

*Peace Creek
Community Development District*

Meeting Agenda

April 8, 2025

AGENDA

Peace Creek

Community Development District

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

April 1, 2025

Board of Supervisors Meeting Peace Creek Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Peace Creek Community Development District** will be held on **Tuesday, April 8, 2025**, at **10:30 AM** at the **Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, FL 33850**.

Zoom Video Link: <https://us06web.zoom.us/j/87696794149>

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

Meeting ID: 876 9679 4149

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)
3. Approval of Minutes of the March 11, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2025-09 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 8, 2025), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments
5. Consideration of Resolution 2025-10 Authorizing the Opening of an Interest Earning Bank Account
6. Ratification of Towing Services Agreement with S&S Towing & Recovery
7. Presentation of Arbitrage Rebate Report for Series 2023 (Assessment Area One Bonds)
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Balance Sheet & Income Statement
 - E. Project Development Update
 - i. Status of Property Conveyance
 - ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Peace Creek Community Development District was held on **Tuesday, March 11, 2025** at 10:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida and via Zoom Webinar.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Carrie Dazzo	Assistant Secretary
Kayla Word	Assistant Secretary
Steve Green	Assistant Secretary

Also, present were:

Tricia Adams	District Manager, GMS
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Allen Bailey	Field Services Manager, GMS
Bryan Hunter <i>by Zoom</i>	District Engineer, Hunter Engineering

The following is a summary of the discussions and actions taken at the March 11, 2025 Peace Creek Community Development District's regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 10:46 a.m. Five Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams stated this was a time for public comment. She asked for anyone to make a public comment.

Resident (Rob Frein, 1430 Austin Street) asked about the status of the oil spill, replacement for the low voltage item, the playground, and the ants. He will do a presentation at the end.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 11, 2025
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the February 11, 2025 Board of Supervisors meeting and noted the has been reviewed by counsel and staff. She asked for any corrections. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes of February 11, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Assignment of Contract
Documents for Peace Creek Townhomes**

Ms. Adams stated this item was regarding the Series 2025 bond related to the townhome phase. There are several documents prepared by counsel and Ms. Rinaldi will present items 4, 5, 6, and 7.

Ms. Rinaldi presented the assignment of the contract documents for the Peace Creek townhomes. She noted the assessment package is included in the packet for the assignment of the construction contract for 653 TH LLC and Tucker Paving, Inc to be assigned to the District. She added this is the standard package prepared by her office. She noted that assigning the contract to the District will allow for the direct purchase of materials and will be funded out of the construction account for the 2025 Series bonds. She noted she would be happy to answer any questions the Board might have.

On MOTION by Mr. Morgan, seconded by Mr. Green, with all in favor, the Assignment of Contract Documents for Peace Creek Townhomes, was approved.
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FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-08
Ratifying the Series 2025 Bonds**

Ms. Rinaldi presented the Resolution 2025-08. She noted the District closed on the issuance of the Series 2025 bonds on March 4, 2025. This resolution will ratify the actions taken by the Board of Supervisors and District staff that were required to close on the bonds.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Resolution 2025-08 Ratifying the Series 2025 Bonds, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Amended and Restated Disclosure of Public Financing**

Ms. Rinaldi noted this is a statutory requirement that provides disclosure regarding the financing and improvements of the District. This includes information related to the background on the District, the District's establishment and authority, information pertaining to bonds issued by the District, O&M assessments, and collection of assessments. She stated that the disclosure was added after the 2023 bonds were issued, so this is an amended and restated disclosure that now includes the 2025 bonds.

On MOTION by Mr. Morgan, seconded by Mr. Green, with all in favor, the Amended and Restated Disclosure of Public Financing, was approved.

SEVENTH ORDER OF BUSINESS**Ratification of Notice of Lien of Special Assessments**

Mr. Rinaldi noted this item is the ratification of the notice of lien of special assessments. She added the notice of special assessments supports all of the resolutions that the District has adopted in order to levy the assessments for the 2025 bonds and describes the assessment report and is recorded in the public record. She noted that anyone buying property can see that there is an assessment lien on this property. She noted the was executed with the bond closing documents, so they are asking for ratification.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Notice of Lien of Special Assessments, was ratified.

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

Ms. Rinaldi had nothing to report to the Board and offered to answer any Board questions.

B. Engineer

Mr. Hunter had nothing to report to the Board.

C. Field Manager's Report

Mr. Bailey presented the Field Manager's report and reviewed items that have been completed. This included an update on the channel drain causing erosion, moving a sign, and removal of a fallen sign.

Mr. Bailey stated the dry ponds were doing well and vegetation growth will be addressed in the next rotation. Board member asked why there was vegetation happening to the dry pond. Discussion ensued on the pond vegetation growing with rainy season, a request for Prince & Sons to provide a written report on why they are having trouble keeping vegetation out, the Board expectation that it is gone, and the pond is damp a lot. The Board directed Mr. Bailey to speak to Prince about correcting the issue.

Mr. Bailey commented about the ongoing landscaping projects, blooming, and growth to the Board. He stated the oil spill looks like it was caused by a car and was staining the area. Mr. Bailey also discussed the amenity center issues, spraying for insects and talking with pest control about ants.

D. District Manager's Report

i. Approval of the Check Register

Ms. Adams presented the check register totaling \$43,278.45. She noted there is a detailed run summary immediately following and offered to answer any questions.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Check Register for \$43,278.45, was approved.

ii. Balance Sheet & Income Statement

Ms. Adams presented the unaudited financials through the end of February. She added they are monitoring the adopted budget, the prorated budget, and the actual expenses.

Mr. Morgan asked if they were getting ready to do a transfer out because we have \$366,000 shown on page 79. She noted the combined balance sheet in the first column in the general fund and the top amount shows the total balance and the due to you will see if there is anything pending to the Trustee. This is for Board information and no action was required.

E. Project Development Update

- i. Status of Property Conveyance**
- ii. Status of Permit Transfers**
- iii. Status of Construction Funds & Requests**

Ms. Adams noted this is anything related to property conveyance, permit transfers, and construction funds and requests that needs to be addressed.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Resident (Rob Frein, 1430 Austin Street) presented a handout to the Board. He noted he had tried to get on the Board at the last meeting with no luck, but he was here to help. He noted there are new townhomes that will create more people. He was concerned about lack of amenities, the playground is good for 2–5 year olds only, and wanted to do more. He added there is space between the pool and the playground, he stated the playground and one of the dry beds is a place where some things could be added. He stated that another 120 townhomes will be added and there are some items needed. He asked about another pool being added. He noted concerns on the space near the mailboxes and the amenity center, parking for commercial vehicles creating issues, concern for access to emergency vehicles, parking regulation need to be provided, and he asked if the neighborhood information center key given to the HOA because they are still posting notices outside.

The Board asked for him to reach out Center State first. Discussion ensued on the potential increase in assessment, the resident's thoughts, needing more information from the residents, costs estimate, vendors, townhome governing bodies, and costs estimates needed for the picnic tables and workout equipment.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2025/2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Peace Creek Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

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

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

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

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2024, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

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

DATE: Tuesday, July 8, 2025
HOUR: 10;30 AM
LOCATION: Lake Alfred Public Library
245 N Seminole Ave.
Lake Alfred, Florida 33850

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

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

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

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

PASSED AND ADOPTED THIS 8TH DAY OF APRIL 2025.

ATTEST:

**PEACE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Peace Creek
Community Development District

Proposed Budget
FY2026



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Peace Creek
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Assessments - On Roll	\$ 571,619	\$ 548,852	\$ 22,767	\$ 571,619	\$ 722,797
Assessments - Direct	\$ 23,458	\$ 17,593	\$ 5,865	\$ 23,458	\$ -
Total Revenues	\$ 595,076	\$ 566,445	\$ 28,631	\$ 595,076	\$ 722,797
<u>Expenditures</u>					
<u>General & Administrative</u>					
Supervisor Fees	\$ 12,000	\$ 1,600	\$ 7,000	\$ 8,600	\$ 12,000
FICA Expense	\$ 918	\$ 122	\$ 536	\$ 658	\$ 918
Engineering	\$ 15,000	\$ 2,375	\$ 11,375	\$ 13,750	\$ 15,000
Attorney	\$ 25,000	\$ 12,036	\$ 16,850	\$ 28,885	\$ 30,000
Annual Audit	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,100
Assessment Administration	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ 5,408
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 900
Dissemination	\$ 5,250	\$ 2,188	\$ 3,063	\$ 5,250	\$ 6,408
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Trustee Fees	\$ 4,020	\$ -	\$ 4,020	\$ 4,020	\$ 8,844
Management Fees	\$ 42,500	\$ 17,708	\$ 24,792	\$ 42,500	\$ 43,775
Information Technology	\$ 1,890	\$ 788	\$ 1,103	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 525	\$ 735	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 750	\$ 640	\$ 896	\$ 1,536	\$ 2,000
Insurance	\$ 5,720	\$ 5,564	\$ -	\$ 5,564	\$ 6,399
Copies	\$ 750	\$ -	\$ 150	\$ 150	\$ 750
Legal Advertising	\$ 2,500	\$ 1,648	\$ 3,606	\$ 5,254	\$ 3,000
Contingency	\$ 2,500	\$ 207	\$ 289	\$ 496	\$ 2,500
Office Supplies	\$ 625	\$ 8	\$ 25	\$ 33	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 131,558	\$ 55,833	\$ 74,889	\$ 130,721	\$ 150,545

Peace Creek
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Operations & Maintenance

Field Expenses:

Property Insurance	\$ 15,000	\$ 19,266	\$ -	\$ 19,266	\$ 22,156
Field Management	\$ 17,250	\$ 7,188	\$ 10,063	\$ 17,250	\$ 17,768
Landscape Maintenance	\$ 99,540	\$ 49,550	\$ 66,920	\$ 116,470	\$ 135,000
Landscape Replacement	\$ 15,000	\$ 1,625	\$ 7,500	\$ 9,125	\$ 15,000
Streetlights	\$ 33,770	\$ 7,604	\$ 11,160	\$ 18,763	\$ 33,770
Electric	\$ 7,260	\$ 106	\$ 960	\$ 1,066	\$ 7,260
Water & Sewer	\$ 50,000	\$ 26,553	\$ 24,500	\$ 51,053	\$ 90,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 10,000	\$ 885	\$ 3,500	\$ 4,385	\$ 10,000
General Repairs & Maintenance	\$ 10,000	\$ 5,393	\$ 4,607	\$ 10,000	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500

Total Field Expenditures:	\$ 267,820	\$ 118,169	\$ 134,209	\$ 252,377	\$ 350,953
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Amenity Expenses:

Amenity - Electric	\$ 15,863	\$ 2,547	\$ 5,500	\$ 8,047	\$ 15,863
Amenity - Water	\$ 12,000	\$ 3,600	\$ 7,947	\$ 11,547	\$ 12,000
Internet	\$ 2,000	\$ 522	\$ 1,050	\$ 1,572	\$ 2,000
Pest Control	\$ 735	\$ 180	\$ 540	\$ 720	\$ 735
Janitorial Service	\$ 9,300	\$ 3,875	\$ 5,425	\$ 9,300	\$ 9,300
Security Services	\$ 34,000	\$ 12,035	\$ 16,849	\$ 28,884	\$ 34,000
Pool Maintenance	\$ 16,800	\$ 7,450	\$ 9,800	\$ 17,250	\$ 17,400
Amenity Repairs & Maintenance	\$ 10,000	\$ 653	\$ 1,500	\$ 2,153	\$ 10,000
Amenity Access Management	\$ 12,500	\$ 5,208	\$ 7,292	\$ 12,500	\$ 12,500
Contingency	\$ 7,500	\$ -	\$ 500	\$ 500	\$ 7,500

Total Amenity Expenditures:	\$ 120,698	\$ 36,070	\$ 56,403	\$ 92,473	\$ 121,298
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Total Operations & Maintenance:	\$ 388,518	\$ 154,239	\$ 190,611	\$ 344,850	\$ 472,251
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Other Financing Sources and Uses

Capital Reserves - Transfer	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 100,000
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Total Other Expenditures	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 100,000
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Total Expenditures	\$ 595,076	\$ 210,072	\$ 340,500	\$ 550,572	\$ 722,797
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Excess Revenues/(Expenditures)	\$ -	\$ 356,373	\$ (311,868)	\$ 44,504	\$ -
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Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	553.00	553	1.00	\$621,627	\$1,124.10	\$1,208.71
Townhomes	90.00	120	0.75	\$101,169	\$843.08	\$906.53
Total ERU's	643	673		\$722,797		

Product	FY 2026 Gross Per Unit	FY 2025 Gross Per Unit	Increase/(Decrease)
Single Family	\$1,208.71	\$ 1,111.47	\$ 97.24
Townhomes	\$906.53	\$ 210.19	\$ 696.34

Peace Creek

Community Development District

General Fund Narrative

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

Disclosure Software

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

Peace Creek

Community Development District

General Fund Narrative

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

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

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

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

Other Current Charges

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

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Peace Creek

Community Development District

General Fund Narrative

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Services

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Streetlights

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

Electric

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

Water & Sewer

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

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Peace Creek
Community Development District
General Fund Narrative

Contingency

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

Amenity Expenditures:

Amenity - Electric

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

Amenity – Water

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

Internet

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

Pest Control

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

Janitorial Services

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

Security Services

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

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Contingency

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

Other Expenditures:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Peace Creek

Community Development District

Proposed Budget

Debt Service Fund

Series 2023

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 801,813	\$ 769,880	\$ -	\$ 769,880	\$ 801,813
Interest Income	\$ 5,000	\$ 12,702	\$ 17,783	\$ 30,485	\$ 10,000
Carry Forward Surplus *	\$ 341,168	\$ 337,836	\$ -	\$ 337,836	\$ 327,436
Total Revenues	\$ 1,147,981	\$ 1,120,418	\$ 17,783	\$ 1,138,200	\$ 1,139,249
Expenses					
Series 2023					
Interest - 12/15	\$ 306,734	\$ 306,734	\$ -	\$ 306,734	\$ 302,697
Principal - 06/15	\$ 190,000	\$ -	\$ 190,000	\$ 190,000	\$ 200,000
Interest - 06/15	\$ 306,734	\$ -	\$ 306,734	\$ 306,734	\$ 302,697
Total Expenditures	\$ 803,469	\$ 306,734	\$ 496,734	\$ 803,469	\$ 805,394
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ -	\$ (7,295)	\$ -	\$ (7,295)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (7,295)	\$ -	\$ (7,295)	\$ -
Excess Revenues/(Expenditures)	\$ 344,512	\$ 806,388	\$ (478,952)	\$ 327,436	\$ 333,856

*Carry forward less amount in Reserve funds.

Series 2023	
Interest - 12/15	\$298,447
Total	\$298,447

Series 2023

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 40	313	\$ 453,829	\$ 1,449.93	\$ 1,559.07
Single Family - 50	240	\$ 347,984	\$ 1,449.93	\$ 1,559.07
	553	\$ 801,813		

Peace Creek
Community Development District
Series 2023 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/24	\$ 11,885,000.00	\$ -	\$ 306,734.38	\$ 797,293.75
06/15/25	\$ 11,885,000.00	\$ 190,000.00	\$ 306,734.38	\$ -
12/15/25	\$ 11,695,000.00	\$ -	\$ 302,696.88	\$ 799,431.25
06/15/26	\$ 11,695,000.00	\$ 200,000.00	\$ 302,696.88	\$ -
12/15/26	\$ 11,495,000.00	\$ -	\$ 298,446.88	\$ 801,143.75
06/15/27	\$ 11,495,000.00	\$ 205,000.00	\$ 298,446.88	\$ -
12/15/27	\$ 11,290,000.00	\$ -	\$ 294,090.63	\$ 797,537.50
06/15/28	\$ 11,290,000.00	\$ 215,000.00	\$ 294,090.63	\$ -
12/15/28	\$ 11,075,000.00	\$ -	\$ 289,521.88	\$ 798,612.50
06/15/29	\$ 11,075,000.00	\$ 225,000.00	\$ 289,521.88	\$ -
12/15/29	\$ 10,850,000.00	\$ -	\$ 284,740.63	\$ 799,262.50
06/15/30	\$ 10,850,000.00	\$ 235,000.00	\$ 284,740.63	\$ -
12/15/30	\$ 10,615,000.00	\$ -	\$ 279,746.88	\$ 799,487.50
06/15/31	\$ 10,615,000.00	\$ 245,000.00	\$ 279,746.88	\$ -
12/15/31	\$ 10,370,000.00	\$ -	\$ 273,468.75	\$ 798,215.63
06/15/32	\$ 10,370,000.00	\$ 260,000.00	\$ 273,468.75	\$ -
12/15/32	\$ 10,110,000.00	\$ -	\$ 266,806.25	\$ 800,275.00
06/15/33	\$ 10,110,000.00	\$ 275,000.00	\$ 266,806.25	\$ -
12/15/33	\$ 9,835,000.00	\$ -	\$ 259,759.38	\$ 801,565.63
06/15/34	\$ 9,835,000.00	\$ 285,000.00	\$ 259,759.38	\$ -
12/15/34	\$ 10,110,000.00	\$ -	\$ 252,456.25	\$ 797,215.63
06/15/35	\$ 9,835,000.00	\$ 300,000.00	\$ 252,456.25	\$ -
12/15/35	\$ 9,835,000.00	\$ -	\$ 244,768.75	\$ 797,225.00
06/15/36	\$ 9,550,000.00	\$ 320,000.00	\$ 244,768.75	\$ -
12/15/36	\$ 9,550,000.00	\$ -	\$ 236,568.75	\$ 801,337.50
06/15/37	\$ 9,250,000.00	\$ 335,000.00	\$ 236,568.75	\$ -
12/15/37	\$ 9,250,000.00	\$ -	\$ 227,984.38	\$ 799,553.13
06/15/38	\$ 8,930,000.00	\$ 350,000.00	\$ 227,984.38	\$ -
12/15/38	\$ 8,930,000.00	\$ -	\$ 219,015.63	\$ 797,000.00
06/15/39	\$ 8,595,000.00	\$ 370,000.00	\$ 219,015.63	\$ -
12/15/39	\$ 8,595,000.00	\$ -	\$ 209,534.38	\$ 798,550.00
06/15/40	\$ 8,245,000.00	\$ 390,000.00	\$ 209,534.38	\$ -
12/15/40	\$ 8,245,000.00	\$ -	\$ 199,540.63	\$ 799,075.00
06/15/41	\$ 7,875,000.00	\$ 410,000.00	\$ 199,540.63	\$ -
12/15/41	\$ 7,875,000.00	\$ -	\$ 189,034.38	\$ 798,575.00
06/15/42	\$ 6,190,000.00	\$ 430,000.00	\$ 189,034.38	\$ -
12/15/42	\$ 6,190,000.00	\$ -	\$ 178,015.63	\$ 797,050.00
06/15/43	\$ 6,190,000.00	\$ 455,000.00	\$ 178,015.63	\$ -
12/15/43	\$ 6,190,000.00	\$ -	\$ 166,356.25	\$ 799,371.88
06/15/44	\$ 6,190,000.00	\$ 480,000.00	\$ 166,356.25	\$ -
12/15/44	\$ 5,710,000.00	\$ -	\$ 153,456.25	\$ 799,812.50
06/15/45	\$ 5,710,000.00	\$ 505,000.00	\$ 153,456.25	\$ -
12/15/45	\$ 5,205,000.00	\$ -	\$ 139,884.38	\$ 798,340.63
06/15/46	\$ 5,205,000.00	\$ 535,000.00	\$ 139,884.38	\$ -
12/15/46	\$ 4,670,000.00	\$ -	\$ 125,506.25	\$ 800,390.63
06/15/47	\$ 4,670,000.00	\$ 565,000.00	\$ 125,506.25	\$ -
12/15/47	\$ 4,105,000.00	\$ -	\$ 110,321.88	\$ 800,828.13
06/15/48	\$ 4,105,000.00	\$ 595,000.00	\$ 110,321.88	\$ -
12/15/48	\$ 3,510,000.00	\$ -	\$ 94,331.25	\$ 799,653.13
06/15/49	\$ 3,510,000.00	\$ 630,000.00	\$ 94,331.25	\$ -
12/15/49	\$ 2,880,000.00	\$ -	\$ 77,400.00	\$ 801,731.25
06/15/50	\$ 2,880,000.00	\$ 660,000.00	\$ 77,400.00	\$ -
12/15/50	\$ 2,220,000.00	\$ -	\$ 59,662.50	\$ 797,062.50
06/15/51	\$ 2,220,000.00	\$ 700,000.00	\$ 59,662.50	\$ -
12/15/51	\$ 1,520,000.00	\$ -	\$ 40,850.00	\$ 800,512.50
06/15/52	\$ 1,520,000.00	\$ 740,000.00	\$ 40,850.00	\$ -
12/15/52	\$ 780,000.00	\$ -	\$ 20,962.50	\$ 801,812.50
06/15/53	\$ 780,000.00	\$ 780,000.00	\$ 20,962.50	\$ 800,962.50
		\$ 12,065,000.00	\$ 12,322,787.55	\$ 24,387,787.55

Peace Creek

Community Development District

Proposed Budget

Debt Service Fund

Series 2025

Description	Proposed Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 173,894
Special Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Carry Forward Surplus *	\$ -	\$ -	\$ -	\$ -	\$ 68,166
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 247,060
Expenses					
Series 2025					
Interest - 11/01	\$ -	\$ -	\$ -	\$ -	\$ 68,166
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Interest - 05/01	\$ 21,586	\$ -	\$ 21,586	\$ 21,586	\$ 68,166
Total Expenditures	\$ 21,586	\$ -	\$ 21,586	\$ 21,586	\$ 171,333
Other Financing Sources/(Uses)					
Bond Proceeds	\$ 263,646	\$ 263,646	\$ -	\$ 263,646	\$ -
Total Other Financing Sources/(Uses)	\$ 263,646	\$ 263,646	\$ -	\$ 263,646	\$ -
Excess Revenues/(Expenditures)	\$ 242,060	\$ 263,646	\$ (21,586)	\$ 242,060	\$ 75,727

*Carry forward less amount in Reserve funds.

Series 2025	
Interest - 11/26	\$67,379
Total	\$67,379

Series 2025

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Townhomes	120	\$ 173,894	\$ 1,449.11	\$ 1,558.19
	120	\$ 173,894		

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

Date	Balance	Principal	Interest	Total
05/01/25	\$ 2,510,000.00	\$ -	\$ 21,585.98	
11/01/25	\$ 2,510,000.00	\$ -	\$ 68,166.25	\$ 89,752.23
05/01/26	\$ 2,510,000.00	\$ 35,000.00	\$ 68,166.25	
11/01/26	\$ 2,475,000.00	\$ -	\$ 67,378.75	\$ 170,545.00
05/01/27	\$ 2,475,000.00	\$ 40,000.00	\$ 67,378.75	
11/01/27	\$ 2,435,000.00	\$ -	\$ 66,478.75	\$ 173,857.50
05/01/28	\$ 2,435,000.00	\$ 40,000.00	\$ 66,478.75	
11/01/28	\$ 2,395,000.00	\$ -	\$ 65,578.75	\$ 172,057.50
05/01/29	\$ 2,395,000.00	\$ 40,000.00	\$ 65,578.75	
11/01/29	\$ 2,355,000.00	\$ -	\$ 64,678.75	\$ 170,257.50
05/01/30	\$ 2,355,000.00	\$ 45,000.00	\$ 64,678.75	
11/01/30	\$ 2,310,000.00	\$ -	\$ 63,666.25	\$ 173,345.00
05/01/31	\$ 2,310,000.00	\$ 45,000.00	\$ 63,666.25	
11/01/31	\$ 2,220,000.00	\$ -	\$ 62,653.75	\$ 171,320.00
05/01/32	\$ 2,220,000.00	\$ 45,000.00	\$ 62,653.75	
11/01/32	\$ 2,220,000.00	\$ -	\$ 61,641.25	\$ 169,295.00
05/01/33	\$ 2,220,000.00	\$ 50,000.00	\$ 61,641.25	
11/01/33	\$ 2,170,000.00	\$ -	\$ 60,278.75	\$ 171,920.00
05/01/34	\$ 2,170,000.00	\$ 50,000.00	\$ 60,278.75	
11/01/34	\$ 2,120,000.00	\$ -	\$ 58,916.25	\$ 169,195.00
05/01/35	\$ 2,120,000.00	\$ 55,000.00	\$ 58,916.25	
11/01/35	\$ 2,065,000.00	\$ -	\$ 57,417.50	\$ 171,333.75
05/01/36	\$ 2,065,000.00	\$ 60,000.00	\$ 57,417.50	
11/01/36	\$ 2,005,000.00	\$ -	\$ 55,782.50	\$ 173,200.00
05/01/37	\$ 2,005,000.00	\$ 60,000.00	\$ 55,782.50	
11/01/37	\$ 1,945,000.00	\$ -	\$ 54,147.50	\$ 169,930.00
05/01/38	\$ 1,945,000.00	\$ 65,000.00	\$ 54,147.50	
11/01/38	\$ 1,880,000.00	\$ -	\$ 52,376.25	\$ 171,523.75
05/01/39	\$ 1,880,000.00	\$ 70,000.00	\$ 52,376.25	
11/01/39	\$ 1,810,000.00	\$ -	\$ 50,468.75	\$ 172,845.00
05/01/40	\$ 1,810,000.00	\$ 75,000.00	\$ 50,468.75	
11/01/40	\$ 1,735,000.00	\$ -	\$ 48,425.00	\$ 173,893.75
05/01/41	\$ 1,735,000.00	\$ 75,000.00	\$ 48,425.00	
11/01/41	\$ 1,580,000.00	\$ -	\$ 46,381.25	\$ 169,806.25
05/01/42	\$ 1,310,000.00	\$ 80,000.00	\$ 46,381.25	
11/01/42	\$ 1,310,000.00	\$ -	\$ 44,201.25	\$ 170,582.50
05/01/43	\$ 1,310,000.00	\$ 85,000.00	\$ 44,201.25	
11/01/43	\$ 1,310,000.00	\$ -	\$ 41,885.00	\$ 171,086.25
05/01/44	\$ 1,310,000.00	\$ 90,000.00	\$ 41,885.00	
11/01/44	\$ 1,310,000.00	\$ -	\$ 39,432.50	\$ 171,317.50
05/01/45	\$ 1,310,000.00	\$ 95,000.00	\$ 39,432.50	
11/01/45	\$ 1,310,000.00	\$ -	\$ 36,843.75	\$ 171,276.25
05/01/46	\$ 1,310,000.00	\$ 100,000.00	\$ 36,843.75	
11/01/46	\$ 1,210,000.00	\$ -	\$ 34,031.25	\$ 170,875.00
05/01/47	\$ 1,210,000.00	\$ 105,000.00	\$ 34,031.25	
11/01/47	\$ 1,105,000.00	\$ -	\$ 31,078.13	\$ 170,109.38
05/01/48	\$ 1,105,000.00	\$ 110,000.00	\$ 31,078.13	
11/01/48	\$ 995,000.00	\$ -	\$ 27,984.38	\$ 169,062.50
05/01/49	\$ 995,000.00	\$ 120,000.00	\$ 27,984.38	
11/01/49	\$ 875,000.00	\$ -	\$ 24,609.38	\$ 172,593.75
05/01/50	\$ 875,000.00	\$ 125,000.00	\$ 24,609.38	
11/01/50	\$ 750,000.00	\$ -	\$ 21,093.75	\$ 170,703.13
05/01/51	\$ 750,000.00	\$ 135,000.00	\$ 21,093.75	
11/01/51	\$ 615,000.00	\$ -	\$ 17,296.88	\$ 173,390.63
05/01/52	\$ 615,000.00	\$ 140,000.00	\$ 17,296.88	
11/01/52	\$ 475,000.00	\$ -	\$ 13,359.38	\$ 170,656.25
05/01/53	\$ 475,000.00	\$ 150,000.00	\$ 13,359.38	
11/01/53	\$ 325,000.00	\$ -	\$ 9,140.63	\$ 172,500.00
05/01/54	\$ 325,000.00	\$ 160,000.00	\$ 9,140.63	
11/01/54	\$ 165,000.00	\$ -	\$ 4,640.63	\$ 173,781.25
05/01/55	\$ 165,000.00	\$ 165,000.00	\$ 4,640.63	\$ 169,640.63
		\$ 2,510,000.00	\$ 2,721,652.23	\$ 5,231,652.23

Peace Creek
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 75,000
<u>Expenditures</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>					
Transfer In/(Out)	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 100,000
Total Other Financing Sources/(Uses)	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 100,000
Excess Revenues/(Expenditures)	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 175,000

SECTION V

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE INVESTMENT OF PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), *FLORIDA STATUTES*; APPOINTING THE DISTRICT MANAGER AS ITS LEGAL REPRESENTATIVE WITH RESPECT TO SAID ACCOUNT AND PROVIDING FOR THE DURATION OF SAID AUTHORIZATION; AND REPEALING RESOLUTION 2022-16.

WHEREAS, the Peace Creek Community Development District (“**District**”) is a local unit of special purpose government created and existing under Chapter 190, Florida Statutes, and situated within the City of Winter Haven, Florida; and

WHEREAS, the District finds that from time to time it has funds on hand in excess of current needs; and

WHEREAS, it is in the best interest of the District and its landowners that said excess funds be invested to return the highest yield consistent with proper safeguards and the District’s currently-adopted policies regarding the deposit of public funds.

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

SECTION 1. The District hereby adopts the alternative investment guidelines for the investment of public funds in excess of the amounts needed to meet current operating expenses, in accordance with Section 218.415(17), *Florida Statutes*. The District may invest in the following instruments and may divest itself of investments, at prevailing prices or rates:

- a. The Local Government Surplus Trust Fund, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, as provided in Section 163.01, *Florida Statutes*.
- b. Securities and Exchange Commission registered money market funds with the highest quality rating from nationally recognized rating agency.
- c. Interest-bearing time deposits or savings accounts in qualified public depositories, as defined in Section 280.02, *Florida Statutes*.
- d. Direct obligations of the U.S. Treasury.

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

SECTION 2. That the District Manager, Governmental Management Services – Central Florida, LLC, and its designee, as legal representative(s) of the District are hereby authorized to

act as the administrator(s) for the invested funds, including funds held at the State Board of Administration.

SECTION 3. The District Manager and/or its designee shall have the authority to establish an account(s) on behalf of the District, withdraw funds from or transmit funds to said account(s), establish funds transfer instructions, name designee(s), and initiate changes to this information, as required and approved by the Board or Chairperson of the Board, as applicable.

SECTION 4. That this authorization shall be continuing in nature until revoked by the District or until a new legal representative is appointed.

SECTION 5. Resolution 2022-16, which was previously adopted by the District Board of Supervisors on March 9, 2022, is hereby repealed.

SECTION 6. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 8th day of April 2025.

ATTEST:

**PEACE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

AGREEMENT BETWEEN THE PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT AND S&S TOWING & RECOVERY LLC FOR TOWING SERVICES

THIS AGREEMENT (“Agreement”) is made and entered into this 17th day of March 2025 by and between:

PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“**District**”); and

S&S TOWING & RECOVERY LLC, a Florida limited liability company, with a principal address of 29300 U.S. 27, Dundee, Florida 33838 (“**Contractor**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established for the purpose of financing, acquiring, constructing, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the District has adopted *Rules Relating to Overnight Parking and Parking Enforcement*, a copy of which is attached hereto as **Composite Exhibit A**, and as may be amended from time to time by the Board of Supervisors (“**Board**”) of the District (“**Parking Rules**”); and

WHEREAS, in accordance with Section 715.07, *Florida Statutes*, the District desires to engage an independent contractor to provide vehicle towing/removal services within the District in accordance with the Parking Rules (“**Services**”); and

WHEREAS, Contractor desires to provide such Services for the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law; and

WHEREAS, Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties and obligations of the parties relative to same.

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:

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES. The District hereby authorizes Contractor, and its employees and agents, to perform drive-by inspections and vehicle-towing/removal Services from the District property identified in **Composite Exhibit A**. Contractor is also authorized to perform such Services when requested to do so by the District’s designated representatives, who shall be the District Manager (currently Tricia Adams of Governmental

Management Services – Central Florida, LLC), or her designee (“**District Representatives**”). All such Services shall be performed only at the times specified in the Parking Rules. Contractor shall also provide vehicle storage relative to any such vehicles towed from District property, all in accordance with the Parking Rules, Section 715.07, *Florida Statutes*, and any other applicable Florida law.

- A. Upon execution of this Agreement, Contractor shall, at its own cost and expense, procure and install the necessary signage as required by Section 715.07, *Florida Statutes*, which signage shall be installed a minimum of twenty-four (24) hours prior to commencement of any towing/removal services by Contractor.
- B. Upon towing/removal of a vehicle, such vehicle shall be stored by Contractor within a ten (10)-mile radius of the point of the removal and shall provide for public access to such storage facility as set forth in Section 715.07, *Florida Statutes*.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services. Any damage caused by Contractor shall diligently be repaired and shall be at Contractor’s sole cost and expense.

SECTION 3. COMPENSATION. Contractor acknowledges and agrees that it is not receiving compensation from the District for the provision of the Services. Any compensation due and owing to Contractor relative to this Agreement shall be remitted by the owner(s) of the towed/removed vehicles.

SECTION 4. EFFECTIVE DATE; TERM. This Agreement shall become effective on the date first written above and shall remain in effect unless terminated with written notice to the other party.

SECTION 5. INSURANCE.

- A. Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers’ Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

- B. The District, its staff, employees, consultants, officers and supervisors shall be named as an additional insureds on all policies, except for Workers’ Compensation coverage. Such

insurance 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. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement prior to commencement of the Services. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverages, 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.

SECTION 6. CARE OF PROPERTY; SOVEREIGN IMMUNITY.

- A.** Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor shall be solely responsible for any damage to property, including vehicles, caused by the towing/removal and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, employees, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.
- B.** 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, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- C.** 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 law, 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.

SECTION 7. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled to recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs.

SECTION 8. DEFAULT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

SECTION 9. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 10. ASSIGNMENT. Neither the District nor Contractor may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

SECTION 11. NOTICES. All notices, requests, consents, and other communications hereunder (“**Notices**”) shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

A. If to the District: Peace Creek CDD
c/o Governmental Management Services –
Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: S&S Towing & Recovery LLC
29300 U.S. 27
Dundee, Florida 33838
Attn: Rebecca Raymond

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.

SECTION 12. 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 **Governmental Management Services – Central Florida, LLC** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, 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 the contract term and following the contract term if 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 CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, OR 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

SECTION 13. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Polk County, Florida.

SECTION 14. E-VERIFY. Contractor shall comply with and perform all provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, 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. 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 has registered with and uses the E-Verify system and 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. Any party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), *Florida Statutes*. Upon such termination, Contractor shall be liable for any additional costs incurred by the District as a result of the termination. In the event that the District has a good faith belief that a subcontractor has 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.

SECTION 15. FOREIGN INFLUENCE. Contractor understands 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.

SECTION 16. 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.

SECTION 17. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. 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.

SECTION 18. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 19. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 20. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 21. ANTI-HUMAN TRAFFICKING AFFIDAVIT. 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(13), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

SECTION 22. SCRUTINIZED COMPANIES. 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 the Iran Terrorism Sectors List, or the Scrutinized Companies 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 the 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 that Boycott

Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 23. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

SECTION 24. FOREIGN INFLUENCE. Contractor understands 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.

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

**PEACE CREEK
COMMUNITY DEVELOPMENT DISTRICT**

DocuSigned by:

Adam Morgan

D8F17F6DF603436...

Chairperson, Board of Supervisors

S&S TOWING & RECOVERY LLC

Signed by:

Rebecca Raymond

81292D94FE984A7...

By: Rebecca Raymond

Its: General Manager

Composite Exhibit A: Parking Rules

COMPOSITE EXHIBIT A
Parking Rules

PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on February 11, 2025, at a duly noticed public meeting, the Board of Supervisors of the Peace Creek Community Development District (“District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property (the “Rule or Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that Oversized Vehicles, Vessels Recreational Vehicles, and Abandoned/Broken-Down Vehicles parked on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Rule is intended to provide the District with a means to remove such Oversized Vehicles, Vessels, Recreational Vehicles, and Abandoned/Broken-Down Vehicles which are parked in a manner which violates this Rule. This Rule does not govern parking on private residential lots.

SECTION 2. DEFINITIONS.

- A.** *Oversized Vehicle.* As used herein, “Oversized Vehicle” shall mean the following:
 - a. Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck;
 - b. Motor Vehicles with a trailer attached;
 - c. Motor coaches/homes;
 - d. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer;
 - e. Mobile homes or manufactured homes.
- B.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not. This term shall include Oversized Vehicles, Recreational Vehicles, and Abandoned/Broken-Down Vehicles.
- C.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D.** *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E.** *Abandoned/Broken-Down Vehicle.* A vehicle that has no license plate, has expired registration, is visibly not operational, or has not moved for a period of seven (7) days.

- F. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user or attended by its owner or user but kept stationary for a period of an hour or more.
- G. *Tow-Away Zone.* District property for which the District is authorized to initiate a towing and/or removal action.
- H. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. ESTABLISHMENT OF TOW-AWAY ZONES. Those areas within the District's boundaries identified as grass common areas, amenity parking, mailbox parking, and roadways as depicted at **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" for all Oversized Vehicles, Vessels, Recreational Vehicles, and Abandoned/Broken-Down Vehicles (together, "**Tow-Away Zones**"), enforceable subject to the Rules set forth herein.

SECTION 4. PARKING RULES.

- A. **OVERNIGHT PARKING.** Oversized Vehicles, Vessels, Recreational Vehicles, and Abandoned/Broken-Down Vehicles may not Park Overnight in District Tow-Away Zones.
- B. **DAYTIME PARKING.** Oversized Vehicles, Vessels, and Recreational Vehicles may be Parked in Tow-Away Zones on roadways only when actively loading or unloading. Abandoned/Broken-Down Vehicles may not be Parked in Tow-Away Zones at any time. Parking on grass common areas is not permitted at any time.
- C. **MANNER OF PARKING.** Vehicles and Vessels of any kind may not be Parked such that they utilize additional spaces, block access to District property, prevent the safe and orderly flow of traffic, obstruct the ability of emergency vehicles to access roadways or property, cause damage to the District's property, restrict the normal operation of the District's business, or otherwise poses a danger to the District, its residents and guests, the general public, or the property of same. All Parking must comply with all state and local laws and ordinances.

SECTION 5. TOWING/REMOVAL PROCEDURES; ENFORCEMENT.

- A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*.
- B. **TOWING/REMOVAL AUTHORITY.** The District may tow/remove any Vehicle or Vessel improperly Parked in a Tow-Away Zone at the owner's expense. The Vehicle or Vessel shall be towed/removed by the towing service in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*.
- C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District Manager is hereby authorized to enter into and maintain an agreement with a firm authorized

by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

- D. AMENITY SUSPENSION.** The District may, in its discretion, suspend the amenity privileges of the owner or operator of any Vehicle or Vessel Parked in violation of this Rule, in accordance with the District's adopted *Suspension and Termination of Access Rule*.

SECTION 6. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be Parked on District property pursuant to this Rule, provided however that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such vehicles.

SECTION 7. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES. The Board in its sole discretion may amend these Rules Related to Overnight Parking and Parking Enforcement from time to time to designate new Tow-Away Zones as the District acquires additional common areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of these rules in such areas.

EXHIBIT A – Tow Away Zone (*highlighted areas*)

Effective date: February 11, 2025

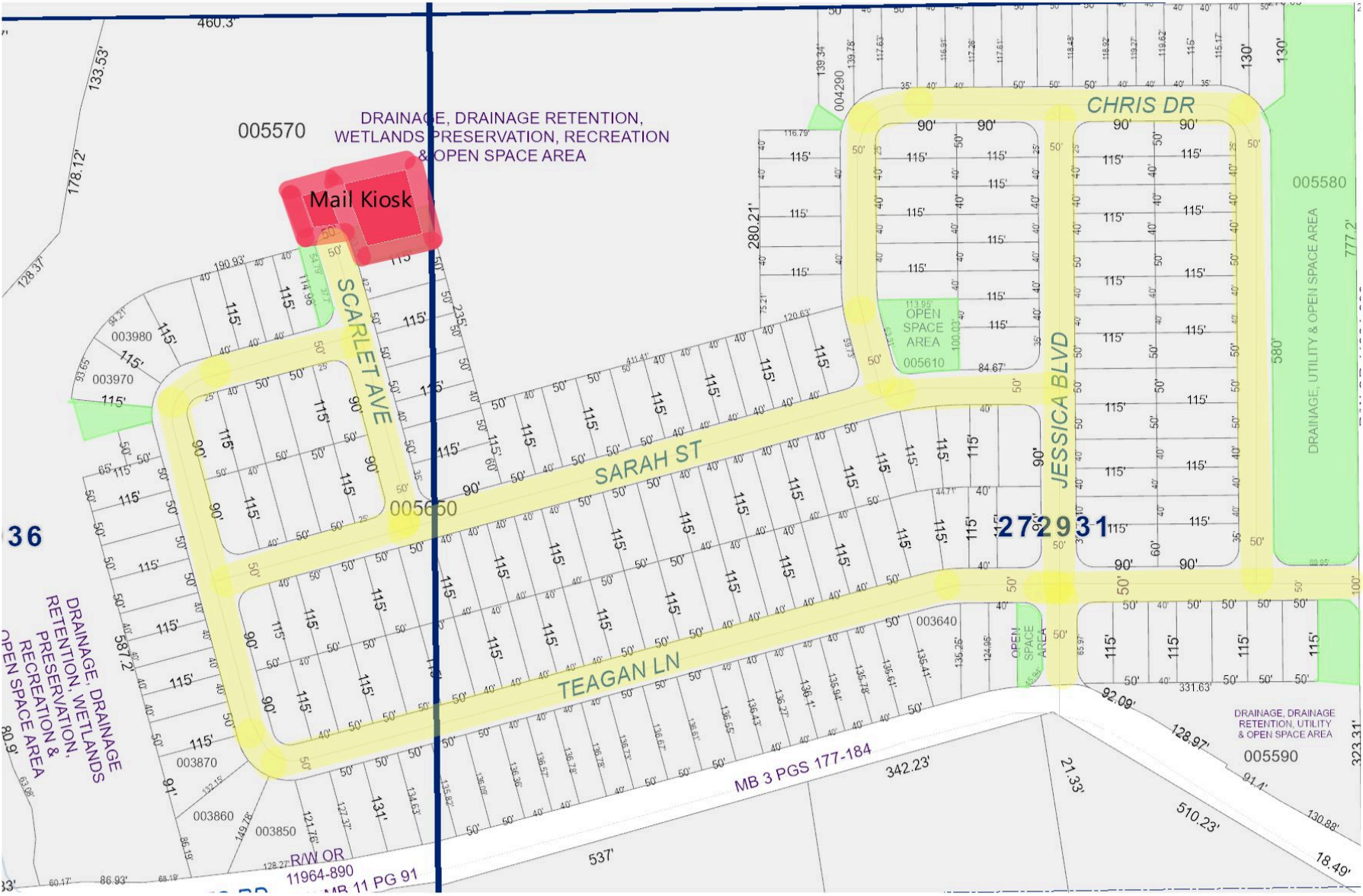
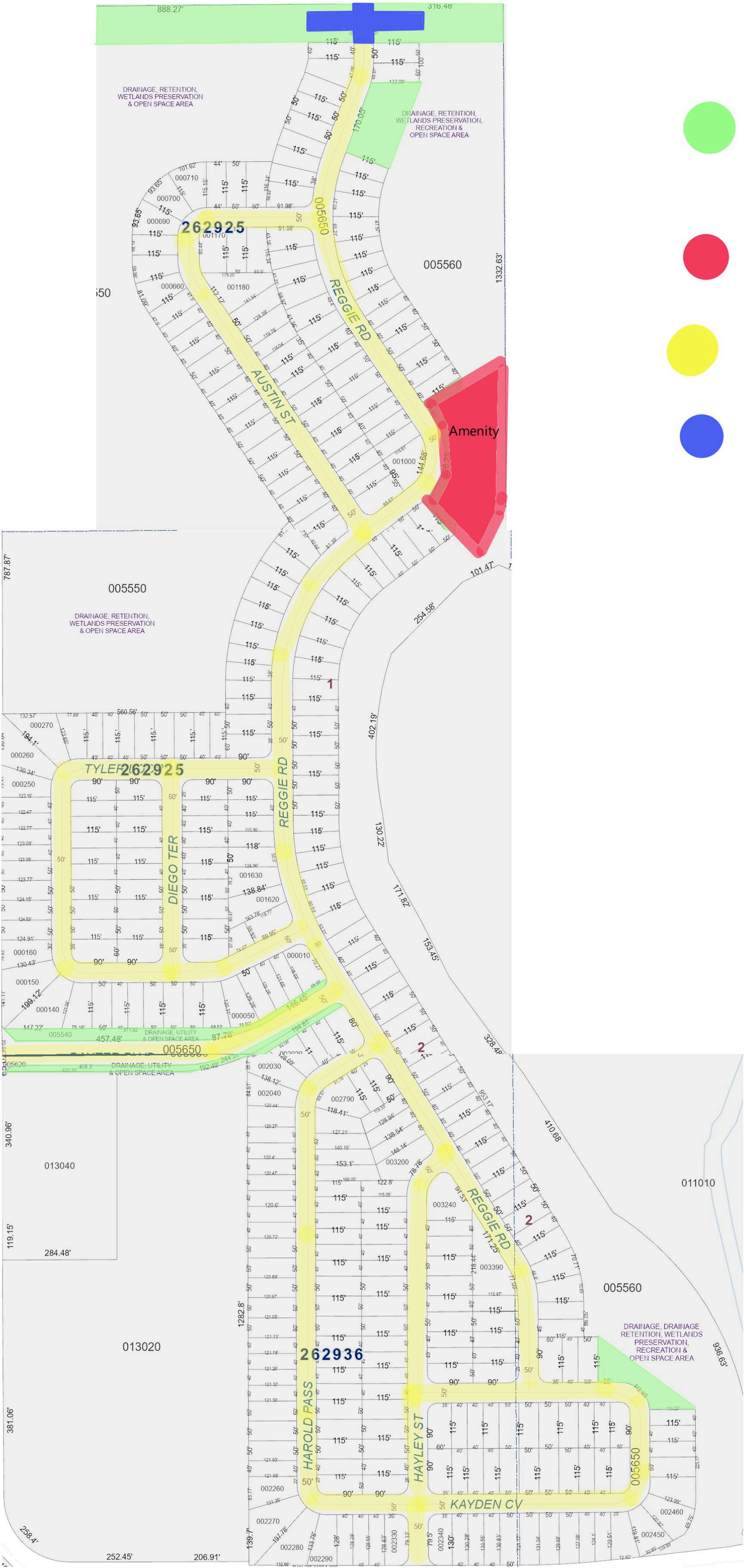
Peace Creek CDD

CDD common area

No Overnight Parking

Roadway

Not for Public Use



SECTION VII

REBATE REPORT

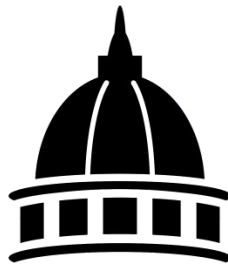
\$12,065,000

**Peace Creek Community Development District
(City of Winter Haven, Florida)**

**Special Assessment Bonds, Series 2023
(Assessment Area One)**

**Dated: April 18, 2023
Delivered: April 18, 2023**

**Rebate Report to the Computation Date
April 18, 2026
Reflecting Activity To
February 28, 2025**



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

March 20, 2025

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

Re: \$12,065,000 Peace Creek Community Development District (City of Winter Haven, Florida)
Special Assessment Bonds, Series 2023 (Assessment Area One)

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of March 31, 2026. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

David G. Mancuso, CPA, MBA
Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the April 18, 2026 Computation Date
Reflecting Activity from April 18, 2023 through February 28, 2025

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	4.517405%	21,054.20	(4,144.95)
Debt Service Reserve Fund	4.794235%	35,396.63	(4,112.35)
Capitalized Interest Fund	4.641665%	716.06	(116.87)
Cost of Issuance Fund	4.325731%	7.47	(1.93)
Totals	4.684635%	\$57,174.36	\$(8,376.10)
Bond Yield	5.300436%		
Rebate Computation Credit			(2,298.32)
Net Rebatable Arbitrage			\$(10,674.42)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from April 18, 2023, the date of the closing, to February 28, 2025, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of April 18, 2026.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between April 18, 2023 and February 28, 2025, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

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

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

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is April 18, 2026.

DEFINITIONS

7. Computation Date

April 18, 2026.

8. Computation Period

The period beginning on April 18, 2023, the date of the closing, and ending on February 28, 2025.

9. Bond Year

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

10. Bond Yield

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

11. Taxable Investment Yield

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

12. Issue Price

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

13. Rebatable Arbitrage

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

14. Funds and Accounts

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

Funds / Accounts	Account Number
Revenue Account	246452000
Interest Fund	246452001
Sinking Fund Account	246452002
Debt Service Reserve Fund	246452004
Prepayment Account	246452003
Acquisition & Construction Fund	246452005
Costs of Issuance Account	246452006

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of February 28, 2025, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to April 18, 2026. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on April 18, 2026, is the Rebatable Arbitrage.

\$12,065,000
Peace Creek Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)
Delivered: April 18, 2023

Sources of Funds

Par Amount	\$12,065,000.00
Original Issue Discount	-69,414.20
Total	\$11,995,585.80

Uses of Funds

Acquisition & Construction Fund	\$11,053,560.75
Debt Service Reserve Fund	400,906.25
Capitalized Interest Fund	98,343.80
Cost of Issuance Fund	201,475.00
Underwriter's Discount	241,300.00
Total	\$11,995,585.80

PROOF OF ARBITRAGE YIELD

\$12,065,000
Peace Creek Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)

Date	Debt Service	Present Value to 04/18/2023 @ 5.3004356756%
06/15/2023	98,343.80	97,532.58
12/15/2023	310,559.38	300,045.75
06/15/2024	490,559.38	461,715.59
12/15/2024	306,734.38	281,245.47
06/15/2025	496,734.38	443,697.95
12/15/2025	302,696.88	263,397.27
06/15/2026	502,696.88	426,137.39
12/15/2026	298,446.88	246,462.37
06/15/2027	503,446.88	405,020.83
12/15/2027	294,090.63	230,486.25
06/15/2028	509,090.63	388,686.14
12/15/2028	289,521.88	215,340.38
06/15/2029	514,521.88	372,810.43
12/15/2029	284,740.63	200,989.68
06/15/2030	519,740.63	357,397.18
12/15/2030	279,746.88	187,400.10
06/15/2031	524,746.88	342,447.95
12/15/2031	273,468.75	173,857.14
06/15/2032	533,468.75	330,395.36
12/15/2032	266,806.25	160,975.98
06/15/2033	541,806.25	318,455.83
12/15/2033	259,759.38	148,736.16
06/15/2034	544,759.38	303,871.64
12/15/2034	252,456.25	137,186.60
06/15/2035	552,456.25	292,458.06
12/15/2035	244,768.75	126,229.77
06/15/2036	564,768.75	283,737.41
12/15/2036	236,568.75	115,782.64
06/15/2037	571,568.75	272,517.67
12/15/2037	227,984.38	105,894.01
06/15/2038	577,984.38	261,530.62
12/15/2038	219,015.63	96,543.20
06/15/2039	589,015.63	252,937.67
12/15/2039	209,534.38	87,656.09
06/15/2040	599,534.38	244,332.39
12/15/2040	199,540.63	79,220.65
06/15/2041	609,540.63	235,749.00
12/15/2041	189,034.38	71,224.29
06/15/2042	619,034.38	227,217.73
12/15/2042	178,015.63	63,654.00
06/15/2043	633,015.63	220,506.87
12/15/2043	166,356.25	56,452.99
06/15/2044	646,356.25	213,678.04
12/15/2044	153,456.25	49,421.13
06/15/2045	658,456.25	206,583.25
12/15/2045	139,884.38	42,754.08
06/15/2046	674,884.38	200,945.28
12/15/2046	125,506.25	36,404.40
06/15/2047	690,506.25	195,117.54
12/15/2047	110,321.88	30,369.00
06/15/2048	705,321.88	189,145.62
12/15/2048	94,331.25	24,643.63
06/15/2049	724,331.25	184,342.90
12/15/2049	77,400.00	19,189.79
06/15/2050	737,400.00	178,103.55
12/15/2050	59,662.50	14,038.19
06/15/2051	759,662.50	174,128.71

PROOF OF ARBITRAGE YIELD

\$12,065,000
 Peace Creek Community Development District
 (City of Winter Haven, Florida)
 Special Assessment Bonds, Series 2023
 (Assessment Area One)

Date	Debt Service	Present Value
		to 04/18/2023 @ 5.3004356756%
12/15/2051	40,850.00	9,121.83
06/15/2052	780,850.00	169,862.52
12/15/2052	20,962.50	4,442.35
06/15/2053	800,962.50	165,356.92
24,387,787.72		11,995,585.80

Proceeds Summary

Delivery date	04/18/2023
Par Value	12,065,000.00
Premium (Discount)	-69,414.20
Target for yield calculation	11,995,585.80

BOND DEBT SERVICE

\$12,065,000

Peace Creek Community Development District
 (City of Winter Haven, Florida)
 Special Assessment Bonds, Series 2023
 (Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
04/18/2023					
06/15/2023			98,343.80	98,343.80	98,343.80
12/15/2023			310,559.38	310,559.38	
06/15/2024	180,000	4.250%	310,559.38	490,559.38	801,118.76
12/15/2024			306,734.38	306,734.38	
06/15/2025	190,000	4.250%	306,734.38	496,734.38	803,468.76
12/15/2025			302,696.88	302,696.88	
06/15/2026	200,000	4.250%	302,696.88	502,696.88	805,393.76
12/15/2026			298,446.88	298,446.88	
06/15/2027	205,000	4.250%	298,446.88	503,446.88	801,893.76
12/15/2027			294,090.63	294,090.63	
06/15/2028	215,000	4.250%	294,090.63	509,090.63	803,181.26
12/15/2028			289,521.88	289,521.88	
06/15/2029	225,000	4.250%	289,521.88	514,521.88	804,043.76
12/15/2029			284,740.63	284,740.63	
06/15/2030	235,000	4.250%	284,740.63	519,740.63	804,481.26
12/15/2030			279,746.88	279,746.88	
06/15/2031	245,000	5.125%	279,746.88	524,746.88	804,493.76
12/15/2031			273,468.75	273,468.75	
06/15/2032	260,000	5.125%	273,468.75	533,468.75	806,937.50
12/15/2032			266,806.25	266,806.25	
06/15/2033	275,000	5.125%	266,806.25	541,806.25	808,612.50
12/15/2033			259,759.38	259,759.38	
06/15/2034	285,000	5.125%	259,759.38	544,759.38	804,518.76
12/15/2034			252,456.25	252,456.25	
06/15/2035	300,000	5.125%	252,456.25	552,456.25	804,912.50
12/15/2035			244,768.75	244,768.75	
06/15/2036	320,000	5.125%	244,768.75	564,768.75	809,537.50
12/15/2036			236,568.75	236,568.75	
06/15/2037	335,000	5.125%	236,568.75	571,568.75	808,137.50
12/15/2037			227,984.38	227,984.38	
06/15/2038	350,000	5.125%	227,984.38	577,984.38	805,968.76
12/15/2038			219,015.63	219,015.63	
06/15/2039	370,000	5.125%	219,015.63	589,015.63	808,031.26
12/15/2039			209,534.38	209,534.38	
06/15/2040	390,000	5.125%	209,534.38	599,534.38	809,068.76
12/15/2040			199,540.63	199,540.63	
06/15/2041	410,000	5.125%	199,540.63	609,540.63	809,081.26
12/15/2041			189,034.38	189,034.38	
06/15/2042	430,000	5.125%	189,034.38	619,034.38	808,068.76
12/15/2042			178,015.63	178,015.63	
06/15/2043	455,000	5.125%	178,015.63	633,015.63	811,031.26
12/15/2043			166,356.25	166,356.25	
06/15/2044	480,000	5.375%	166,356.25	646,356.25	812,712.50
12/15/2044			153,456.25	153,456.25	
06/15/2045	505,000	5.375%	153,456.25	658,456.25	811,912.50
12/15/2045			139,884.38	139,884.38	
06/15/2046	535,000	5.375%	139,884.38	674,884.38	814,768.76
12/15/2046			125,506.25	125,506.25	
06/15/2047	565,000	5.375%	125,506.25	690,506.25	816,012.50
12/15/2047			110,321.88	110,321.88	
06/15/2048	595,000	5.375%	110,321.88	705,321.88	815,643.76
12/15/2048			94,331.25	94,331.25	
06/15/2049	630,000	5.375%	94,331.25	724,331.25	818,662.50
12/15/2049			77,400.00	77,400.00	
06/15/2050	660,000	5.375%	77,400.00	737,400.00	814,800.00
12/15/2050			59,662.50	59,662.50	
06/15/2051	700,000	5.375%	59,662.50	759,662.50	819,325.00

BOND DEBT SERVICE

\$12,065,000
Peace Creek Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2051			40,850.00	40,850.00	
06/15/2052	740,000	5.375%	40,850.00	780,850.00	821,700.00
12/15/2052			20,962.50	20,962.50	
06/15/2053	780,000	5.375%	20,962.50	800,962.50	821,925.00
	12,065,000		12,322,787.72	24,387,787.72	24,387,787.72

\$12,065,000
Peace Creek Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.300436%)
04/18/23	Beg Bal	-11,053,560.75	-12,931,873.70
04/18/23		10,200,208.80	11,933,513.10
05/02/23		-630.02	-735.58
06/02/23		-1,571.66	-1,827.01
07/05/23		-1,541.78	-1,783.70
08/02/23		-1,614.67	-1,860.71
08/23/23		500.00	574.43
08/23/23		219.50	252.18
08/23/23		570.00	654.86
08/31/23		1,796.00	2,061.27
09/05/23		-1,677.71	-1,924.11
09/21/23		1,105.50	1,264.92
10/03/23		-1,627.11	-1,858.50
10/11/23		9,320.19	10,633.25
10/17/23		-1,796.00	-2,047.24
10/18/23		1,796.00	2,046.94
10/23/23		860,247.53	979,731.92
11/02/23		-1,687.28	-1,919.12
12/04/23		-1,638.61	-1,855.12
01/03/24		-1,692.44	-1,908.00
02/02/24		-1,685.44	-1,892.12
02/05/24		770.50	864.61
02/05/24		1,848.00	2,073.71
03/04/24		-1,566.58	-1,750.53
04/02/24		-1,674.84	-1,863.90
05/02/24		-1,618.73	-1,793.62
06/04/24		-1,674.53	-1,846.84
07/02/24		-1,621.36	-1,780.94
08/02/24		-1,674.35	-1,831.14
09/04/24		-1,670.53	-1,818.49
10/02/24		-1,562.45	-1,693.93
10/15/24		253.00	273.77
10/15/24		250.00	270.53
10/15/24		1,125.00	1,217.37
10/15/24		908.50	983.09
10/15/24		39.50	42.74
10/15/24		-1,125.00	-1,217.37
10/15/24		-250.00	-270.53
10/16/24		125.00	135.24
11/04/24		-1,525.25	-1,645.93
12/03/24		-1,418.90	-1,524.72
12/20/24		-1.80	-1.93
01/03/25		-1,421.16	-1,520.51
02/04/25		-1,365.80	-1,454.71
02/11/25		125.00	133.00
02/28/25	MMkt Bal	30,651.05	32,532.74
02/28/25	MMkt Acc	89.88	95.40

\$12,065,000
Peace Creek Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.300436%)

04/18/26	TOTALS:	21,054.20	-4,144.95

ISSUE DATE:	04/18/23	REBATABLE ARBITRAGE:	-4,144.95
COMP DATE:	04/18/26	NET INCOME:	21,054.20
BOND YIELD:	5.300436%	TAX INV YIELD:	4.517405%

\$12,065,000
Peace Creek Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.300436%)
04/18/23	Beg Bal	-400,906.25	-469,031.57
05/02/23		630.02	735.58
06/02/23		1,571.66	1,827.01
07/03/23		1,541.78	1,784.22
08/02/23		1,614.67	1,860.71
09/05/23		1,677.71	1,924.11
10/03/23		1,627.11	1,858.50
11/02/23		1,687.28	1,919.12
12/04/23		1,638.61	1,855.12
01/03/24		1,692.44	1,908.00
02/02/24		1,685.44	1,892.12
03/04/24		1,566.58	1,750.53
04/02/24		1,674.84	1,863.90
05/02/24		1,618.73	1,793.62
06/04/24		1,674.53	1,846.84
07/02/24		1,621.36	1,780.94
08/02/24		1,674.35	1,831.14
09/04/24		1,670.53	1,818.49
10/02/24		1,562.45	1,693.93
11/04/24		1,525.25	1,645.93
12/03/24		1,418.90	1,524.72
12/20/24		1.80	1.93
01/03/25		1,421.16	1,520.51
02/04/25		1,365.80	1,454.71
02/28/25	MMkt Bal	400,906.25	425,518.16
02/28/25	MMkt Acc	1,233.63	1,309.36

04/18/26	TOTALS:	35,396.63	-4,112.35

ISSUE DATE:	04/18/23	REBATABLE ARBITRAGE:	-4,112.35
COMP DATE:	04/18/26	NET INCOME:	35,396.63
BOND YIELD:	5.300436%	TAX INV YIELD:	4.794235%

\$12,065,000
Peace Creek Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.300436%)
04/18/23	Beg Bal	-98,343.80	-115,055.20
05/02/23		154.55	180.44
06/02/23		385.53	448.17
06/15/23		98,343.80	114,106.12
07/05/23		175.98	203.59

04/18/26	TOTALS:	716.06	-116.87

ISSUE DATE:	04/18/23	REBATABLE ARBITRAGE:	-116.87
COMP DATE:	04/18/26	NET INCOME:	716.06
BOND YIELD:	5.300436%	TAX INV YIELD:	4.641665%

\$12,065,000
Peace Creek Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.300436%)
04/18/23	Beg Bal	-201,475.00	-235,711.31
04/18/23		42,000.00	49,136.99
04/18/23		1,750.00	2,047.37
04/18/23		6,000.00	7,019.57
04/18/23		13,000.00	15,209.07
04/18/23		30,000.00	35,097.85
04/18/23		47,500.00	55,571.59
04/18/23		55,000.00	64,346.06
04/25/23		6,125.00	7,158.53
10/26/23		107.47	122.34

04/18/26	TOTALS:	7.47	-1.93

ISSUE DATE:	04/18/23	REBATABL ARBITRAGE:	-1.93
COMP DATE:	04/18/26	NET INCOME:	7.47
BOND YIELD:	5.300436%	TAX INV YIELD:	4.325731%

\$12,065,000
Peace Creek Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area One)
Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.300436%)
04/18/24		-2,070.00	-2,298.32

04/18/26	TOTALS:	-2,070.00	-2,298.32

ISSUE DATE: 04/18/23 REBATABLE ARBITRAGE: -2,298.32
COMP DATE: 04/18/26
BOND YIELD: 5.300436%

SECTION VIII

SECTION C

Peace Creek CDD

Field Management Report



April 8th, 2025

Allen Bailey – Field Manager

GMS

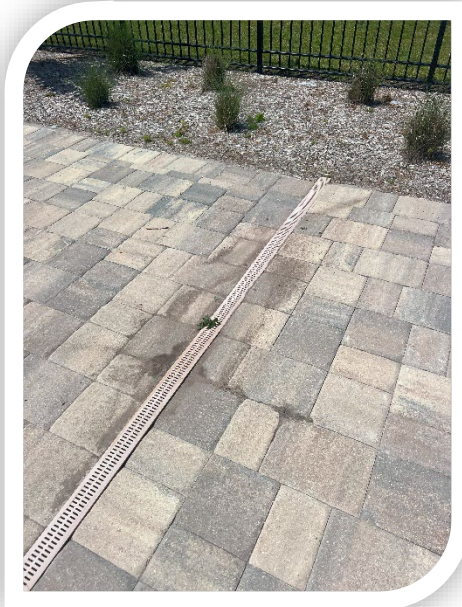
Complete

Chair Lift



✚ The chair lift motor was faulty and this has been replaced.

Drain Channel Cover



✚ The cover to the channel was out of place at the amenity.

✚ This has been secured back flush with the pavers.

Complete

Irrigation Valve Cover



✚ A damaged valve cover has been replaced.

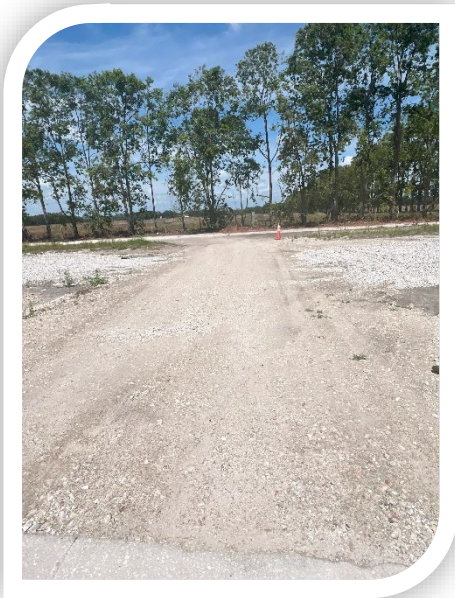
Phase 3 Solar Lights



✚ The proposed phase 3 solar lights on the mail kiosk have been installed.

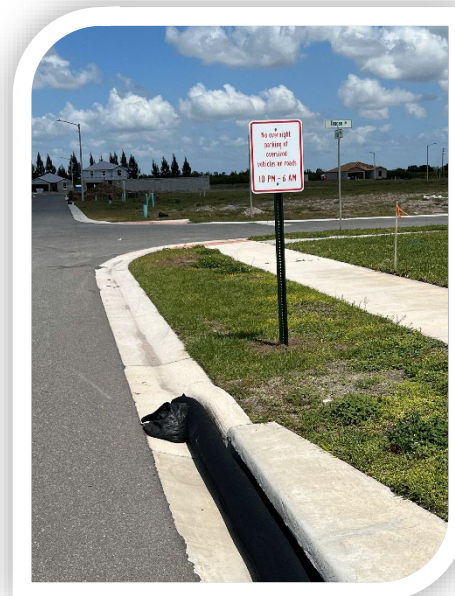
Complete

Turnaround



- ✚ The turnaround has been finished.
- ✚ The red diamond signs will be placed back up at the end of the road.

No Overnight Parking Signs



- ✚ The no overnight parking signs for oversized vehicles have been placed at each entrance to the district.

Review

Dry Ponds



✚ The dry pond areas are being disced.

✚ We are seeing a reduction in vegetation growth.



Review

Amenity Landscape



✚ The amenity landscape is looking healthy as we move into the warmer weather.



Conclusion

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

Respectfully,
Allen Bailey

SECTION D

SECTION 1

Peace Creek
Community Development District

Unaudited Financial Reporting
February 28, 2025



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9	<hr/> Assessment Receipt Schedule
10	<hr/> Long-Term Debt Schedule

Peace Creek
Community Development District
Combined Balance Sheet
February 28, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 523,362	\$ -	\$ -	\$ 523,362
Investments:				
<u>Series 2023</u>				
Reserve	\$ -	\$ 400,906	\$ -	\$ 400,906
Revenue	\$ -	\$ 807,597	\$ -	\$ 807,597
Construction	\$ -	\$ -	\$ 30,651	\$ 30,651
Total Assets	\$ 523,362	\$ 1,207,294	\$ 30,651	\$ 1,761,308
Liabilities:				
Accounts Payable	\$ 10,357	\$ -	\$ -	\$ 10,357
Total Liabilities	\$ 9,148	\$ -	\$ -	\$ 9,148
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 1,207,294	\$ -	\$ 1,207,294
Capital Projects	\$ -	\$ -	\$ 30,651	\$ 30,651
Unassigned	\$ 514,214	\$ -	\$ -	\$ 514,214
Total Fund Balances	\$ 514,214	\$ 1,207,294	\$ 30,651	\$ 1,752,159
Total Liabilities & Fund Balance	\$ 523,362	\$ 1,207,294	\$ 30,651	\$ 1,761,308

Peace Creek
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 571,619	\$ 548,852	\$ 548,852	\$ -
Assessments - Direct	\$ 23,458	\$ 17,593	\$ 17,593	\$ -
Total Revenues	\$ 595,076	\$ 566,445	\$ 566,445	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,600	\$ 3,400
FICA Expense	\$ 918	\$ 383	\$ 122	\$ 260
Engineering	\$ 15,000	\$ 6,250	\$ 2,375	\$ 3,875
Attorney	\$ 25,000	\$ 10,417	\$ 12,036	\$ (1,619)
Annual Audit	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,250	\$ 2,188	\$ 2,188	\$ -
Trustee Fees	\$ 4,020	\$ -	\$ -	\$ -
Management Fees	\$ 42,500	\$ 17,708	\$ 17,708	\$ -
Information Technology	\$ 1,890	\$ 788	\$ 788	\$ -
Website Maintenance	\$ 1,260	\$ 525	\$ 525	\$ -
Postage & Delivery	\$ 750	\$ 750	\$ 640	\$ 110
Insurance	\$ 5,720	\$ 5,720	\$ 5,564	\$ 156
Copies	\$ 750	\$ 313	\$ -	\$ 313
Legal Advertising	\$ 2,500	\$ 1,042	\$ 1,648	\$ (606)
Contingency	\$ 2,500	\$ 1,042	\$ 207	\$ 835
Office Supplies	\$ 625	\$ 260	\$ 8	\$ 253
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 131,558	\$ 62,809	\$ 55,833	\$ 6,976

Peace Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures:				
Property Insurance	\$ 15,000	\$ 15,000	\$ 19,266	\$ (4,266)
Field Management	\$ 17,250	\$ 7,188	\$ 7,188	\$ -
Landscape Maintenance	\$ 99,540	\$ 41,475	\$ 49,550	\$ (8,075)
Landscape Replacement	\$ 15,000	\$ 6,250	\$ 1,625	\$ 4,625
Streetlights	\$ 33,770	\$ 14,071	\$ 7,604	\$ 6,467
Electric	\$ 7,260	\$ 7,260	\$ 106	\$ 7,154
Water & Sewer	\$ 50,000	\$ 20,833	\$ 26,553	\$ (5,720)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 10,000	\$ 4,167	\$ 885	\$ 3,282
General Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 5,393	\$ (1,227)
Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Subtotal Field Expenditures	\$ 267,820	\$ 124,577	\$ 118,169	\$ 6,408
Amenity Expenditures:				
Amenity - Electric	\$ 15,863	\$ 6,610	\$ 2,547	\$ 4,062
Amenity - Water	\$ 12,000	\$ 5,000	\$ 3,600	\$ 1,400
Internet	\$ 2,000	\$ 833	\$ 522	\$ 311
Pest Control	\$ 735	\$ 306	\$ 180	\$ 126
Janitorial Service	\$ 9,300	\$ 3,875	\$ 3,875	\$ -
Security Services	\$ 34,000	\$ 14,167	\$ 12,035	\$ 2,132
Pool Maintenance	\$ 16,800	\$ 7,000	\$ 7,450	\$ (450)
Amenity Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 653	\$ 3,514
Amenity Access Management	\$ 12,500	\$ 5,208	\$ 5,208	\$ (0)
Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Subtotal Amenity Expenditures	\$ 120,698	\$ 50,291	\$ 36,070	\$ 14,220
Total Operations & Maintenance	\$ 388,518	\$ 174,868	\$ 154,239	\$ 20,628
Total Expenditures	\$ 520,076	\$ 237,676	\$ 210,072	\$ 27,604
Excess (Deficiency) of Revenues over Expenditures	\$ 75,000		\$ 356,373	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ 75,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 75,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 356,373	
Fund Balance - Beginning	\$ -		\$ 157,842	
Fund Balance - Ending	\$ -		\$ 514,214	

Peace Creek
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments	\$ 801,813	\$ 769,880	\$ 769,880	\$ -
Interest	\$ 5,000	\$ 5,000	\$ 12,702	\$ 7,702
Total Revenues	\$ 806,813	\$ 774,880	\$ 782,582	\$ 7,702
Expenditures:				
Interest - 12/15	\$ 306,734	\$ 306,734	\$ 306,734	\$ -
Principal - 06/15	\$ 190,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 306,734	\$ -	\$ -	\$ -
Total Expenditures	\$ 803,469	\$ 306,734	\$ 306,734	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,344	\$ 468,145	\$ 475,847	\$ 7,702
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (7,295)	\$ (7,295)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (7,295)	\$ (7,295)
Net Change in Fund Balance	\$ 3,344		\$ 468,552	
Fund Balance - Beginning	\$ 341,168		\$ 738,742	
Fund Balance - Ending	\$ 344,512		\$ 1,207,294	

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

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 475	\$ 475
Total Revenues	\$ -	\$ -	\$ 475	\$ 475
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 1,451	\$ (1,451)
Total Expenditures	\$ -	\$ -	\$ 1,451	\$ (1,451)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (976)	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 7,295	\$ 7,295
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 7,295	\$ 7,295
Net Change in Fund Balance	\$ -		\$ 6,320	
Fund Balance - Beginning	\$ -		\$ 24,331	
Fund Balance - Ending	\$ -		\$ 30,651	

Peace Creek
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ 75,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 75,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 75,000		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 75,000		\$ -	

Peace Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Assessments - On Roll	\$ -	\$ 41,138.42	\$ 492,693	\$ 4,572	\$ 10,448.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 548,852
Assessments - Direct	\$ 11,728.60	\$ -	\$ 5,864.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,593
Total Revenues	\$ 11,729	\$ 41,138	\$ 498,557	\$ 4,572	\$ 10,449	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 566,445
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
FICA Expense	\$ -	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Engineering	\$ -	\$ 1,625	\$ 500	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,375
Attorney	\$ 1,205	\$ 2,930	\$ 4,041	\$ 1,777	\$ 2,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,036
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,188
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,708
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525
Postage & Delivery	\$ 49	\$ 47	\$ 148	\$ 291	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 640
Insurance	\$ 5,564	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,564
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 1,001	\$ -	\$ -	\$ 647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,648
Contingency	\$ 41	\$ 41	\$ 41	\$ 41	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 207
Office Supplies	\$ 1	\$ 1	\$ 3	\$ 3	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 17,528	\$ 9,746	\$ 9,835	\$ 7,000	\$ 11,723	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,833

Peace Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures:													
Property Insurance	\$ 19,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,266
Field Management	\$ 1,438	\$ 1,438	\$ 1,438	\$ 1,438	\$ 1,438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,188
Landscape Maintenance	\$ 11,310	\$ 9,560	\$ 9,560	\$ 9,560	\$ 9,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	49,550
Landscape Replacement	\$ -	\$ 1,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,625
Streetlights	\$ 1,515	\$ 1,515	\$ 1,515	\$ 1,515	\$ 1,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,604
Electric	\$ 21	\$ 21	\$ 21	\$ 21	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	106
Water & Sewer	\$ 11,126	\$ 6,014	\$ 1,813	\$ 6,147	\$ 1,453	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	26,553
Irrigation Repairs	\$ 274	\$ 251	\$ -	\$ 360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	885
General Repairs & Maintenance	\$ 922	\$ 1,021	\$ 3,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,393
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 45,871	\$ 21,444	\$ 17,796	\$ 19,040	\$ 14,017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	118,169
Amenity Expenditures:													
Amenity - Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Electric	\$ 501	\$ 505	\$ -	\$ 1,064	\$ 477	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,547
Amenity - Water	\$ 660	\$ 650	\$ 1,012	\$ 1,070	\$ 208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,600
Internet	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	522
Pest Control	\$ 60	\$ 60	\$ -	\$ -	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	180
Janitorial Service	\$ 775	\$ 775	\$ 775	\$ 775	\$ 775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,875
Security Services	\$ 2,036	\$ 2,732	\$ 2,732	\$ 2,036	\$ 2,499	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,035
Pool Maintenance	\$ 1,850	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,450
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ 653	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	653
Amenity Access Management	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,208
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 7,028	\$ 7,269	\$ 7,717	\$ 7,491	\$ 6,566	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	36,070
Total Operations & Maintenance	\$ 52,899	\$ 28,712	\$ 25,514	\$ 26,531	\$ 20,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	154,239
Total Expenditures	\$ 70,427	\$ 38,458	\$ 35,349	\$ 33,531	\$ 32,307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	210,072
Excess (Deficiency) of Revenues over Expenditures	\$ (58,698)	\$ 2,680	\$ 463,208	\$ (28,960)	\$ (21,858)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	356,373

PEACE CREEK CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments \$ 614,642.91 \$ 862,165.71 \$ 1,476,808.62
Net Assessments \$ 571,617.91 \$ 801,814.11 \$ 1,373,432.02

41.62% 58.38% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	General Fund	Debt Series 2023	Total
11/13/24	10/21/24	\$924.49	(\$48.53)	(\$17.52)	\$0.00	\$0.00	\$858.44	\$357.28	\$501.16	\$858.44
11/19/24	11/01/24-11/07/24	\$21,364.32	(\$854.61)	(\$410.19)	\$0.00	\$0.00	\$20,099.52	\$8,365.35	\$11,734.17	\$20,099.52
11/26/24	11/08/24-11/15/24	\$82,786.74	(\$3,311.51)	(\$1,589.50)	\$0.00	\$0.00	\$77,885.73	\$32,415.79	\$45,469.94	\$77,885.73
12/06/24	11/16/24-11/26/24	\$707,693.10	(\$28,307.68)	(\$13,587.71)	\$0.00	\$0.00	\$665,797.71	\$277,102.83	\$388,694.88	\$665,797.71
12/20/24	11/27/24-11/30/24	\$536,778.54	(\$21,471.24)	(\$10,306.15)	\$0.00	\$0.00	\$505,001.15	\$210,179.82	\$294,821.33	\$505,001.15
12/27/24	12/01/24-12/15/24	\$29,375.94	(\$1,041.51)	(\$566.69)	\$0.00	\$0.00	\$27,767.74	\$11,556.84	\$16,210.90	\$27,767.74
12/30/24	Inv#4652210	\$0.00	\$0.00	\$0.00	\$0.00	(\$8,621.66)	(\$8,621.66)	(\$3,588.31)	(\$5,033.35)	(\$8,621.66)
12/30/24	Inv#4652211	\$0.00	\$0.00	\$0.00	\$0.00	(\$6,146.43)	(\$6,146.43)	(\$2,558.12)	(\$3,588.31)	(\$6,146.43)
01/10/25	12/16/24-12/31/24	\$11,555.18	(\$346.63)	(\$224.17)	\$0.00	\$0.00	\$10,984.38	\$4,571.66	\$6,412.72	\$10,984.38
02/03/25	10/01/24-12/31/24	\$0.00	\$0.00	\$0.00	\$2,021.94	\$0.00	\$2,021.94	\$841.52	\$1,180.42	\$2,021.94
02/10/25	01/01/25-01/31/25	\$24,034.86	(\$480.73)	(\$471.08)	\$0.00	\$0.00	\$23,083.05	\$9,607.09	\$13,475.96	\$23,083.05
TOTAL		\$ 1,414,513.17	\$ (55,862.44)	\$ (27,173.01)	\$ 2,021.94	\$ (14,768.09)	\$ 1,318,731.57	\$ 548,851.75	\$ 769,879.82	\$ 1,318,731.57

96%	Net Percent Collected
\$ 54,700.45	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Lennar Homes LLC 2025-01					
Net Assessments				\$ 23,457.20	\$ 23,457.20
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
10/30/24	11/1/24	2329750	\$11,728.60	\$11,728.60	\$11,728.60
2/12/25	2/1/25	1048	\$5,864.30	\$5,864.30	\$5,864.30
	5/1/25		\$5,864.30		\$5,864.30
\$ 23,457.20				\$ 17,592.90	\$ 23,457.20

Peace Creek

Community Development District

Long Term Debt Report

Series 2023, Special Assessment Revenue Bonds		
Interest Rate:	4.250%, 5.125%, 5.375%	
Maturity Date:	6/15/2053	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$400,906	
Reserve Fund Balance	\$400,906	
Bonds Outstanding - 04/18/23		\$12,065,000
Less: Principal Payment - 06/15/24		(\$180,000)
Current Bonds Outstanding		\$11,885,000