

*Peace Creek Village
Community Development District*

Meeting Agenda

October 13, 2026

AGENDA

Peace Creek Village

Community Development District

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

October 6, 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, October 13, 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 July 14, 2026 Board of Supervisors Meeting
4. Update Regarding Parker Reserve (Phase 2) Construction Project
 - A. Ratification of Change Orders #1-2, 4-5, 7-10 & 12-15
 - B. Consideration of Change Order #16 (*to be provided under separate cover*)
5. Consideration of Conveyance Documents for Phase 2 (Parker Reserve)
6. Consideration of Audit Services Engagement Letter for Fiscal Year 2026 Audit
7. Ratification of Amended and Restated Agreement for Landscape and Irrigation Maintenance Services
8. Consideration of Agreement with PayGov.US for Electronic Payment Processing
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Update on Phase 2 Conveyance
 - ii. Consideration of Proposals for Amenity Maintenance Contracts
 - a) Pool Maintenance Services
 1. Arinton
 2. Resort Pool Services
 - b) Janitorial Maintenance Services
 1. CSS
 2. Mops & Rags
 - c) Pest Control Services
 - d) Consideration of Letter from Prince and Sons Regarding Continuing Fuel Surcharge

e) Consideration of Proposal for Oak Tree Replacement

D. District Manager's Report

i. Approval of Check Register

ii. Balance Sheet & Income Statement

10. Other Business

11. Supervisors Requests and Audience Comments

12. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Peace Creek Village Community Development District was held on **Tuesday, July 14, 2026** at 1:04 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 <i>joined late</i>	Assistant Secretary
Tashina Knowles	Assistant Secretary

Also, present were:

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

The following is a summary of the discussions and actions taken at the July 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 1:04 p.m. Four Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 14, 2026
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the April 14, 2026 Board of Supervisors meeting and asked for any questions, comments, or corrections. Hearing no changes from the Board, she asked for a motion to approve.

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, the Minutes of the April 14, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

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

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

i. Consideration of Resolution 2026-10 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns stated there were no members of the public present so the Board could move on to Resolution 2026-10, adopting the District's Fiscal Year 2027 budget and appropriating funds. She explained that the budget had been updated since the Board previously reviewed it, noting that the original preliminary budget set a cap matching the Phase 1 cap. The costs were updated, and Phase 2 was revised to include a developer contribution to account for the builder caps in place for D.R. Horton and Dream Finders. She stated that the portion over the listed amounts would be billed as a developer contribution and offered to answer any questions or make any changes.

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Resolution 2026-10 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2026/2027 Budget Deficit Funding Agreement

Ms. Burns stated that the District also had the Fiscal Year 2027 Budget Deficit Funding Agreement for consideration. She explained that the agreement relates to the portion of the

developer contribution intended to offset the cap in place with the builders. She stated that the agreement is with ERPC Parker Reserve, LLC.

On MOTION by Ms. Kristen Matt, seconded by Mr. David Matt, with all in favor, the Fiscal Year 2026/2027 Budget Deficit Funding Agreement, was approved.

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

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

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

Ms. Burns stated that the next item was the public hearing on the imposition of operations and maintenance special assessments, noting that there was an increase in assessments. She explained that a separate hearing was required to impose the assessment and that the increase related only to Phase 2, with no increase for Phase 1.

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

i. Consideration of Resolution 2026-11 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated that Resolution 2026-11, imposing special assessments and certifying an assessment roll for collection, was included in the package for review. She explained that the resolution would certify the assessments for collection for the O&M budget the Board had just approved, along with previously levied debt assessments that would be collected on the tax roll.

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Resolution 2026-11 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

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

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-12
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2026/2027**

Ms. Burns presented Resolution 2026-12, designating a regular monthly meeting date, time, and location for Fiscal Year 2027. She explained that the schedule included in the agenda package was the same as the current year with respect to date and time. She noted that select months were listed rather than monthly meetings due to library availability and certain events occurring during those months. She stated that the proposed schedule should be more than sufficient for the District's needs for the upcoming year and offered to answer questions or make changes if requested.

**Mr. Franklin joined the meeting at this time.*

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Resolution 2026-12 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

SIXTH ORDER OF BUSINESS**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)**

Ms. Burns stated that Resolution 2026-13 would designate the date, time, and location for the landowners' election. She explained that the District is required to hold the landowners' election on the first Tuesday of the month and therefore it could not be held in conjunction with the regular meeting. She noted that the first two elections must follow that schedule and that the proposed date listed was November 3, 2026 at 2:10 p.m. She stated that not all Board members needed to be present because no Board meeting would be scheduled that day, and that Board

members could assign a proxy to Ms. Burns or someone else who would be present, so they may not need to attend.

On MOTION by Mr. David Matt, seconded by Mr. Franklin, with all in favor, 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), was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-14 Acknowledging Donation of Real Property

Ms. Hancock stated that, for Resolution 2026-14, Mr. David Matt and Ms. Kristen Matt would need to abstain from discussion and voting because Florida Statutes require any supervisor who may receive a potential benefit from a vote to abstain from voting and discussion. She explained that only the two non-affiliated developer supervisors would be able to vote on the matter.

She stated that Mr. David Matt and Ms. Kristen Matt are owners in ERPC Peace Creek, LLC, which donated land within Phase 1 of the Peace Creek Village Community Development District to the District. She noted that the donation may potentially result in favorable tax treatment for ERPC, with which they are associated, and that Mr. David Matt and Ms. Kristen Matt would be required to file Form 8B Memoranda of Voting Conflict as a precautionary measure. She also noted that they are elected officials of the District pursuant to Section 190.006(2)(b), Florida Statutes, on a one-acre, one-vote basis by the District's landowners, and that, as elected public officers, they are not prohibited from voting in their official capacity under Section 112.3143(4), Florida Statutes. She stated that any benefit to ERPC from the measure would be shared by all members of ERPC in proportion to their holdings and would not be a special or exclusive benefit to Kristen or Dave individually.

She stated that this was the conflict being claimed under the Florida Statutes and asked whether there were any questions or concerns related to the transaction. She explained that the resolution covered the conveyance of real property in Phase 1 to the District, including open space areas, amenity tracts, roadways, and similar property. She noted that stated that the voting conflict forms would be sent to Mr. David Matt and Ms. Kristen Matt for execution and noted that the forms needed to be filed within 15 days of the meeting date.

Ms. Burns noted that Mr. David Matt and Ms. Kristen Matt did abstain from voting.

On MOTION by Mr. Franklin, seconded by Ms. Knowles, with all in favor and Mr. David Matt and Ms. Kristen Matt abstaining, Resolution 2026-14 Acknowledging Donation of Real Property, was approved.

EIGHTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Reports from AMTEC

A. Series 2024 Project Bonds

B. Series 2025 Project Bonds

Ms. Burns stated that the next item was the presentation of the arbitrage rebate reports from AMTEC. She noted that two reports were included, one for the Series 2024 project bonds and one for the Series 2025 project bonds. She explained that, under the Internal Revenue Code, the District must demonstrate that it does not earn more interest than it pays on the bonds, as doing so could have tax implications for the District. She stated that the reports show a negative arbitrage amount on page four and that the reports are required under the trust indenture from an independent report.

On MOTION by Mr. Franklin, seconded by Ms. Kristen Matt, with all in favor, Accepting the Arbitrage Rebate Reports from AMTEC, was approved.

NINTH ORDER OF BUSINESS

Presentation of Fiscal Year 2025 Audit Report

Ms. Burns presented Year 2025 audit report. She explained that the District is required to obtain an annual independent audit and noted that page 29 of the audit contains the report to management, which outlines and summarizes the audit. She stated that there were no findings and no instances of non-compliance, that the audit was considered clean, and that it was submitted to the state before the June 30 deadline. She offered to answer any questions and stated that, because it was an independent audit, the Board was looking for a motion to accept the audit.

On MOTION by Mr. David Matt, seconded by Mr. Franklin, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

TENTH ORDER OF BUSINESS

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**

Ms. Burns presented the goals and objectives. She explained that two sets of goals and objectives were included: the proposed Fiscal Year 2027 goals and objectives and the previously approved Fiscal Year 2026 goals and objectives. She noted that the proposed 2027 goals were the same as the 2026 goals previously approved by the Board. She stated that, in the event the Board did not meet again before the end of the fiscal year, the Board could approve the Fiscal Year 2027 goals and objectives and authorize the Chair to confirm with staff that the 2026 goals and objectives had been met and sign the required form at year-end. She noted that approval would keep the District in compliance with the statutory requirement.

On MOTION by Mr. Franklin, seconded by Ms. Kristen Matt, with all in favor, Adopting the Fiscal Year 2027 Goals & Objectives and Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, was approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Hancock stated that she did not have much else to report and reminded the Board to complete their ethics training by the end of the year.

B. Engineer

Nothing to report, next item followed.

C. Field Manager's Report

Mr. Bailey reported that several maintenance items were underway, including growth from seeding in areas maintained by Prince, installation of wildlife warning signs around the pond, setup of playground and pickleball court rules for Phase 1, ongoing landscape maintenance, and continued lake management. He noted that low water and heat continued to create conditions favorable for algae blooms, but the vendor was monitoring the issue, and the Phase 2 amenity continued to progress.

i. Consideration of Proposal to Repair Two (2) Erosions in Phase 1 from Prince & Sons

Mr. Bailey also reported significant erosion at Tract G in Phase 1, where a section of the dry pond bank appeared to have collapsed, along with a smaller erosion area farther south. Prince provided a proposal in the amount of \$6,500 to repair the erosion through grading and sod. After discussion, the Board directed that the District Engineer review the issue first to determine whether the proposed repair was appropriate and approved the prince proposal as a not-to-exceed amount, subject to the engineer's review.

On MOTION by Ms. Kristen Matt, seconded by Mr. Franklin, with all in favor, the Proposal to Repair Two (2) Erosions in Phase 1 from Prince & Sons, was approved.

ii. Conveyance Report for Phase 2 (Parker Reserve)

Mr. Bailey noted additional erosion areas in Phase 2 near the larger wet ponds. The Board discussed that those items may fall under warranty or contractor responsibility and directed that the issue be documented by email with photographs so it could be forwarded to the contractor. The Board also discussed the Phase 2 conveyance report and punch list items, including unfinished areas, sod deficiencies, and erosion concerns, and agreed that the contractor should address those items before approval of the final pay application.

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")

Mr. Bailey reviewed landscaping proposals for Phase 1 and Phase 2. Garrison proposed maintaining Phase 1 and the currently completed portions of Phase 2, with a reduced Phase 2 scope option at \$58,800. Prince's total proposal was approximately \$92,656. After discussion regarding cost savings and scope, the Board approved terminating the existing Prince contract with the required 30-day notice.

On MOTION by Ms. Kristen Matt, seconded by Mr. Franklin, with all in favor, the Termination of the Existing Prince Contract, was approved.

The Board approved the Garrison proposal using the reduced Phase 2 scope option.

On MOTION by Mr. Franklin, seconded by Mr. David Matt, with all in favor, the Garrison Proposal reduced Phase 2 Option, was approved.

iv. Consideration of Proposal for Aquatic Maintenance Services for Phase 2 (Parker Reserve) *(to be provided under separate cove)*

Mr. Bailey presented a proposal from the current aquatic maintenance vendor to manage the five ponds in Phase 2 for \$5,700 annually, or \$475 per month.

The Board also discussed adding wildlife warning signs at the Parker retention ponds due to reported alligator activity, and Mr. Bailey stated he would prepare a proposal for multiple signs to be placed visibly around the ponds.

On MOTION by Mr. David Matt, seconded by Mr. Franklin, with all in favor, Proposal for Aquatic Maintenance Services for Phase 2, was approved.

v. Consideration of Proposal for Dog Waste Station Installation and Maintenance in Phase 1

Mr. Bailey presented a proposal for pet waste stations in Phase 1. The proposal included six stations, with a one-time setup cost of \$2,469.50 and monthly service of \$300. After discussion, the Board chose to proceed with only the three green stations initially, reducing the recurring service cost to \$150 per month, and approved the installation and service for those stations.

On MOTION by Mr. David Matt, seconded by Mr. Franklin, with all in favor, the Proposal for Dog Waste Station Installation and Maintenance in Phase 1, 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 Ms. Kristen Matt, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns reviewed the balance sheet and income statement.

iii. Presentation of Number of Registered Voters – 18

Ms. Burns stated that the District is required each year to determine the number of registered voters within the District as of April 15. She explained that the District tracks that number for purposes of turnover of resident seats on the Board. Once the District has at least 250 registered voters and has been established for at least six years, two Board seats will transition to residents at the following landowners' election. She stated that there are currently 18 residents within the community, so the District will continue tracking the number because neither threshold has been met.

TWELFTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

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

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A



Clearing • Demolition • Utilities • Site Development
4000 Pipe Down Cove • Sanford, FL 32771 • (407) 971-6948 • Fax: (407) 971-6949

THE RESERVE AT LAKE PARKER

Plan Date	
Bid Date	2/14/2025
City/ County	
Bid Revision	
24-1124-COR#1	

CHANGE ORDER				
DESCRIPTION				
	QTY	UNIT	PRICE	TOTALS
<u>POLK COUNTY PERFORMANCE BOND</u>				
1010				
PERFORMANCE BOND	1	LS	\$14,744.29	\$14,744.29
GRAND TOTAL COR				\$14,744.29

Approved By: 
Date: 2/14/2025



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THE RESERVE AT LAKE PARKER

Plan Date	
Bid Date	3/5/2025
City/ County	
Bid Revision	

24-1124-COR#2

CHANGE ORDER DESCRIPTION	QTY	UNIT	PRICE	TOTALS
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SWPPP BOOK AND SWPPP MONITORING

1000	SWPPP	1	LS	\$2,050.00	\$2,050.00
1010	SWPPP MONITORING	12	MN	\$1,050.00	\$12,600.00

GRAND TOTAL COR	\$14,650.00
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Approved By: David Matt
Date: 4/22/25



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THE RESERVE AT LAKE PARKER

Plan Date	
Bid Date	5/1/2025
City/ County	
Bid Revision	
24-1124-COR#4	

CHANGE ORDER DESCRIPTION	QTY	UNIT	PRICE	TOTALS
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ABANDON 'EXISTING WELLS

1000	DEDUCT 'ABANDON EXISTING 6" WELL	-3	EA	\$28,809.52	-\$86,428.56
2000	ABANDON EXISTING 10" WELL	2	EA	\$42,782.61	\$85,565.22
3000	ABANDON EXISTING 12" WELL	1	EA	\$50,683.22	\$50,683.22

GRAND TOTAL COR	\$49,819.88
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Approved By: _____
Date: _____



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THE RESERVE AT LAKE PARKER

Plan Date	
Bid Date	8/15/2025
City/ County	
Bid Revision	
24-1124-COR#5	

CHANGE ORDER DESCRIPTION		QTY	UNIT	PRICE	TOTALS
<u>PLAN CHANGES 04.28.25</u>					
1000	LAYOUT AND ASBUILT	1	DY	\$1,421.67	\$1,421.67
2000	REGRADE LOT 144, & PERIMETER SWALES	7381	SY	\$0.69	\$5,092.89
3000	SITE EXCAVATION TO STOCKPILE	3900	CY	\$3.37	\$13,143.00
4000	ADD 18" HP PIPE (0'-6')	20	LF	\$51.10	\$1,022.00
5000	ADD 24" HP PIPE (6'-8')	20	LF	\$76.25	\$1,525.00
6000	ADD 30" HP PIPE (6'-8')	20	LF	\$110.59	\$2,211.80
7000	SPREADER SWALE RIBBON CURB	26	LF	\$110.60	\$2,875.60
8000	4" CONCRETE IN SPREADER SWALES	85	SF	\$31.61	\$2,686.85
9000	CONCRETE PUMP RENTAL	1	DY	\$2,236.03	\$2,236.03
GRAND TOTAL COR					\$32,214.84

Approved By: _____
 Date: _____



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THE RESERVE AT LAKE PARKER

Plan Date	
Bid Date	4/28/2026
City/ County	
Bid Revision	
24-1124-COR#7	

CHANGE ORDER				
DESCRIPTION	QTY	UNIT	PRICE	TOTALS
<u>OFFSITE FM DIRECTIONAL DRILLING</u>				
100 Layout and As Built	1	LS	\$2,843.33	\$2,843.33
200 Mobilization	1	LS	\$876.14	\$876.14
300 Deduct 10" Directional Drilling	-160	LF	\$272.25	-\$43,560.00
400 Add 6" Directional Drilling	100	LF	\$193.74	\$19,374.00
500 Deduct 8" PVC Forcemain	-2900	EA	\$46.42	-\$134,618.00
600 Add 6" PVC Forcemain	1020	LF	\$34.79	\$35,485.80
700 Deduct 8" Plug Valve	-5	EA	\$3,709.28	-\$18,546.40
800 6" Gate Valve	3	EA	\$3,153.15	\$9,459.45
900 Deduct 8" Fittings	-1	LS	\$24,162.75	-\$24,162.75
1000 Add 6" Fittings	1	LS	\$16,062.26	\$16,062.26
1100 Add S-102 Dog-House Manhole- Lined	1	EA	\$22,951.37	\$22,951.37
1200 Regrade Previously Graded Sidewalk	4320	SY	\$1.79	\$7,732.80
1300 Deduct Demo & Repair Sidewalk & Driveways	-1	LS	\$5,125.86	-\$5,125.86
1400 Demo & Replace Sidewalk & Curb	1	LS	\$2,039.75	\$2,039.75
1500 Deduct Open Cut , Mill & Overlay for Forcemain	-1	LS	\$46,705.92	-\$46,705.92
1600 Mill & Resurface with 1.25" SP-9.5 ,6" LRB & 12" Stabilized	1	LS	\$25,105.55	\$25,105.55
1700 Open Cut for Forcemain	1	LS	\$5,193.62	\$5,193.62
1800 Flowable Fill	60	CY	\$421.96	\$25,317.60
GRAND TOTAL COR				(\$100,277.26)

Approved By: _____

Date: 5/6/2026



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THE RESERVE AT LAKE PARKER

Plan Date
Bid Date
City/ County
Bid Revision
24-1124-COR#8

CHANGE ORDER					
DESCRIPTION		QTY	UNIT	PRICE	TOTALS
<u>AMENITY PLAN REVISION</u>					
10	ADDED LAYOUT AND AS-BUILTS	1	LS	\$4,212.67	\$4,212.67
20	INLET PROTECTION	3	EA	\$181.13	\$543.39
30	ADD SITE EXCAVATION TO STOCKPILE	1192	CY	\$2.96	\$3,528.32
35	DEWATERING OF UTILITIES	1	LS	\$17,826.70	\$17,826.70
40	CONNECT TO EXISTING SANITARY STRUCTURE	1	EA	\$2,254.98	\$2,254.98
50	6" SANITARY PVC SDR 35 (6'-8')	98	LF	\$27.04	\$2,649.92
60	SANITARY CLEANOUT	1	EA	\$500.96	\$500.96
70	CONNECT TO EXISTING STORM	1	EA	\$2,165.90	\$2,165.90
80	DEMO EXISTING STORM MANHOLE	1	EA	\$1,155.67	\$1,155.67
90	SHIFT EXISTING STORM PIPE	163	LF	\$15.74	\$2,565.62
100	ADD TYPE C CATCH BASIN (12'-14')	1	EA	\$7,205.01	\$7,205.01
110	12" HDPE (0'-6')	160	LF	\$49.22	\$7,875.20
120	36" HDPE (12'-14')	34	LF	\$135.17	\$4,595.78
130	36" HDPE (14'-16')	129	LF	\$159.05	\$20,517.45
140	9" CATCH BASIN	3	EA	\$4,675.54	\$14,026.62
150	STORM FITTINGS	1	LS	\$8,536.05	\$8,536.05
160	REMOVE FLUSH VALVE & CONNECT TO EXISTING WATER	1	EA	\$2,564.97	\$2,564.97
170	2" WATER SERVICE	1	EA	\$5,877.29	\$5,877.29
180	1/2" WATER SERVICE	1	EA	\$1,118.82	\$1,118.82
190	2" BLOW OFF ASSEMBLY	1	EA	\$1,453.08	\$1,453.08
200	1/2" BLOW OFF ASSEMBLY	1	EA	\$930.03	\$930.03

210	WATER FITTINGS	1	LS	\$6,209.09	\$6,209.09
220	12" STABILIZED SUBGRADE	760	SY	\$6.53	\$4,962.80
230	REMOVE 8" ROAD BASE	-64	SY	\$19.36	-\$1,239.04
240	ADD 6" LIMEROCK BASE	760	SY	\$16.94	\$12,874.40
250	REMOVE 1 1/2" TYPE SP-9.5 ASPHALT	-64	SY	\$19.68	-\$1,259.52
260	1.25 "SP-9.5 ASPHALT	760	SY	\$19.68	\$14,956.80
270	REMOVE TYPE F CURB	-31	LF	\$28.00	-\$868.00
280	TYPE D CURB / TRENCH CURB	300	LF	\$23.75	\$7,125.00
290	REMOVE 6" RIBBON CURB	-141	LF	\$22.00	-\$3,102.00
300	ADD 36" VALLEY GUTTER	113	LF	\$40.49	\$4,575.37
310	THICKENED EDGE SIDEWALK	116	LF	\$23.56	\$2,732.96
320	REMOVE 4" SIDEWALK	-135	SF	\$6.00	-\$810.00
330	4" SIDEWALK	1780	SF	\$6.00	\$10,680.00
340	4"CONCRETE MAIL KIOSK PAD	390	SF	\$6.00	\$2,340.00
350	ADD HANDICAP RAMPS	8	EA	\$1,800.00	\$14,400.00

GRAND TOTAL COR	\$185,682.29
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Approved By: _____

Date: _____



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THE RESERVE AT LAKE PARKER

Plan Date
Bid Date
City/ County
Bid Revision
24-1124-COR#9R

CHANGE ORDER					
DESCRIPTION		QTY	UNIT	PRICE	TOTALS
ELECTRICAL CROSSING SLEEVES					
10	LAYOUT AND ASBUILTS	1	LS	\$9,951.66	\$9,951.66
20	3" ELECTRICAL SLEEVES	4710	LF	\$13.60	\$64,056.00
30	4" ELECTRICAL SLEEVES	360	LF	\$15.68	\$5,644.80
40	6" IRRIGATION SLEEVES	360	LF	\$14.93	\$5,374.80
50	COVER CROSSING ENDS WITH CAPS AND MARK WITH 2X4S	1	LS	\$4,785.09	\$4,785.09

* This change order is to supply and install the conduit & irrigation sleeving per the crossing plan & footages provided . Includes layout and asbuilt of the conduit.

GRAND TOTAL COR	\$89,812.35
-----------------	-------------

Approved By: _____

Date: _____



Clearing • Demolition • Utilities • Site Development
 4000 Pipe Down Cove • Sanford, FL 32771 • (407) 971-6948 • Fax: (407) 971-6949

THE RESERVE AT LAKE PARKER

Plan Date	
Bid Date	
City/ County	
Bid Revision	
24-1124-COR#10	

CHANGE ORDER	QTY	UNIT	PRICE	TOTALS
DESCRIPTION				

CONCRETE WALKING TRAIL

100	LAYOUT & AS BUILTS	1.00	LS	\$1,421.67	\$1,421.67
200	TRAIL GRADING	1,175.00	SY	\$3.33	\$3,912.75
300	4" CONCRETE WALKING TRAIL	10,575.00	SF	\$7.68	\$81,216.00

GRAND TOTAL COR	\$86,550.42
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PAVEMENT WALKING TRAIL

100	LAYOUT & AS BUILTS	1.00	LS	\$1,421.67	\$1,421.67
200	TRAIL GRADING	1,175.00	SY	\$3.33	\$3,912.75
300	6" SUBGRADE	1,175.00	SY	\$12.86	\$15,110.50
400	6" LIMEROCK BASE	1,175.00	SY	\$24.58	\$28,881.50
500	1" ASPHALT	1,175.00	SY	\$36.31	\$42,664.25

GRAND TOTAL COR	\$91,990.67
------------------------	--------------------

Approved By: 

Date: 4/16/26



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4000 Pipe Down Cove • Sanford, FL 32771 • (407) 971-6948 • Fax: (407) 971-6949

THE RESERVE AT LAKE PARKER

Plan Date	
Bid Date	
City/ County	
Bid Revision	
24-1124-COR#12	

CHANGE ORDER DESCRIPTION	QTY	UNIT	PRICE	TOTALS
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TRANSFORMER PAD AND LAYOUT FOR DUKE

100	Layout and As Builts-Power Poles	1.00	LS	\$7,816.42	\$7,816.42
200	Supply and Install Transformer Pad for Duke	1.00	EA	\$7,704.00	\$7,704.00

GRAND TOTAL COR	\$15,520.42
-----------------	-------------

Approved By: David Matt

Date: 2/26/26



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THE RESERVE AT LAKE PARKER

Plan Date
Bid Date
City/ County
Bid Revision
24-1124-COR#13

CHANGE ORDER DESCRIPTION	QTY	UNIT	PRICE	TOTALS
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ELECTRICAL CROSSING MARKER PIPE

100	Replace 2x4s with 2" PVC Marker Pipe for Duke	1	LS	\$3,783.95	\$3,783.95
-----	---	---	----	------------	------------

GRAND TOTAL COR	\$3,783.95
------------------------	-------------------

Approved By: 

Date: 4/16/26



Clearing • Demolition • Utilities • Site Development
4000 Pipe Down Cove • Sanford, FL 32771 • (407) 971-6948 • Fax: (407) 971-6949

THE RESERVE AT LAKE PARKER

Plan Date
Bid Date
City/ County
Bid Revision
24-1124-COR#14

CHANGE ORDER DESCRIPTION		QTY	UNIT	PRICE	TOTALS
<u>ADDED DRAINAGE ON OLD BARTOW ROAD</u>					
100	LAYOUT AND AS BUILTS	1	LS	\$1,421.67	\$1,421.67
200	12" PVC	200	LF	\$45.63	\$9,126.00
400	ADDED STRUCTURE D80A	1	EA	\$8,143.10	\$8,143.10
300	CONNECT TO EX. STORM D80	1	EA	\$3,491.21	\$3,491.21
500	EXCAVATION AND HAUL OFF	750	CY	\$9.40	\$7,050.00
700	AMENITY AREA -REPOUR MIAMI CURB TO F CURB -HAND WORK	350	LF	\$42.41	\$14,843.50

GRAND TOTAL COR	\$44,075.48
------------------------	--------------------

Approved By: 

Date: 5/29/26



Clearing • Demolition • Utilities • Site Development
4000 Pipe Down Cove • Sanford, FL 32771 • (407) 971-6948 • Fax: (407) 971-6949

THE RESERVE AT LAKE PARKER

Plan Date	
Bid Date	4/9/2026
City/ County	
Bid Revision	
24-1124-COR#15	

CHANGE ORDER				
DESCRIPTION	QTY	UNIT	PRICE	TOTALS
<u>POLK COUNTY PERFORMANCE BOND</u>				
1010 PERFORMANCE BOND RENEWAL	1	LS	\$14,744.29	\$14,744.29
GRAND TOTAL COR				\$14,744.29

Approved By: 
Date: 4/16/26

SECTION B

*Item will be
provided under
separate cover.*

SECTION V

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared Kristen Matt ("Affiant") as Manager of ERPC Parker Reserve, LLC, a Florida limited liability company (the "Owner"), with a principal address of 472 Fletcher Place, Winter Park, Florida 32789, who after first being duly sworn deposes and states as follows:

1. That Affiant knows of Affiant's own knowledge that the Owner holds the fee simple title in and to certain lands located in Polk County, Florida described on the attached Exhibit "A".

2. That the above-described land together with all improvements thereon ("Property") is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever, except for (i) ad valorem taxes and non-ad valorem assessments for the year 2026, which are not yet due and payable, and (ii) easements, restrictions, and other matters of record that do not secure the payment of money.

3. Affiant knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely.

4. That there are no mechanic's or materialman's or laborer's liens against the above described Property, nor any part thereof, and that no contractor, subcontractor, laborer or materialman, engineer, land engineer, or surveyor has any lien against said Property, or any part thereof.

5. That within the past ninety (90) days, the Owner has not made any improvements, alterations or repairs to the above-described Property for which costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same at the instance of the Owner which remain unpaid.

6. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

7. Affiant knows of no action or proceeding relating to the Property, which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.

8. Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

9. Affiant makes this Affidavit to induce Peace Creek Village Community Development District (the "District") to accept the conveyance of the Property, and acknowledges that the District, its counsel, and its manager may rely on this Affidavit.

10. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that Affiant has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

FURTHER AFFIANT SAYETH NOT.

Kristen Matt, Affiant

Date: _____

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this ____ day of October 2026 by Kristen Matt, as Manager of ERPC Parker Reserve, LLC, a Florida limited liability company, on behalf of the Owner.

[notary seal]

(Official Notary Signature)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

EXHIBIT A

The internal road rights-of-way depicted as Ferrick Street, Courtney Street, Ames Street, Jenkins Street, Duchess Street, and Linehan Street, as well as Tracts A, B, C, E, F, G, I, J, K, L, M, N, O, P, Q, R, T, U, V, W, X, Y, Z all as depicted on the plat of Parker Reserve, recorded at Plat Book 219, Pages 49 through 57, of the Public Records of Polk County, Florida.

Prepared by:

Savannah J. Hancock, Esq.
KILINSKI | VAN WYK PLLC
517 E. College Avenue
Tallahassee, Florida 32301

**LIMITED LIABILITY COMPANY
AFFIDAVIT FOR DEED**

STATE OF FLORIDA
COUNTY OF _____

I, Kristen Matt (“Affiant”), on being duly sworn, state:

1. I am the Manager of ERPC Parker Reserve, LLC, a Florida limited liability company (the “Company”).
2. There has been no dissolution of the Company resulting from transfers of interests in the Company or otherwise. The Company has never been a debtor in a bankruptcy proceeding.
3. On behalf of the Company, Affiant is authorized to transfer, convey, exchange, assign, mortgage or otherwise deal with or dispose of the property more particularly described on the attached Exhibit “A” (the “Property”) or any interests therein.
4. On behalf of the Company, Affiant is authorized to execute, acknowledge and deliver instruments of any kind that are necessary, convenient or incidental to the transfer of any interest in real property owned or controlled by the Company.
5. On behalf of the Company, I acknowledge this affidavit may be relied upon by the Peace Creek Village Community Development District (the “District”) for the purpose of acquiring the Property and specifically consent to such reliance by the District.

Affiant

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this ____ day of October 2026 by Kristen Matt, as Manager of ERPC Parker Reserve, LLC, a Florida limited liability company, on behalf of the Company.

[notary seal]

(Official Notary Signature)

Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A

The internal road rights-of-way depicted as Ferrick Street, Courtney Street, Ames Street, Jenkins Street, Duchess Street, and Linehan Street, as well as Tracts A, B, C, E, F, G, I, J, K, L, M, N, O, P, Q, R, T, U, V, W, X, Y, Z all as depicted on the plat of *Parker Reserve*, recorded at Plat Book 219, Pages 49 through 57, of the Public Records of Polk County, Florida.

PREPARED BY AND RETURN TO:

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

Parcel ID Nos.

27-29-31-871110-003620; 27-29-31-871110-003370; 27-29-31-871110-003380;
27-29-31-871110-003390; 27-29-31-871110-003410; 27-29-31-871110-003420;
27-29-31-871110-003430; 27-29-31-871110-003450; 27-29-31-871110-003460;
27-29-31-871110-003470; 27-29-31-871110-003480; 27-29-31-871110-003490;
27-29-31-871110-003500; 27-29-31-871110-003510; 27-29-31-871110-003520;
27-29-31-871110-003530; 27-29-31-871110-003540; 27-29-31-871110-003550;
27-29-31-871110-003560; 27-29-31-871110-003570; 27-29-31-871110-003580;
27-29-31-871110-003590; 27-29-31-871110-003600; 27-29-31-871110-003610

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this ___ day of October 2026, by **ERPC PARKER RESERVE, 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 established under Chapter 190, Florida Statutes, with a mailing address of c/o Governmental Management Services Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 (hereinafter called the “grantee” or the “District”).

[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.]

WITNESSETH:

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

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.

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*.

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 Drainage Easements and Utility Easements as identified on the Plat of *Parker Reserve*, as recorded in Plat Book 219, Pages 49 through 57, 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, street lighting, 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 exercise any rights that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

[Signature pages follow]

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

GRANTOR:

Signed, sealed and delivered
in the presence of:

ERPC PARKER RESERVE, LLC

Print Name: _____
Address: _____

Kristen Matt, Manager

Address: _____

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of October 2026 by Kristen Matt, as Manager of ERPC Parker Reserve, LLC, a Florida limited liability company, on behalf of the company.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

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 said land 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 ____ day of October 2026.

Signed, sealed and delivered
in the presence of:

Witnesses:

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

Name: _____

Address: _____

David Matt, Chairman, Board of Supervisors

Address: _____

Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF _____

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

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A

The internal road rights-of-way depicted as Ferrick Street, Courtney Street, Ames Street, Jenkins Street, Duchess Street, and Linehan Street, as well as Tracts A, B, C, E, F, G, I, J, K, L, M, N, O, P, Q, R, T, U, V, W, X, Y, Z all as depicted on the plat of *Parker Reserve*, recorded at Plat Book 219, Pages 49 through 57, of the Public Records of Polk County, Florida.

SECTION VI



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

July 29, 2026

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

We are pleased to confirm our understanding of the services we are to provide Peace Creek Village Community Development District, City of Winter Haven, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Peace Creek Village Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

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

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

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

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

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

Audit Objectives

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

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

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

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

or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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

Our fee for these services will not exceed \$6,400 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

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

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

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

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

By: _____

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

SECTION VII

AMENDED AND RESTATED AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS AGREEMENT (“Agreement”) is made effective this 27 day of August 2026, 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 within the City of Winter Haven, Florida, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“District”); and

PRINCE AND SONS, INC., a Florida corporation, with a mailing address of 200 F Street South, Haines City, Florida 33844 (“Contractor,” together with the District, the “Parties,” and separately “Party”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“Act”); and

WHEREAS, the District desires to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within the District, further shown in those areas indicated on the location map attached hereto as **Exhibit A** and incorporated herein (“Services Area Map”); and

WHEREAS, Contractor represents that it is qualified to serve as a landscape maintenance and irrigation contractor and has agreed to provide services to the District as more particularly described in Contractor’s proposal attached hereto as **Composite Exhibit B**, and incorporated herein (“Services”); and

WHEREAS, the Parties previously entered into an agreement for the Services and now desire for this Agreement to replace and supersede any previous agreements for the Services; and

WHEREAS, the District finds that entering into this Agreement with Contractor to provide Services is in the best interest of the District.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES.

- A.** The District desires that Contractor provide professional Services within presently accepted industry standards. Upon all Parties executing this Agreement, Contractor shall provide the District with the specific services as set forth in this Agreement, **Exhibit A** and **Composite Exhibit B** attached hereto.
- B.** While providing the Services, as may be amended from time to time in writing between the Parties, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services to the sole satisfaction of the District.
- C.** Contractor shall provide the specific professional Services as described in Paragraph 3 of this Agreement.

3. SCOPE OF SERVICES. The duties, obligations, and responsibilities of Contractor are those described in this Agreement and the attached **Composite Exhibit B**. Contractor agrees to provide such Services for the District's lands as indicated in the Services Area Map attached hereto as **Exhibit A**. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

4. MANNER OF CONTRACTOR'S PERFORMANCE. Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with presently accepted industry standards. The performance of all Services by Contractor under this Agreement and related to this Agreement, including any additional services or work authorized by an amendment, addendum or work authorizations issued pursuant to this Agreement, shall conform to any written instructions issued by the District.

- A.** Should any work and/or services be required which are not specified in this Agreement or any written amendment, addenda or work authorization but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement.
- B.** Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such work.
- C.** The District shall designate in writing a person to act as the District's representative with respect to the Services to be performed under this Agreement. The District's representative shall have complete authority to

transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services.

- (1) The District hereby designates the Field Manager and his or her representative to act as the District's representative.
 - (2) Contractor agrees to meet with the District's representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement, or more frequently as may be required.
- D. In the event that time is lost due to heavy rains ("Rain Days"), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. Contractor shall provide services on Saturdays if needed to make up Rain Days but shall not provide services on Sundays.
- E. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to commence repair of any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- F. Contractor shall be obligated to ensure that all trees, plants or other vegetation that are located near any roadways and being maintained in accordance with this Agreement comply with all local, State and Federal line-of-sight requirements, among any other applicable regulations.
- G. The District may withhold compensation for all or portions of the Services not adequately performed, as determined in the District's reasonable discretion, until such time as the Services are adequately performed and deficiency items addressed.

5. COMPENSATION; TERM.

- A. As compensation for Services described in this Agreement, the District agrees to pay Contractor **Eight Thousand Nine Hundred Thirty Dollars and No Cents (\$8,930.00)** per month for an annual total not to exceed **One Hundred Seven Thousand One Hundred Sixty Dollars and No Cents (\$107,160.00)**, payable in equal monthly installments, as more particularly set forth in **Composite Exhibit B**.
- B. The initial term of this Agreement shall begin upon execution of this Agreement through September 30, 2027, unless terminated earlier in accordance with the terms of this Agreement. Thereafter, this Agreement may automatically renew for four (4) one (1) year terms unless terminated

earlier in accordance with Section 13 below. Any change in compensation or change in scope of Services must be agreed to in a writing signed by the Parties.

- C. If the District should desire additional work or services, or to add additional lands to be maintained, Contractor agrees to negotiate in good faith to undertake such additional work or services in accordance with the unit prices set forth in **Composite Exhibit B** or upon a negotiated price between the Parties. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, work authorization(s) or change order(s) to this Agreement. Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing. No additional services shall be provided by the Contractor unless done at the written direction of the District.
- D. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, materialmen, suppliers or laborers, and further require that Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Worker's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- E. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall include such supporting information as the District may reasonably require Contractor to provide. The District's payments shall be remitted in accordance with Florida's Prompt Payment Act, Section 218.70 et seq. of the Florida Statutes.

6. INSURANCE.

- A. Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
 - (1) Workers' Compensation Insurance in accordance with the laws of the State of Florida.

- (2) Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants, agents and supervisors shall be named as additional insureds and certificate holders on the above-referenced policies, except Workers' Compensation and Employer's Liability coverages. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

7. INDEMNIFICATION.

A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay

awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

- B.** Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents, staff and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, wholly or in part by, the work to be performed by Contractor. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute. Any subcontractor retained by Contractor shall acknowledge in writing such subcontractor's acceptance of the terms of this Section 7.

8. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

9. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

10. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

13. TERMINATION. The District agrees that Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement; and that Contractor may terminate this Agreement for any reason by providing ninety (90) days' written notice of termination to the District. Contractor agrees that the District may terminate this Agreement immediately with cause by providing written notice of termination to Contractor. The District may terminate this Agreement without cause by providing thirty (30) days' written notice of termination to Contractor. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor.

14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor.

15. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such written approval shall be null and void.

16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

18. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

19. AGREEMENT. This instrument, together with **Exhibit A** and **Composite Exhibit B**, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. **Exhibit A** and **Composite Exhibit B** attached hereto are provided to clarify the terms of the Agreement. To the extent that any terms and provisions of **Exhibit A** and **Composite Exhibit B** conflict with the terms and provisions of this Agreement, this Agreement shall control.

20. AMENDMENTS. 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 the District and Contractor.

21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

22. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A. If to District: Peace Creek Village CDD
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 32301
Attn: District Counsel

B. If to the Contractor: Prince and Sons, Inc.
200 F Street South
Haines City, Florida 33844
Attn: Lucas Martin

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

23. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

24. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The exclusive venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in and for Polk County, Florida.

25. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor 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, the Contractor 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 this Agreement's term and following the contract term if the Contractor 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 Contractor'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 Contractor, Contractor 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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (407) 841-5524, JBURNS@GMSCFL.COM, OR AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

26. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. If Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify Contractor. Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

27. FOREIGN INFLUENCE. Contractor understands and agrees that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

28. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

29. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor 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 any doubtful

language will not be interpreted or construed against any Party.

30. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies OR Other Entities that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement and Contractor shall be responsible for any direct damages resulting from such termination.

31. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

32. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor 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*. Contractor agrees to execute an affidavit, in compliance with Section 787.06(14), *Florida Statutes*.

33. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

[Remainder of page left intentionally blank]

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

**PEACE CREEK VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

DocuSigned by:
David Matt

F98C61FC633F401...

Vice/Chairperson, Board of Supervisors

PRINCE AND SONS, INC., a Florida
corporation

Signed by:
Lucas Martin

C7CB56360E5C44C...

Print Name: Lucas Martin

Title: Manager

Exhibit A:

Composite Exhibit B:

Services Area Map

Contractor's Proposal

Composite Exhibit B Contractor's Proposal

Peace Creek Village CDD- Landscape Fee Summary

Contractor: Prince and Sons, Inc.

Address: 200 south F St.

Haines City, FL 33844

Phone: 863-422-5207

Fax:

Contact: Lucas Martin

Email: lmartin@princeandsonsin.com

Property: Peace Creek Village

Address: 4530 Eagle Falls Pl.

Tampa, Florida, 33619

813- 502-0585

Phone:

Contact: Clayton Smith

Email: csmith@qmscl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$8,630.00	\$8,630.00	\$8,630.00	\$8,630.00	\$8,630.00	\$8,630.00	\$8,630.00	\$8,630.00	\$8,630.00	\$8,630.00	\$8,630.00	\$8,630.00	\$103,560.00
TURF CARE (Component B) <i>Bahia/St Augustine/Zoysia</i>													\$0.00
TREE/SHRUB CARE Includes OTC if Applicable (Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$960.00
IRRIGATION MAINT. (Component D) <i>Irrigation Inspections</i>	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$2,640.00
ANNUAL CHANGES - (Component E.1) <i>Per Annual Pricing:</i>	[Count]			[Count]			[Count]			[Count]			\$0.00
BED DRESSING - Estimate mulch yds (Component E.2) <i>[Mulch Type] Per Yard Pricing:</i>					[Count]						[Count]		\$0.00
PALM TRIMMING 2x Per Year (Component E.3) <i>Per Palm Price:</i> <i>Palm counts:</i>					[Count]								\$0.00
TOTAL FEE PER MONTH:	\$8,930.00	\$8,930.00	\$8,930.00	\$8,930.00	\$8,930.00	\$8,930.00	\$8,930.00	\$8,930.00	\$8,930.00	\$8,930.00	\$8,930.00	\$8,930.00	\$107,160
Fee Schedule with Extra Services	\$8,930.00	\$8,930.00	\$8,930.00	\$8,930.00	\$8,930.00	\$8,930.00	\$8,930.00	\$8,930.00	\$8,930.00	\$8,930.00	\$8,930.00	\$8,930.00	\$8,930.00
Fee Schedule Essential Services Only	\$8,930	\$8,930	\$8,930	\$8,930	\$8,930	\$8,930	\$8,930	\$8,930	\$8,930	\$8,930	\$8,930	\$8,930	\$8,930

[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.

Schedule

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

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

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½” individual pots.

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

Installation

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

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6” in all annual beds and replaced with 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.

Maintenance

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.

SECTION VIII

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this “**Agreement**”) is made and entered into effective _____, 20__ (the “**Effective Date**”), by and between **PayGOV.US, LLC**, a [STATE] limited liability company (“**PGV**”), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the _____ Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the “**District**”), with its principal address at c/o _____.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the “**Services**”), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District’s request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV’s property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV’s expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of \$1.00 will apply to any such transaction under \$33.00. E-Check (ACH) transactions will be charged a flat fee of \$1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV’s sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District’s Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within **two (2)** business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("PCI DSS"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in [REDACTED] County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than \$[1,000,000] per occurrence and \$[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than \$1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than \$1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. (“iStream”) as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV’s own.

11. District Required Provisions; Order of Precedence. Exhibit A (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV’s website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party’s address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District’s district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys’ fees and costs, including those incurred on appeal. The District’s failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District’s fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days’ written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days’ written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District’s E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District’s district manager a copy of each application and other document PGV signs on the District’s behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:

_____ COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: Chairperson / Vice Chairperson, Board of Supervisors

Date: _____

ATTEST:

Secretary / Assistant Secretary

PGV:

PAYGOV.US, LLC, a [STATE] limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Exhibit A: District Required Provisions

EXHIBIT A

DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT [TELEPHONE NUMBER], [EMAIL ADDRESS], AND [MAILING ADDRESS].

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized

alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135, *Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), *Florida Statutes*, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of ☐ physical presence or ☐ online notarization, personally appeared _____ (“Affiant”), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC (“PGV”), is an officer or representative of PGV, and is authorized to make this affidavit on PGV’s behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the “District”).

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV’s E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20____, by _____, who is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION IX

SECTION C

Peace Creek Village CDD

Field Management Report

Completed Items

- Pond trash cleanup was completed throughout the District to remove accumulated debris and help maintain the ponds in a clean and presentable condition.
- Various signs throughout the community that were found knocked down or damaged have been repaired and reinstalled to ensure important information remains visible to residents and visitors.
- Additional landscape areas in Phase 2 have been identified as requiring continued maintenance. These areas are being monitored to determine the appropriate needs and whether they should be added to the landscaping contract.



Contracted Services

- The landscaping contractor continues to maintain the community grounds to a satisfactory standard, with routine mowing, trimming, edging, and general landscape maintenance being performed throughout the District. The landscape areas continue to be monitored for any areas requiring additional attention or corrective maintenance.
- 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.



SECTION 1



Conveyance Report

18446103442

Reference Number: 20261005-18446103442	Form Name: Conveyance Report
Submitter Name: Allen Bailey abailey@gmscfl.com	Date Sent on Device: Oct 5, 2026 9:57:21 AM EDT
Location: 2238 Crown Rock Dr, Lake Hamilton, FL 33851, USA Oct 5, 2026 9:55:22 AM EDT View Map 	

NEW PAGE

Conveyance Review

District	Peace creek village cdd
Site Inspected By	Allen Bailey - Field Manager

Issue Details

ISSUE DETAILS

1 OF 14

Issue Details

Date / Time	Oct 5, 2026 8:21:00 AM EDT
Phase and Tract Name	Tract J,Z
Description of Tract	Front entrance
Tract Status notes/Action items	A few areas need sod installed.
Tract Status/Action Item Photos	



Geo Location Of Action Item

Ready for Conveyance?

With Exception or Turnover Status Notes:

3824 Old Bartow Lake Wales Rd, Lake Wales, FL 33859, USA
latitude: 27.919920929765198 altitude:
longitude: -81.64748944681438 [[viewMap](#)]

YES With Exceptions

Sod needs to be installed in the few areas around the front entrance.

ISSUE DETAILS		2 OF 14
Issue Details		
Date / Time	Oct 5, 2026 8:21:00 AM EDT	
Phase and Tract Name	Tract D	
Description of Tract	Amenity	
Tract Status notes/Action items	None	
Tract Status/Action Item Photos		

**Geo Location Of Action Item**

W992+JR Winter Haven, FL, USA
latitude: 27.919042501398245 altitude: 45.429565
longitude: -81.64803198384737 [[viewMap](#)]

Ready for Conveyance?

NO

With Exception or Turnover Status Notes:

Not finished.

ISSUE DETAILS

3 OF 14

Issue Details

Date / Time

Oct 5, 2026 8:21:00 AM EDT

Phase and Tract Name

Tract E

Description of Tract

Pond beside amenity

Tract Status notes/Action items

Erosion still present.

Tract Status/Action Item Photos**Geo Location Of Action Item**

3824 Old Bartow Lake Wales Rd, Lake Wales, FL
33859, USA
latitude: 27.919057924806225 altitude: 41.493702
longitude: -81.64824153908113 [[viewMap](#)]

Ready for Conveyance?

NO

With Exception or Turnover Status Notes:

Large erosion area is still present near amenity.

ISSUE DETAILS

4 OF 14

Issue Details

Date / Time

Oct 5, 2026 8:21:00 AM EDT

Phase and Tract Name

Tract Q and I

Description of Tract

Walking trail in the back of the community

Tract Status notes/Action items

Not complete

Tract Status/Action Item Photos



Geo Location Of Action Item

W983+V2 Winter Haven, FL, USA
latitude: 27.917150133315396 altitude: 46.976135
longitude: -81.6475103516892 [[viewMap](#)]

Ready for Conveyance?

NO

With Exception or Turnover Status Notes:

Uncompleted sidewalk, trash and debris within the grass area, unsodded areas.

ISSUE DETAILS

5 OF 14

Issue Details

Date / Time

Oct 5, 2026 8:21:00 AM EDT

Phase and Tract Name

Tract G

Description of Tract

Fenced off area near the walking trail

Tract Status notes/Action items

Unfinished area.

Tract Status/Action Item Photos**Geo Location Of Action Item**

W992+4X Winter Haven, FL, USA
latitude: 27.917811507385146 altitude: 41.368958
longitude: -81.6475867108271 [[viewMap](#)]

Ready for Conveyance?

NO

With Exception or Turnover Status Notes:

The area is unfinished. There is no sod laid around the fenced off area or behind lots.

ISSUE DETAILS

6 OF 14

Issue Details

Date / Time

Oct 5, 2026 8:42:00 AM EDT

Phase and Tract Name

Tracts M,N,O, and L

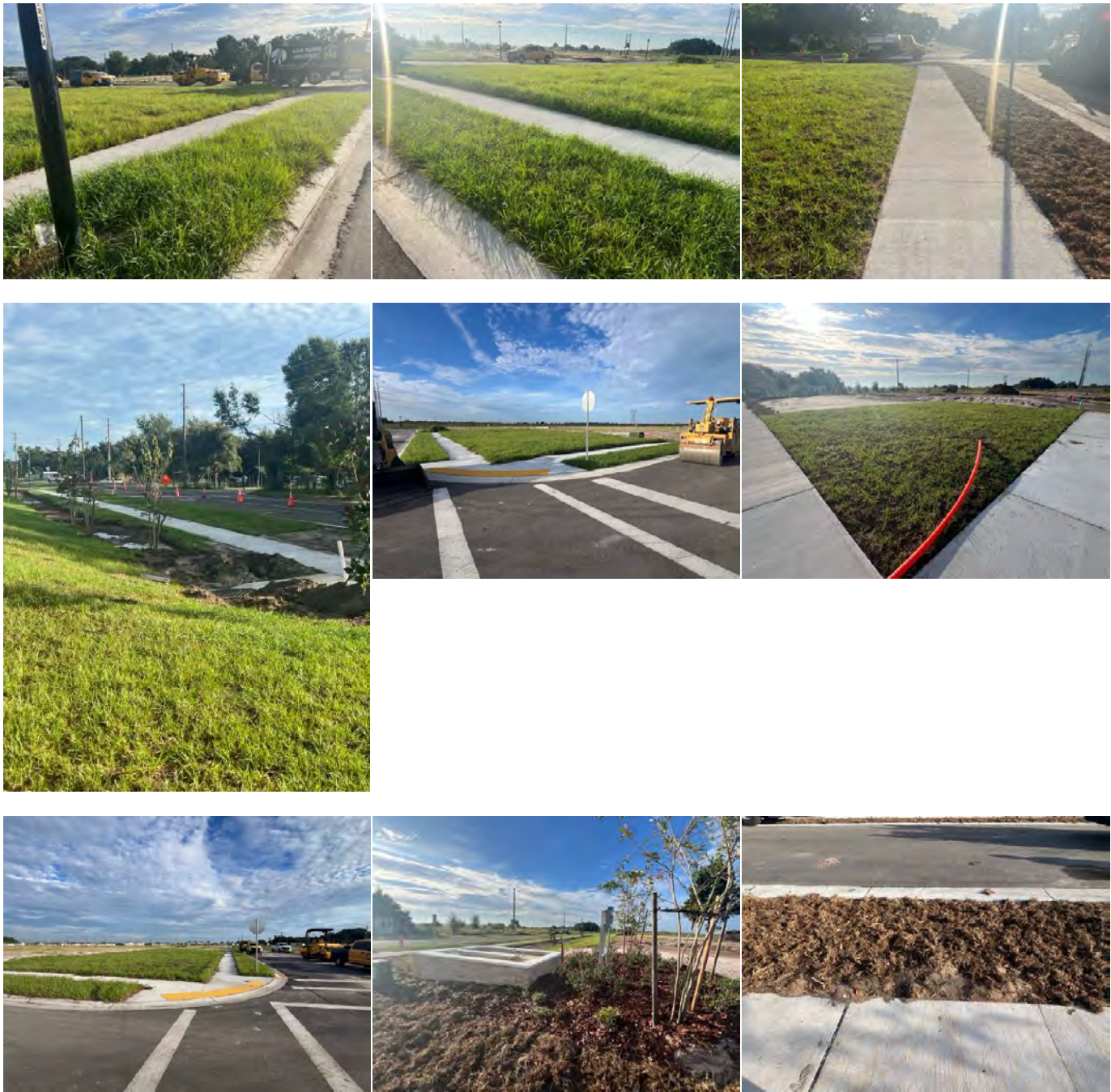
Description of Tract

East entrance

Tract Status notes/Action items

Monument is incomplete, a few areas still need sod and drainage work, and the sod that is installed, may or may not establish.

Tract Status/Action Item Photos



Geo Location Of Action Item	1524 Old Bartow Rd, Lake Wales, FL 33859, USA latitude: 27.919065021004453 altitude: 46.434204 longitude: -81.64484675049934 [viewMap]
Ready for Conveyance?	YES With Exceptions
With Exception or Turnover Status Notes:	Monument needs to be completed, the stormwater conveyance area needs to be finished. Any sod that doesn't establish will need to be replaced.

Date / Time Oct 5, 2026 8:42:00 AM EDT
Phase and Tract Name Tract B
Description of Tract North access point between homes
Tract Status notes/Action items None
Tract Status/Action Item Photos



Geo Location Of Action Item 4100 Old Bartow Rd, Lake Wales, FL 33859, USA
 latitude: 27.919804254749966 altitude: 46.191345
 longitude: -81.64992716522445 [[viewMap](#)]
Ready for Conveyance? YES
With Exception or Turnover Status Notes: None

ISSUE DETAILS

8 OF 14

Issue Details

Date / Time Oct 5, 2026 8:42:00 AM EDT
Phase and Tract Name Tract C
Description of Tract North Access point from pond near amenity
Tract Status notes/Action items None
Tract Status/Action Item Photos



Geo Location Of Action Item 4100 Old Bartow Rd, Lake Wales, FL 33859, USA
 latitude: 27.919804254749966 altitude: 46.191345
 longitude: -81.64992716522445 [[viewMap](#)]
Ready for Conveyance? YES With Exceptions
With Exception or Turnover Status Notes: Some areas still seem to be lacking sod installation.

ISSUE DETAILS

9 OF 14

Issue Details

Date / Time	Oct 5, 2026 8:42:00 AM EDT
Phase and Tract Name	Tract R,BB,A, and AA
Description of Tract	Second entrance on Waters Road and west frontage.
Tract Status notes/Action items	None
Tract Status/Action Item Photos	



Geo Location Of Action Item	4089 Old Bartow Rd, Lake Wales, FL 33859, USA latitude: 27.92019201726593 altitude: 42.197212 longitude: -81.65200526010175 [viewMap]
Ready for Conveyance?	NO
With Exception or Turnover Status Notes:	The area looks just need sod installed in the common spaces. The landscape looks to need a valve boxes as the current irrigation system is exposed.

Issue Details

Date / Time	Oct 5, 2026 8:42:00 AM EDT
-------------	----------------------------

Phase and Tract Name

Tracts G and H

Description of Tract

Second lift station on Waters Road

Tract Status notes/Action items

Right of way sod and back side of lift station.

Tract Status/Action Item Photos**Geo Location Of Action Item**

1083 Whidden Cemetery Rd, Lake Wales, FL
33859, USA
latitude: 27.91761957607326 altitude: 45.47888
longitude: -81.65204494900101 [[viewMap](#)]

Ready for Conveyance?

YES With Exceptions

With Exception or Turnover Status Notes:

Sod in Right of way and back side of lift station.

ISSUE DETAILS

11 OF 14

Issue Details

Date / Time

Oct 5, 2026 8:42:00 AM EDT

Phase and Tract Name

Tract F

Description of Tract

South access to stormwater pond near amenity

Tract Status notes/Action items

None

Tract Status/Action Item Photos**Geo Location Of Action Item**

W992+55 Winter Haven, FL, USA
latitude: 27.91791699363656 altitude: 54.52533
longitude: -81.64953407839094 [[viewMap](#)]

Ready for Conveyance?

YES With Exceptions

With Exception or Turnover Status Notes:

The sun looks to be establishing, but a few areas are bare and possibly damaged from vehicles driving

through. These areas may fill in overtime if there is an issue later replacement will be necessary.

ISSUE DETAILS

12 OF 14

Issue Details

Date / Time Oct 5, 2026 9:09:00 AM EDT

Phase and Tract Name Tract W

Description of Tract West Pond South access

Tract Status notes/Action items None

Tract Status/Action Item Photos



Geo Location Of Action Item W89W+6P Winter Haven, FL, USA
latitude: 27.91797059590734 altitude: 45.224
longitude: -81.65319395259176 [[viewMap](#)]

Ready for Conveyance? YES

With Exception or Turnover Status Notes: None

ISSUE DETAILS

13 OF 14

Issue Details

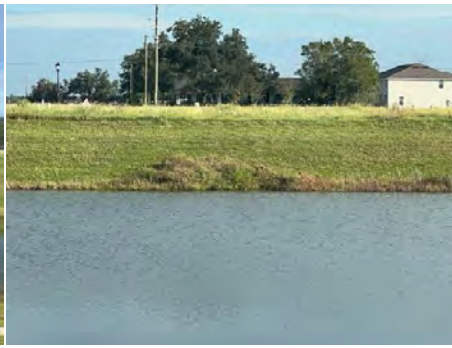
Date / Time Oct 5, 2026 9:09:00 AM EDT

Phase and Tract Name Tract V

Description of Tract West Pond

Tract Status notes/Action items Previous erosion

Tract Status/Action Item Photos

**Geo Location Of Action Item**

W89W+6P Winter Haven, FL, USA

latitude: 27.91797059590734 altitude: 45.224

longitude: -81.65319395259176 [[viewMap](#)]**Ready for Conveyance?**

NO

With Exception or Turnover Status Notes:

Previous erosion is still present.

ISSUE DETAILS

14 OF 14

Issue Details

Date / Time

Oct 5, 2026 9:09:00 AM EDT

Phase and Tract Name

Tract U

Description of Tract

West Pond North Access

Tract Status notes/Action items

None

Tract Status/Action Item Photos**Geo Location Of Action Item**

4532 Faith Dr, Lake Wales, FL 33859, USA

latitude: 27.919996934068962 altitude: 43.413654

longitude: -81.65320687286936 [[viewMap](#)]**Ready for Conveyance?**

YES

With Exception or Turnover Status Notes:

None

SECTION 2

SECTION (a)

SECTION 1



October 8, 2026
Estimate Number: 2618
Commercial Property:
PEACE CREEK VILLAGE CDD

Pool Service Proposal

Thank you for your interest in our company for every need of your pool and water features. At Arinton, all our service staff are CPO certified and trained to provide exceptional quality service. Our company is also CPC certified by the State of Florida and our skilled crew is trained to perform all repairs, or consultation required to maintain the pool working according to state code and health department regulations, for the safety of users. We specialize in all brands of equipment for pools, spas, and heaters of commercial aquatic facilities and we have a vast experience in the renovation and resurfacing of water features. In case of additional work not listed here, we will notify the supervisor and provide a separate proposal to management and proceed to do any necessary work, upon approval.

The following proposal is to service the swimming facilities at Peace Creek Village CDD. For this property's swimming facilities, we will provide service SIX per week, in the summer and THREE times per week in the winter.

Scope of work as follows:

- Pool vacuumed or net on each visit as required
- Pool surface skimmed on each visit as required
- Inspect that pool safety equipment is up to code and in good condition
- Report and document all physical, electrical, and mechanical problems to customer supervisor and management.
- Report to supervisors and/or management all preventive services that we can provide, to maintain the pools and pool equipment in good standing.
- Backwash and clean filtration grids as required
- Clean skimmer basket/gutters as required
- Clean water line tiles as required
- Inspect/Clean pool pumps canister as required
- Pool equipment operation inspected
- Inspect/clean pump/equipment room/area as required
- Monitor and test the chemical levels as required to ensure the safety of the users and



- keep records for the county health department.
- Supply chemical products as required to maintain water balance.

Total Pool Services (monthly cost)
3 days week/ winter 6 days /summer

\$2,800.00

Thank you for your interest in our company, and we are looking forward to doing business together. Please do not hesitate to contact us for any additional information that you may require.

PROPOSAL ACCEPTANCE

Sign name

Print name

Title

Date

Contact information.

(407) 409-4437

Alex.h@arinton.com

Kaley.h@arinton.com



SECTION 2



Resort Pool Services
(321) 321-7751
info@resortpoolservices.com

Peace Creek Village CDD

Proposal RES-2026-030228

TOTAL
\$2,600

Valid through November 7, 2026
Payment terms: Net 30

When would you like service to start?

Pick your preferred start date. This becomes your service and contract start date, and is required to approve.

mm/dd/yyyy

PREPARED FOR

Peace Creek Village CDD

Board of Directors

Thank you for the opportunity to provide a proposal for your commercial pool maintenance needs.

At Resort Pool Services, we are committed to delivering safe, clean, and well-maintained aquatic facilities that meet all applicable health department standards while providing an exceptional experience for your guests and residents. We use ORP computers on all of our pools. If you do not currently have one, one will be installed owned and maintained by Resort Pool Services.

Our goal is to maximize equipment life, maintain excellent water quality, and ensure your pool remains safe, attractive, and ready for use every day.

We appreciate the opportunity to earn your business and look forward to providing reliable, professional service. If you have any questions regarding this proposal, please don't hesitate to contact us.

SPECIFICATIONS

■ Test pool water on each visit and adjust Chlorine and PH levels if required.

 Vacuum or net pool on each visit. Brush walls and floor as required.
 Backwash filters to maintain flow required by the Florida Health Department
 Report any faults in pool equipment to the manager and once approved carry out repairs.
 Clean tile as required.
 Maintain computers.
 Blow off pool deck.
 Send electronic log of service after each service

SCOPE & PRICING

Monthly Pool Service	\$2,600
3x per week service and 6 x summer service including chemicals	\$2,600

Total Investment \$2,600

ALLOWANCES

- This is a recurring monthly pool service agreement, billed monthly. Each visit includes skimming, brushing, vacuuming, emptying baskets, testing and balancing the water, and a quick equipment check. The amounts below are the monthly service charge. The agreement is month-to-month and can be paused or cancelled with 30 days notice.

EXCLUSIONS

- Poop clean up - \$175
- Out of hours call out \$175
- All repairs billed separately after approval

TERMS AND CONDITIONS

14711 Henson Rd Orlando 32832
POOL SERVICE AGREEMENT FOR Peace Creek Village CDD
1. PARTIES AND PROPERTY
This Pool Service Agreement (the "Agreement") is entered into between Resort Pool Services ("RPS") and

Peace Creek Village CDD (the "Customer"). RPS will provide pool maintenance services at the following property (the "Property"):

These terms are part of the agreement you sign when you approve this proposal.

ADDITIONAL NOTES

This agreement is billed monthly in advance and continues month-to-month until cancelled. Either party may cancel with 30 days written notice. Repairs, parts, and specialty services are quoted and billed separately.

Resort Pool Services · (321) 321-7751 · info@resortpoolservices.com

SECTION (b)

SECTION 1



October 7, 2026

Peace Creek Village CDD
Allen Bailey
Field Manager
Governmental Management Services-CFL
Winter Haven, FL 33884

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to present a proposal for the cleaning services. CSS has completed a thorough inspection of the Clubhouse amenities, and after careful consideration of your cleaning service requirements we are pleased to submit our recommendations and pricing.

CSS is a locally owned full Service Janitorial Maintenance Company. We are in our 30th year of operation and we are servicing many accounts throughout Central Florida every day. We specialize in "Class A" cleaning for commercial office buildings, hotels, clubhouses, stores, restaurants, medical facilities, warehouse spaces, construction sites, and much more.

We use the finest chemicals, and high technology equipment to service janitorial accounts. Our staff is well trained and experienced in their particular line of work. We have at our disposal floor techs 24/7 to accomplish quality services for our customers as needed. We also have our own technician that maintains and repair all our equipment to assure that work is done when required to be done.

Our company's purpose is to create a clean and healthy environment for the people that work in or visit our buildings. Our policy of scheduled quality control inspections by our supervisory staff, combined with immediate response to our customers' needs, provides our clients worry-free service.



OUR MISSION

At CSS, we are committed to exceed our customers' expectations delivering a consistent high-quality service, striving to improve our procedures thru continued feedback with our customers and well-trained staff.

We are convinced that excellence and professionalism is what our customers want from the janitorial vendors, and at CSS we attempt to provide this level of service. By doing so, we will obtain and maintain a high recognition in the Janitorial Industry.

GOAL

100 % Satisfaction

We have attempted to make this proposal as complete as possible; however, if you have any comments or questions, please do not hesitate to contact us.

Thank you again and we look forward to developing a relationship with your company.

Sincerely yours,

Tracy Chacon
President CSS
tchacon@starcss.com
407-456-9174

Sandro Di Lollo
Vice-President CSS
sdilollo@starcss.com
407-668-1338



SPECIFICATIONS

1. RESTROOMS

- Remove all collected trash to designated area.
- Clean and sanitize all restroom fixtures, wipe all counters, partitions and doors, empty trash and damp mop floors with germicidal detergent.
- Clean and disinfect all washbasins, toilet bowls, urinals, etc.
- Polish all metal and clean mirrors.
- Restock toilet tissue and soap provided by CSS Clean Star Services.
- Dust and clean all return air vents on an as needed basis.
- Clean and polish all drinking fountains.
- Report any malfunctions to the building manager.

2. CABANA/LENAI/COVERD PATIO AREA/POOL DECK AREA

- Remove all cobwebs in cabana area.
- Wipe tables and organize chairs and furniture on pool deck and under covered patio
- Blow the deck and cover patio
- Spot mop for any spills.
- Report any malfunctions to the building manager.

PRICING FOR SERVICES

- Janitorial Services Four (4) times a week \$ 970.00 monthly
One of the service days is on the weekend.
- Trash collection, twice a week, 3 containers on pool deck and one can at the park. Total 4 trash cans,
\$50 per container Total \$ 200.00 monthly

If needed, we can serve pet stations too.

- Pet station collection, twice a week, \$ 50 monthly per container
- Doggie bags, count of 200, replaced when needed \$10.00each

Supplies, chemicals, and equipment will be provided by CSS Clean Star Services.
Products used to Disinfect for the Covid19, are CDC certified and approved.



CLEANING CONTRACT AGREEMENT

The undersigned hereby accepts the proposal of CSS Clean Star Services of Central Florida, Inc. upon the following terms:

1. CSS Clean Star Services of Central Florida, Inc. service charge will be the amount mentioned on the pricing page plus tax per month. Payment should be payable to "CSS Clean Star Services of Central Florida, Inc." and mailed to 11121 Camden Park Drive, Windermere, Florida 34786
2. A finance fee of 1.5% will apply if payments are received after the due date shown on the monthly invoice
3. CSS Clean Star Services of Central Florida, Inc. will provide all services and supplies specified in the attached work schedule.
4. In the event that the Customer needs to be in contact with CSS Clean Star Services of Central Florida, Inc. These are the different ways of contact phones: 877-CSS-2350 Email: sdilollo@starcss.com Mail: 11121 Camden Park Dr. Windermere, Florida 34786
5. If the customer wants to cancel or amend the contract the costumer shall give 30 day notification, in writing to CSS Clean Star Services of Central Florida, Inc. to change or terminate services. (Failure to this clause will have a charge for the full month price even if the service it's not performed).
6. Other services performed upon request:
7. Start Date:

IN WITNESS WHEREOF, The parts have duly executed and sealed this agreement as of the day and year first above written

Printed Name CUSTOMER
Peace Creek Village CDD

Printed Name CONTRACTOR
CSS Clean Star Services of
Central Florida Inc.

By: _____
Date: _____

By: _____
Date: _____

SECTION 2

	Date:	October 6, 2026
	Property Location	Peace Creek Village Bartow, Florida
	C/O	GMS Central Florida 219 E. Livingston Street Orlando, Florida 32801
	Contact:	Allen Bailey
	Phone:	407.841.5524

Work Specifications: Services include but are not limited to the following: 4x a week

Restrooms	Patio/Pool Area
Clean urinals and toilets	Clean off furniture and arrange all pool furniture
Clean all mirrors	Sweep bug and spiders
Wipe all horizontal surfaces, counter tops, faucets, sinks and partitions	Clean water fountains
Polish chrome, toilet paper and paper towels holders with stainless	Clean/ blow surrounding area from trash and debris
Empty trash receptacles and replace liners	Clean pool gates
Clean all changing tables and remove dust	Clean outside lights
Remove all dust and dirt off walls, windowsills and other surfaces.	Empty trash receptacles
Closets/Utility Rooms	
Sweep and mop floors	Pocket Park
Clean windows (if any)	Empty trash
Clean utility sink	Clean surrounding area
Clean water heater	
Wipe all dust off boxes	

Terms and Conditions

1. Date of service will begin once proposal has been accepted
2. All supplies will be provided by Mops and Rags Cleaning Service LLC
3. Proposal will expire 30 days from original date

Acceptance of Proposal

Acceptance Signature: _____ **Date:** _____

Cost of Services:

\$1100.00

SECTION (c)



WeCare@MasseyServices.com
MasseyServices.com • 1-888-2MASSEY (262-7739)

PEST PREVENTION MONTHLY AGREEMENT

Peace Creek Village CDD

First Name MI Last Name

Email Address

219 E. Livingston St.

Billing Address (if different)

Orlando, FL 32801

City State Zip County

Primary Phone (Mobile/Work/Home)

Alternate Phone (Mobile/Work/Home)

321-337-0491

Massey Services Phone

Address of Treated Structure

City State Zip County

Massey Services Address 1707 Business Center Ln Kiss., FL 34758

Effective Date

I. SCOPE OF SERVICE

MASSEY'S Pest Prevention Program is a cooperative effort between MASSEY SERVICES, INC. and the CUSTOMER

* A. PEST PREVENTION SERVICES WILL BE PROVIDED FOR:

Roaches, Ants, Spiders, Silverfish, Rats, Mice, Interior Fleas and Ticks, Other WASP NEST & Bees

B. MASSEY AGREES:

1. Initial Service:

- To eliminate any existing pest problems inside your home within 30 days from our first service, and/or,
- To provide pest prevention services to correct conditions, avenues and sources of potential pest infestation.

2. Regular Scheduled Service:

- To direct subsequent service OUTSIDE YOUR HOME for the purpose of preventing pest re-entry and infestation.
- When pest sightings occur inside your home (*an occasional pest sighting is to be expected*), and MASSEY is contacted, MASSEY will immediately schedule additional service, and guarantees to provide that service, at your convenience within 24 hours, *at no additional cost to you*.

C. CUSTOMER AGREES:

- To make the premises available for inspection and service in order to maintain the effectiveness of our Pest Prevention Program and the integrity of our guarantee.
- To assist in identifying and correcting existing and potential conditions, avenues and sources of pest re-entry and infestation by contacting MASSEY when such issues present themselves.
- To contact MASSEY for additional service when pest sightings occur inside the home. This service will be provided at no additional cost to you.

II. TERMS OF AGREEMENT

A. This Agreement will be in effect for an original period of twelve months and shall renew itself on a month-to-month basis thereafter, unless written notice is given by either party thirty (30) days prior to the anniversary date of the Agreement.

B. If customer becomes dissatisfied with MASSEY'S service, or relocates during the initial one year period, the CUSTOMER may cancel this Agreement by giving thirty (30) days written notice.

C. MASSEY reserves the right to adjust the service charge anytime after the second year.

III. ALLERGIES AND SENSITIVITIES: If you or any occupants are prone to allergic reactions or sensitivities to dust, pollen, odors, chemicals, solvents, etc., or suffer from any respiratory illness, you should consult your physician before any service is performed on your property.

IV. SPECIAL TERMS AND CONDITIONS: This Agreement is subject to the Special Terms and Conditions outlined on the reverse side hereof.

SPECIAL INSTRUCTIONS/COMMENTS: Amenity Center: inside & outside, Fence, Full Deck & Playground
Pocket Park: Playground & Pickleball Court

CUSTOMER SERVICE PREFERENCES:

Choice of Service Schedule: Day _____ /Time _____
1st Choice 2nd Choice

Permission to Provide Outside Service When Not At Home: Customer Initials ☐ YES ☐ NO

Location to Leave Service Report/Invoice After Each Service: _____ ☐ Email to address listed above

1st Year Guaranteed Rate:

Total Annual Amount \$ 4020
5% Discount for Annual Payment in Advance \$ (201)
Discounted Annual Amount \$ 3819
Monthly Service Charge \$ 335
Initial Service Charge \$ 335

2nd Year Guaranteed Rate:

Total Annual Amount \$ 4020
5% Discount for Annual Payment in Advance \$ (201)
Discounted Annual Amount \$ 3819
Monthly Service Charge \$ 335

Credit Card, ACH/Electronic Funds Transfer, and Autopay Authorization* (Details on back)

Account Type: ☐ Checking ☐ Savings ☐ Credit Card _____

Financial Institution/City/St: _____

Name on Card/Acct: _____

CC#: _____ Exp Date: _____

ABA/Transit#: _____ Acct#: _____

Use for: ☐ Regular Services ☐ Renewals ☐ Initial Only

Customer Approval to Debit Account and/or Charge Card as indicated above & for the amounts shown in Service Charges.

(initially) You, the Buyer, can cancel this transaction at any time prior to midnight of the third business day after the date of this transaction, by giving written notice of cancellation by registered mail to MASSEY SERVICES, INC. FOR CC/ACH: Customer agrees to notify Massey Services in writing if any change occurs with the credit card or bank account or at least 30 days prior to the intent to cancel and/or revoke this authorization. Notifications need to be sent to Massey Services, Inc., Attn: Accounts Receivable, 315 Groveland Street, Orlando, FL 32804. For additional information, please call 1.888.262.7739 (M-F, 8am-8pm EST) or email us at WeCare@MasseyServices.com.

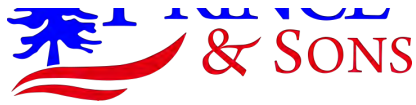
Customer Signature/Date

Massey Services Representative/Date

GM Approval/Date

MS-103 (11/23)

SECTION (d)



JAMES CITY, FLORIDA 33644
(863) 422-5207
www.princeandsonsinc.com

TAMPA, FLORIDA 33610

ORLANDO, FLORIDA 32824

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of $\geq \$4$ /gallon we will have a 3% increase

Average gas price of \$3.50-\$3.99/gallon we will have a 2% increase

Average gas price $< \$3.49$ /gallon the fuel service charge will end

***BASED ON STATE AVERAGE**

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,

Lucas Dean Martin
Vice President
Phone: 863-422-5207 Office



SECTION (e)



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: October 5, 2026

SUBMITTED TO:

GMS Services
219 Livingston St
Orlando, FL
Allen Bailey
Phone: 407.460.4424
Email: abailey@gmscfl.com

Job Name / Location:

Peace Creek Village Phase 2
Tree Replacement

This proposal is to replace to dead Oak trees

	Qty	Unit	Unit Cost	TOTAL
Live Oaks	2	Ea	\$505.00	\$1,010.00
			Total	\$1,010.00

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: October 5, 2026

Accepted by: _____

Date Accepted: _____

SECTION D

SECTION 1

Peace Creek Village Community Development District

Summary of Check Register

August 23, 2026 to September 26, 2026

Fund	Date	Check No.'s	Amount
General Fund	8/25/26	104-105	\$ 8,510.50
	9/1/26	106	\$ 1,100.00
	9/15/26	107-108	\$ 2,942.00
	9/22/26	109-111	\$ 14,721.08
		Autodrafts	\$ 345.56
			\$ 27,619.14
Total Amount			\$ 27,619.14

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 #
8/25/26	00031	8/01/26 360013	202608 320-53800-46200	LAWN MAINTENANCE AUG26	*	4,900.00	
				GARRISON LAND MANAGEMENT INC			4,900.00 000104
8/25/26	00002	8/14/26 15777	202607 310-51300-31500	GENERAL COUNSEL JUL26	*	3,610.50	
				KILINSKI VAN WYK PLLC			3,610.50 000105
9/01/26	00014	8/31/26 22402	202608 320-53800-47000	POND MAINTENANCE AUG26	*	1,100.00	
				AQUATIC WEED MANAGEMENT INC			1,100.00 000106
9/15/26	00002	9/14/26 15923	202608 310-51300-31500	GENERAL COUNSEL AUG26	*	2,392.00	
				KILINSKI VAN WYK PLLC			2,392.00 000107
9/15/26	00013	5/08/26 23976	202605 320-53800-46200	MATERIAL FUEL CHARGE	*	139.50	
		6/01/26 24487	202606 320-53800-46200	MATERIAL FUEL CHARGE	*	139.50	
		7/01/26 25063	202607 320-53800-46200	MATERIAL FUEL CHARGE	*	93.00	
		9/01/26 26255	202609 320-53800-46200	MATERIAL FUEL CHARGE	*	178.00	
				PRINCE & SONS INC			550.00 000108
9/22/26	00004	9/17/26 34185	202609 300-15500-10000	ANNUAL INSURANCE FY27	*	7,933.00	
				AP GOVERNMENTAL INSURANCE AGENCY			7,933.00 000109
9/22/26	00001	9/01/26 55	202609 320-53800-34000	FIELD MANAGEMENT SEP26	*	1,250.00	
		9/01/26 56	202609 310-51300-34000	MANAGEMENT FEES SEP26	*	3,333.33	
		9/01/26 56	202609 310-51300-35200	WEBSITE ADMIN SEP26	*	100.00	
		9/01/26 56	202609 310-51300-35100	INFORMATION TECH SEP26	*	150.00	
		9/01/26 56	202609 310-51300-31300	DISSEM AGENT SVCS SEP26	*	500.00	
		9/01/26 56	202609 310-51300-51000	OFFICE SUPPLIES SEP26	*	.24	
		9/01/26 56	202609 310-51300-42000	POSTAGE SEP26	*	6.26	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,339.83 000110

PCV PEACE CREEK VI TPARK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/22/26	00032	8/29/26 3723067	202608 320-53800-49000	PET WASTE INSTALLATION	*	1,298.25	
		9/01/26 3738241	202608 330-57200-48200	PET WASTE SERVICE SEP26	*	150.00	
PAWSITIVE SCOOPER LLC							1,448.25 000111
TOTAL FOR BANK A						27,273.58	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/24/26	00022	8/21/26 0002-07. 202607 320-53800-43200 4646 LINDA TG-IR JUL26		CITY OF WINTER HAVEN WATER	*	28.55	
							28.55 080023
8/24/26	00022	8/21/26 1002-07. 202607 320-53800-43200 ABIGAIL TI-IR JUL26		CITY OF WINTER HAVEN WATER	*	28.55	
							28.55 080024
8/24/26	00022	8/21/26 5002-07. 202607 320-53800-43200 4646 LINDA TK-IR JUL26		CITY OF WINTER HAVEN WATER	*	147.53	
							147.53 080025
9/21/26	00022	9/18/26 2875-08. 202608 320-53800-43200 4646 LINDA TK-IR AUG26		CITY OF WINTER HAVEN WATER	*	83.83	
							83.83 080026
9/21/26	00022	9/18/26 2880-08. 202608 320-53800-43200 4646 LINDA TG-IR AUG26		CITY OF WINTER HAVEN WATER	*	28.55	
							28.55 080027
9/21/26	00022	9/18/26 2881-08. 202608 320-53800-43200 ABIGAIL TI-IR AUG26		CITY OF WINTER HAVEN WATER	*	28.55	
							28.55 080028
TOTAL FOR BANK Z						345.56	
TOTAL FOR REGISTER						27,619.14	

PCV PEACE CREEK VI TPARK

SECTION 2

Peace Creek Village
Community Development District

Unaudited Financial Reporting
August 31, 2026



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Peace Creek Village
Community Development District
Combined Balance Sheet
August 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 79,753	\$ -	\$ -	\$ 79,753
State Board of Administration	\$ 112,248	\$ -	\$ -	\$ 112,248
<u>Investments:</u>				
<i>Series 2024</i>				
Reserve	\$ -	\$ 258,421	\$ -	\$ 258,421
Revenue	\$ -	\$ 305,343	\$ -	\$ 305,343
Interest	\$ -	\$ 0	\$ -	\$ 0
Construction/Acquisition	\$ -	\$ -	\$ 95	\$ 95
Cost of Issuance	\$ -	\$ 3,274	\$ -	\$ 3,274
<i>Series 2025</i>				
Reserve	\$ -	\$ 562,673	\$ -	\$ 562,673
Revenue	\$ -	\$ 29,583	\$ -	\$ 29,583
Interest	\$ -	\$ 23	\$ -	\$ 23
Construction/Acquisition	\$ -	\$ -	\$ 3	\$ 3
Due from Developer	\$ -	\$ -	\$ 177,373	\$ 177,373
Prepaid Expenses	\$ 3,539	\$ -	\$ -	\$ 3,539
Total Assets	\$ 195,539	\$ 1,159,317	\$ 177,471	\$ 1,532,327
Liabilities:				
Accounts Payable	\$ 5,453	\$ -	\$ -	\$ 5,453
Retainage Payable	\$ -	\$ -	\$ 214,223	\$ 214,223
Total Liabilities	\$ 5,453	\$ -	\$ 214,223	\$ 219,677
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	\$ 3,539	\$ -	\$ -	\$ 3,539
Restricted:				
Debt Service Series 2024	\$ -	\$ 567,037	\$ -	\$ 567,037
Debt Service Series 2025	\$ -	\$ 592,279	\$ -	\$ 592,279
Capital Projects Series 2024	\$ -	\$ -	\$ 95	\$ 95
Capital Projects Series 2025	\$ -	\$ -	\$ (36,847)	\$ (36,847)
Unassigned	\$ 186,548	\$ -	\$ -	\$ 186,548
Total Fund Balances	\$ 190,086	\$ 1,159,317	\$ (36,752)	\$ 1,312,651
Total Liabilities & Fund Balance	\$ 195,539	\$ 1,159,317	\$ 177,471	\$ 1,532,327

Peace Creek Village
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Amended	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 285,883	\$ 285,883	\$ 287,616	\$ 1,733
Assessments - Direct	\$ 72,105	\$ 72,105	\$ 72,105	\$ -
Developer Contributions	\$ 33,589	\$ 25,404	\$ 25,404	\$ -
HOA Contributions	\$ -	\$ -	\$ 27,050	\$ 27,050
Interest	\$ -	\$ -	\$ 2,248	\$ 2,248
Total Revenues:	\$ 391,577	\$ 383,392	\$ 414,423	\$ 31,031

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 11,000	\$ 3,600	\$ 7,400
FICA Expenditures	\$ 918	\$ 842	\$ -	\$ 842
Engineering	\$ 10,000	\$ 9,167	\$ -	\$ 9,167
Attorney	\$ 25,000	\$ 22,917	\$ 18,733	\$ 4,184
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	\$ 5,500	\$ 5,500	\$ -
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	\$ 36,667	\$ 36,667	\$ -
Information Technology	\$ 1,800	\$ 1,650	\$ 1,650	\$ -
Website Maintenance	\$ 1,200	\$ 1,100	\$ 1,100	\$ -
Postage & Delivery	\$ 500	\$ 500	\$ 729	\$ (229)
Insurance	\$ 6,325	\$ 6,325	\$ 5,830	\$ 495
Copies	\$ 500	\$ 458	\$ -	\$ 458
Legal Advertising	\$ 2,500	\$ 2,500	\$ 7,718	\$ (5,218)
Contingency	\$ 2,500	\$ 2,292	\$ 1,035	\$ 1,257
Office Supplies	\$ 100	\$ 92	\$ 17	\$ 74
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 137,560	\$ 126,100	\$ 104,033	\$ 22,067

Peace Creek Village
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Amended	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Operations & Maintenance</u>				
<u>Field Services</u>				
Property Insurance	\$ 8,000	\$ 8,000	\$ 1,915	\$ 6,085
Field Management	\$ 15,000	\$ 13,750	\$ 13,750	\$ -
Landscape Maintenance	\$ 85,000	\$ 77,917	\$ 54,097	\$ 23,820
Landscape Replacement	\$ 13,200	\$ 12,100	\$ 7,375	\$ 4,725
Lake Maintenance	\$ 9,500	\$ 9,500	\$ 13,675	\$ (4,175)
Streetlights	\$ 33,000	\$ 30,250	\$ -	\$ 30,250
Electric	\$ 2,750	\$ 2,521	\$ -	\$ 2,521
Water & Sewer	\$ 2,750	\$ 2,750	\$ 13,867	\$ (11,117)
Sidewalk & Asphalt Maintenance	\$ 2,750	\$ 2,521	\$ -	\$ 2,521
Irrigation Repairs	\$ 5,500	\$ 5,042	\$ 1,043	\$ 3,998
General Repairs & Maintenance	\$ 11,000	\$ 10,083	\$ 414	\$ 9,670
Contingency	\$ 5,500	\$ 5,042	\$ 4,959	\$ 83
Subtotal Field Expenditures	\$ 193,950	\$ 179,475	\$ 111,095	\$ 68,380
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 4,400	\$ 4,033	\$ -	\$ 4,033
Amenity - Water	\$ 5,500	\$ 5,042	\$ -	\$ 5,042
Internet	\$ 1,100	\$ 1,008	\$ -	\$ 1,008
Pest Control	\$ 982	\$ 900	\$ -	\$ 900
Janitorial Service	\$ 6,710	\$ 6,151	\$ 150	\$ 6,001
Security Services	\$ 13,750	\$ 12,604	\$ -	\$ 12,604
Pool Maintenance	\$ 9,625	\$ 8,823	\$ -	\$ 8,823
Amenity Repairs & Maintenance	\$ 5,500	\$ 5,042	\$ 470	\$ 4,571
Amenity Access Management	\$ 5,000	\$ 4,583	\$ -	\$ 4,583
Contingency	\$ 7,500	\$ 6,875	\$ -	\$ 6,875
Subtotal Amenity Expenditures	\$ 60,067	\$ 55,061	\$ 620	\$ 54,441
Total Operations & Maintenance:	\$ 254,017	\$ 234,536	\$ 111,715	\$ 122,821
Total Expenditures:	\$ 391,577	\$ 360,636	\$ 215,749	\$ 144,887
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 198,674	
Fund Balance - Beginning	\$ -		\$ (8,588)	
Fund Balance - Ending	\$ -		\$ 190,086	

Peace Creek Village
Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 509,787	\$ 509,787	\$ 512,879	\$ 3,093
Assessments - Lot Closings	\$ -	\$ -	\$ 72,584	\$ 72,584
Interest	\$ 12,226	\$ 12,226	\$ 16,914	\$ 4,689
Total Revenues	\$ 522,012	\$ 522,012	\$ 602,378	\$ 80,365
<u>Expenditures:</u>				
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		\$ 90,134	
Fund Balance - Beginning	\$ 219,985		\$ 476,904	
Fund Balance - Ending	\$ 229,754		\$ 567,037	

Peace Creek Village
Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Assessments - Direct Bill	\$ 554,330	\$ 331,664	\$ 331,664	\$ -
Interest	\$ 3,116	\$ 3,116	\$ 22,046	\$ 18,930
Total Revenues	\$ 557,446	\$ 334,780	\$ 353,709	\$ 18,930
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)		\$ (240,256)	
Fund Balance - Beginning	\$ 277,966		\$ 832,536	
Fund Balance - Ending	\$ 241,446		\$ 592,279	

Peace Creek Village
Community Development District
Capital Projects Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 3	\$ 3
Total Revenues	\$ -	\$ -	\$ 3	\$ 3
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 3	
Fund Balance - Beginning	\$ -	\$ -	\$ 92	
Fund Balance - Ending	\$ -	\$ -	\$ 95	

Peace Creek Village
Community Development District
Capital Projects Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Developer Contributions	\$ -	\$ -	\$ 5,450,724	\$ 5,450,724
Interest	\$ -	\$ -	\$ 2,527	\$ 2,527
Total Revenues	\$ -	\$ -	\$ 5,453,251	\$ 5,453,251
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 4,675,665	\$ (4,675,665)
Total Expenditures	\$ -	\$ -	\$ 4,675,665	\$ (4,675,665)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 777,587	
Fund Balance - Beginning	\$ -		\$ (814,434)	
Fund Balance - Ending	\$ -		\$ (36,847)	

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,026	\$ -	\$ -	\$ 72,105
Developer Contributions	\$ 25,404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,404
HOA Contributions	\$ 27,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,050
Interest	\$ -	\$ -	\$ 0	\$ -	\$ 104	\$ 358	\$ 348	\$ 359	\$ 350	\$ 363	\$ 366	\$ -	\$ 2,248
Total Revenues:	\$ 88,507	\$ 1,614	\$ 240,445	\$ 21,319	\$ 35,509	\$ 1,315	\$ 6,250	\$ 359	\$ 350	\$ 18,390	\$ 366	\$ -	\$ 414,423
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ 600	\$ -	\$ 600	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ 3,600
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,712	\$ 721	\$ 1,016	\$ 1,785	\$ 2,224	\$ 1,390	\$ 2,977	\$ 537	\$ 370	\$ 3,611	\$ 2,392	\$ -	\$ 18,733
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	\$ 500	\$ 500	\$ 500	\$ -	\$ 5,500
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	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ 36,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ 1,650
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 1,100
Postage & Delivery	\$ 4	\$ 1	\$ 17	\$ 247	\$ 13	\$ 151	\$ 4	\$ 18	\$ 139	\$ 37	\$ 99	\$ -	\$ 729
Insurance	\$ 5,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,830
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ 1,504	\$ -	\$ -	\$ -	\$ 6,214	\$ -	\$ -	\$ -	\$ 7,718
Contingency	\$ 124	\$ 128	\$ 113	\$ 120	\$ 101	\$ 113	\$ 114	\$ 54	\$ 53	\$ 63	\$ 54	\$ -	\$ 1,035
Office Supplies	\$ 0	\$ 5	\$ 0	\$ 0	\$ 3	\$ 0	\$ 3	\$ 3	\$ 0	\$ 0	\$ 3	\$ -	\$ 17
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 21,103	\$ 4,938	\$ 5,679	\$ 6,835	\$ 14,528	\$ 11,290	\$ 8,881	\$ 4,695	\$ 10,859	\$ 8,594	\$ 6,631	\$ -	\$ 104,033

Peace Creek Village
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
<u>Field Services</u>													
Property Insurance	\$ 1,915	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,915
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ 13,750
Landscape Maintenance	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,790	\$ 4,790	\$ 4,743	\$ 7,225	\$ -	\$ 54,097
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,375	\$ -	\$ -	\$ -	\$ 7,375
Lake Maintenance	\$ 2,200	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,575	\$ -	\$ 13,675
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 10,071	\$ -	\$ 1,581	\$ 367	\$ 292	\$ (12)	\$ 185	\$ 770	\$ 267	\$ 205	\$ 141	\$ -	\$ 13,867
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 522	\$ 522	\$ -	\$ -	\$ -	\$ 1,043
General Repairs & Maintenance	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ 55	\$ -	\$ 139	\$ -	\$ -	\$ -	\$ -	\$ 414
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,660	\$ -	\$ -	\$ 1,298	\$ -	\$ 4,959
Subtotal Field Expenditures	\$ 20,306	\$ 7,000	\$ 8,581	\$ 7,367	\$ 7,292	\$ 7,043	\$ 7,185	\$ 12,230	\$ 15,303	\$ 7,298	\$ 11,489	\$ -	\$ 111,095
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ -	\$ 150
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 470	\$ -	\$ -	\$ -	\$ -	\$ 470
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 470	\$ -	\$ -	\$ 150	\$ -	\$ 620
Total Operations & Maintenance:	\$ 20,306	\$ 7,000	\$ 8,581	\$ 7,367	\$ 7,292	\$ 7,043	\$ 7,185	\$ 12,701	\$ 15,303	\$ 7,298	\$ 11,639	\$ -	\$ 111,715
Total Expenditures:	\$ 41,408	\$ 11,938	\$ 14,260	\$ 14,203	\$ 21,820	\$ 18,334	\$ 16,065	\$ 17,396	\$ 26,163	\$ 15,891	\$ 18,270	\$ -	\$ 215,749
Excess Revenues (Expenditures)	\$ 47,098	\$ (10,324)	\$ 226,185	\$ 7,117	\$ 13,689	\$ (17,019)	\$ (9,815)	\$ (17,038)	\$ (25,813)	\$ 2,498	\$ (17,904)	\$ -	\$ 198,674

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	\$258,421	
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	Maximum Annual Debt Service	
Reserve Fund Requirement	\$554,330	
Reserve Fund Balance	\$562,673	
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

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				Net Assessments	\$	626,434.91	\$	72,104.76	\$	554,330.15
2026-01										
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		
7/15/26	5/1/26	5124		\$ 18,026.19	\$	18,026.19	\$ 18,026.19	\$ -		
	10/1/26			\$ 219,188.75						
				\$ 622,957.26	\$	383,768.51	\$ 72,104.76	\$ 331,663.75		