
Access/Curb Cuts	-	Yes
Visibility	-	Good

E) Topography

The subdivision is generally level or at road grade with the surrounding roadways. It is noted that there are several drainage swales within the subdivision as part of the drainage system of the subdivision and surrounding area.

F) Flood Plain Data

Per the FEMA flood map, the subject parent tract is located in Zone "X," outside of the floodplain.

Wetlands

Per the National Wetlands Inventory, the subject property has 2.80± acres of wetlands.

G) Drainage

The subject parent tract is considered to be adequately drained.

H) Soil Characteristics

The U.S. Department of Agricultural and Natural Resources Conservation Soil Survey depicts the common soils on the subject property are Pomona Fine Sand, Sparr Sand, Apopka Fine Sand, Smyrna Fine Sand, and Millhopper Fine Sand.

I & J) Utilities on Site/Available

The availability of public utilities is summarized in the following table.

Service	Availability	Provider	Onsite
Water	Yes	Winter Haven	Yes
Sewer	Yes	Winter Haven	Yes
Electric	Yes	Duke Energy	Yes
Cable	Yes	Various Providers	Yes
Local Telephone	Yes	Various Providers	Yes

K) Site Improvements

Site improvements were observed consisted of stormwater retention ponds, asphalt paved roadways and other improvements associated with a residential subdivision.

L) Easements, Encroachments, or Restrictions

As of the date of this report, the appraiser was NOT provided title work.

Improvements Description

The subject property is considered approved subdivision land with drainage site improvements observed.

Photographs of Subject Property

View of entrance to Annabelle Estates from Old Bartow-Lake Wales Road

View looking east on Old Bartow-Lake Wales Road

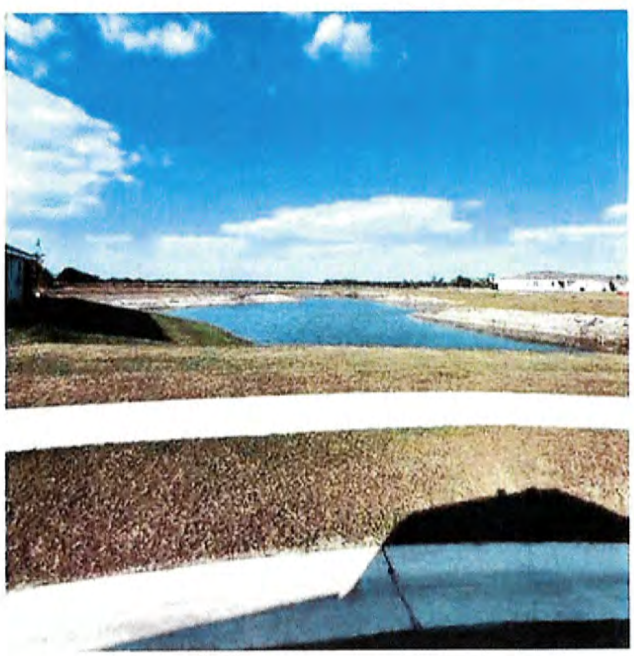
View looking west on Old Bartow-Lake Wales Road

View looking north at retention pond on tract I

View looking SE at Tract I on Kinsley Drive

View looking south at retention pond on Tract H

View looking west at retention pond on Tract J



View looking north at retention pond on Tract J

View looking north at retention pond on Tract E

View looking south at entrance to Annabelle Estates from McClean Road

View looking north on McClean Road

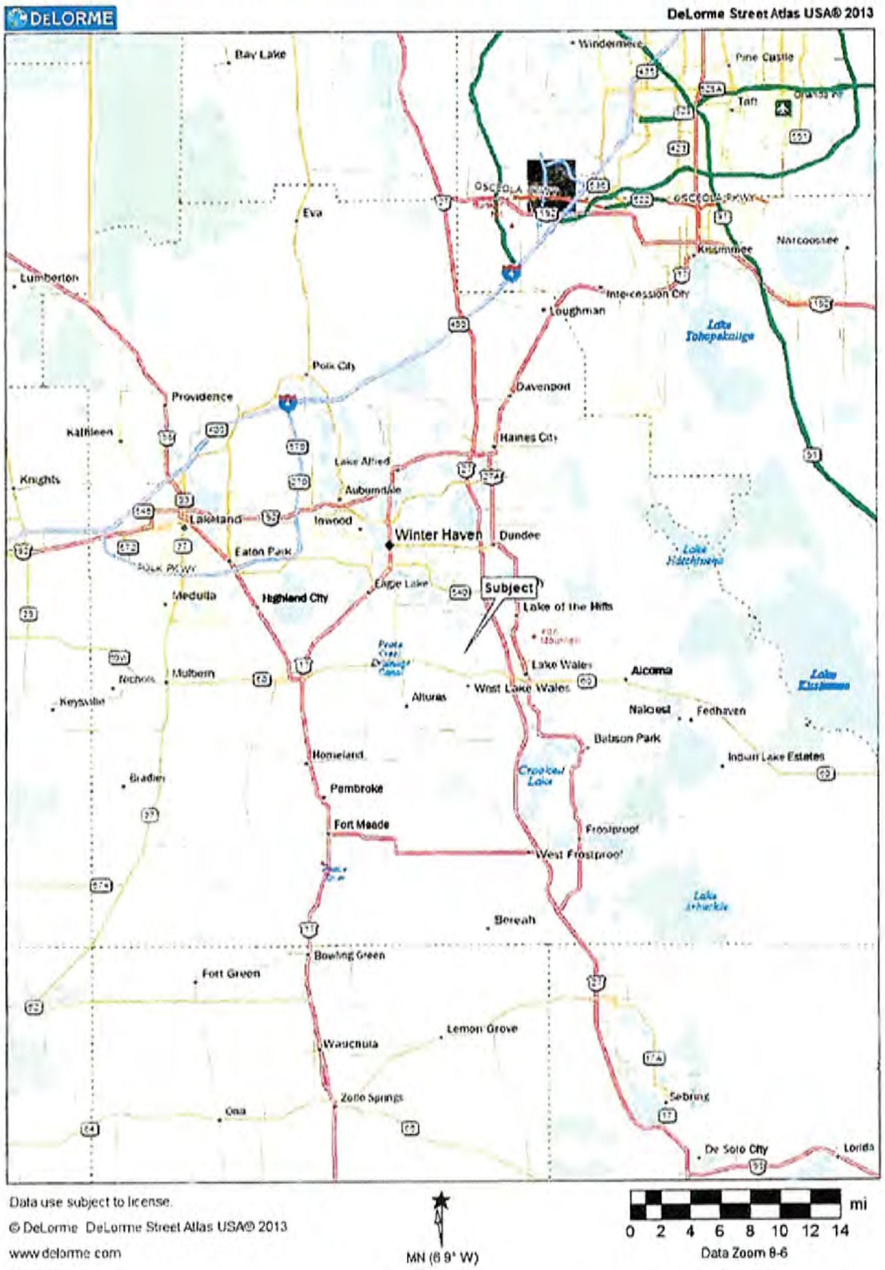
View looking north at Tract L from Penelope Ave

View looking south at Tract K (park)

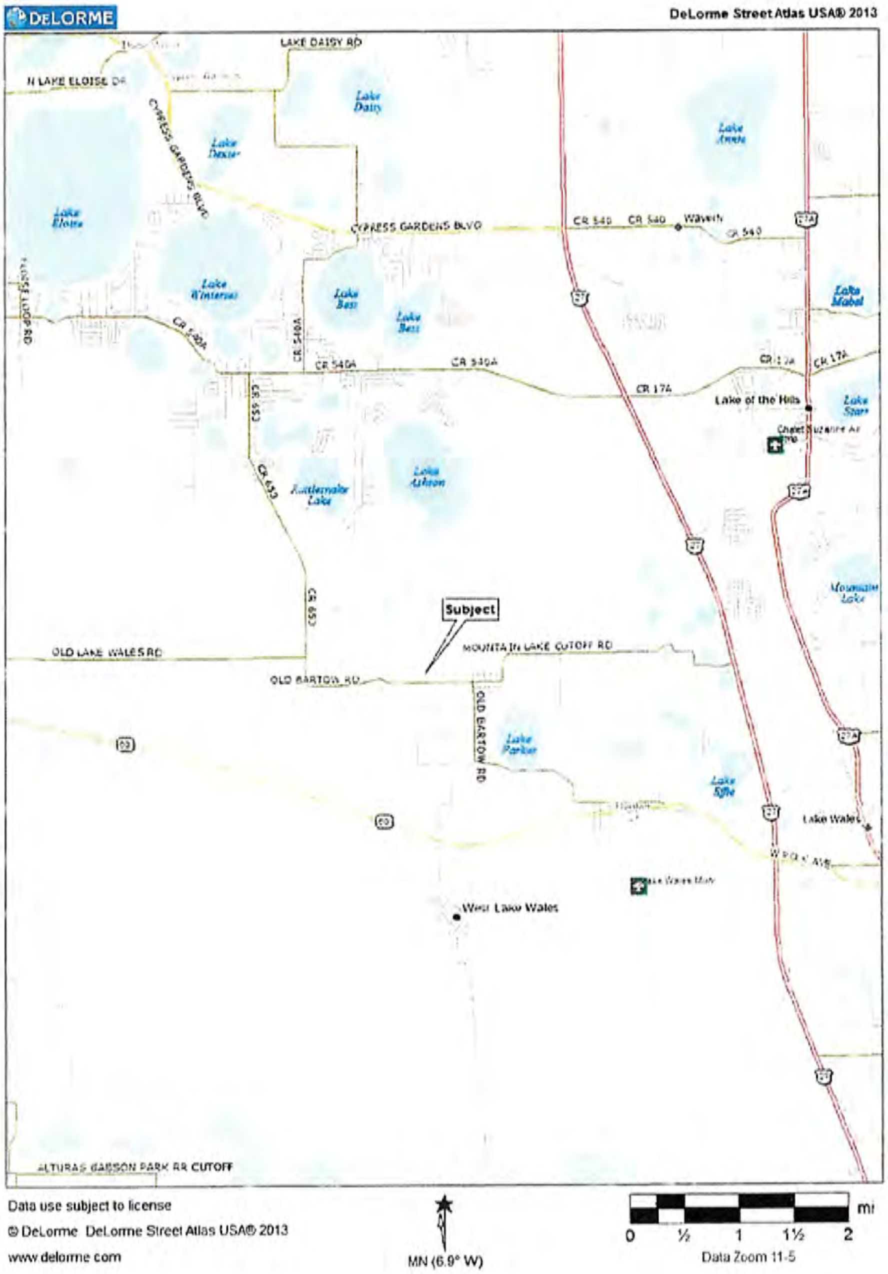
View looking south at Tract K (park)

View looking south at Tract G from Linda Drive

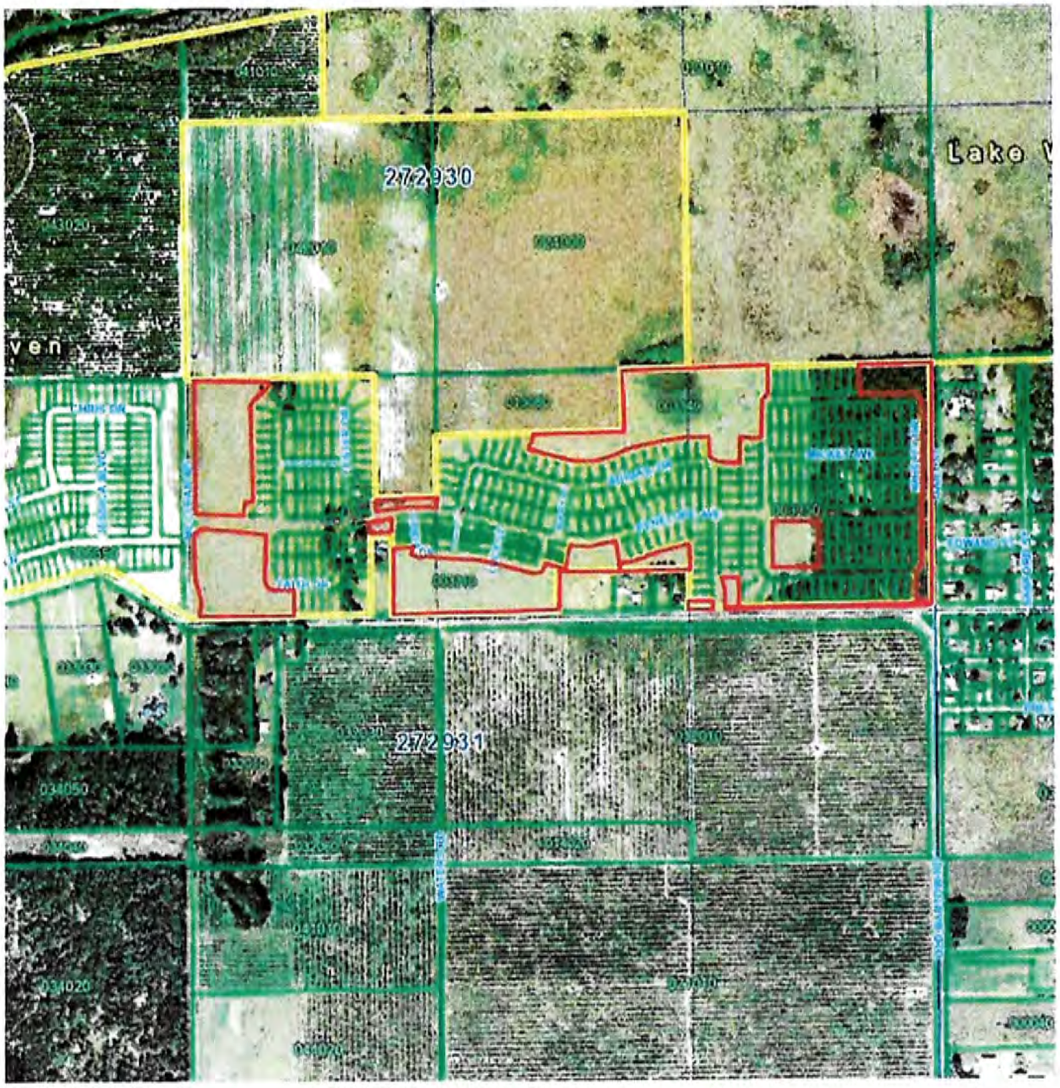
AREA MAP


DELORME
DeLorme Street Atlas USA® 2013
Winter Haven
Subject
Lakeland
Lake Wales
Haines City
Davenport
Kissimmee
Dundee
Lake of the Hills
Fort Meade
Frostproof
Data use subject to license.
© DeLorme DeLorme Street Atlas USA® 2013
www.delorme.com
MN (6.9° W)
0 2 4 6 8 10 12 14 mi
Data Zoom 9-6

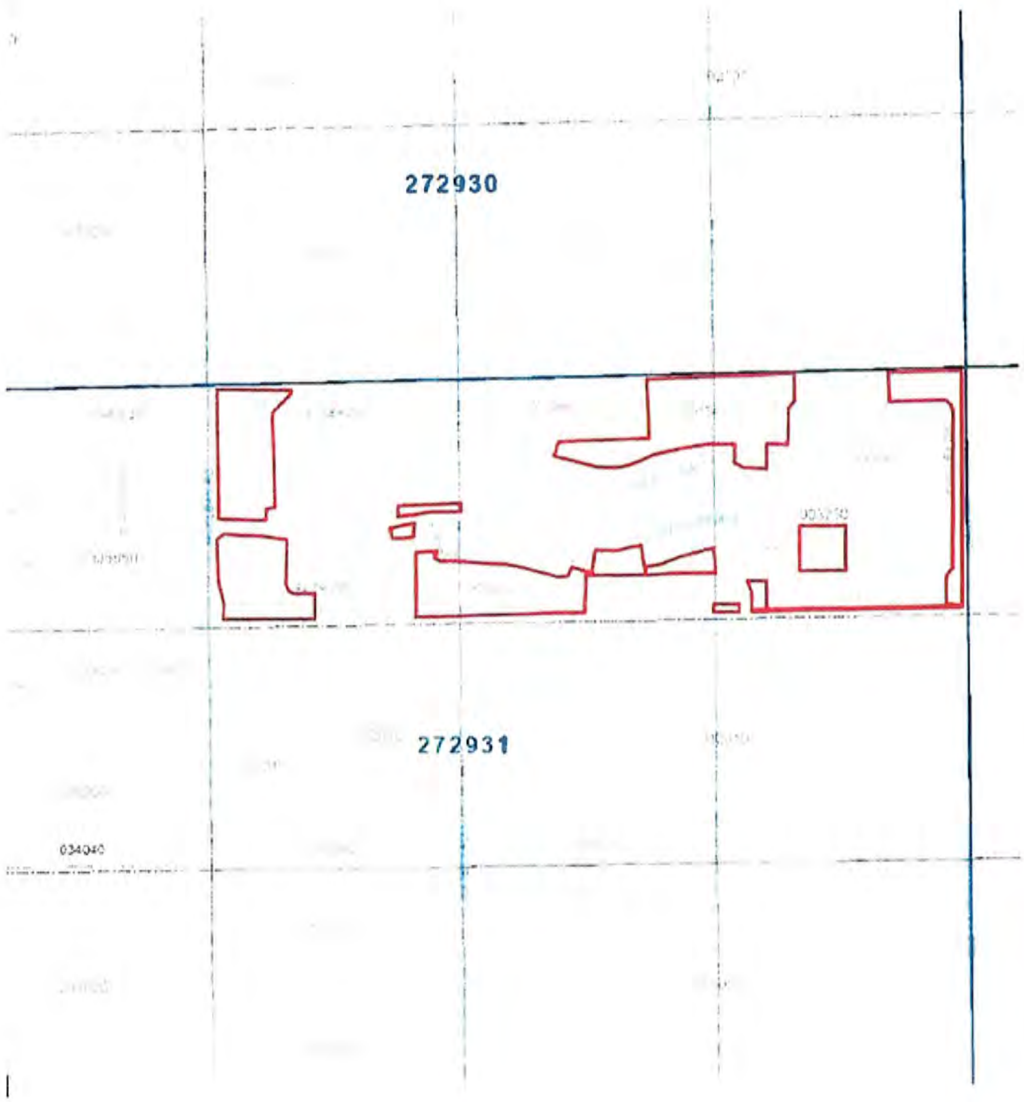
LOCATION MAP



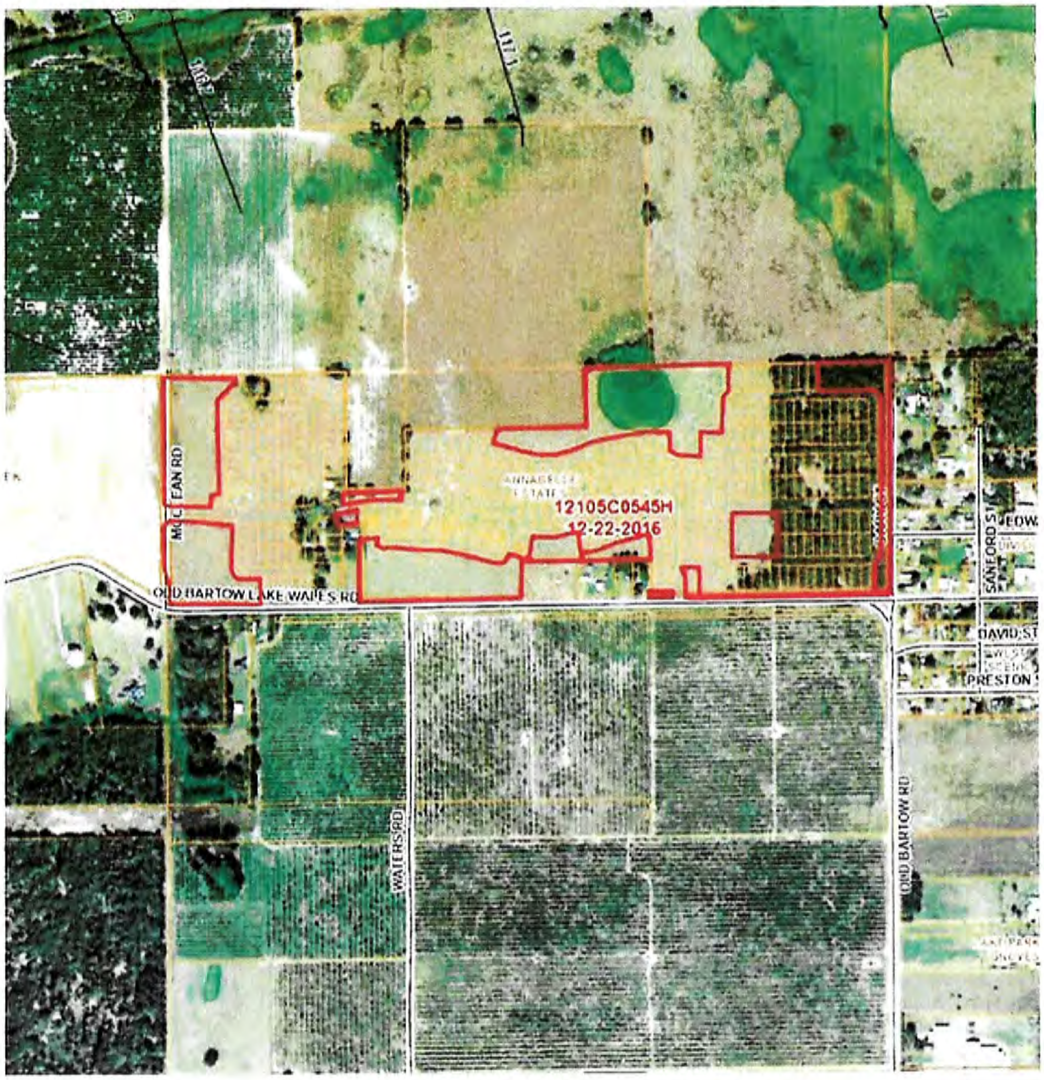
AERIAL PHOTOGRAPH



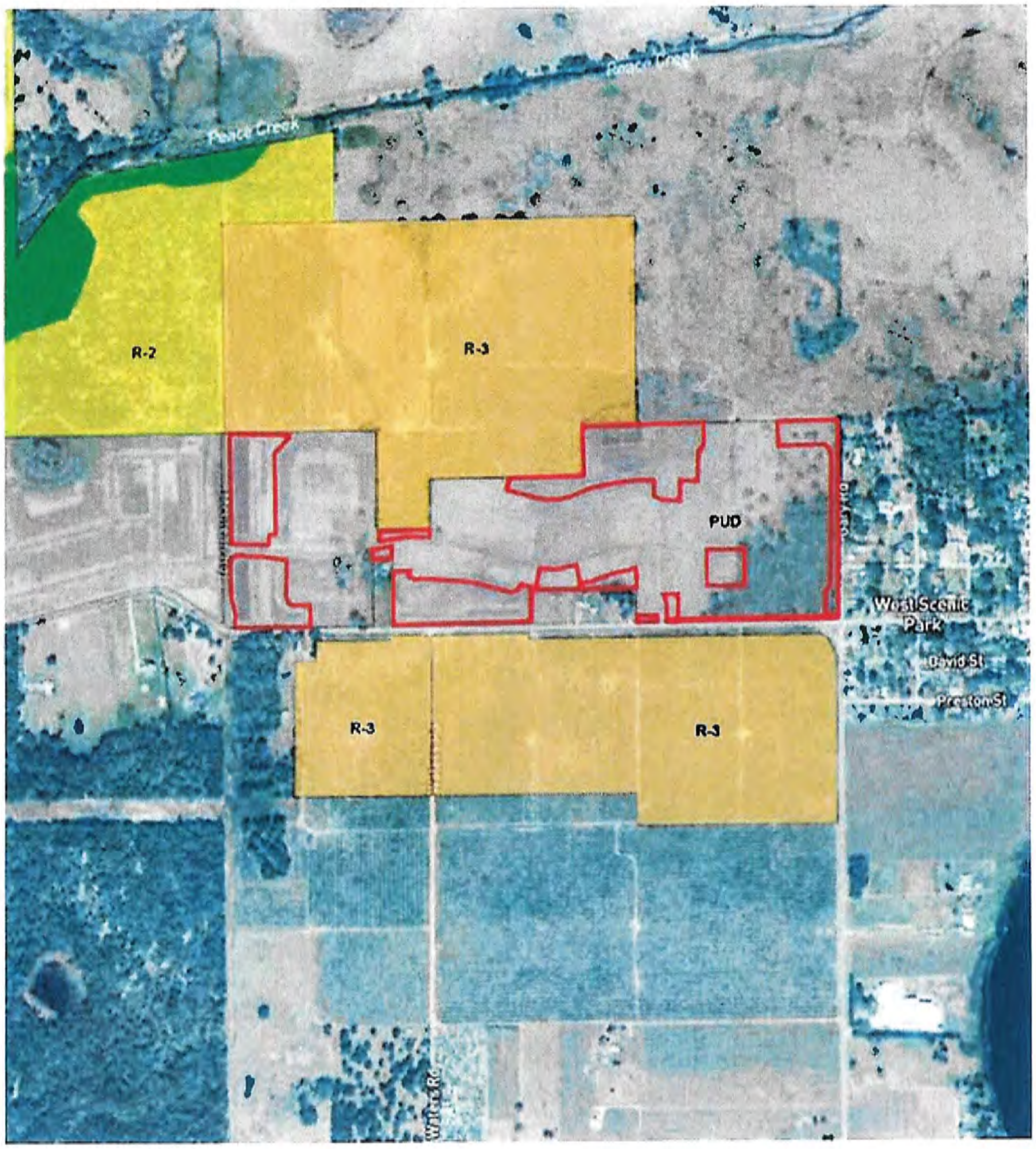
TAX MAP



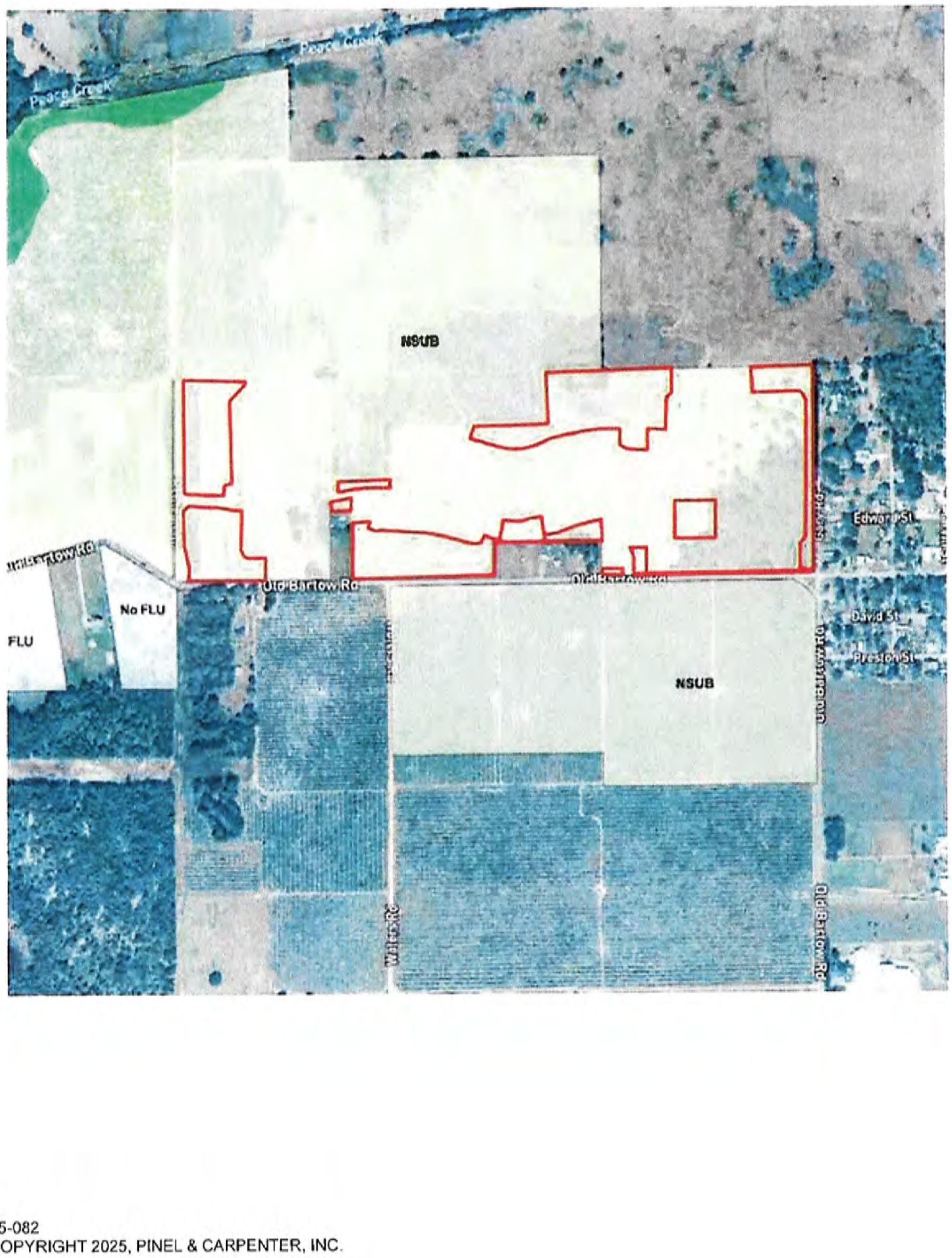
WETLANDS MAP



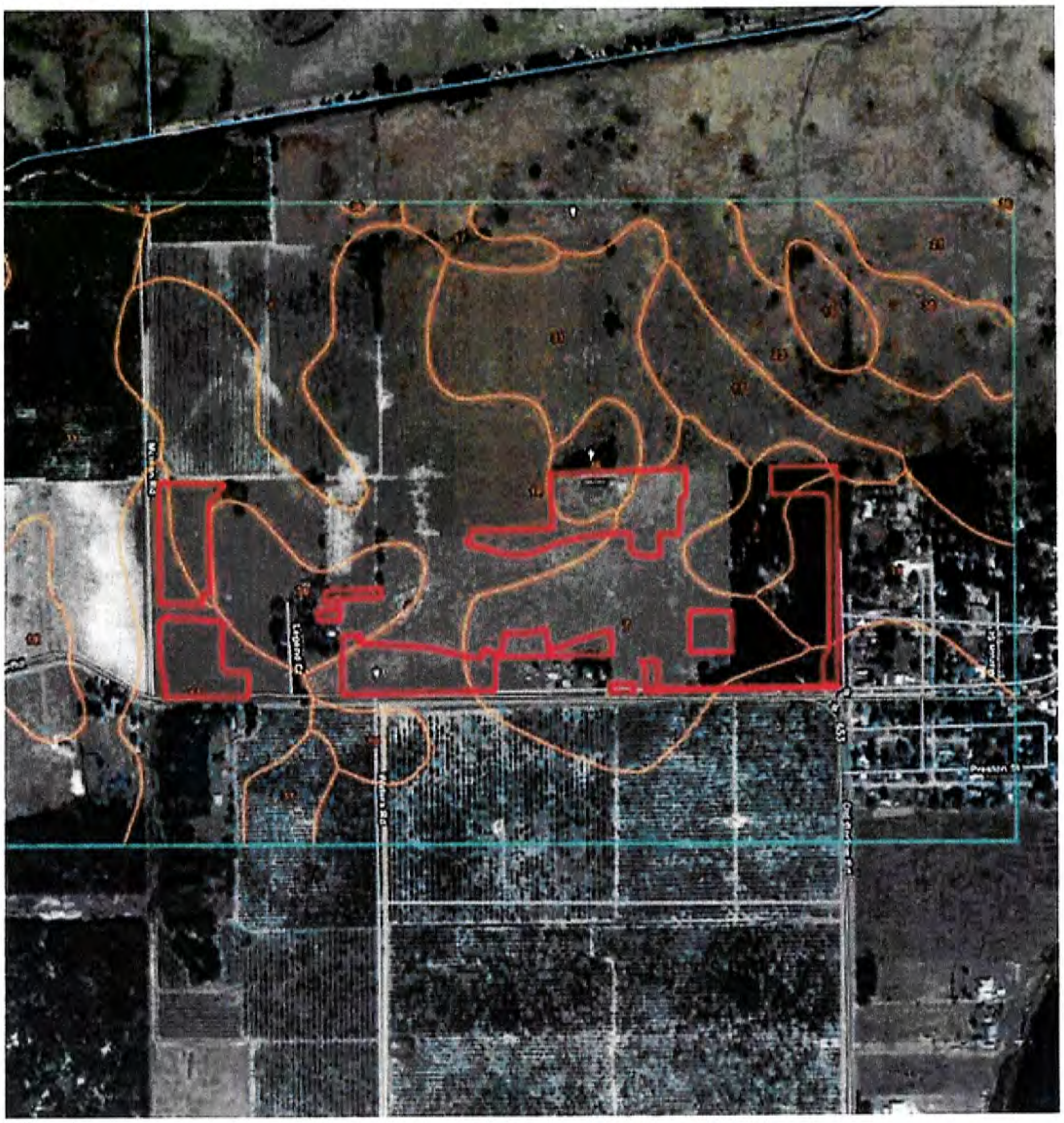
ZONING MAP


Peace Creek
Peace Creek
R-2
R-3
PUD
R-3
R-3
West Scenic Park
David St
Preston St

FUTURE LAND USE MAP



SOIL MAP



235 Existing Transportation Facility Description

The south side of the subject property is accessible from Old Bartow Lake Wales Road. This connecter road is a paved two-lane road with sidewalks and no curbs. Old Bartow Lake Wales Road serves as a connecter road to US Highway 27 to the east and State Road 60 to the south. Traffic counts along Old Bartow Lake Wales Road average 500 per day according to the FDOT database.

The west side of the subject property is accessible from McClean Road. This connecter road is a paved, non-curbed, two-lane road that runs north-south along the west side of the subject property. McClean Road is a dead-end road providing access to the subject and adjacent properties. Traffic counts along McClean Road are not displayed in the FDOT database.

Gary Street runs north-south along the east side of the subject property although there is no established access to the subject from this roadway. Gary Street is a paved, non-curbed, two-lane road that comes to a dead end and only provides access to the surrounding adjacent properties.

240 Zoning, Land Use, Concurrency

Zoning & Future Land Use

Per the Winter Haven Muni code, the Planned Unit Development (PUD) zoning description has a variety of different uses in residential and commercial applications with each application type having its own requirements. The future land use of NSUB is a broad designation reflecting a new subdivision to be developed in the area.

Concurrency

In accordance with the Florida Statutes Section 163.3180, as approved June 2, 2011, the premise of concurrency is that public facilities will be provided in order to achieve and maintain the adopted level of service standards. Sanitary sewer, solid waste, drainage, and probable water public facilities and services are subject to concurrency requirements on a statewide basis. The law provides local governments the option to determine concurrency standards for other public facilities such as transportation (roads), mass transit, parks and recreation facilities, and schools. In order for local governments to rescind any optional concurrency provisions, a Comprehensive Plan Amendment is required.

Under a development scenario, depending on the proposed density and intensity of the intended project, a concurrency evaluation is currently required to determine if adequate levels of service are available. There are no issues relating to concurrency that would negatively affect the development of the subject property.

250 Assessed Value, Taxes & Special Assessments

Real estate tax assessments are administered by the Polk County Property Appraiser and are estimated by jurisdiction on a countywide basis for the subject. Real estate taxes in this jurisdiction represent ad valorem taxes, meaning a tax applied in proportion to value. The real estate taxes may be determined by dividing the assessed value for a property by 100, then multiplying the estimate by the millage rate.

The subject property consists of 11 tax parcels, each being taxed individually. An example of one of the tax parcel's real estate taxes and assessments for the current tax year (2025) is shown in the following table.

Taxes and Assessments - 2024

PENELOPE AVE
ANNABELLE ESTATES PB 213 PGS 5-12 TRACT E

RETAIN THIS PORTION FOR YOUR RECORDS

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
C101 POLK COUNTY TRANSPORTATION	0	0	0	1.2000	$0.00
C100 POLK COUNTY GENERAL FUND	0	0	0	4.9848	$0.00
C102 POLK COUNTY EMERGENCY MEDICAL	0	0	0	0.2500	$0.00
C103 POLK COUNTY ENV LANDS MGMT	0	0	0	0.0500	$0.00
C104 POLK COUNTY ENV LANDS ACQUISITION	0	0	0	0.1500	$0.00
110 SCHOOL GENERAL FUND	0	0	0	3.7900	$0.00
100 SCHOOL LOCAL CAPITAL IMPROVEMENT	0	0	0	1.5000	$0.00
580 CITY OF WINTER HAVEN	0	0	0	6.5900	$0.00
360 SOUTHWEST FLA WATER MGMT DIST	0	0	0	0.1831	$0.00
TOTAL				18.6979	$0.00

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	UNITS	AMOUNT
TOTAL NON-AD VALOREM ASSESSMENTS			$0.00

COMBINED TAXES AND ASSESSMENTS	$0.00
If Paid By	Nov 04, 2025
Please Pay	0.00

260 History of Property

Title work was NOT provided by for this assignment. The most recent transfer involving the subdivision tract (prior to subdividing) for $7,452,000, was on December 19, 2023, via a special warranty deed as recorded in OR Book 12956, Page 1886-1892 of the public records of Polk County Florida. Based upon the 98 acres this reflects an average of $76,041 per acre. This special warranty deed was the purchase of the subdivision tract land including the subject property.

As of the effective date of this appraisal, the property is not subject to an agreement of sale or option to buy, nor is it listed for sale.

270 Exposure Time

Exposure time is defined within the FDOT Supplemental Standards of Appraisal, Effective April 15, 1999, revised: January 1, 2014, as:

"Exposure time is defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market."

Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. The exposure time for the subject property has been estimated to be 8 to 12 months. This is contingent upon the property being listed at a reasonable asking price, within the acceptable real estate industry ranges.

280 Public & Private Restrictions

Title work was not provided; however the appraiser is not aware of any easements or restrictions encumbering the subject parent tract which would have a negative impact on the development potential or marketability of the site.

300 Highest & Best Use Analyses

"Highest and Best Use" is defined within The Appraisal of Real Estate, 15th Edition, published 2020, Page 305, as:

> *"The reasonably probable use of property that results in the highest value."*

<u>*Process*</u>

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as if vacant, and as improved or proposed. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

<u>*Physically Possible*</u> – The subject property is located within the Annabelle Estates subdivision on the north side of Old Bartow-Lake Wales Road, east of Gary Street, and west of McClean Road, Winter Haven, Polk County, Florida. The properties are irregular in shape totaling 29.45 gross acres. The tax parcels that make up the subject property are currently used as drainage areas, and an improved park that serves the subdivision.

The subject is considered to have good development potential in terms of soil characteristics, surrounding development and future access.

<u>*Legally Permissible*</u> – The subject property is zoned PUD, by Winter Haven. The subject land is part of the drainage system and common areas for Annabelle Estates; therefore, the legally permissible use of the subject parcels would be consistent with the property's current zoning.

<u>*Financially Feasible*</u> – Given that the subject is a part of a single-family subdivision development, Annabelle Estates, which has been under construction over the past year; it is my opinion that due to the demand for within the local market, the highest and best use of the subject property would be for continued use as a residential development as the market and demand dictates.

<u>*Maximally Productive*</u> – Considering what is physically possible, legally permissible, and financially feasible for the subject property, the highest and best use of the subject property lands would be for residential development as the market and demand dictates.

302 Highest & Best Use Conclusion

Considering all of the above physically possible, legally permissible, economically feasible, and maximally productive, the highest and best use of the subject tracts would be for residential development as the market and demand dictates.

305 Approaches to Value Used & Excluded

Valuation of the Site

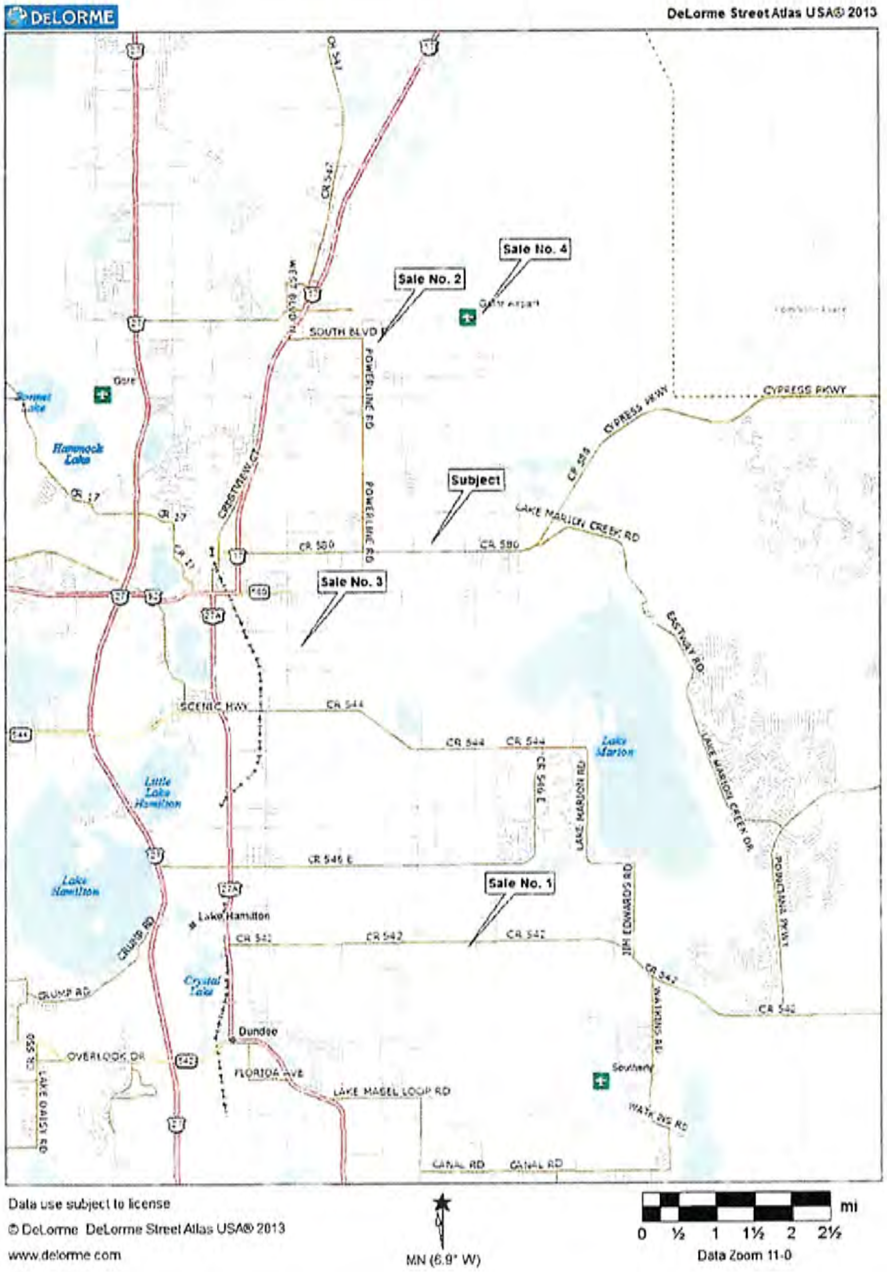
The Sales Comparison Approach was considered applicable for the valuation of the Subject Property.

310 Land Valuation

The estimate of land value before the taking utilizes the Sales Comparison Approach. It is defined within the Appraisal Institute's *The Dictionary of Real Estate Appraisal*, 7th Edition, published 2022, Page 170, as:

> *"The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison and making adjustments to the sales price (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The Sales Comparison Approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available."*

COMPARABLE VACANT LAND SALES MAP



COMPARABLE VACANT LAND SALES CHART

Land Sales					
SALE NO.	SUBJECT	SALE NO. 1	SALE NO. 2	SALE NO. 3	SALE NO. 4
O.R. BOOK-PAGE		13600/00030	13199/02262	13014/01566	12916/01850
LOCATION	North side of Old Bartow Lake Wales Road, east side of Gary Street, west side of McClean Road	NW corner of SR 17 and C F Kinney Road	SW corner of Lake Hatchineha Road and Caldwell Drive	South of E Grace Avenue, north of Roe Road, East of S 30th Street	South side of Bomber Road, east of Scott Drive, west of Gerber Dairy Road
GRANTOR	ERPC Peace Creek, LLC	Jay Yoon Lee, Successor Trustee #22020-22030	W&G Graves, LLC	Nimby Development Group, INC	Lennar Homes, LLC
GRANTEE		Lake Mabel Estates, LLC	Raysor Ventures, LLC	KB Home Orlando, LLC	KL LHB3 AIV, LLC
SALE DATE		Jun-25	Jul-24	Feb-24	Nov-23
SALE PRICE		$750,000	$1,225,000	$5,000,000	$4,500,000
COUNTY	Polk	Polk	Polk	Polk	Polk
CITY	Winter Haven	Lake Wales	Haines City	Haines City	Eagle Lake
ZONING	PUD	R-1A	Agricultural	RPUD	PD-H
FUTURE LAND USE	NSUB	Low Density Residential	AG/Res-Rural	Not Listed	Low Density Residential
SIZE: GROSS ACRE	29.45	19.18	23.99	80.76	74.60
SIZE: NET ACRE	26.65	18.73	23.99	80.76	74.60
SIZE: NET SF	1,160,874	815,879	1,045,004	3,517,906	3,249,576
PROPOSED USE	Low Density Residential	Single Family Residential	Single Family Residential	Single Family Residential	Single Family Residential
PRICE PER NET ACRE		$40,043	$51,063	$61,912	$60,322
PRICE PER NET SF		$0.92	$1.17	$1.42	$1.38
TRANSACTION COMPARISON:					
PROPERTY RIGHTS CONVEYED		Similar	Similar	Similar	Similar
FINANCING (CASH EQUIV)		Similar	Similar	Similar	Similar
CONDITIONS OF SALE		Similar	Similar	Similar	Similar
MARKET CONDITIONS		Similar	Similar	Similar	Slightly Inferior
PROPERTY COMPARISON:					
LOCATION		Similar	Superior	Superior	Similar
ACCESS / EXPOSURE		Similar	Similar	Similar	Similar
SIZE		Similar	Similar	Inferior	Inferior
PHYSICAL CHARACTERISTICS/SHAPE		Similar	Slightly Superior	Superior	Superior
ZONING/FUTURE LAND USE		Inferior	Slightly Inferior	Similar	Similar
OVERALL COMPARISON		Inferior	Similar	Superior	Slightly Superior
NOTES		Sold with single family residential plans and approvals but no physical improvements	Sold as raw land with no approvals or improvements	Most recent site plans from 2005. Northern parcel remains raw land while southern parcel is subdivided with no improvements	Some single family plans at time of sale but no physical improvements to property

Land Sales

Sale No. 1 – Located on the NW corner of SR 17 and CF Kinney Road in Lake Wales, Polk County. This sale took place in June of 2025 with single family construction plans in place but no physical improvements to the site. All Transaction comparisons in this sale are considered similar to the subject property. At 18.73 net acres, the size of this sale is similar to the subject property. The zoning/future land use of R-1A/LDR is inferior to the subject property, making the overall comparison of this sale inferior to the subject property. Therefore, the sale price of **$40,043** per net acre is considered below the subject property.

Sale No. 2 – Located on the SW corner of Lake Hatchineha Road and Caldwell Drive in Haines City, Polk County. This sale took place in July of 2024 as raw land with no construction approvals or improvements to the property. All Transaction comparisons in this sale are considered similar to the subject property. At 23.99 net acres, the size of this sale is similar to the subject property. The physical characteristics/shape of this sale are considered slightly superior to the subject property as it is rectangular in shape. The zoning/future land use of agricultural is slightly inferior to the subject property, and the location of this sale is considered superior as it is located in a more developed area. The overall comparison of this sale is similar to the subject property, therefore the sale price of **$51,063** per net acre is considered similar to the subject property.

Sale No. 3 – Located south of E Grace Avenue and north of Roe Road in Haines City, Polk County. This sale took place in February of 2024 with old subdivision plans from 2008 and no current plans or improvements. All Transaction comparisons in this sale are considered similar to the subject property. The location of this sale is considered superior to the subject property because it is located in a more developed area. At 80.76 net acres, the size of this sale is considered inferior to the subject property. The physical characteristics/shape of this sale are considered superior to the subject property as it is rectangular in shape and partially subdivided, making the overall comparison of this sale superior to the subject property. Therefore, the per acre sales price of **$61,912** is higher than the subject property.

Sale No. 4 – Located on the south side of Bomber Road, east of Scott Drive in Eagle Lake, Polk County. This sale took place in November of 2023 with single family residential plans at time of sale but no physical improvements. The market conditions of this sale are considered slightly inferior due to the age of the sale. At 74.60 net acres, the size of this sale is considered inferior to the subject property. The physical characteristics of this sale are considered superior to the subject property, making the overall comparison of this sale slightly superior to the subject property. Therefore, the sale price of **$60,322** is higher than the subject property.

390 Reconciliation of Value Indications & Final Value Estimate

Reconciliation is the final step in the valuation process in which value indications are evaluated and the most meaningful, defensible conclusion is selected as a final value estimate. The approaches are examined for appropriateness, accuracy, and quantity of evidence. Any differences or inconsistencies and analysis and conclusions are explained.

The land sales reflected an unadjusted range from $40,043 per acre to $61,912 per acre. To rely on an indication of value, I have considered each of the comparable land sales and their characteristics and qualities relative to the subject underlying land. An overall unit value of $50,000 per net acre was concluded. Based on the preceding, the value indication is as follows:

Value estimate

Indicated Value/AC	–	$50,000/AC		
Subject Size	–	26.65± AC @ $50,000/AC	=	$1,332,500

Cost Approach	N/A
Sales Comparison Approach	$1,332,500
Income Approach	N/A

Considering all of the above, I have estimated the market value of the common area tracts (land only), at **$1,332,500.**

ADDENDUM

SUBJECT LAST DEED OF TRANSFER

COMPARABLE LAND SALES

QUALIFICATIONS OF APPRAISER

SUBJECT LAST DEED OF TRANSER

25-082

INSTR # 2023302785
BK 12956 Pgs 1886-1892 PG(s)7
12/29/2023 09:07:23 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 61.00
DEED DOC 52,164.00

Prepared by and return to:
MELISSA E. BARLAUG
Legal Assistant
KARLSON LAW GROUP, P.A.
301 Dal Hall Boulevard
Lake Placid, FL 33852
863-465-5033
File Number: **268-23**
$7,452,000
$61.00 Rec
$52,164.00 Doc

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 19th day of **December, 2023** between **PEACE CREEK VILLAGE LLC, a Florida limited liability company** whose post office address is **5852 State Rd 544, Winter Haven, FL 33881**, grantor, and **ERPC PEACE CREEK, LLC, a Florida limited liability company** whose post office address is **472 Fletcher Place, Winter Park, FL 32789**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Polk County, Florida**, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:
1. **Ad valorem taxes and solid waste charges subsequent to 2023;**
2. **Zoning, restrictions, prohibitions and other requirements imposed by governmental authority;**
3. **Public utility easements of record but does not serve to reimpose.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

PEACE CREEK VILLAGE LLC, a Florida limited liability company

By: James E Blackwell
JAMES E. BLACKWELL, Manager

Witness Name: John Russian
Witness Address: 820 little lake ct
Winter Haven Fl 33881

Witness Name: Charles Correll
Witness Address: 1550 Alturas Rd
Bartow FL 33830

State of Florida
County of Polk

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 19th day of December, 2023 by JAMES E. BLACKWELL, Manager of PEACE CREEK VILLAGE LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

JOHN RUSSIAN
MY COMMISSION # HH 296728
EXPIRES: December 2, 2026

Notary Public

Printed Name: John Russian

My Commission Expires: 12-2-2026

Stacy M. Butterfield POLK
CFN# 2023302785 OR BK 12956 PG 1887 Pgs 1886-1892 12/29/2023 09:07:23 AM

Signed, sealed and delivered in our presence:

PEACE CREEK VILLAGE LLC, a Florida limited liability company

By: DEIDRE LYNN FRESQUEZ, as Successor Trustee of the DARRYL LLOYD RILEY*TRUST DATED 4/26/16, AS AMENDED AND RESTATED ON 12/23/21, Its Manager *REVOCABLE

By: ______________________
DEIDRE LYNN FRESQUEZ, Successor Trustee

____
Witness Name: Jasmin Garcia
Witness Address: 322 Oak St. Suite 3 Gainesville Ga. 30501

____
Witness Name: Jessica Holland-Fail
Witness Address: 322 Oak Street Ste 3 Gainesville, Ga 30501

State of Georgia
County of Hall

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 19th day of December, 2023 by DEIDRE LYNN FRESQUEZ, as Successor Trustee of the DARRYL LLOYD RILEY *TRUST DATED 4/26/16, AS AMENDED AND RESTATED ON 12/23/21, as Manager of PEACE CREEK VILLAGE LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known or [ ] has produced a driver's license as identification. *REVOCABLE

[Notary Seal]

ANA ISABEL RAMIREZ CORTES
NOTARY PUBLIC
HALL COUNTY, GEORGIA
MY COMMISSION EXPIRES 01/06/2024

____
Notary Public

Printed Name: Ana Isabel Ramirez Cortes

My Commission Expires: 01-06-2024

Stacy M. Butterfield POLK
CFN# 2023302785 OR BK 12956 PG 1888 Pgs 1886-1892 12/29/2023 09:07:23 AM

EXHIBIT "A"

PARCEL 1:

FOR A POINT OF BEGINNING, BEGIN 90 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; RUN THENCE NORTH 208 FEET TO A POINT; THENCE WEST 208 FEET TO A POINT; THENCE SOUTH 208 FEET TO A POINT; THENCE EAST 208 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 31, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

AND

PARCEL 2:

THE WEST 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND THE SOUTH 3/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LESS AND EXCEPT THAT TRACT OF LAND IN THE SOUTHEAST CORNER OF SAID PROPERTY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST BOUNDARY LINE OF THE SOUTH 3/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH BOUNDARY LINE OF THE OLD LAKE WALES-TO-BARTOW HIGHWAY (FORMERLY KNOWN AS FLORIDA HIGHWAY #79), FOR THE POINT OF BEGINNING; RUN THENCE NORTH 220 FEET TO A POINT; RUN THENCE WEST 700 FEET TO A POINT; RUN THENCE SOUTH 220 FEET TO THE NORTH BOUNDARY LINE OF THE SAID OLD LAKE WALES-TO-BARTOW HIGHWAY; RUN THENCE EAST ALONG SAID NORTH BOUNDARY LINE OF SAID HIGHWAY 700 FEET TO THE POINT OF BEGINNING, AND ALSO LESS ROAD RIGHT-OF-WAY AS PRESENTLY SURVEYED AND PRESENTLY USED BY THE PUBLIC ON THE FOREGOING TRACT OF LAND, AND THE EAST 350 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LESS AND EXCEPT THAT TRACT OF LAND DESCRIBED AS BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND RUN WEST 298 FEET; THENCE RUN NORTH 208 FEET;

THENCE RUN EAST 208 FEET; THENCE RUN NORTH 275 FEET; THENCE RUN EAST 90 FEET; THENCE SOUTH 483 FEET TO THE POINT OF BEGINNING, ALL OF THE ABOVE-DESCRIBED PROPERTY LYING IN SECTION 31, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

LESS AND EXCEPT THE WEST 115.00 FEET OF THE EAST 360.66 FEET OF THE SOUTH 394.78 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; SUBJECT TO RIGHT-OF-WAY FOR THE OLD BARTOW-LAKE WALES ROAD.

AND LESS AND EXCEPT THE WEST 115.00 FEET OF THE EAST 360.66 FEET OF THE NORTH 40 FEET OF THE SOUTH 434.78 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

AND LESS AND EXCEPT THAT PORTION CONTAINED IN QUIT CLAIM DEED RECORDED IN O.R. BOOK 12719, PAGE 345, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

PARCEL 3:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

AND

PARCEL 4:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND RUNNING WEST 90 FEET; THENCE NORTH 483 FEET; THENCE EAST 90 FEET; THENCE SOUTH 483 FEET TO THE POINT OF BEGINNING, IN SECTION 31, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

PARCELS 1, 2, 3 AND 4 ARE ALSO KNOWN AS:

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

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31 AND RUN THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, N88°59'48"E A DISTANCE OF 31.00 FEET TO THE EAST RIGHT OF WAY LINE OF MCCLEAN ROAD AS DESCRIBED BY QUIT CLAIM DEED IN OFFICIAL RECORD BOOK 12719, PAGE 345, PUBLIC RECORDS OF POLK COUNTY, FLORIDA FOR A POINT OF BEGINNING. THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: (1) S00°27'53"E A DISTANCE OF 1191.10 FEET; (2) S45°39'48"E A DISTANCE OF 49.33 FEET TO THE NORTHERLY RIGHT OF WAY OF OLD BARTOW - LAKE WALES ROAD AS DESCRIBED IN SAID QUIT CLAIM DEED; RUN THENCE ALONG SAID RIGHT OF WAY N89°08'17"E A DISTANCE OF 906.22 FEET TO THE BOUNDARY OF THE WEST 115.00 FEET OF THE EAST 360.66 FEET OF THE NORTH 434.78 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; RUN THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE COURSES: (1) N00°29'31"W A DISTANCE OF 402.97 FEET; (2) N89°13'21"E A DISTANCE OF 115.05 FEET; (3) S00°29'30"E A DISTANCE OF 402.80 FEET TO SAID NORTHERLY RIGHT OF WAY OF OLD BARTOW-LAKE WALES ROAD. THENCE ALONG SAID NORTHERLY RIGHT OF WAY N89°08'17"E A DISTANCE OF 876.41 FEET; THENCE N00°24'42"W A DISTANCE OF 204.80 FEET; THENCE N89°05'27"E A DISTANCE OF 699.62 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE ALONG SAID WEST LINE, S00°31'19"E A DISTANCE OF 205.37 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF OLD BARTOW-LAKE WALES ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, N89°08'17"E A DISTANCE OF 1313.35 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GARY STREET AS DESCRIBED IN SAID QUIT CLAIM DEED; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE N00°16'07"W A DISTANCE OF 1239.46 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE ALONG SAID NORTH LINE, S88°57'31"W A DISTANCE OF 1316.27 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, S88°57'25"W A DISTANCE OF 350.13 FEET TO WEST LINE OF THE EAST 350.00 FEET OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE ALONG SAID WEST LINE, S00°25'58"E A DISTANCE OF 317.49 FEET TO THE SOUTH LINE OF THE NORTH 1/4 OF

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE ALONG SAID SOUTH LINE, S88°57'05"W A DISTANCE OF 980.11 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE ALONG SAID WEST LINE S00°24'17"E A DISTANCE OF 315.82 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG SAID SOUTH LINE, S89°06'40"W A DISTANCE OF 333.47 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31; THENCE ALONG SAID WEST LINE N00°25'37"W A DISTANCE OF 630.97 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG SAID NORTH LINE S88°59'48"W A DISTANCE OF 970.31 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBERS: 27-29-31-000000-011020 / 27-27-31-000000-011050 / 27-29-31-000000-011040 / 27-29-31-000000-011030

COMPARABLE LAND SALES

COMPARABLE LAND SALE

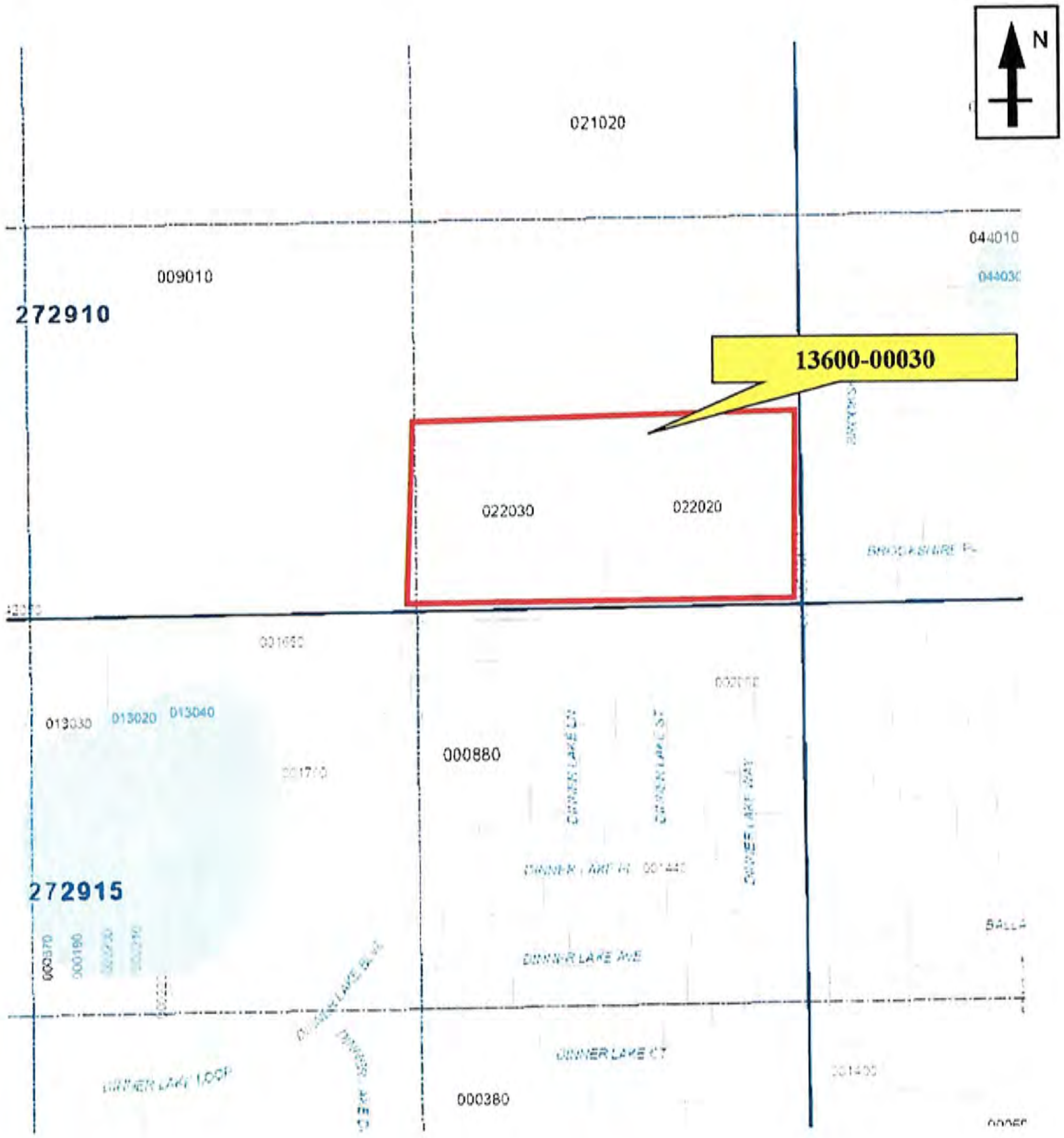
Land Sale 13600-00030

Property Identification	
Record ID	19659
Property Type	Residential Land, RES Site (SF Subdivision)
Address	SR 17, Lake Wales, Polk County, Florida 33859
Location	NW corner of SR 17 and C F Kinney Road
Tax ID	27-29-10-000000-022020
MSA	Polk County
Market Type	Polk County
Sale Data	
Grantor	Jay Yoon Lee, Successor Trustee #22020-22030
Grantee	Lake Mabel Estates, LLC
Sale Date	June 17, 2025
Deed Book/Page	13600-00030
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Verification	Public Records; October 20, 2025; CoStar, October 20, 2025; Confirmed by Henry Johnson
Sale Price	$750,000
Cash Equivalent	$750,000
Adjusted Price	$750,000
Land Data	
Zoning	R-1A, RES Low Density
Topography	Level At road
Utilities	Available
Shape	Rectangular
FLU	Low Density Residential
Land Size Information	
Gross Land Size	19.180 Acres or 835,481 SF
Net Land Size	18.730 Acres or 815,879 SF, 97.65%
Indicators	
Sale Price/Gross Acre	$39,103
Sale Price/Gross SF	$0.90
Sale Price/Net Acre	$40,043
Sale Price/Net SF	$0.92

Remarks

Sold as vacant land with single family subdivision plans in place but no physical improvements to the property.

Comparable Land Sale



Comparable Land Sale

COMPARABLE LAND SALE

Land Sale 13199/02262

Property Identification	
Record ID	19512
Property Type	Vacant Land, RES Site (SF Rural)
Address	Lake Hatchineha Road , Haines City, Polk County, Florida 33844
Location	SW corner of Lake Hatchineha Road and Caldwell Drive
Tax ID	27-28-24-000000-013020
MSA	Polk County
Market Type	Haines City
Sale Data	
Grantor	W&G Groves, LLC
Grantee	Raysor Ventures, LLC
Sale Date	July 22, 2024
Deed Book/Page	13199/02262
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash To Seller
Verification	Public Records; May 14, 2025; Confirmed by Henry Johnson
Sale Price	$1,225,000
Cash Equivalent	$1,225,000
Adjusted Price	$1,225,000
Land Data	
Zoning	AG, AGR Agricultural
Topography	Level
Utilities	All Available
Shape	Rectangular
Flood Info	Not In Flood Zone
User 5	FLU- AG/ Res-Rural
Land Size Information	
Gross Land Size	23.990 Acres or 1,045,004 SF
Net Land Size	23.990 Acres or 1,045,004 SF , 100.00%
Indicators	
Sale Price/Gross Acre	$51,063
Sale Price/Gross SF	$1.17
Sale Price/Net Acre	$51,063
Sale Price/Net SF	$1.17

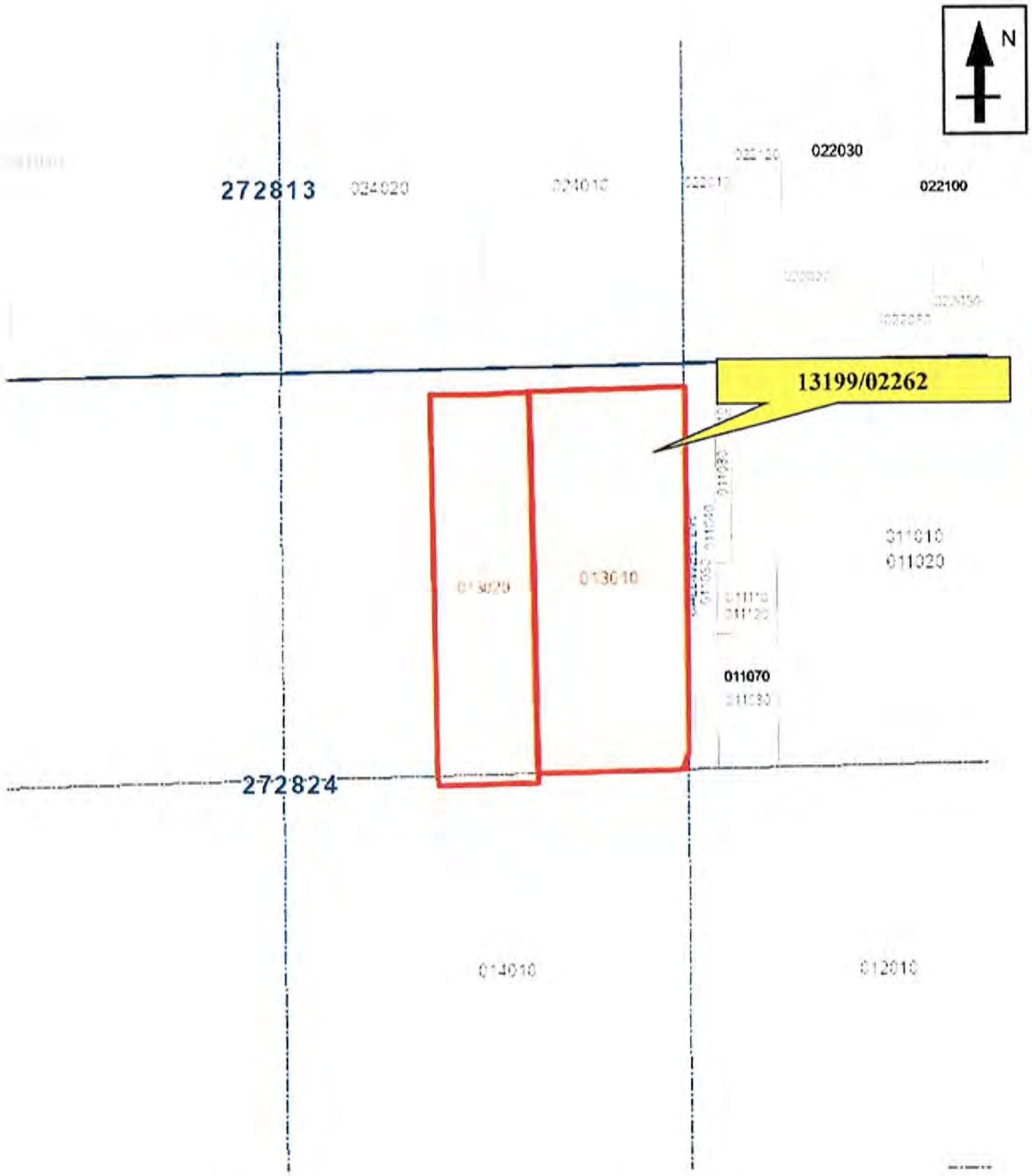
COMPARABLE LAND SALE

Remarks

Salle Occurred in July 2024 for $1,255,000 or $51,063. Sold as raw land with no plans or improvements to the site, although highest and best use is as a residential subdivision.

Comparable Land Sale

Pinel & Carpenter



Comparable Land Sale

COMPARABLE LAND SALE

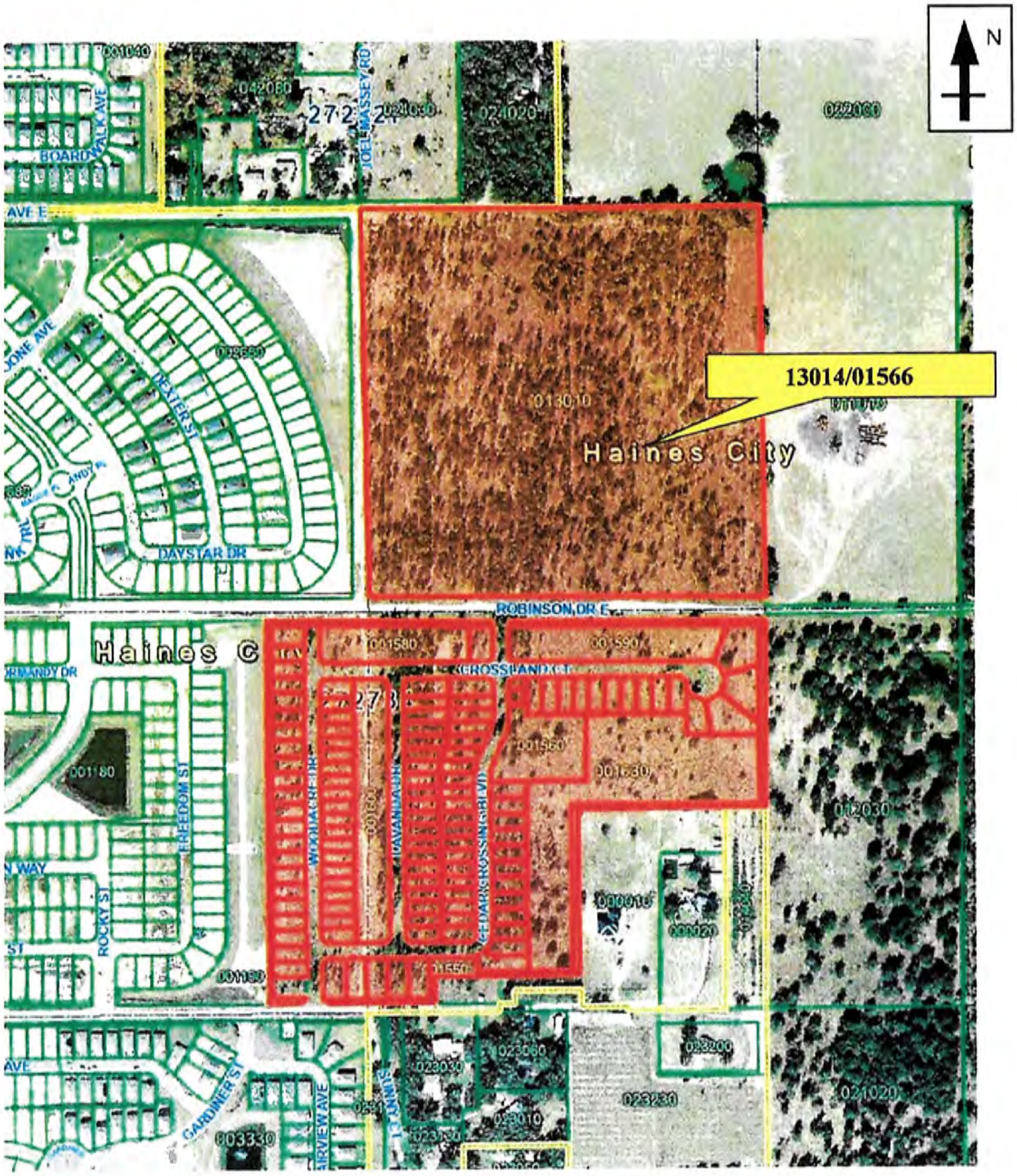
Land Sale 13014/01566

Property Identification	
Record ID	19514
Property Type	Vacant Land, RES Site (SF Subdivision)
Address	Robinson Drive , Haines City, Polk County, Florida 33844
Location	South of E Grace Avenue, north of Roe Road, East of S 30th Street
Tax ID	Various
MSA	Polk County
Market Type	Haines City
Sale Data	
Grantor	Nimby Development Group, INC
Grantee	KB Home Orlando, LLC
Sale Date	February 02, 2024
Deed Book/Page	13014/01566
Property Rights	Fee Simple
Conditions of Sale	Arms Length
Financing	Cash to Seller
Verification	Public Record; May 08, 2025; Confirmed by Henry Johnson
Sale Price	$5,000,000
Cash Equivalent	$5,000,000
Adjusted Price	$5,000,000
Land Data	
Zoning	RPUD, PUD Residential
Topography	Level
Utilities	All Available
Shape	Irregular
FLU	Not Listed
Land Size Information	
Gross Land Size	80.760 Acres or 3,517,906 SF
Net Land Size	80.760 Acres or 3,517,906 SF , 100.00%
Indicators	
Sale Price/Gross Acre	$61,912
Sale Price/Gross SF	$1.42
Sale Price/Net Acre	$61,912
Sale Price/Net SF	$1.42

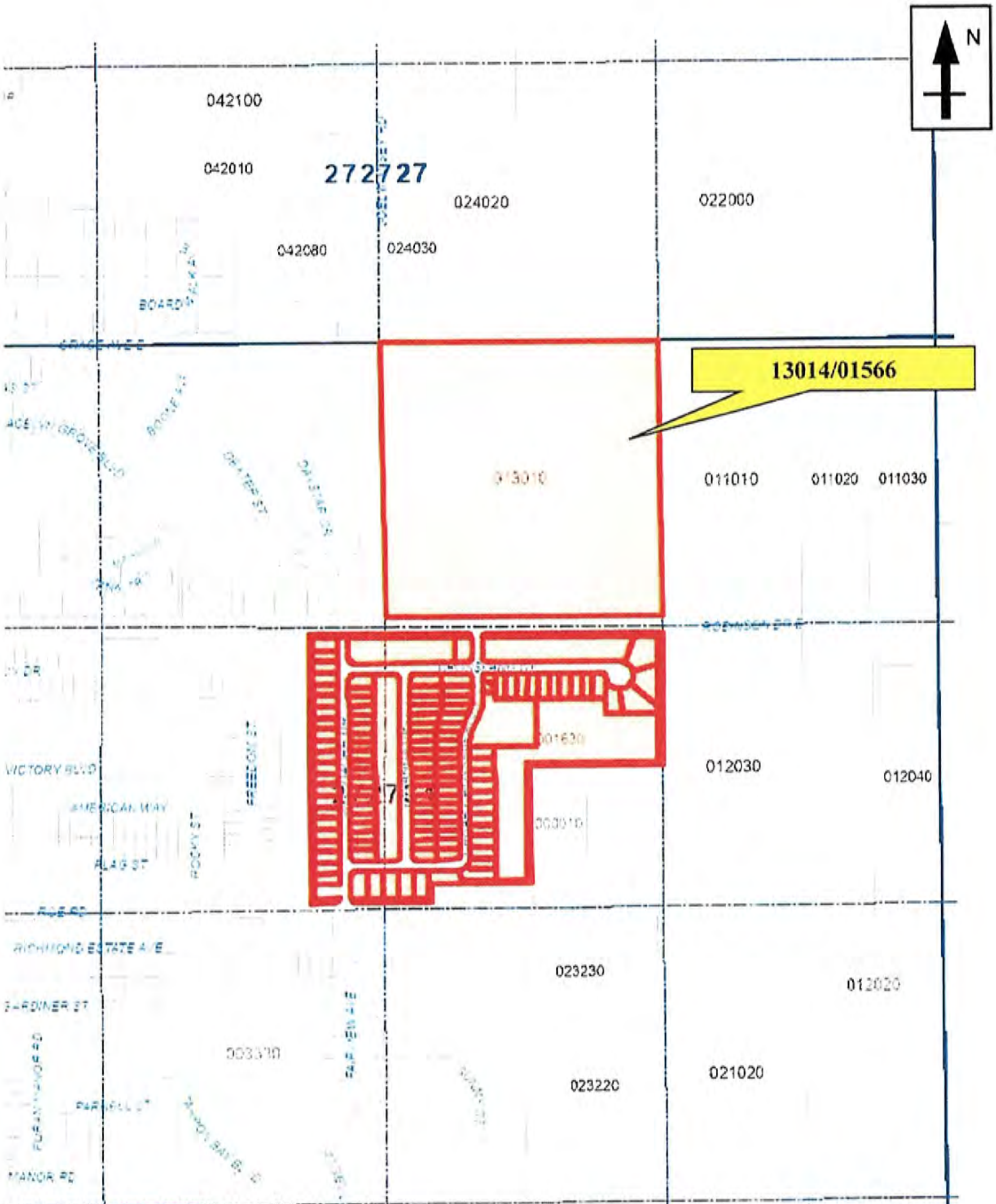
COMPARABLE LAND SALE

Remarks

Sale in February 2024 for $5,000,000 or $61,912 per net acre. Subdivision plans from 2008, although there are no recent plans or improvements to the site. Around the time of the origional plans, half of the site was legally subdivided, but no physical improvements were made. The property remains vacant raw land.



Comparable Land Sale



Comparable Land Sale

PINEL & CARPENTER

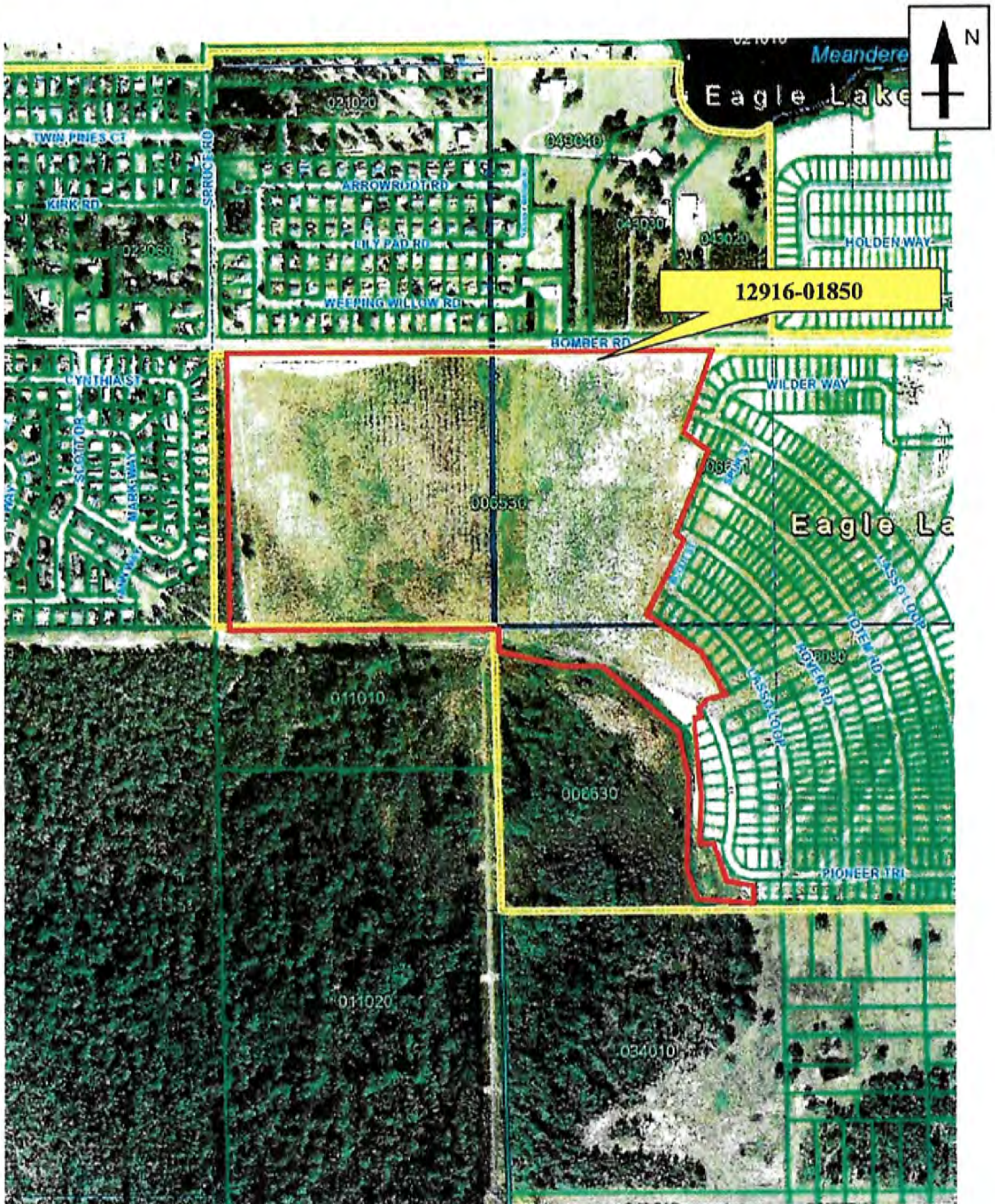
COMPARABLE LAND SALE

Land Sale 12916-01850

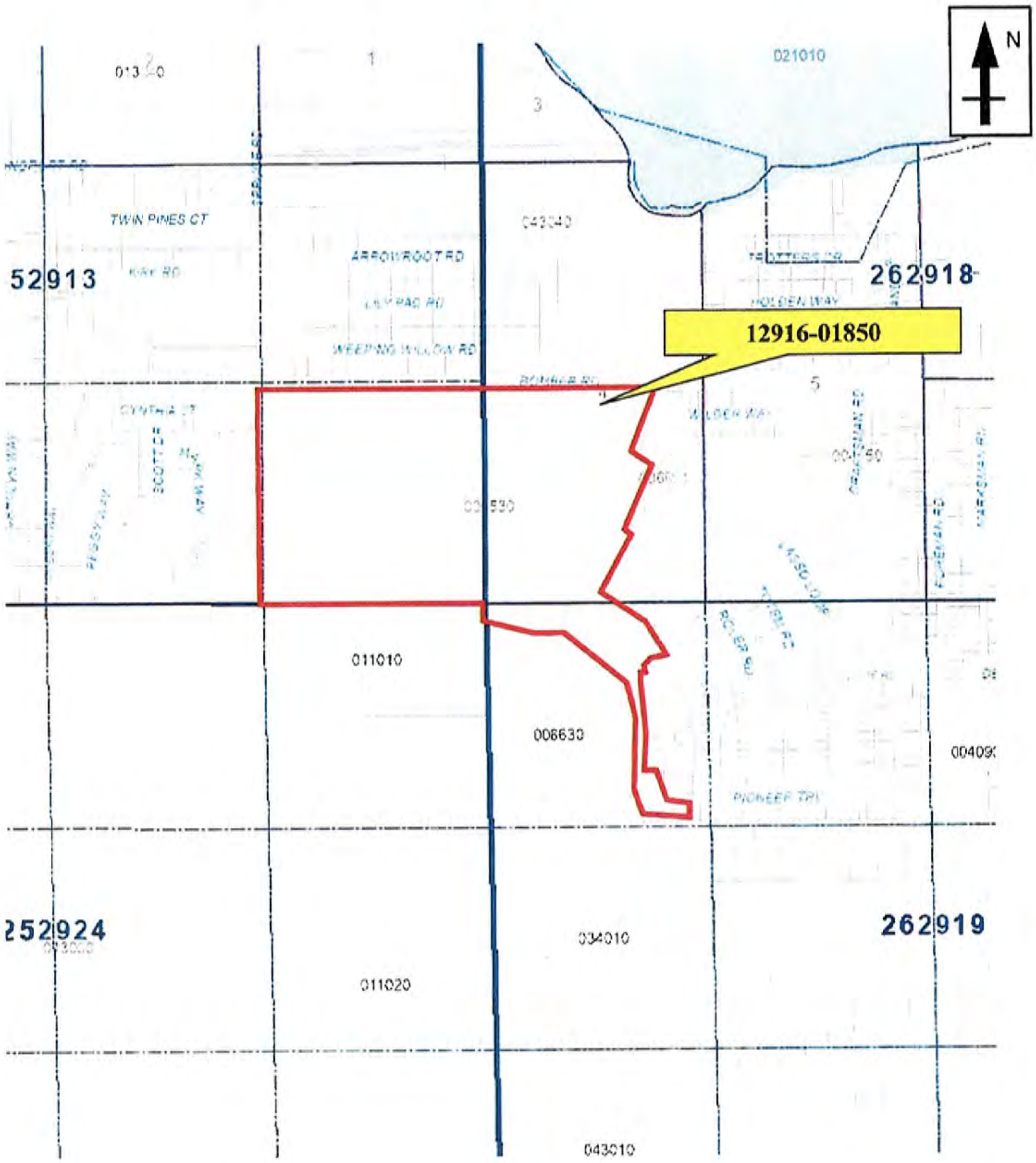
Property Identification	
Record ID	19660
Property Type	Residential Land, RES Site (SF Subdivision)
Address	Lasso Loop, Eagle Lake, Polk County, Florida 33839
Location	South side of Bomber Road, east of Scott Drive, west of Gerber Dairy Road
Tax ID	26-29-18-689955-006530
MSA	Polk County
Market Type	Polk County
Sale Data	
Grantor	Lennar Homes, LLC
Grantee	KL LHB3 AIV, LLC
Sale Date	November 15, 2023
Deed Book/Page	12916-01850
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash To Seller
Verification	Public Record; October 17, 2025; Confirmed by Henry Johnson
Sale Price	$4,500,000
Cash Equivalent	$4,500,000
Adjusted Price	$4,500,000
Land Data	
Zoning	PD-H, P-D Residential
Topography	Level at road
Utilities	Available
Shape	Irregular
FLU	Low Density Residential
Land Size Information	
Gross Land Size	74.600 Acres or 3,249,576 SF
Net Land Size	74.600 Acres or 3,249,576 SF, 100.00%
Indicators	
Sale Price/Gross Acre	$60,322
Sale Price/Gross SF	$1.38
Sale Price/Net Acre	$60,322
Sale Price/Net SF	$1.38

Remarks

Sold as vacant land with residential subdivision plans but no physical improvements to the property. Adjacent to new subdivision development



Comparable Land Sale



Comparable Land Sale

Pinel & Carpenter

QUALIFICATIONS OF APPRAISER

QUALIFICATIONS OF APPRAISER
WALTER N. CARPENTER JR., MAI, CRE

BUSINESS ADDRESS

Pinel & Carpenter, Inc.
1390 Hope Road, Suite 100
Maitland, FL 32751

EDUCATION

University of Florida; Bachelor of Science Degree in Business Administration majoring in Real Estate, 1975.

PROFESSIONAL EDUCATION

Completed the following courses under the direction of the American Institute of Real Estate Appraisers:

- National USPAP Update (2024)
- Florida Law Update (2024)
- Business Practices and Ethics (2024)
- Florida Eminent Domain-CLE International (2023)
- National USPAP Update (2022)
- Florida Law Update (2022)
- Best Practices for Completing Bifurcated and Hybrid Appraisals (2022)
- Appraisal of Fast-Food Facilities (2022)
- Legal Issues for Non-Lending and Litigation Appraisal Assignments (2021)
- USPAP Update (2020)
- Florida Law Update (2020)
- Desktop Appraisals (Bifurcated, Hybrid) and Evaluations (2020)
- Transferred Value (2020)
- The Appraiser as an Expert Witness: Preparation and Testimony (2019)
- Evaluating Commercial Leases: The Tenant and the Terms Both Matter (2019)
- Supervisory Appraiser/Trainee Appraiser (2018)
- Another View of The Tough One: Comparison Approach for Mixed Use Properties (2018)
- The Tough One: Mixed Use Properties (2018)
- National USPAP Update (2018)
- Florida Law (2018)
- National USPAP Update (2016)
- Florida Law (2016)
- Business Practices & Ethics (2015)
- Supervisory Appraiser/Trainee Appraiser (2015)
- Purchase Price Allocations for Financial Reporting & Tax (2014)
- National USPAP Update (2014)
- Florida Law (2014)
- Business Practices & Ethics (2013)
- National USPAP Update (2012)
- Florida Appraisal Law (2012)
- Financial Crimes Symposium (2011)
- Litigation Appraising: Specialized Topics & Applications (2011)
- The Appraiser as an Expert Witness (2011)
- National USPAP Update (2010)
- Appraisal Curriculum Overview (2010)
- National USPAP Equivalent (2008)
- Business and Ethics (2008)
- Identify & Prevent Real Estate Fraud (2008)
- USPAP Update (2006)
- Eminent Domain (2005)
- USPAP Update (2004)
- Appraisal of Real Estate (2004)

- Separating Real and Personal Property from Intangible Business Assets (2003)
- Condemnation Appraising: Advanced Topics and Applications (1999)
- Litigation Valuation/Mock Trial (1993)
- Litigation Valuation (1992)
- Standards of Professional Practice Exam SPP (1990)
- Fundamentals of Appraising (1975)
- Litigation Valuation (1987)
- The Electronic Spreadsheet in the Appraisal Office-Seminole Community College (1985)
- Standards of Professional Practice (1984)
- Introduction to R.E. Investment Analysis (1983)
- Urban Properties (1977)
- Capitalization Theory and Techniques (1976)

SEMINARS ATTENDED

- IPT Property Tax Symposium (2024)
- Central Florida Real Estate Forum (2019, 2022-2024)
- Ignorance Isn't Bliss: Understanding an Investigation
  by a State Appraiser Regulatory Board or Agency (2019)
- Central Florida Real Estate Forum: Unity of the Community (2018)
- Appraising for Department of Interior-OVS and other Federal Agencies (2018)
- New Technology for Appraisers (2016)
- Fall Education Seminar Assoc. of Eminent Domain Professionals (2016)
- Online Cool Tools: New Technology for Real Estate Appraisers (2016)
- Central Florida Real Estate Forum: Unity of the Community (2014)
- Senior Housing & Long Term Care Properties (2014)
- Excel as an Appraiser: Making Your Job Easier Using Excel Spreadsheets (2013)
- Understanding the Loan Quality Initiative & Residential Collateral Data Delivery (2011)
- Investment Firm & Institutional Investor Initiative & Perspectives on RE Valuation (2010)
- Understanding Repurchase Demands & Rebuttal Appraisals (2010)
- Analyzing the Effects of Environmental Contamination (2010)
- Financial Reform Legislation (2010)
- Property Tax Assessment (2010)
- Residential Valuation Trends (2009)
- Valuation for Financial Reporting (2009)
- Analyzing Operative Expenses (2008)
- Analyzing Distressed Real Estate (2008)
- Supervisory/Trainee Roles & Relationship (2008)
- Appraisal Law Update (2008)
- Appraiser Law Update (2006)
- Appraisal Scope of Work (2006)
- Technology III (2006)
- Complex Cures Using Before and After Techniques (2000)
- Technology Forum, Part I (1999)
- Valuing Your Business (1999)
- Case Study Seminar (1999)
- The Globalization of Real Estate (1999)
- Appraisal of Local Retail Properties (1998)
- The Appraisal and Capital markets (1998)
- Understanding and Using DCF Software (1998)
- The High Tech Appraisal Office (1996)
- The Internet and Appraising (1996)
- Case Law of Eminent Domain (1996)
- Special Purpose Properties-Challenges of Real Estate Appraising/ Limited Markets (1995)
- Understanding Limited Appraisals (1994)
- Core Law Update (1994)
- Appraising Troubled Properties (1992)
- Reviewing Appraisals (1990)
- Persuasive Style in the Narrative Appraisal (1989)

QUALIFICATIONS OF APPRAISER WALTER N. CARPENTER JR., MAI, CRE
Contd.

- Standards of Professional Practice Update (1988)
- Applied Appraisal Techniques (1983)
- Applied Statistical Analysis in Appraising (1980)
- Income Capitalization Workshop (1978)
- New Developments in Condemnation (1975)
- H.U.D. Uniform Act of 1970

Completed the following courses and seminars under the direction of the Real Estate Securities and Syndication Institute:

- Applied Real Estate Syndication (1981)
- Syndication Real Estate (1982)
- Real Estate Partnership Administration

LICENSES

State-Certified General Real Estate Appraiser
License No. RZ1231

Real Estate Broker, State of Florida
License No. BK 0130637

PROFESSIONAL DESIGNATION

Member of the Appraisal Institute, holding the MAI designation, Certificate No. 7567
Member of the Counselors of Real Estate, CRE

EXPERIENCE

President, Pinel & Carpenter, Inc., 1987 to present.
Vice-President, Pinel, Rex & Carpenter, Inc., 1980-1987
Associate and Assistant to Thomas H. Pinel, MAI, 1975-1980.

Active in real estate sales in Orlando since 1974 and in real estate appraising since 1975.

Completed appraisals of military bases, water/wastewater treatment plants, residential, commercial, and industrial properties, citrus groves, and special purpose properties, including office buildings, shopping centers, apartments, condominiums, theaters, restaurants, churches, dance studios, child care centers, etc., prepared for attorneys, accounting firms, banks, Internal Revenue Service, City of Orlando, Orange County, corporations, and individuals since 1975.

MAJOR APPRAISALS

duPont Centre, Church Street Station Entertainment Complex, Disney's Celebration City, LeeVista Center, Airport Industrial Park at Orlando, Hunter's Creek, City of Casselberry Electric & Distribution System, City of Port St. Lucie Water & Waste Water System, City of New Smyrna Water & Waste Water System, Eastern Subregional Waste Water Treatment Plant, Fairbanks Avenue Widening, Oak Ridge Road Widening, Conroy-Windermere Road Widening, Old Winter Garden Road Widening, and Forsyth Road Widening, Naval Training Center at Orlando, the Charleston Navy Base, City of Winter Park Utilities System, Gulfstream Properties Natural Gas Pipeline, Universal Studios – MCA Parcels

PROFESSIONAL SERVICE

- NFIB, National Federation of Independent Business, Leadership Council
- Member of The Counselors of Real Estate, 2003 to present

- Executive Committee, Urban Land Institute, 2000 to 2012
- National Board of Directors, Appraisal Institute, 2001 - 2004
- Executive Committee, Appraisal Institute, 2003 -2004
- National Committee of Regional Chairs, Chairman Appraisal Institute, 2004
- National Chairman, Government Relations Committee, Appraisal Institute, 2000 - 2001
- Vice Chairman, Government Relations Committee, Region X, Appraisal Institute, 1997 - 2000
- Chairman, Government Relations Committee, Appraisal Institute, East FL Chapter, 1994 - 1999
- President, East Florida Chapter Appraisal Institute, 2001
- Vice-President, East Florida Chapter Appraisal Institute, 1999
- Treasurer, East Florida Chapter Appraisal Institute, 1998
- Secretary, East Florida Chapter Appraisal Institute, 1997
- Director, East Florida Chapter Appraisal Institute, 1996 to 2002
- Member of the Legislative Committee, Home Builders Association of Mid-Florida, 1985 - 1999
- Member of the Legislative Committee, Greater Orlando Association of Realtors
- Alumni Relations Director, Florida Blue Key Alumni Association of Central Florida
- Member of the Real Estate Securities and Syndication Institute
- Member of the Central Florida Investment Council
- Chairman, Education Committee, Greater Orlando Association of Realtors, 1988
- Director, The Economic Club of Orlando, 1985-1988
- Member of the Real Estate Advisory Board, Center for Real Estate Studies, University of Florida, Warren College of Business, 2001 to present
- Member of the National Federation of Independent Business Florida Chapter
- Member of the Association of Eminent Domain Professionals,
- Member of The Executive Committee (TEC), 2003 to 2012
- Member of US Chamber of Commerce
- Member of Orlando Regional Chamber of Commerce
- Moderator of Linear Rights-of-Way Workshop, Washington, DC, December 2001

COMMUNITY SERVICE

- Member, State of Florida Employer-Sponsored Benefits Study Task Force, 2013-2014
- President, Central Florida Fair, 2000-2002
- Director, Central Florida Fair, 1992 to present
- Chairman, Last Wave Committee, House of Hope, 1999
- Chairman, Stewardship Committee, St. Michael's Episcopal Church, 1998, 2009, 2010
- Chairman, Search Committee, St. Michael's Episcopal Church, 2014
- Ninth Judicial Circuit Grievance Committee Member, 1998 – 2000
- Director, Christian Service Center, 2008-2013
- Treasurer, Christian Service Center, 2013
- Director, Canterbury Episcopal Retreat & Conference Center, 1996 - 2000
- Director, Winter Park YMCA, 1987-1991
- Vestry, St. Michael's Episcopal Church, 1979-1981; 1989-1992
- President, Board of Directors, Big Brothers and Big Sisters of Central Florida, Inc., 1979
- Director, Big Brothers of Greater Orlando, Inc., 1977-1979
- Member of Committee of 100 Orange County
- Board of Directors, Committee of 100 Orange County, 2014
- Member of Florida United Business Association
- Member of The Leadership Trust NFIB

Walter N. Carpenter

State of Florida

Department of Business and Professional Regulation

License

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER: RZ1231

EXPIRATION DATE: NOVEMBER 30, 2026

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

CARPENTER, WALTER N JR
1390 HOPE ROAD SUITE 100
MAITLAND FL 32751

ISSUED: 12/02/2024

Always verify licenses online at MyFloridaLicense.com
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

Exhibit C:
IRS Form 8283

Form **8283** (Rev. December 2023) Department of the Treasury Internal Revenue Service

Noncash Charitable Contributions

Attach one or more Forms 8283 to your tax return if you claimed a total deduction of over $500 for all contributed property.

Go to *www.irs.gov/Form8283* for instructions and the latest information.

OMB No. 1545-0074

Attachment Sequence No. **155**

Name(s) shown on your income tax return: ERPC Peace Creek, LLC

Identifying number: 93-4721537

Enter the entity name and identifying number from the tax return where the noncash charitable contribution was originally reported, if different from above.

Name: ______ Identifying number: ______

Check this box if a family pass-through entity made the noncash charitable contribution. See instructions . . . . ☐

Note: Figure the amount of your contribution deduction before completing this form. See your tax return instructions.

Section A. Donated Property of $5,000 or Less and Publicly Traded Securities—List in this section **only** an item (or a group of similar items) for which you claimed a deduction of $5,000 or less. Also list publicly traded securities and certain other property even if the deduction is more than $5,000. If you need more space, attach a statement. See instructions.

1	(a) Name and address of the donee organization	(b) If donated property is a vehicle (see instructions), check the box. Also enter the vehicle identification number (unless Form 1098-C is attached).	(c) Description and condition of donated property (For a vehicle, enter the year, make, model, and mileage. For securities and other property, see instructions.)
A		☐	
B		☐	
C		☐	
D		☐	

Note: If the amount you claimed as a deduction for an item is $500 or less, you do not have to complete columns (e), (f), and (g).

	(d) Date of the contribution	(e) Date acquired by donor (mo., yr.)	(f) How acquired by donor	(g) Donor's cost or adjusted basis	(h) Fair market value (see instructions)	(i) Method used to determine the fair market value
A						
B						
C						
D						

Section B. Donated Property Over $5,000 (Except Publicly Traded Securities, Vehicles, Intellectual Property or Inventory Reportable in Section A)—Complete this section for one item (or a group of similar items) for which you claimed a deduction of more than $5,000 per item or group (except contributions reportable in Section A). Provide a separate form for each item donated unless it is part of a group of similar items. A qualified appraisal is required for items reportable in Section B and in certain cases must be attached. See instructions.

Part I — Information on Donated Property

2 Check the box that describes the type of property donated. See instructions for definitions.

- a ☐ Art (contribution of $20,000 or more)
- b ☐ Qualified conservation contribution
- b(1) ☐ Certified historic structure NPS # ______
- c ☐ Art (contribution of less than $20,000)
- d ☑ Other real estate
- e ☐ Equipment
- f ☐ Securities
- g ☐ Collectibles
- h ☐ Intellectual property
- i ☐ Vehicles
- j ☐ Clothing and household items
- k ☐ Digital assets
- l ☑ Other

3	(a) Description of donated property (if you need more space, attach a separate statement)	(b) If any tangible personal property or real property was donated, give a brief summary of the overall physical condition of the property at the time of the gift.	(c) Appraised fair market value
A	Development Infrastructure	n/a	n/a
B	Tracts of Land	Platted Tracts of Land	$1,332,500.00
C			

	(d) Date acquired by donor (mo., yr.)	(e) How acquired by donor	(f) Donor's cost or adjusted basis	(g) For bargain sales, enter amount received	(h) Qualified conservation contribution relevant basis (see instructions)	(i) Amount claimed as a deduction (see instructions)
A						
B						
C						

Name(s) shown on your income tax return	**Identifying number**

Part II **Partial Interests and Restricted Use Property (Other Than Qualified Conservation Contributions)—** Complete lines 4a through 4e if you gave less than an entire interest in a property listed in Section B, Part I. Complete lines 5a through 5c if conditions were placed on a contribution listed in Section B, Part I; also attach the required statement. See instructions.

4a Enter the letter from Section B, Part I that identifies the property for which you gave less than an entire interest ____________
If Section B, Part II applies to more than one property, attach a separate statement.

b Total amount claimed as a deduction for the property listed in Section B, Part I: **(1)** For this tax year ____________
(2) For any prior tax years ____________

c Name and address of each organization to which any such contribution was made in a prior year (complete only if different from the donee organization in Section B, Part V, below):
Name of charitable organization (donee)

Address (number, street, and room or suite no.)	City or town, state, and ZIP code

d For tangible property, enter the place where the property is located or kept ____________

e Name of any person, other than the donee organization, having actual possession of the property ____________

		Yes	No
5a	Is there a restriction, either temporary or permanent, on the donee's right to use or dispose of the donated property?		
b	Did you give to anyone (other than the donee organization or another organization participating with the donee organization in cooperative fundraising) the right to the income from the donated property or to the possession of the property, including the right to vote donated securities, to acquire the property by purchase or otherwise, or to designate the person having such income, possession, or right to acquire?		
c	Is there a restriction limiting the donated property for a particular use?		

Part III **Taxpayer (Donor) Statement—**List each item included in Section B, Part I above that the appraisal identifies as having a value of $500 or less. See instructions.

I declare that the following item(s) included in Section B, Part I above has to the best of my knowledge and belief an appraised value of not more than $500 (per item). Enter identifying letter from Section B, Part I and describe the specific item. See instructions.

ERPC PEACE CREEK, LLC

Signature of taxpayer (donor) (X) [signature] Manager Date 4-30-26

Part IV **Declaration of Appraiser—**See instructions.

I declare that I am not the donor, the donee, a party to the transaction in which the donor acquired the property, employed by, or related to any of the foregoing persons, or married to any person who is related to any of the foregoing persons. And, if regularly used by the donor, donee, or party to the transaction, I performed the majority of my appraisals during my tax year for other persons.

Also, I declare that I perform appraisals on a regular basis; and that because of my qualifications as described in the appraisal, I am qualified to make appraisals of the type of property being valued. I certify that the appraisal fees were not based on a percentage of the appraised property value. Furthermore, I understand that a false or fraudulent overstatement of the property value as described in the qualified appraisal or this Form 8283 may subject me to the penalty under section 6701(a) (aiding and abetting the understatement of tax liability). I understand that my appraisal will be used in connection with a return or claim for refund. I also understand that, if there is a substantial or gross valuation misstatement of the value of the property claimed on the return or claim for refund that is based on my appraisal, I may be subject to a penalty under section 6695A of the Internal Revenue Code, as well as other applicable penalties. I affirm that I have not been at any time in the three-year period ending on the date of the appraisal barred from presenting evidence or testimony before the Department of the Treasury or the Internal Revenue Service pursuant to 31 U.S.C. 330(c).

Sign Here Appraiser signature (X) [signature] Date (X) 5/12/2026

Appraiser name Walter N. Carpenter, Jr., MAI Title President

Business address (including room or suite no.)	**Identifying number**
1390 Hope Road, Suite 100	(X) Cert Gen RZ1231

City or town, state, and ZIP code
Maitland, FL 32751

Part V **Donee Acknowledgment—**See instructions.

This charitable organization acknowledges that it is a qualified organization under section 170(c) and that it received the donated property as described in Section B, Part I, above on the following date ____________

Furthermore, this organization affirms that in the event it sells, exchanges, or otherwise disposes of the property described in Section B, Part I (or any portion thereof) within 3 years after the date of receipt, it will file **Form 8282**, Donee Information Return, with the IRS and give the donor a copy of that form. This acknowledgment does not represent agreement with the claimed fair market value.

Does the organization intend to use the property for an unrelated use? ☐ Yes ☑ No

Name of charitable organization (donee)	**Employer identification number**	
Peace Creek Village Community Development District % GMS Management		
Address (number, street, and room or suite no.)	City or town, state, and ZIP code	
219 E. Livingston St	Orlando, FL 32801	
Authorized signature	Title	Date
	District Manager	

SECTION VIII

SECTION A

REBATE REPORT

$7,360,000

Peace Creek Village Community Development District

(City of Winter Haven, Florida)

Special Assessment Bonds, Series 2024

Dated: February 22, 2024
Delivered: February 22, 2024

Rebate Report to the Computation Date
February 22, 2029
Reflecting Activity Through
March 31, 2026

AMTEC

TABLE OF CONTENTS

AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581
www.amteccorp.com

April 30, 2026

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

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

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of Peace Creek Village Community Development District (the "District").

The scope of our engagement consisted of preparing computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of February 28, 2027. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the February 22, 2029 Computation Date
Reflecting Activity from February 22, 2024 through March 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	4.569665%	52,901.95	(16,631.47)
Reserve Fund	4.326248%	35,816.66	(13,783.79)
Capitalized Interest Fund	4.880801%	7,832.69	(1,634.25)
Cost of Issuance Fund	4.363734%	625.74	(234.91)
Totals	**4.500040%**	**$97,177.04**	**$(32,284.42)**
Bond Yield	**5.676278%**		
Rebate Computation Credits			(5,218.73)
		Net Rebatable Arbitrage	**$(37,503.15)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from February 22, 2024, the date of the closing, through March 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of February 22, 2029.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between February 22, 2024 and March 31, 2026, the District made periodic payments into the Interest, Sinking, and Prepayment Accounts (collectively, the "Debt Service Fund", that were used, along with the interest earned, to provide the required debt service payments.

   Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

   We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

February 22, 2029.

7. Computation Period

The period beginning on February 22, 2024, the date of the closing, and ending on March 31, 2026.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and U.S. Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue	215999000
Sinking	215999001
Interest	215999002
Reserve	215999003
Prepayment	215999004
Redemption	215999005
Acquisition and Construction	215999006
Cost of Issuance	215999007

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of March 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to February 22, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on February 22, 2029, is the Rebatable Arbitrage.

$7,360,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2024
Delivered: February 22, 2024

Sources of Funds

Par Amount	**$7,360,000.00**
Net Original Issue Discount	**-39,927.20**
Total	**$7,320,072.80**

Uses of Funds

Acquisition and Construction Fund	**$6,164,022.80**
Reserve Fund	**509,787.50**
Capitalized Interest Fund	**281,577.50**
Cost of Issuance Fund	**217,485.00**
Underwriter's Discount	**147,200.00**
Total	**$7,320,072.80**

PROOF OF ARBITRAGE YIELD

$7,360,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2024

Date	Debt Service	Present Value to 02/22/2024 @ 5.6762778501%
05/01/2024	78,027.50	77,194.89
11/01/2024	203,550.00	195,820.33
05/01/2025	308,550.00	288,641.00
11/01/2025	201,121.88	182,952.18
05/01/2026	311,121.88	275,203.91
11/01/2026	198,578.13	170,805.27
05/01/2027	313,578.13	262,277.72
11/01/2027	195,918.75	159,344.63
05/01/2028	315,918.75	249,851.88
11/01/2028	193,143.75	148,536.67
05/01/2029	318,143.75	237,915.20
11/01/2029	190,253.13	138,349.12
05/01/2030	320,253.13	226,455.97
11/01/2030	187,246.88	128,751.05
05/01/2031	322,246.88	215,462.00
11/01/2031	184,125.00	119,712.78
05/01/2032	329,125.00	208,081.96
11/01/2032	180,137.50	110,744.83
05/01/2033	330,137.50	197,360.39
11/01/2033	176,012.50	102,318.56
05/01/2034	336,012.50	189,938.13
11/01/2034	171,612.50	94,330.35
05/01/2035	341,612.50	182,592.13
11/01/2035	166,937.50	86,765.68
05/01/2036	346,937.50	175,344.09
11/01/2036	161,987.50	79,609.92
05/01/2037	351,987.50	168,212.67
11/01/2037	156,762.50	72,848.30
05/01/2038	356,762.50	161,213.81
11/01/2038	151,262.50	66,466.09
05/01/2039	361,262.50	154,360.97
11/01/2039	145,487.50	60,448.58
05/01/2040	370,487.50	149,685.51
11/01/2040	139,300.00	54,727.19
05/01/2041	374,300.00	142,993.94
11/01/2041	132,837.50	49,347.40
05/01/2042	382,837.50	138,294.16
11/01/2042	125,962.50	44,246.25
05/01/2043	390,962.50	133,541.44
11/01/2043	118,675.00	39,417.22
05/01/2044	398,675.00	128,763.14
11/01/2044	110,975.00	34,853.27
05/01/2045	405,975.00	123,983.36
11/01/2045	102,493.75	30,437.38
05/01/2046	412,493.75	119,116.82
11/01/2046	93,581.25	26,277.88
05/01/2047	423,581.25	115,660.22
11/01/2047	84,093.75	22,328.36
05/01/2048	434,093.75	112,078.53
11/01/2048	74,031.25	18,586.59
05/01/2049	444,031.25	108,403.67
11/01/2049	63,393.75	15,049.52
05/01/2050	453,393.75	104,664.06
11/01/2050	52,181.25	11,713.38
05/01/2051	467,181.25	101,976.25
11/01/2051	40,250.00	8,543.29
05/01/2052	480,250.00	99,122.58

PROOF OF ARBITRAGE YIELD

$7,360,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2024

Date	Debt Service	Present Value to 02/22/2024 @ 5.6762778501%
11/01/2052	27,600.00	5,539.37
05/01/2053	492,600.00	96,137.14
11/01/2053	14,231.25	2,700.76
05/01/2054	509,231.25	93,973.07
	15,525,515.04	7,320,072.80

Proceeds Summary

Delivery date	02/22/2024
Par Value	7,360,000.00
Premium (Discount)	-39,927.20
Target for yield calculation	7,320,072.80

BOND DEBT SERVICE

$7,360,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2024

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/22/2024					
05/01/2024			78,027.50	78,027.50	78,027.50
11/01/2024			203,550.00	203,550.00	
05/01/2025	105,000	4.625%	203,550.00	308,550.00	512,100.00
11/01/2025			201,121.88	201,121.88	
05/01/2026	110,000	4.625%	201,121.88	311,121.88	512,243.76
11/01/2026			198,578.13	198,578.13	
05/01/2027	115,000	4.625%	198,578.13	313,578.13	512,156.26
11/01/2027			195,918.75	195,918.75	
05/01/2028	120,000	4.625%	195,918.75	315,918.75	511,837.50
11/01/2028			193,143.75	193,143.75	
05/01/2029	125,000	4.625%	193,143.75	318,143.75	511,287.50
11/01/2029			190,253.13	190,253.13	
05/01/2030	130,000	4.625%	190,253.13	320,253.13	510,506.26
11/01/2030			187,246.88	187,246.88	
05/01/2031	135,000	4.625%	187,246.88	322,246.88	509,493.76
11/01/2031			184,125.00	184,125.00	
05/01/2032	145,000	5.500%	184,125.00	329,125.00	513,250.00
11/01/2032			180,137.50	180,137.50	
05/01/2033	150,000	5.500%	180,137.50	330,137.50	510,275.00
11/01/2033			176,012.50	176,012.50	
05/01/2034	160,000	5.500%	176,012.50	336,012.50	512,025.00
11/01/2034			171,612.50	171,612.50	
05/01/2035	170,000	5.500%	171,612.50	341,612.50	513,225.00
11/01/2035			166,937.50	166,937.50	
05/01/2036	180,000	5.500%	166,937.50	346,937.50	513,875.00
11/01/2036			161,987.50	161,987.50	
05/01/2037	190,000	5.500%	161,987.50	351,987.50	513,975.00
11/01/2037			156,762.50	156,762.50	
05/01/2038	200,000	5.500%	156,762.50	356,762.50	513,525.00
11/01/2038			151,262.50	151,262.50	
05/01/2039	210,000	5.500%	151,262.50	361,262.50	512,525.00
11/01/2039			145,487.50	145,487.50	
05/01/2040	225,000	5.500%	145,487.50	370,487.50	515,975.00
11/01/2040			139,300.00	139,300.00	
05/01/2041	235,000	5.500%	139,300.00	374,300.00	513,600.00
11/01/2041			132,837.50	132,837.50	
05/01/2042	250,000	5.500%	132,837.50	382,837.50	515,675.00
11/01/2042			125,962.50	125,962.50	
05/01/2043	265,000	5.500%	125,962.50	390,962.50	516,925.00
11/01/2043			118,675.00	118,675.00	
05/01/2044	280,000	5.500%	118,675.00	398,675.00	517,350.00
11/01/2044			110,975.00	110,975.00	
05/01/2045	295,000	5.750%	110,975.00	405,975.00	516,950.00
11/01/2045			102,493.75	102,493.75	
05/01/2046	310,000	5.750%	102,493.75	412,493.75	514,987.50
11/01/2046			93,581.25	93,581.25	
05/01/2047	330,000	5.750%	93,581.25	423,581.25	517,162.50
11/01/2047			84,093.75	84,093.75	
05/01/2048	350,000	5.750%	84,093.75	434,093.75	518,187.50
11/01/2048			74,031.25	74,031.25	
05/01/2049	370,000	5.750%	74,031.25	444,031.25	518,062.50
11/01/2049			63,393.75	63,393.75	
05/01/2050	390,000	5.750%	63,393.75	453,393.75	516,787.50
11/01/2050			52,181.25	52,181.25	
05/01/2051	415,000	5.750%	52,181.25	467,181.25	519,362.50
11/01/2051			40,250.00	40,250.00	
05/01/2052	440,000	5.750%	40,250.00	480,250.00	520,500.00

BOND DEBT SERVICE

$7,360,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2024

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2052			27,600.00	27,600.00	
05/01/2053	465,000	5.750%	27,600.00	492,600.00	520,200.00
11/01/2053			14,231.25	14,231.25	
05/01/2054	495,000	5.750%	14,231.25	509,231.25	523,462.50
	7,360,000		8,165,515.04	15,525,515.04	15,525,515.04

$7,360,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2024
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.676278%)
02/22/24	Beg Bal	-6,164,022.80	-8,154,668.71
02/27/24		216,317.35	285,953.77
02/27/24		79,000.00	104,431.51
03/27/24		415,066.00	546,129.87
03/27/24		17,566.11	23,112.90
03/27/24		-17,566.11	-23,112.90
04/03/24		14,209.13	18,678.46
04/03/24		3,407,779.55	4,479,660.69
05/03/24		109.50	143.27
05/06/24		92,934.00	121,540.21
05/06/24		52,896.48	69,178.66
06/22/24		1,915,339.71	2,487,053.30
06/24/24		-1,209,201.11	-1,569,649.80
06/25/24		43,872.00	56,940.88
06/25/24		1,173.39	1,522.93
06/25/24		366,740.07	475,986.98
06/25/24		238,096.68	309,022.46
06/25/24		73,456.24	95,337.86
06/25/24		485,862.73	630,594.67
07/18/24		-51,741.28	-66,914.59
07/18/24		-1,022,005.53	-1,321,712.26
07/18/24		-21,116.35	-27,308.79
07/25/24		21,116.35	27,279.09
07/25/24		21,936.00	28,337.95
07/25/24		29,805.28	38,503.86
07/25/24		1,022,005.53	1,320,274.56
08/13/24		-570,327.44	-734,716.60
08/27/24		35,129.50	45,156.70
08/27/24		706.00	907.52
08/27/24		534,491.94	687,054.87
09/19/24		-438,298.29	-561,480.30
09/20/24		438,298.29	561,393.01
10/16/24		-620,008.90	-790,932.71
10/16/24		-5,950.00	-7,590.29
10/16/24		-34,995.99	-44,643.67
10/17/24		5,950.00	7,589.11
10/17/24		34,631.74	44,172.14
10/17/24		73.00	93.11
10/17/24		620,008.90	790,809.75
10/17/24		291.25	371.48
11/13/24		-952,775.23	-1,210,344.33
11/13/24		975,588.83	1,239,325.26
11/25/24		73.00	92.56
12/16/24		-587,393.21	-742,367.81
12/16/24		336,910.23	425,798.78
12/16/24		250,482.98	316,569.04
01/22/25		-140,511.78	-176,592.44
01/22/25		140,336.84	176,372.58

$7,360,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2024
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.676278%)
01/22/25		262.00	329.28
02/12/25		-257,775.02	-322,960.74
02/18/25		231,049.45	289,206.93
02/18/25		26,759.34	33,494.94
03/17/25		-848,623.14	-1,057,451.49
03/18/25		848,623.14	1,057,287.09
03/26/25		-28,847.86	-35,896.45
03/26/25		-1,081.00	-1,345.13
03/26/25		1,081.00	1,345.13
03/26/25		28,988.74	36,071.75
03/31/25		-279,432.66	-347,492.11
04/04/25		279,463.45	347,314.33
03/31/26	de minimis	93.93	110.45
02/22/29	TOTALS:	52,901.95	-16,631.47

ISSUE DATE:	02/22/24	REBATABLE ARBITRAGE:	-16,631.47
COMP DATE:	02/22/29	NET INCOME:	52,901.95
BOND YIELD:	5.676278%	TAX INV YIELD:	4.569665%

$7,360,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2024
Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.676278%)
02/22/24	Beg Bal	-509,787.50	-674,421.28
03/31/25		279,432.66	347,492.11
11/04/25		6,010.36	7,229.67
03/31/26	Bal	259,436.28	305,063.38
03/31/26	Acc	724.86	852.34
02/22/29	TOTALS:	35,816.66	-13,783.79

ISSUE DATE:	02/22/24	REBATABLE ARBITRAGE:	-13,783.79
COMP DATE:	02/22/29	NET INCOME:	35,816.66
BOND YIELD:	5.676278%	TAX INV YIELD:	4.326248%

$7,360,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2024
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.676278%)
02/22/24	Beg Bal	-281,577.50	-372,511.80
05/01/24		78,027.50	102,124.67
11/01/24		203,550.00	259,059.71
05/01/25		-195,742.74	-242,248.01
05/01/25		203,550.00	251,910.15
07/31/25		25.43	31.04
02/22/29	TOTALS:	7,832.69	-1,634.25

ISSUE DATE:	02/22/24	REBATABLE ARBITRAGE:	-1,634.25
COMP DATE:	02/22/29	NET INCOME:	7,832.69
BOND YIELD:	5.676278%	TAX INV YIELD:	4.880801%

$7,360,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2024
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.676278%)
02/22/24	Beg Bal	-217,485.00	-287,720.89
02/22/24		58,000.00	76,730.86
02/22/24		42,210.00	55,841.55
02/22/24		1,500.00	1,984.42
02/22/24		45,000.00	59,532.57
02/26/24		2,000.00	2,644.25
02/27/24		56,000.00	74,027.40
06/03/24		5,925.00	7,716.33
06/25/25		4,246.25	5,211.15
03/31/26	de minimis	3,229.49	3,797.46
02/22/29	TOTALS:	625.74	-234.91

ISSUE DATE:	02/22/24	REBATABLE ARBITRAGE:	-234.91
COMP DATE:	02/22/29	NET INCOME:	625.74
BOND YIELD:	5.676278%	TAX INV YIELD:	4.363734%

$7,360,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2024
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.676278%)
02/22/25		-2,120.00	-2,651.98
02/22/26		-2,170.00	-2,566.76
02/22/29	TOTALS:	-4,290.00	-5,218.73

ISSUE DATE: 02/22/24 REBATABLE ARBITRAGE: -5,218.73
COMP DATE: 02/22/29
BOND YIELD: 5.676278%

SECTION B

REBATE REPORT

$7,905,000

Peace Creek Village Community Development District

(City of Winter Haven, Florida)

Special Assessment Bonds, Series 2025

Dated: March 28, 2025
Delivered: March 28, 2025

Rebate Report to the Computation Date
March 28, 2030
Reflecting Activity Through
March 31, 2026

AMTEC

TABLE OF CONTENTS

AMTEC
American Municipal Tax-Exempt Compliance
90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581
www.amteccorp.com

April 30, 2026

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

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

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of Peace Creek Village Community Development District (the “District”).

The scope of our engagement consisted of preparing computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of March 31, 2027. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the March 28, 2030 Computation Date
Reflecting Activity from March 28, 2025 through March 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	4.298560%	75,345.64	(32,179.45)
Reserve Fund	4.031080%	22,461.28	(11,854.44)
Capitalized Interest Fund	4.254441%	6,804.35	(3,011.55)
Cost of Issuance Fund	4.260486%	134.81	(59.56)
Totals	**4.236067%**	**$104,746.08**	**$(47,105.00)**
Bond Yield	**5.720844%**		
Rebate Computation Credit			(2,719.23)
		Net Rebatable Arbitrage	**$(49,824.23)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from March 28, 2025, the date of the closing, through March 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of March 28, 2030.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between March 28, 2025 and March 31, 2026, the District made periodic payments into the Interest, Sinking, and Prepayment Accounts (collectively, the "Debt Service Fund", that were used, along with the interest earned, to provide the required debt service payments.

   Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

   We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

March 28, 2030.

7. Computation Period

The period beginning on March 28, 2025, the date of the closing, and ending on March 31, 2026.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and U.S. Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue	292193000
Sinking	292193001
Interest	292193002
Reserve	292193003
Prepayment	292193004
Redemption	292193005
Acquisition and Construction	292193006
Cost of Issuance	292193007

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of March 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to March 28, 2030. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on March 28, 2030, is the Rebatable Arbitrage.

$7,905,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2025
Delivered: March 28, 2025

Sources of Funds	
Par Amount	**$7,905,000.00**
Net Original Issue Discount	**-1,646.50**
Total	**$7,903,353.50**

Uses of Funds	
Acquisition and Construction Fund	**$6,722,561.40**
Reserve Fund	**554,330.00**
Capitalized Interest Fund	**262,302.10**
Cost of Issuance Fund	**206,060.00**
Underwriter's Discount	**158,100.00**
Total	**$7,903,353.50**

PROOF OF ARBITRAGE YIELD

$7,905,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2025

Date	Debt Service	Present Value to 03/28/2025 @ 5.7208440892%
11/01/2025	262,302.10	253,692.68
05/01/2026	331,663.75	311,857.28
11/01/2026	219,188.75	200,367.75
05/01/2027	334,188.75	296,997.71
11/01/2027	216,601.25	187,143.15
05/01/2028	336,601.25	282,735.53
11/01/2028	213,901.25	174,674.57
05/01/2029	338,901.25	269,055.10
11/01/2029	211,088.75	162,923.92
05/01/2030	346,088.75	259,692.22
11/01/2030	208,051.25	151,772.64
05/01/2031	348,051.25	246,841.43
11/01/2031	204,901.25	141,276.90
05/01/2032	349,901.25	234,543.69
11/01/2032	201,638.75	131,402.60
05/01/2033	356,638.75	225,948.87
11/01/2033	197,298.75	121,522.78
05/01/2034	357,298.75	213,952.09
11/01/2034	192,818.75	112,249.91
05/01/2035	362,818.75	205,342.18
11/01/2035	188,058.75	103,474.58
05/01/2036	368,058.75	196,883.35
11/01/2036	183,018.75	95,178.56
05/01/2037	373,018.75	188,593.14
11/01/2037	177,698.75	87,343.64
05/01/2038	377,698.75	180,486.27
11/01/2038	172,098.75	79,951.76
05/01/2039	387,098.75	174,833.15
11/01/2039	166,078.75	72,923.55
05/01/2040	391,078.75	166,943.55
11/01/2040	159,778.75	66,309.56
05/01/2041	399,778.75	161,297.83
11/01/2041	153,058.75	60,036.96
05/01/2042	408,058.75	155,609.07
11/01/2042	145,918.75	54,097.23
05/01/2043	410,918.75	148,105.63
11/01/2043	138,498.75	48,530.32
05/01/2044	423,498.75	144,268.37
11/01/2044	130,518.75	43,225.86
05/01/2045	430,518.75	138,616.35
11/01/2045	122,118.75	38,225.79
05/01/2046	437,118.75	133,022.54
11/01/2046	112,905.00	33,403.40
05/01/2047	447,905.00	128,829.44
11/01/2047	103,106.25	28,831.41
05/01/2048	458,106.25	124,537.12
11/01/2048	92,722.50	24,505.83
05/01/2049	472,722.50	121,462.51
11/01/2049	81,607.50	20,385.33
05/01/2050	481,607.50	116,958.72
11/01/2050	69,907.50	16,504.97
05/01/2051	494,907.50	113,596.99
11/01/2051	57,476.25	12,825.75
05/01/2052	507,476.25	110,093.55
11/01/2052	44,313.75	9,346.23
05/01/2053	519,313.75	106,482.78

PROOF OF ARBITRAGE YIELD

$7,905,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2025

Date	Debt Service	Present Value to 03/28/2025 @ 5.7208440892%
11/01/2053	30,420.00	6,064.02
05/01/2054	535,420.00	103,764.20
11/01/2054	15,648.75	2,948.39
05/01/2055	550,648.75	100,862.80
	16,809,850.85	7,903,353.50

Proceeds Summary

Delivery date	03/28/2025
Par Value	7,905,000.00
Premium (Discount)	-1,646.50
Target for yield calculation	7,903,353.50

BOND DEBT SERVICE

$7,905,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2025

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
03/28/2025					
11/01/2025			262,302.10	262,302.10	
05/01/2026	110,000	4.500%	221,663.75	331,663.75	593,965.85
11/01/2026			219,188.75	219,188.75	
05/01/2027	115,000	4.500%	219,188.75	334,188.75	553,377.50
11/01/2027			216,601.25	216,601.25	
05/01/2028	120,000	4.500%	216,601.25	336,601.25	553,202.50
11/01/2028			213,901.25	213,901.25	
05/01/2029	125,000	4.500%	213,901.25	338,901.25	552,802.50
11/01/2029			211,088.75	211,088.75	
05/01/2030	135,000	4.500%	211,088.75	346,088.75	557,177.50
11/01/2030			208,051.25	208,051.25	
05/01/2031	140,000	4.500%	208,051.25	348,051.25	556,102.50
11/01/2031			204,901.25	204,901.25	
05/01/2032	145,000	4.500%	204,901.25	349,901.25	554,802.50
11/01/2032			201,638.75	201,638.75	
05/01/2033	155,000	5.600%	201,638.75	356,638.75	558,277.50
11/01/2033			197,298.75	197,298.75	
05/01/2034	160,000	5.600%	197,298.75	357,298.75	554,597.50
11/01/2034			192,818.75	192,818.75	
05/01/2035	170,000	5.600%	192,818.75	362,818.75	555,637.50
11/01/2035			188,058.75	188,058.75	
05/01/2036	180,000	5.600%	188,058.75	368,058.75	556,117.50
11/01/2036			183,018.75	183,018.75	
05/01/2037	190,000	5.600%	183,018.75	373,018.75	556,037.50
11/01/2037			177,698.75	177,698.75	
05/01/2038	200,000	5.600%	177,698.75	377,698.75	555,397.50
11/01/2038			172,098.75	172,098.75	
05/01/2039	215,000	5.600%	172,098.75	387,098.75	559,197.50
11/01/2039			166,078.75	166,078.75	
05/01/2040	225,000	5.600%	166,078.75	391,078.75	557,157.50
11/01/2040			159,778.75	159,778.75	
05/01/2041	240,000	5.600%	159,778.75	399,778.75	559,557.50
11/01/2041			153,058.75	153,058.75	
05/01/2042	255,000	5.600%	153,058.75	408,058.75	561,117.50
11/01/2042			145,918.75	145,918.75	
05/01/2043	265,000	5.600%	145,918.75	410,918.75	556,837.50
11/01/2043			138,498.75	138,498.75	
05/01/2044	285,000	5.600%	138,498.75	423,498.75	561,997.50
11/01/2044			130,518.75	130,518.75	
05/01/2045	300,000	5.600%	130,518.75	430,518.75	561,037.50
11/01/2045			122,118.75	122,118.75	
05/01/2046	315,000	5.850%	122,118.75	437,118.75	559,237.50
11/01/2046			112,905.00	112,905.00	
05/01/2047	335,000	5.850%	112,905.00	447,905.00	560,810.00
11/01/2047			103,106.25	103,106.25	
05/01/2048	355,000	5.850%	103,106.25	458,106.25	561,212.50
11/01/2048			92,722.50	92,722.50	
05/01/2049	380,000	5.850%	92,722.50	472,722.50	565,445.00
11/01/2049			81,607.50	81,607.50	
05/01/2050	400,000	5.850%	81,607.50	481,607.50	563,215.00
11/01/2050			69,907.50	69,907.50	
05/01/2051	425,000	5.850%	69,907.50	494,907.50	564,815.00
11/01/2051			57,476.25	57,476.25	
05/01/2052	450,000	5.850%	57,476.25	507,476.25	564,952.50
11/01/2052			44,313.75	44,313.75	
05/01/2053	475,000	5.850%	44,313.75	519,313.75	563,627.50

BOND DEBT SERVICE

$7,905,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2025

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2053			30,420.00	30,420.00	
05/01/2054	505,000	5.850%	30,420.00	535,420.00	565,840.00
11/01/2054			15,648.75	15,648.75	
05/01/2055	535,000	5.850%	15,648.75	550,648.75	566,297.50
	7,905,000		8,904,850.85	16,809,850.85	16,809,850.85

$7,905,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2025
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.720844%)
03/28/25	Beg Bal	-6,722,561.40	-8,912,874.61
05/09/25		274,426.49	361,509.04
05/29/25		1,772,961.43	2,328,260.09
06/23/25		316.00	413.41
06/23/25		214.04	280.02
06/23/25		1,576,993.89	2,063,141.95
07/11/25		2,046,283.89	2,669,562.87
08/06/25		52,273.00	67,928.27
08/08/25		298,015.51	387,146.99
09/11/25		662,369.93	856,036.16
09/18/25		5,722.50	7,387.56
09/18/25		8,550.00	11,037.77
09/18/25		2,753.98	3,555.30
10/27/25		-2,827.50	-3,627.97
10/28/25		2,827.50	3,627.40
10/30/25		-591,751.06	-758,920.50
10/31/25		688,391.18	882,861.42
10/31/25	de minimis	386.26	495.38
03/28/30	TOTALS:	75,345.64	-32,179.45

ISSUE DATE:	03/28/25	REBATABLE ARBITRAGE:	-32,179.45
COMP DATE:	03/28/30	NET INCOME:	75,345.64
BOND YIELD:	5.720844%	TAX INV YIELD:	4.298560%

$7,905,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2025
Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.720844%)
03/28/25	Beg Bal	-554,330.00	-734,939.18
05/15/25		2,199.60	2,894.87
07/02/25		1,991.52	2,601.78
09/23/25		1,991.52	2,568.97
11/04/25		5,919.87	7,587.47
02/03/26		3,624.85	4,581.62
03/31/26	Bal	559,356.52	700,711.15
03/31/26	Acc	1,707.40	2,138.88
03/28/30	TOTALS:	22,461.28	-11,854.44

ISSUE DATE:	03/28/25	REBATABLE ARBITRAGE:	-11,854.44
COMP DATE:	03/28/30	NET INCOME:	22,461.28
BOND YIELD:	5.720844%	TAX INV YIELD:	4.031080%

$7,905,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2025
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.720844%)
03/28/25	Beg Bal	-262,302.10	-347,764.13
11/03/25		262,302.11	336,244.27
01/08/26		-959.81	-1,217.91
03/31/26	Bal	7,740.53	9,696.63
03/31/26	Acc	23.62	29.59
03/28/30	TOTALS:	6,804.35	-3,011.55

ISSUE DATE:	03/28/25	REBATABLE ARBITRAGE:	-3,011.55
COMP DATE:	03/28/30	NET INCOME:	6,804.35
BOND YIELD:	5.720844%	TAX INV YIELD:	4.254441%

$7,905,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2025
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.720844%)
03/28/25	Beg Bal	-206,060.00	-273,197.50
03/28/25		45,000.00	59,661.69
03/28/25		6,250.00	8,286.35
03/28/25		43,060.00	57,089.61
03/28/25		3,500.00	4,640.35
03/28/25		55,000.00	72,919.84
03/28/25		1,500.00	1,988.72
03/28/25		45,000.00	59,661.69
08/29/25		5,925.00	7,671.78
01/08/26		959.81	1,217.91
03/28/30	TOTALS:	134.81	-59.56

ISSUE DATE:	03/28/25	REBATABLE ARBITRAGE:	-59.56
COMP DATE:	03/28/30	NET INCOME:	134.81
BOND YIELD:	5.720844%	TAX INV YIELD:	4.260486%

$7,905,000
Peace Creek Village Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2025
Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.720844%)
03/28/26		-2,170.00	-2,719.23
03/28/30	TOTALS:	-2,170.00	-2,719.23

ISSUE DATE: 03/28/25 REBATABLE ARBITRAGE: -2,719.23
COMP DATE: 03/28/30
BOND YIELD: 5.720844%

SECTION IX

PEACE CREEK VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

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

TABLE OF CONTENTS

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CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Peace Creek Village Community Development District, City of Winter Haven, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 26, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 26, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Peace Creek Village Community Development District, City of Winter Haven, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $6,531,321.

- The change in the District's total net position in comparison with the prior fiscal year was $3,084,885, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balance of $486,510, an increase of $172,888 in comparison with the prior fiscal year. The total fund balance is restricted for debt service, unassigned deficit fund balance in the capital projects fund, and the remainder is unassigned deficit fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

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

NET POSITION
SEPTEMBER 30,

	2025	2024
Current and other assets	$ 2,012,271	$ 1,457,698
Capital assets, net of depreciation	21,550,810	10,622,512
Total assets	23,563,081	12,080,210
Current liabilities	1,911,948	1,313,349
Long-term liabilities	15,119,812	7,320,425
Total liabilities	17,031,760	8,633,774
Net position		
Net investment in capital assets	6,430,998	3,302,439
Restricted	923,252	570,247
Unrestricted	(822,929)	(426,250)
Total net position	$ 6,531,321	$ 3,446,436

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues		
Charges for services	$ 509,789	$ -
Operating grants and contributions	149,507	106,722
Capital grants and contributions	3,538,912	4,031,540
Total revenues	4,198,208	4,138,262
Expenses:		
General government	112,738	86,338
Maintenance and operations	7,956	-
Bond issuance costs	367,581	357,835
Interest	625,048	247,653
Total expenses	1,113,323	691,826
Change in net position	3,084,885	3,446,436
Net position - beginning	3,446,436	-
Net position - ending	$ 6,531,321	$ 3,446,436

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was $1,113,323. The costs of the District's activities were funded by program revenues which were comprised primarily of Developer contributions and assessments. In total, expenses increased from the prior fiscal year, the majority of the increase was the result of an increase in interest expense and boundary expansion expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025, was amended to increase revenues by $75,256 and increase appropriations by $75,256.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $21,550,810 invested in capital assets for its governmental activities. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had $15,160,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash and cash equivalents	$ 3,454
Due from Developer	603,771
Restricted assets:	
Investments	1,405,046
Capital assets:	
Nondepreciable	21,550,810
Total assets	23,563,081
LIABILITIES	
Accounts payable	21,234
Contracts and retainage payable	1,504,527
Accrued interest payable	386,187
Non-current liabilities:	
Due within one year	220,000
Due in more than one year	14,899,812
Total liabilities	17,031,760
NET POSITION	
Net investment in capital assets	6,430,998
Restricted for debt service	923,252
Unrestricted	(822,929)
Total net position	$ 6,531,321

See notes to the financial statements

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 112,738	$ -	$ 111,407	$ -	$ (1,331)
Maintenance and operations	7,956	-	-	3,538,912	3,530,956
Interest on long-term debt	625,048	509,789	38,100	-	(77,159)
Bond issue costs	367,581	-	-	-	(367,581)
Total governmental activities	1,113,323	509,789	149,507	3,538,912	3,084,885
		Change in net position			3,084,885
		Net position - beginning			3,446,436
		Net position - ending			$ 6,531,321

See notes to the financial statements

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash and cash equivalents	$ 3,454	$ -	$ -	$ 3,454
Investments	-	1,309,439	95,607	1,405,046
Due from Developer	9,192	-	594,579	603,771
Total assets	$ 12,646	$ 1,309,439	$ 690,186	$ 2,012,271
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	$ 21,234	$ -	$ -	$ 21,234
Contracts and retainage payable	-	-	1,504,527	1,504,527
Total liabilities	21,234	-	1,504,527	1,525,761
Fund balances:				
Restricted for:				
Debt service	-	1,309,439	-	1,309,439
Unassigned	(8,588)	-	(814,341)	(822,929)
Total fund balances	(8,588)	1,309,439	(814,341)	486,510
Total liabilities and fund balances	$ 12,646	$ 1,309,439	$ 690,186	$ 2,012,271

See notes to the financial statements

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Fund balance - governmental funds		$ 486,510
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	21,550,810	
Accumulated depreciation	-	21,550,810
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(386,187)	
Bonds Payable	(15,119,812)	(15,505,999)
Net position of governmental activities		$ 6,531,321

See notes to the financial statements

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Special assessments	$ -	$ 509,789	$ -	$ 509,789
Developer contributions	111,407	-	3,464,549	3,575,956
Interest earnings	-	38,100	74,363	112,463
Total revenues	111,407	547,889	3,538,912	4,198,208
EXPENDITURES				
Current:				
General government	112,738	-	-	112,738
Maintenance and operations	7,956	-	-	7,956
Debt service:				
Principal	-	105,000	-	105,000
Interest	-	407,100	-	407,100
Bond issuance costs	-	367,581	-	367,581
Capital outlay	-	-	10,928,298	10,928,298
Total expenditures	120,694	879,681	10,928,298	11,928,673
Excess (deficiency) of revenues over (under) expenditures	(9,287)	(331,792)	(7,389,386)	(7,730,465)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	(279,433)	279,433	-
Bond proceeds	-	1,182,439	6,722,561	7,905,000
Original issue discount	-	(1,647)	-	(1,647)
Total other financing sources (uses)	-	901,359	7,001,994	7,903,353
Net change in fund balances	(9,287)	569,567	(387,392)	172,888
Fund balances - beginning	699	739,872	(426,949)	313,622
Fund balances - ending	$ (8,588)	$ 1,309,439	$ (814,341)	$ 486,510

See notes to the financial statements

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$ 172,888
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	10,928,298
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	105,000
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(7,905,000)
In connection with the issuance of the Bonds, the original issue discount is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	1,647
Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(1,386)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	(216,562)
Change in net position of governmental activities	$ 3,084,885

See notes to the financial statements

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

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

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District. On December 9, 2024, the District boundaries were amended to add 84.747 acres.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2025, certain Board members are affiliated with the Developer.

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

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

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

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

The District reports the following major governmental funds:

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

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

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

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

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

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

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

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

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

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

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

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

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

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

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

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

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

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

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

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

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

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

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

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

NOTE 3 - BUDGETARY INFORMATION

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

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

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

NOTE 4 - DEPOSITS AND INVESTMENTS

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

Investments
The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
First American Funds Institutional Government Fund - Y Class	$ 473,704	S&P AAAm	Weighted average of the fund portfolio: 45 days
First American Funds Institutional Government Fund - X Class	931,342	S&P AAAm	Weighted average of the fund portfolio: 45 days
	$ 1,405,046		

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

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

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)
of managing exposure to fair value losses arising from increasing interest rates.

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

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

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

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

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

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

NOTE 5 - INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer in	Transfer out
Debt service	$ -	$ 279,433
Capital projects	279,433	-
Total	$ 279,433	$ 279,433

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Infrastructure under construction	$ 10,622,512	$ 10,928,298	$ -	$ 21,550,810
Total capital assets, not being depreciated	10,622,512	10,928,298	-	21,550,810
Governmental activities capital assets, net	$ 10,622,512	$ 10,928,298	$ -	$ 21,550,810

The infrastructure intended to serve the District has been estimated at a total cost of approximately $32,261,931. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

NOTE 7 - LONG-TERM LIABILITIES

Series 2024

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this occurred during the current fiscal year as the District met reserve release condition #1 on the Series 2024 Bonds and transferred approximately $255,000 from the reserve account to the construction account. The District was in compliance with the requirements at September 30, 2025.

Series 2025

On March 28, 2025, the District issued $7,905,000 of Special Assessment Bonds, Series 2025 consisting of various Term Bonds with due dates ranging from May 1, 2032, to May 1, 2055, and fixed interest rates ranging from 4.5% - 5.85%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2025. Principal on the Bonds is to be paid serially commencing May 1, 2026, through May 1, 2055.

The Series 2025 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Series 2024	$ 7,360,000	$ -	$ 105,000	$ 7,255,000	$ 110,000
Less: Original issue discount	(39,927)	-	(1,331)	(38,596)	-
Series 2025	-	7,905,000	-	7,905,000	110,000
Less: Original issue discount	-	(1,647)	(55)	(1,592)	-
Total	$ 7,320,073	$ 7,903,353	$ 103,614	$ 15,119,812	$ 220,000

NOTE 7 - LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending	Governmental Activities		
September 30:	Principal	Interest	Total
2026	$ 220,000	$ 886,210	$ 1,106,210
2027	230,000	835,534	1,065,534
2028	240,000	825,040	1,065,040
2029	250,000	814,090	1,064,090
2030	265,000	802,684	1,067,684
2031-2035	1,530,000	3,807,686	5,337,686
2036-2040	2,015,000	3,338,783	5,353,783
2041-2045	2,670,000	2,711,048	5,381,048
2046-2050	3,535,000	1,860,108	5,395,108
2051-2055	4,205,000	704,058	4,909,058
	$ 15,160,000	$ 16,585,241	$ 31,745,241

NOTE 8 - DEVELOPER TRANSACTION

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were $111,407, which includes a receivable of $9,192 as of September 30, 2025. In addition, the Developer contributed $3,464,549 to the District in order to fund project costs that are in excess of funding provided by bond proceeds. The District has recorded a receivable of $594,579 for construction funding as of September 30, 2025. The Developer owns a portion of land within the District; therefore, assessment revenues in the debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 9 - CONCENTRATION

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

NOTE 10 - COMMITMENTS AND CONTINGENCIES

As of September 30, 2025, the District had open contracts for various construction projects. The contracts totaled approximately $11.9 million, of which approximately $4.6 million was uncompleted at September 30, 2025. The amount of construction project costs that exceeds the balance in the capital projects fund investment account as of September 30, 2025, is intended to be funded by Developer contributions.

NOTE 11 - MANAGEMENT COMPANY

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

NOTE 12 - RISK MANAGEMENT

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

NOTE 13 - DEFICIT FUND EQUITY

The general fund had a deficit fund balance of ($8,588) at September 30, 2025. The deficit is expected to be covered by Developer contributions collected in a subsequent period.

The capital projects fund had a deficit fund balance of ($814,341) at September 30, 2025. The deficit is expected to be covered by Developer contributions collected in a subsequent period.

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
REVENUES				
Developer Contributions	$ 84,098	$ 159,354	$ 111,407	$ 47,947
Total revenues	84,098	159,354	111,407	47,947
EXPENDITURES				
Current:				
General government	84,098	128,454	112,738	15,716
Maintenance and operations	-	30,900	7,956	22,944
Total expenditures	84,098	159,354	120,694	38,660
Excess (deficiency) of revenues over (under) expenditures	$ -	$ -	(9,287)	$ (9,287)
Fund balance - beginning			699	
Fund balance - ending			$ (8,588)	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025, was amended to increase revenues by $75,256 and increase appropriations by $75,256**.**

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to w hom nonemployee compensation w as paid in the last month of the District's fiscal year being reported.	6
Employee compensation	$3,200
Independent contractor compensation	$116,173
Construction projects to begin on or after October 1; (>$65K)	Series 2025 - $11,745,213.24
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - N/A Debt Service - $1,075.03 - $1,773.81
Special assessments collected	$509,789
Outstanding Bonds:	
Series 2024	$7,255,000
Series 2025	$7,905,000

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Peace Creek Village Community Development District, City of Winter Haven, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 26, 2026.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

May 26, 2026

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

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

We have examined Peace Creek Village Community Development District, City of Winter Haven, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

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

May 26, 2026

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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Peace Creek Village Community Development District, City of Winter Haven, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 26, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 26, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

May 26, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

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

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

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

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

SECTION X

SECTION A

Peace Creek Village Community Development District
Performance Measures/Standards & Annual Reporting
Form October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

<u>3. Financial Transparency and Accountability</u>

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____________________________ Date:________________

Print Name:__________________________________

Peace Creek Village Community Development District

District Manager:_____________________________ Date:________________

Print Name:__________________________________

Peace Creek Village Community Development District

SECTION B

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

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____________________________ Date:________________

Print Name:__________________________________

Peace Creek Village Community Development District

District Manager:_____________________________ Date:________________

Print Name:__________________________________

Peace Creek Village Community Development District

SECTION XI

SECTION C

July ,14,2026

Peace Creek Village CDD

Field Management Report

Completed Items

- Tract N is currently being maintained by the landscape vendor, with ongoing monitoring in place to evaluate grass establishment and overall turf density. Continued observation will determine whether the existing gaps will fill in naturally over time.
- Wildlife warning signs have been installed in the approved locations to increase resident awareness of the community pond regulations and promote safety around these areas
- Playground and pickleball court rules signs have been installed to clearly communicate facility guidelines and promote the safe and appropriate use of these amenities.

Contracted Services

- The landscaping contractor continues to maintain the community grounds to a satisfactory standard.
- The lake management vendor is delivering a strong level of service and is proactively implementing treatments and maintenance strategies to manage anticipated vegetation growth associated with warmer seasonal temperatures.

In-Progress

- The amenity is progressing toward completion, and its development will continue to be monitored closely as it advances toward opening.

Supplement Report

- Significant erosion has been identified along the stormwater pond in Tract G following recent storms. Repairs will be necessary to stabilize the area, prevent further deterioration, and protect the integrity of the pond bank.

SECTION 1

PRINCE & SONS
200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date:June 23,2026

SUBMITTED TO:	Job Name / Location:
GMS Services 219 Livingston St Orlando,FL Allen Bailey Phone:407.460.4424 Email: abailey@gmscfl.com	Peace Creek

This Proposal is to regrading the two ponds

	Qty	Unit	Unit Cost	TOTAL
Regrading	1		$6,500.00	$6,500.00
			total	**$6,500.00**

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Scott Merrell
Date Submitted: June 23,2026

Accepted by:___________________________
Date Accepted: _______________________

Prince's Proposed areas to repair.
Phase 1
Phase 2
NORTH
SCALE: 1" = 150'
0'
150'
300'
STORMWATER POND
Park
Amenity
Trail
OLD BARTOW - LAKE WALES ROAD
MCCLEAN ROAD
GARY STREET
Key
Landscape
Ponds
Unfinished Areas
Erosion areas
Note: The phases are split by Old Bartow Rd.
REVISION BLOCK
NO.
DATE
DESCRIPTION
DESIGNED BY: MF
DRAWN BY: RM
CHECKED BY: MF
SLOAN Engineering Group
CLIENT: ENRIGHT REAL PROPERTY COMPANY
PROJECT: PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT
OVERALL SITE PLAN
OLD BARTOW-LAKE WALES RD, WINTER HAVEN, FL
PROJECT NO.
2902
SHEET
1

SECTION 2

Conveyance Report

18438592822

Reference Number: **20260707-18438592822**	Form Name: **Conveyance Report**
Submitter Name: **Allen Bailey | abailey@gmscfl.com**	Date Sent on Device: **Jul 7, 2026 2:25:38 PM EDT**
Location: **2226 Crown Rock Blf Dr, Haines City, FL 33844, USA Jul 7, 2026 2:25:08 PM EDT [View Map]**	

NEW PAGE

Conveyance Review

District	Peace creek village
Site Inspected By	Allen Bailey - Field Manager

Issue Details

ISSUE DETAILS 1 OF 9

Issue Details

Date / Time	Jun 23, 2026 12:27:00 PM EDT
Phase and Tract Name	Tract P
Description of Tract	Back corner pond
Tract Status notes/Action items	Back corner pond needs sod installed in areas.
Tract Status/Action Item Photos	



Geo Location Of Action Item	3439 Preston St, Lake Wales, FL 33859, USA latitude: 27.917947656127584 altitude: 44.305008 longitude: -81.64460039848748 [viewMap]
Ready for Conveyance?	YES With Exceptions
With Exception or Turnover Status Notes:	It appears that sod was not placed around the pond only seed.

ISSUE DETAILS 2 OF 9

Issue Details

Date / Time	Jun 23, 2026 12:27:00 PM EDT
Phase and Tract Name	Tract P
Description of Tract	Back corner Pond Bend
Tract Status notes/Action items	Sod needed in areas.
Tract Status/Action Item Photos	


Geo Location Of Action Item	3439 Preston St, Lake Wales, FL 33859, USA latitude: 27.917854442168743 altitude: 44.14842 longitude: -81.64459806461748 [viewMap]
Ready for Conveyance?	YES With Exceptions
With Exception or Turnover Status Notes:	Sod needed around the bank.

ISSUE DETAILS 3 OF 9

Issue Details

Date / Time	Jun 23, 2026 12:27:00 PM EDT
Phase and Tract Name	Tract D
Description of Tract	Amenity area
Tract Status notes/Action items	Area not complete.
Tract Status/Action Item Photos	




Geo Location Of Action Item
W992+HW Winter Haven, FL, USA
latitude: 27.918902097531614 altitude: 44.11802
longitude: -81.6477235139627 [viewMap]

Ready for Conveyance?
NO

With Exception or Turnover Status Notes:
A lot of the area is still missing any sod and landscape

ISSUE DETAILS 4 OF 9

Issue Details

Date / Time
Jun 23, 2026 12:27:00 PM EDT

Phase and Tract Name
Tracts M,L,O, and N

Description of Tract
Side entrance on Ames Street.

Tract Status notes/Action items
Area is unfinished besides landscape along main road.

Tract Status/Action Item Photos





Geo Location Of Action Item
1524 Old Bartow Rd, Lake Wales, FL 33859, USA
latitude: 27.919063185401324 altitude: 44.18
longitude: -81.64437800359701 [viewMap]

Ready for Conveyance? NO

With Exception or Turnover Status Notes: Trees have been installed, but there is no sod along the street or wrapping around where the trees are located.

ISSUE DETAILS 5 OF 9

Issue Details

Date / Time Jul 7, 2026 10:38:00 AM EDT

Phase and Tract Name Tract E

Description of Tract Pond near amenity

Tract Status notes/Action items The pond area appears to have erosion near the amenity and near one of the mitered in sections that will need to be repaired.

Tract Status/Action Item Photos





Geo Location Of Action Item 4100 Old Bartow Rd, Lake Wales, FL 33859, USA latitude: 27.919358906503614 altitude: 41.87018 longitude: -81.64942435819484 [viewMap]

Ready for Conveyance? NO

With Exception or Turnover Status Notes: Erosion needs fixed.

ISSUE DETAILS 6 OF 9

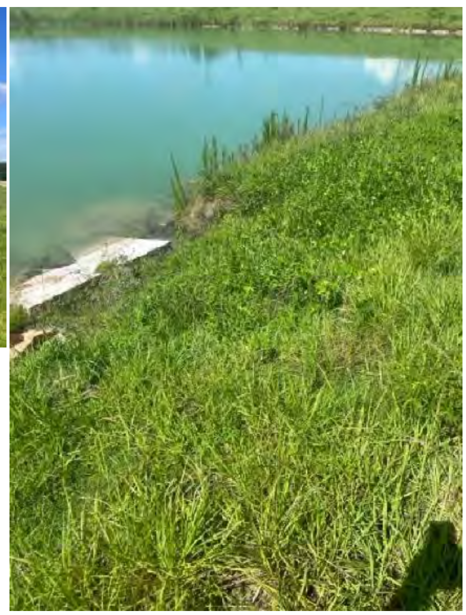
Issue Details

Date / Time	Jul 7, 2026 10:38:00 AM EDT
Phase and Tract Name	Tract V
Description of Tract	Second wet pond
Tract Status notes/Action items	Second wet pond mitered in section has erosion that will need to be repaired.

Tract Status/Action Item Photos







Geo Location Of Action Item	W89W+PP Winter Haven, FL, USA latitude: 27.919298561602613 altitude: 43.146435 longitude: -81.65319915325635 [viewMap]
Ready for Conveyance?	NO
With Exception or Turnover Status Notes:	Erosion needs fixed.

ISSUE DETAILS 7 OF 9

Issue Details

Date / Time	Jul 7, 2026 10:38:00 AM EDT
Phase and Tract Name	Tract Y
Description of Tract	Back pond

Tract Status notes/Action items Ready to turn over.

Tract Status/Action Item Photos

Geo Location Of Action Item W89W+58 Winter Haven, FL, USA
latitude: 27.917942666666665 altitude: 41.8
longitude: -81.65422805 [viewMap]

Ready for Conveyance? YES

With Exception or Turnover Status Notes: None.

ISSUE DETAILS 8 OF 9

Issue Details

Date / Time Jul 7, 2026 10:38:00 AM EDT

Phase and Tract Name Tract R and A

Description of Tract Front entrance on Waters Road

Tract Status notes/Action items This area is partially ready and will need sod.

Tract Status/Action Item Photos

Geo Location Of Action Item	4097 Old Bartow Rd, Lake Wales, FL 33859, USA latitude: 27.920185524827797 altitude: 44.2 longitude: -81.65210730677539 [viewMap]
Ready for Conveyance?	NO
With Exception or Turnover Status Notes:	Area needs completed before turnover.

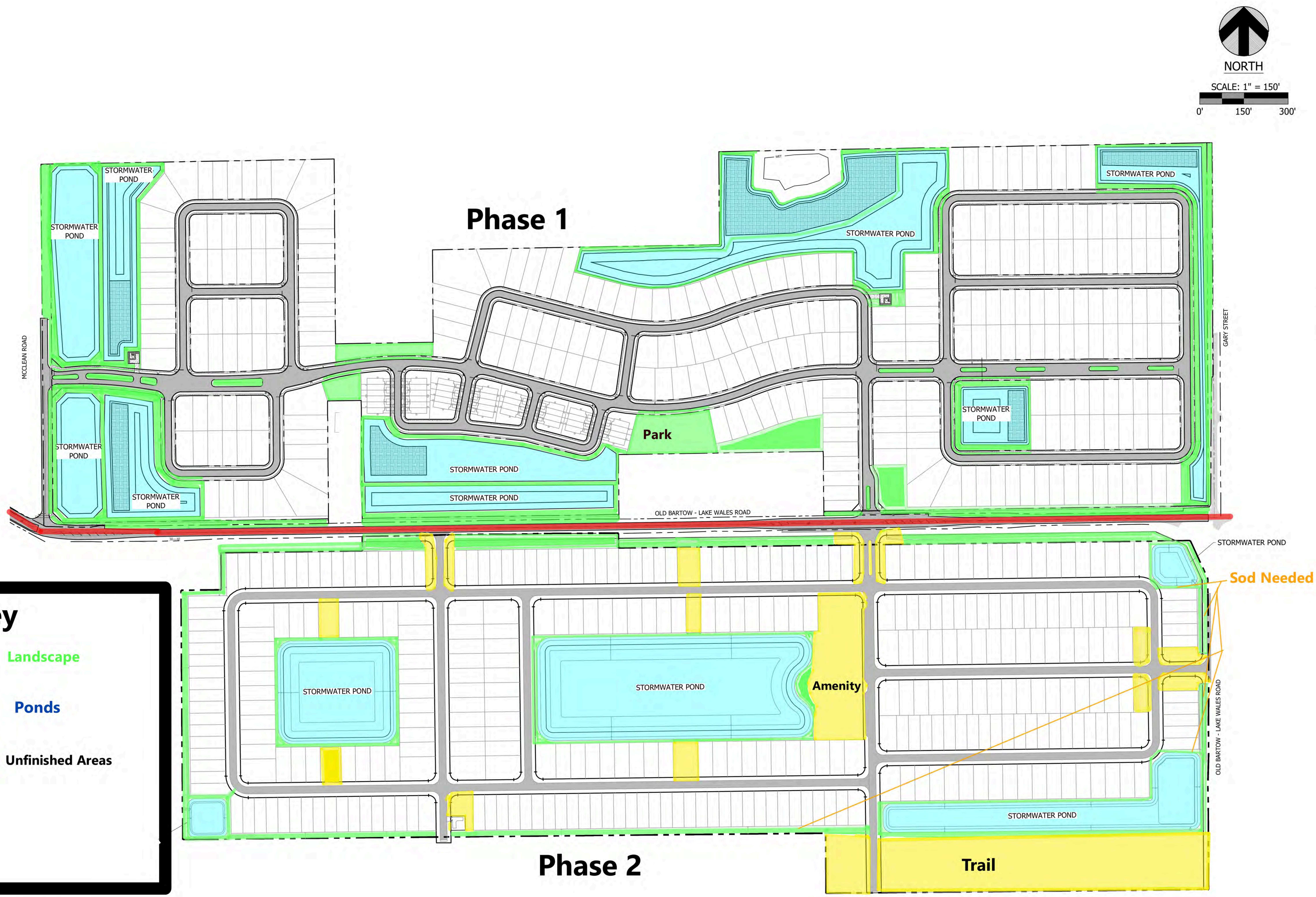
ISSUE DETAILS 9 OF 9

Issue Details

Date / Time	Jul 7, 2026 10:38:00 AM EDT
Phase and Tract Name	Tract z and J
Description of Tract	Front entrance on linehan st
Tract Status notes/Action items	The area needs sod and likely Landscape in the middle island.

Tract Status/Action Item Photos

Geo Location Of Action Item	3824 Old Bartow Lake Wales Rd, Lake Wales, FL 33859, USA latitude: 27.920102931744562 altitude: 42.882565 longitude: -81.64759271623606 [viewMap]
Ready for Conveyance?	NO
With Exception or Turnover Status Notes:	Area needs completed.



Key

Landscape

Ponds

Unfinished Areas

Note: The phases are split by Old Bartow Rd.

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

SLOAN Engineering Group
150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 800-3046 - FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

CLIENT: ENRIGHT REAL PROPERTY COMPANY
PROJECT: PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT

OVERALL SITE PLAN

OLD BARTOW-LAKE WALES RD, WINTER HAVEN, FL

PROJECT NO.	SHEET
2902	1

SECTION 3

[Peace Creek Village CDD]

LANDSCAPE SCOPE OF WORK

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

General Services- Component "A"

Turf Maintenance

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

Mowing

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

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

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5" and 4.5". St Augustine will be cut between 4.5" and 5.5". Mowing heights will be set at 2"–3" for Zoysia turf. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall carried out when possible so as to not rut or cause paths.

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

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

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

Edging

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

String Trimming

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

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

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

Blowing

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

Damage Prevention/Repair

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

Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks at least. The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week **42-52 times** per year as needed to accomplish the full amount of detail rotations.

Pruning

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

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

Pruning of trees up to a height of 12' is included in the scope of the work. If pruning is required above the height of 12', contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:

Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8' of clearance is required along all walkways and parking areas. Maintain clearance from shrubs in bed areas. Improve visibility in parking lots and around entries.

Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.

Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

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

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

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

Weed Control

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

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

Trash Removal

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

Policing

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

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

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

Communication

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

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

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

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

Staffing

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

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

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

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

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

Component "B" – Turf Care Program

ST. AUGUSTINE

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

Monthly Application schedule – St. Augustine

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

Application Requirements: Fertilization

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

BAHIA – Where Applicable (Irrigated areas only)

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

Monthly Application Schedule - Bahia

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

Application Requirements: Fertilization

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

Zoysia

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

Monthly Application Schedule - Zoysia

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

Application Requirements: Fertilization

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

Insect/Disease Control

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

Supplemental insecticide applications will be provided in addition to the normal preventive programs needed to provide control.

Weed Control

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

Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty

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

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

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining. The irrigation system will be fully operational prior to any fertilizer application.

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

Component "C" – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

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

Application Requirements: Fertilization

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

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

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

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

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

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

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

Insect/Disease Control

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

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

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

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

Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.

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

Warranty

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

Component "D" – Irrigation Maintenance

Frequency of Service
Contractor will perform the following itemized services under "Specifications" on a monthly basis completing 25% of the inspection each week. The irrigation inspection will should be performed during the same week(s) each month. Repairs under $500 should be carried out each month with just verbal confirmation. Anything over $500 requires written approval.

Specifications

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

Service Calls

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

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

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

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

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

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

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

Contractor will visually inspect irrigation system weekly while performing routine maintenance.
Contractor will provide a 24 hour "Emergency" number for irrigation repairs.
Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component "E" – Additional Services

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

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

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

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

<u>Schedule</u>

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

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

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

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

<u>Installation</u>
Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

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

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

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

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

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

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

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

<u>Maintenance</u>

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

Removal of all litter and debris.
Beds are to remain weed – free at all times.
All declining blooms are to be removed immediately.
Inspect for the presence of insect or disease activity and treat immediately.

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

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly.
Pre-emergent herbicides are not to be used in annual beds.
Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

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

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

Mulching will be carried out twice per year. Once in the spring, once in the fall. The most desirable months are May and Early November. Mulch will be priced “per yard”. Application will be completed within a two-week time period.

Installation

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

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

E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date,etc.) in excess of 12’ will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.

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

Washingtonia palms in excess of 15’ will be trimmed up to two times per year in the months of February and August as needed.

All palms other than Washingtonia, in excess 15’ will be trimmed up to once per year in the month of August.

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

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

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

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


NORTH
SCALE: 1" = 150'
0'
150'
300'
Phase 1
Phase 2
STORMWATER POND
Park
Amenity
Trail
Sod Needed
MCCLEAN ROAD
GARY STREET
OLD BARTOW - LAKE WALES ROAD
Key
Landscape
Ponds
Unfinished Areas
Note: The phases are split by Old Bartow Rd.
REVISION BLOCK
NO.
DATE
DESCRIPTION
DESIGNED BY: MF
DRAWN BY: RM
CHECKED BY: MF
SLOAN Engineering Group
150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 800-3046 · FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247
CLIENT: ENRIGHT REAL PROPERTY COMPANY
PROJECT: PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT
OVERALL SITE PLAN
OLD BARTOW-LAKE WALES RD, WINTER HAVEN, FL
PROJECT NO.
2902
SHEET
1

SECTION (a)

Item will be provided under separate cover.

SECTION (b)

Peace Creek Village Community Development District Fee Summary

Contractor: Garrison Land
Address:

Property: Peace Creek Village CDD
Address: 219 E. Livingston St.
Orlando, Florida, 32801

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing **(Component A) - Phase 1 and 2 (in current state)** *Turf Maintenance/Detailing/Communication/Staffing*	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$72,000.00
TURF CARE **(Component B)** Bahia/St Augustine/Zoysia	Included x12												$0.00
TREE/SHRUB CARE Includes OTC if Applicable **(Component C)** Tree/Shrub Fert/OTC/Drenching	Included x 12												$0.00
TREE/SHRUB CARE Includes OTC if Applicable **(Component C)** *Tree/Shrub Fert/OTC/Drenching*	Included x 12												$0.00
IRRIGATION MAINT. **(Component D)** *Irrigation Inspections*	Included x 12 *only cost is supplies*												$0.00
ANNUAL CHANGES - **(Component E.1)** *Per Annual Pricing*	[COUNT]			[COUNT]			[COUNT]			[COUNT]			$0.00
BED DRESSING - Estimate mulch yds **(Component E.2)** *[Mulch Type] Per Yard Pricing: 75.00*					[Mulch Yds]						[Mulch Yds]		$0.00
PALM TRIMMING 2x Per Year *(Component E.3) Per Palm Price: 50.00*													$0.00
Palm counts: **TOTAL FEE PER MONTH:**	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$72,000
Flat Fee Schedule	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$72,000

Essential Services **Mowing/Detailing/Irrigation/Fert and Pest**	$72,000.00
Extra Services **Annual Changes, Palm Pruning, Mulch,Moss Spraying**	$0.00
TOTAL	$72,000.00

This proposal uses GMS'S scope. The scope will be adjusted for phase 2.
Phase 1 will be mowed weekly and ponds bi-weekly.
Phase 2 would be mowed bi-weekly and pond once a month.

Peace Creek Village Community Development District Fee Summary

Contractor: Garrison Land
Address:

Property: Peace Creek Village CDD
Address: 219 E. Livingston St.
Orlando, Florida, 32801

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - Phase 1 and 2 (in current state) *Turf Maintenance/Detailing/Communication/Staffing*	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$58,800.00
TURF CARE (Component B) Bahia/St Augustine/Zoysia	Included x12												$0.00
TREE/SHRUB CARE Includes OTC if Applicable (Component C) Tree/Shrub Fert/OTC/Drenching	Included x 12												$0.00
TREE/SHRUB CARE Includes OTC if Applicable (Component C) *Tree/Shrub Fert/OTC/Drenching*	Included x 12												$0.00
IRRIGATION MAINT. (Component D) *Irrigation Inspections*	Included x 12 *only cast is supplies*												$0.00
ANNUAL CHANGES - (Component E.1) *Per Annual Pricing:*	*(COUNT)*			*(COUNT)*			*(COUNT)*			*(COUNT)*			$0.00
BED DRESSING - Estimate mulch yds (Component E.2) *(Mulch Type) Per Yard Pricing: 75.00*					[Mulch Yds]						[Mulch Yds]		$0.00
PALM TRIMMING 2x Per Year *(Component E.3) Per Palm Price: 60.00*													$0.00
Palm counts: TOTAL FEE PER MONTH:	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$58,800
Flat Fee Schedule	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$4,900.00	$58,800

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	$58,800.00
Extra Services Annual Changes, Palm Pruning, Mulch,Moss Spraying	$0.00
TOTAL	$58,800.00

This proposal uses GMS'S scope. The scope will be adjusted for phase 2.
Phase 1 will be mowed weekly and ponds bi-weekly.
Phase 2 would be mowed bi-weekly and pond once a month.

SECTION 4

Item will be provided under separate cover.

SECTION 5

Pawsitive Scooper

Peace Creek Village
Lake Wales

05/15/2026

Outline

- About Pawsitive Scooper
- Common Area Cleaning
- Options & Pricing

Why Choose Pawsitive Scooper?

- Licensed and Insured
- #1 Pooper Scooper in Polk County
- Full Service Staff (We answer the phone!)
- Waste Removal & Sanitation
- 30+ Five Star Google Reviews

Peace Creek Village

Proposed Pet Waste Stations

Approx 600 Sq ft.

Notes Regarding this Property

- Dog waste in common areas and sidewalks
- Absence of pet waste stations in community
- Neighbors complain about dog owners not picking up after their pets
- Approximately 600 sq. ft (subject to change) in total to be cleaned around waste stations.
- Install/maintain up to 6 waste stations **twice a week** (station locations are subject to change).
- The initial clean up will include cleaning & sanitation in targeted areas and throughout the community.

ITEMIZATION — 2X WEEKLY SERVICE

Options & Pricing

6 Pet Waste Stations + Twice-Weekly Service & Maintenance

PAWSITIVE SCOOPER
We Scoop Dog Poop!
EST. 2025

QTY	DESCRIPTION	UNIT PRICE	NUMBER OF SERVICES	TOTAL
ONE-TIME SETUP & INSTALLATION				
6	Pet Waste Stations (Round Can + Bag Dispenser) *Heavy-duty powder-coated steel, 11-gallon capacity, 400-bag dispenser*	**$289.00**	**6** *one-time*	**$1,734.00**
6	Station Installation *In-ground concrete anchoring, station assembly & placement per approved map*	**$93.75**	**6** *one-time*	**$562.50**
1	Initial Property Cleanup (~600 sq ft) *Cleaning & sanitation of all 6 station zones & surrounding common areas*	**$200.00**	**1** *one-time*	**$200.00**
TWICE-WEEKLY RECURRING SERVICE				
6	2X Weekly Station Service — Waste Removal, Bag Replacement & Disposal *Per-station service at $50/month — includes photo documentation report*	**$50.00 / mo**	**104 visits / yr**	**$3,600.00**

ONE-TIME SETUP FEES

$2,496.50

Stations + Installation + Initial Cleanup

MONTHLY RECURRING

$300.00

$3,600 annually — billed monthly, Net 30

YEAR 1 TOTAL INVESTMENT

$6,096.50

5% Pay-in-Full Annual Discount available — saves $180

Initial Property Cleanup Included: The $200 initial cleanup covers approximately 600 sq ft surrounding all 6 station locations and is performed prior to the first regular service visit. Deodorizing treatment is included FREE with the initial cleanup.

Terms & Conditions

Common Area Cleaning:

- Does not include: Micro debris (Cigarettes, needles, glass, etc), large items (bigger than scoop buckets), or hazmat materials.
- We will not be able to fully clean up pet waste that is covered by leaves, yard debris, or encased in ice.

Station Service:

- Pawsitive Scooper will need keys to pet waste stations before servicing.
- If station installation is delayed due to weather or supply chain issues, our team will clean around where the station is to be installed at the same cost until they arrive.
- Final station locations must be approved in writing.

Notices:

- Either party may cancel recurring service with 45 days written notice.
- Pawsitive Scooper will provide 60 days written notice for any future price increases.

Billing:

- One time/initial payment is due upon completion of this agreement.
- Monthly invoices will be sent on the 1st of each month prior to services being completed. (Net 30)
- Services completed during the first partial month will be added to the first monthly invoice.
- Invoices that are more than 30 days past due may be subject to late fees and interest penalties.

Emergency Service:

- Pawsitive Scooper may be able to provide extra service frequencies in the event of station vandalism, overflowing trash cans, or excess pet waste.
- If an additional visit is required, Pawsitive Scooper will add the service charge on the next invoice.

Agreement Term:

- This agreement will continue to renew on a monthly basis until canceled in writing by either party.

Peace Creek Villages
approves
this proposal:

Name: ______________________________

Title: ______________________________

Signature: ___________________________

Date: _____________

SECTION D

SECTION 1

Peace Creek Village
Community Development District

Summary of Check Register

May 31, 2026 to June 20, 2026

Fund	Date	Check No.'s	Amount	
General Fund				
	6/2/26	80-83	$	11,198.16
	6/9/26	84	$	10,523.69
	6/17/26	85-87	$	13,947.23
			$	35,669.08
		Total Amount	**$**	**35,669.08**

*** CHECK DATES 05/31/2026 - 06/20/2026 *** PEACE CREEK VILLAGE

BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/02/26	00014	5/28/26	21805	202605	320-53800-47000		*	1,100.00		
			POND MAINTENANCE MAY26							
						AQUATIC WEED MANAGEMENT INC			1,100.00	000080
6/02/26	00005	2/02/26	28644	202602	310-51300-32200		*	6,600.00		
			AUDIT FYE 09/30/2025							
						ANTONIO J. GARU CPA PA			6,600.00	000081
6/02/26	00002	5/15/26	14964	202604	310-51300-31500		*	2,976.50		
			GENERAL COUNSEL APR26							
						KILINSKI VAN WYK PLLC			2,976.50	000082
6/02/26	00013	5/19/26	24135	202605	320-53800-47300		*	521.66		
			INSTALL 1 STATION NODE							
						PRINCE & SONS INC			521.66	000083
6/09/26	00023	6/03/26	06032026	202606	300-20700-10200		*	10,523.69		
			FY26 ASSESS TRNSFR S2024							
						PEACE CREEK VILLAGE CDD CO US BANK			10,523.69	000084
6/17/26	00014	9/30/25	20482	202510	320-53800-47000		*	1,100.00		
			LAKE MAINTENANCE SEP25							
						AQUATIC WEED MANAGEMENT INC			1,100.00	000085
6/17/26	00001	6/01/26	43	202606	320-53800-34000		*	1,250.00		
			FIELD MANAGEMENT							
		6/01/26	44	202606	310-51300-34000		*	3,333.33		
			MANAGEMENT FEES							
		6/01/26	44	202606	310-51300-35200		*	100.00		
			WEBSITE ADMINISTRATION							
		6/01/26	44	202606	310-51300-35100		*	150.00		
			INFORMATION TECHNOLOGY							
		6/01/26	44	202606	310-51300-31300		*	500.00		
			DISSEMINATION AGENT SVC							
		6/01/26	44	202606	310-51300-51000		*	.33		
			OFFICE SUPPLIES							
		6/01/26	44	202606	310-51300-42000		*	138.57		
			POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,472.23	000086
6/17/26	00013	6/10/26	24620	202606	320-53800-46201		*	7,375.00		
			TILTING & SOWING 90K SQFT							
						PRINCE & SONS INC			7,375.00	000087
						TOTAL FOR BANK A		35,669.08		

PCV PEACE CREEK VI TPARK

*** CHECK DATES 05/31/2026 - 06/20/2026 *** PEACE CREEK VILLAGE
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
							TOTAL FOR REGISTER		35,669.08		

SECTION 2

Peace Creek Village

Community Development District

Unaudited Financial Reporting

May 31, 2026

Table of Contents

Peace Creek Village

Community Development District

Combined Balance Sheet

May 31, 2026

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Total Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 145,136	$ -	$ -	$ 145,136
State Board of Administration	$ 111,169	$ -	$ -	$ 111,169
Investments:				
Series 2024				
Reserve	$ -	$ 256,315	$ -	$ 256,315
Revenue	$ -	$ 292,373	$ -	$ 292,373
Interest	$ -	$ 0	$ -	$ 0
Construction/Acquistion	$ -	$ -	$ 94	$ 94
Cost of Issuance	$ -	$ 3,247	$ -	$ 3,247
Series 2025				
Reserve	$ -	$ 557,666	$ -	$ 557,666
Revenue	$ -	$ 29,320	$ -	$ 29,320
Interest	$ -	$ 23	$ -	$ 23
Construction/Acquistion	$ -	$ -	$ 264	$ 264
Due from Developer	$ -	$ -	$ 221,701	$ 221,701
Due from General Fund	$ -	$ 10,524	$ -	$ 10,524
Prepaid Expenses	$ 3,539	$ -	$ -	$ 3,539
Total Assets	**$ 259,843**	**$ 1,149,468**	**$ 222,059**	**$ 1,631,370**
Liabilities:				
Accounts Payable	$ 17,875	$ -	$ -	$ 17,875
Due to Debt Service	$ 10,524	$ -	$ -	$ 10,524
Retainage Payable	$ -	$ -	$ 813,271	$ 813,271
Total Liabilites	**$ 28,399**	**$ -**	**$ 813,271**	**$ 841,670**
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	$ 3,539	$ -	$ -	$ 3,539
Restricted:				
Debt Service Series 2024	$ -	$ 562,459	$ -	$ 562,459
Debt Service Series 2025	$ -	$ 587,009	$ -	$ 587,009
Capital Projects Series 2024	$ -	$ -	$ 94	$ 94
Capital Projects Series 2025	$ -	$ -	$ (591,307)	$ (591,307)
Unassigned	$ 227,906	$ -	$ -	$ 227,906
Total Fund Balances	**$ 231,444**	**$ 1,149,468**	**$ (591,212)**	**$ 789,700**
Total Liabilities & Fund Balance	$ 259,843	$ 1,149,468	$ 222,059	$ 1,631,370

Peace Creek Village

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Amended Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 285,883	$ 285,883	$ 287,616	$ 1,733
Assessments - Direct	$ 72,105	$ 72,105	$ 54,079	$ (18,026)
Developer Contributions	$ 33,589	$ 25,404	$ 25,404	$ -
HOA Contributions	$ -	$ -	$ 27,050	$ 27,050
Interest	$ -	$ -	$ 1,169	$ 1,169
Total Revenues:	**$ 391,577**	**$ 383,392**	**$ 395,317**	**$ 11,926**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 8,000	$ 2,800	$ 5,200
FICA Expenditures	$ 918	$ 612	$ -	$ 612
Engineering	$ 10,000	$ 6,667	$ -	$ 6,667
Attorney	$ 25,000	$ 16,667	$ 12,360	$ 4,307
Annual Audit	$ 6,300	$ 6,300	$ 6,600	$ (300)
Assessment Administration	$ 6,000	$ 6,000	$ 6,000	$ -
Arbitrage	$ 900	$ 900	$ 1,350	$ (450)
Dissemination	$ 6,000	$ 4,000	$ 4,000	$ -
Disclosure Software	$ 5,000	$ 2,375	$ 2,375	$ -
Reamortization Schedule	$ 500	$ -	$ -	$ -
Trustee Fees	$ 9,342	$ 9,342	$ 4,954	$ 4,388
Management Fees	$ 40,000	$ 26,667	$ 26,667	$ -
Information Technology	$ 1,800	$ 1,200	$ 1,200	$ -
Website Maintenance	$ 1,200	$ 800	$ 800	$ -
Postage & Delivery	$ 500	$ 333	$ 455	$ (121)
Insurance	$ 6,325	$ 6,325	$ 5,830	$ 495
Copies	$ 500	$ 333	$ -	$ 333
Legal Advertising	$ 2,500	$ 1,667	$ 1,504	$ 163
Contingency	$ 2,500	$ 1,667	$ 866	$ 801
Office Supplies	$ 100	$ 67	$ 14	$ 53
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total Administrative:	**$ 137,560**	**$ 100,095**	**$ 77,950**	**$ 22,146**

Peace Creek Village

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Amended Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Operations & Maintenance				
Field Services				
Property Insurance	$ 8,000	$ 8,000	$ 1,915	$ 6,085
Field Management	$ 15,000	$ 10,000	$ 10,000	$ -
Landscape Maintenance	$ 85,000	$ 56,667	$ 37,200	$ 19,467
Landscape Replacement	$ 13,200	$ 8,800	$ -	$ 8,800
Lake Maintenance	$ 9,500	$ 9,500	$ 9,900	$ (400)
Streetlights	$ 33,000	$ 22,000	$ -	$ 22,000
Electric	$ 2,750	$ 1,833	$ -	$ 1,833
Water & Sewer	$ 2,750	$ 2,750	$ 13,254	$ (10,504)
Sidewalk & Asphalt Maintenance	$ 2,750	$ 1,833	$ -	$ 1,833
Irrigation Repairs	$ 5,500	$ 3,667	$ 522	$ 3,145
General Repairs & Maintenance	$ 11,000	$ 7,333	$ 414	$ 6,920
Contingency	$ 5,500	$ 3,667	$ 3,660	$ 6
Subtotal Field Expenditures	**$ 193,950**	**$ 136,050**	**$ 76,865**	**$ 59,185**
Amenity Expenditures				
Amenity - Electric	$ 4,400	$ 2,933	$ -	$ 2,933
Amenity - Water	$ 5,500	$ 3,667	$ -	$ 3,667
Internet	$ 1,100	$ 733	$ -	$ 733
Pest Control	$ 982	$ 655	$ -	$ 655
Janitorial Service	$ 6,710	$ 4,473	$ -	$ 4,473
Security Services	$ 13,750	$ 9,167	$ -	$ 9,167
Pool Maintenance	$ 9,625	$ 6,417	$ -	$ 6,417
Amenity Repairs & Maintenance	$ 5,500	$ 3,667	$ 470	$ 3,196
Amenity Access Management	$ 5,000	$ 3,333	$ -	$ 3,333
Contingency	$ 7,500	$ 5,000	$ -	$ 5,000
Subtotal Amenity Expenditures	**$ 60,067**	**$ 40,045**	**$ 470**	**$ 39,574**
Total Operations & Maintenance:	**$ 254,017**	**$ 176,095**	**$ 77,336**	**$ 98,759**
Total Expenditures:	**$ 391,577**	**$ 276,190**	**$ 155,285**	**$ 120,904**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 240,032	
Fund Balance - Beginning	$ -		$ (8,588)	
Fund Balance - Ending	$ -		$ 231,444	

Peace Creek Village

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 509,787	$ 509,787	$ 512,879	$ 3,093
Assessments - Lot Closings	$ -	$ -	$ 72,584	$ 72,584
Interest	$ 12,226	$ 12,226	$ 12,336	$ 111
Total Revenues	**$ 522,012**	**$ 522,012**	**$ 597,799**	**$ 75,787**
Expenditures:				
Interest - 11/1	$ 201,122	$ 201,122	$ 201,122	$ -
Principal - 5/1	$ 110,000	$ 110,000	$ 110,000	$ -
Interest - 5/1	$ 201,122	$ 201,122	$ 201,122	$ -
Total Expenditures	**$ 512,244**	**$ 512,244**	**$ 512,244**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 9,769		$ 85,556	
Fund Balance - Beginning	$ 219,985		$ 476,904	
Fund Balance - Ending	$ 229,754		$ 562,459	

Peace Creek Village

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - Direct Bill	$ 554,330	$ 331,664	$ 331,664	$ -
Interest	$ 3,116	$ 3,116	$ 16,775	$ 13,659
Total Revenues	**$ 557,446**	**$ 334,780**	**$ 348,439**	**$ 13,659**
Expenditures:				
Interest - 11/1	$ 262,302	$ 262,302	$ 262,302	$ -
Principal - 5/1	$ 110,000	$ 110,000	$ 110,000	$ -
Interest - 5/1	$ 221,664	$ 221,664	$ 221,664	$ -
Total Expenditures	**$ 593,966**	**$ 593,966**	**$ 593,966**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ (36,520)		$ (245,527)	
Fund Balance - Beginning	$ 277,966		$ 832,536	
Fund Balance - Ending	$ 241,446		$ 587,009	

Peace Creek Village

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 2	$ 2
Total Revenues	**$ -**	**$ -**	**$ 2**	**$ 2**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 2	
Fund Balance - Beginning	$ -		$ 92	
Fund Balance - Ending	$ -		$ 94	

Peace Creek Village

Community Development District

Capital Projects Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Developer Contributions	$ -	$ -	$ 2,978,590	$ 2,978,590
Interest	$ -	$ -	$ 1,904	$ 1,904
Total Revenues	**$ -**	**$ -**	**$ 2,980,494**	**$ 2,980,494**
Expenditures:				
Capital Outlay	$ -	$ -	$ 2,757,367	$ (2,757,367)
Total Expenditures	**$ -**	**$ -**	**$ 2,757,367**	**$ (2,757,367)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 223,127	
Fund Balance - Beginning	$ -		$ (814,434)	
Fund Balance - Ending	$ -		$ (591,307)	

Peace Creek Village

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	$ -	$ 1,614	$ 240,445	$ 3,293	$ 35,405	$ 957	$ 5,902	$ -	$ -	$ -	$ -	$ -	$ 287,616
Assessments - Direct	$ 36,052	$ -	$ -	$ 18,026	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 54,079
Developer Contributions	$ 25,404	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,404
HOA Contributions	$ 27,050	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,050
Interest	$ -	$ -	$ 0	$ -	$ 104	$ 358	$ 348	$ 359	$ -	$ -	$ -	$ -	$ 1,169
Total Revenues:	**$ 88,507**	**$ 1,614**	**$ 240,445**	**$ 21,319**	**$ 35,509**	**$ 1,315**	**$ 6,250**	**$ 359**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 395,317**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ -	$ -	$ 600	$ -	$ 600	$ 800	$ -	$ -	$ -	$ -	$ -	$ 2,800
FICA Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 1,712	$ 721	$ 1,016	$ 1,785	$ 2,224	$ 1,390	$ 2,977	$ 537	$ -	$ -	$ -	$ -	$ 12,360
Annual Audit	$ -	$ -	$ -	$ -	$ 6,600	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,600
Assessment Administration	$ 6,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000
Arbitrage	$ -	$ -	$ 450	$ -	$ -	$ -	$ 900	$ -	$ -	$ -	$ -	$ -	$ 1,350
Dissemination	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ -	$ -	$ -	$ -	$ 4,000
Disclosure Software	$ 2,375	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,375
Reamortization Schedules	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ 4,954	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,954
Management Fees	$ 3,333	$ 3,333	$ 3,333	$ 3,333	$ 3,333	$ 3,333	$ 3,333	$ 3,333	$ -	$ -	$ -	$ -	$ 26,667
Information Technology	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ -	$ -	$ -	$ -	$ 1,200
Website Maintenance	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ -	$ -	$ -	$ -	$ 800
Postage & Delivery	$ 4	$ 1	$ 17	$ 247	$ 13	$ 151	$ 4	$ 18	$ -	$ -	$ -	$ -	$ 455
Insurance	$ 5,830	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,830
Copies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Legal Advertising	$ -	$ -	$ -	$ -	$ 1,504	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,504
Contingency	$ 124	$ 128	$ 113	$ 120	$ 101	$ 113	$ 114	$ 54	$ -	$ -	$ -	$ -	$ 866
Office Supplies	$ 0	$ 5	$ 0	$ 0	$ 3	$ 0	$ 3	$ 3	$ -	$ -	$ -	$ -	$ 14
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
													$ -
Total Administrative:	**$ 21,103**	**$ 4,938**	**$ 5,679**	**$ 6,835**	**$ 14,528**	**$ 11,290**	**$ 8,881**	**$ 4,695**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 77,950**

Peace Creek Village

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Services													
Property Insurance	$ 1,915	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,915
Field Management	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ -	$ -	$ -	$ -	$ 10,000
Landscape Maintenance	$ 4,650	$ 4,650	$ 4,650	$ 4,650	$ 4,650	$ 4,650	$ 4,650	$ 4,650	$ -	$ -	$ -	$ -	$ 37,200
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lake Maintenance	$ 2,200	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ -	$ -	$ -	$ -	$ 9,900
Streetlights	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water & Sewer	$ 10,071	$ -	$ 1,581	$ 367	$ 292	$ (12)	$ 185	$ 770	$ -	$ -	$ -	$ -	$ 13,254
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 522	$ -	$ -	$ -	$ -	$ 522
General Repairs & Maintenance	$ 220	$ -	$ -	$ -	$ -	$ 55	$ -	$ 139	$ -	$ -	$ -	$ -	$ 414
Contingency	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,660**	**$ -**	**$ -**	**$ -**	**$ -**	$ 3,660
Subtotal Field Expenditures	**$ 20,306**	**$ 7,000**	**$ 8,581**	**$ 7,367**	**$ 7,292**	**$ 7,043**	**$ 7,185**	**$ 12,091**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 76,865**
Amenity Expenditures													
Amenity - Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity - Water	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Internet	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pest Control	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Janitorial Service	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Security Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pool Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 470	$ -	$ -	$ -	$ -	$ 470
Amenity Access Management	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Amenity Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 470**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 470**
Total Operations & Maintenance:	**$ 20,306**	**$ 7,000**	**$ 8,581**	**$ 7,367**	**$ 7,292**	**$ 7,043**	**$ 7,185**	**$ 12,561**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 77,336**
Total Expenditures:	**$ 41,408**	**$ 11,938**	**$ 14,260**	**$ 14,203**	**$ 21,820**	**$ 18,334**	**$ 16,065**	**$ 17,257**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 155,285**
Excess Revenues (Expenditures)	$ 47,098	$ (10,324)	$ 226,185	$ 7,117	$ 13,689	$ (17,019)	$ (9,815)	$ (16,898)	$ -	$ -	$ -	$ -	$ 240,032

Peace Creek Village

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	$256,315	
Bonds Outstanding - 2/22/24		$7,360,000
Less: Principal Payment - 5/1/25		($105,000)
Less: Principal Payment - 5/1/26		($110,000)
Current Bonds Outstanding		**$7,145,000**

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	$557,666	
Bonds Outstanding - 3/28/25		$7,905,000
Less: Principal Payment - 5/1/26		($110,000)
Current Bonds Outstanding		**$7,795,000**

Peace Creek Village

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

ON ROLL ASSESSMENTS

	General Fund	Series 2024 Debt	Total
Gross Assessments	$ 307,399.32	$ 548,157.94	$ 855,557.26
Net Assessments	$ 285,881.37	$ 509,786.88	$ 795,668.25
	36%	64%	100%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	Seies 2024 Debt	Total
11/21/25	11/1/25-11/7/25	$ 5,547.60	$ (221.91)	$ (106.51)	$ -	$ 5,219.18	$ 1,875.24	$ 3,343.94	$ 5,219.18
11/26/25	11/8/25-11/15/25	$ 8,321.40	$ (332.85)	$ (159.77)	$ -	$ 7,828.78	$ 2,812.86	$ 5,015.92	$ 7,828.78
11/30/25	1% Admin Fee Adj	$ (8,555.57)	$ -	$ -	$ -	$ (8,555.57)	$ (3,073.99)	$ (5,481.58)	$ (8,555.57)
12/8/25	11/16/25-11/25/25	$ 9,959.57	$ (398.39)	$ (191.22)	$ -	$ 9,369.96	$ 3,366.60	$ 6,003.36	$ 9,369.96
12/19/25	11/26/25-11/30/25	$ 2,773.80	$ (110.95)	$ (53.26)	$ -	$ 2,609.59	$ 937.62	$ 1,671.97	$ 2,609.59
12/31/25	12/01/25-12/15/25	$ 698,586.29	$ (27,943.38)	$ (13,412.86)	$ -	$ 657,230.05	$ 236,140.91	$ 421,089.14	$ 657,230.05
1/9/26	12/16/25-12/31/25	$ 8,321.40	$ (249.69)	$ (161.43)	$ -	$ 7,910.28	$ 2,842.14	$ 5,068.14	$ 7,910.28
1/29/26	10/01/25-12/31/25	$ -	$ -	$ -	$ 1,254.56	$ 1,254.56	$ 450.76	$ 803.80	$ 1,254.56
2/12/26	01/01/26-01/31-26	$ 102,630.60	$ (2,080.51)	$ (2,011.00)	$ -	$ 98,539.09	$ 35,404.82	$ 63,134.27	$ 98,539.09
3/12/26	02/01/26-02/28/26	$ 2,718.32	$ -	$ (54.37)	$ -	$ 2,663.95	$ 957.15	$ 1,706.80	$ 2,663.95
4/17/26	03/01/26-03/31/26	$ 16,642.80	$ -	$ (332.86)	$ -	$ 16,309.94	$ 5,860.12	$ 10,449.82	$ 16,309.94
4/30/26	02/01/26-03/31/26	$ -	$ -	$ -	$ 15.42	$ 15.42	$ 5.54	$ 9.88	$ 15.42
4/30/26	01/01/26-01/31/26	$ -	$ -	$ -	$ 99.87	$ 99.87	$ 35.88	$ 63.99	$ 99.87
	Total	$ 846,946.21	$ (31,337.68)	$ (16,483.28)	$ 1,369.85	$ 800,495.10	$ 287,615.65	$ 512,879.45	$ 800,495.10

101%	Net Percent Collected
0	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

ERPC Parker Reserve LLC

2026-01

			Net Assessments	$ 626,434.91	$ 72,104.76	$ 554,330.15
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2025
10/29/25	11/1/24	5052	$ 36,052.38	$ 36,052.38	$ 36,052.38	
1/28/26	2/1/25	5073	$ 18,026.19	$ 18,026.19	$ 18,026.19	
4/1/26	4/1/26	5086	$ 331,663.75	$ 311,663.75		$ 331,663.75
	5/1/26		$ 18,026.19			
			$ 403,768.51	$ 365,742.32	$ 54,078.57	$ 331,663.75

SECTION 3

Melony Bell
SUPERVISOR OF ELECTIONS
Polk County, Florida

April 15, 2026

Samantha Ham – Recording Secretary
Peace Creek Village CDD
219 E. Livingston St.
Orlando, FL 32801

RE: **<u>Peace Creek Village Community Development District Registered Voters</u>**

Dear Ms. Ham,

In response to your request, there are currently **18** voters within the Peace Creek Village Community Development District as of **April 15, 2026**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

Melony M. Bell

Melony M. Bell
Supervisor of Elections
Polk County, Florida