

*Peace Creek  
Community Development District*

*Meeting Agenda*

*May 12, 2026*

# AGENDA

# *Peace Creek*

## *Community Development District*

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

May 5, 2026

### **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, May 12, 2026, 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/84331552378>

**Call-In Information:** 1-305-224-1968

**Meeting ID:** 843 3155 2378

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Approval of Minutes of the April 14, 2026 Board of Supervisors Meeting
4. Presentation of Arbitrage Report – Series 2023
5. Consideration of Resident Request for Private Swim Lessons
6. Ratification of Towing Services Agreement with Bolton’s
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager’s Report
  - D. District Manager’s Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Number of Registered Voters:474
  - E. Project Development Update
    - i. Status of Property Conveyance
    - ii. Status of Permit Transfers
    - iii. Status of Construction Funds & Requisitions
8. Other Business
9. Supervisors Requests
10. 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, **April 14, 2026** 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
Michelle Dudley	Assistant Secretary

Also, present were:

Tricia Adams	District Manager
Grace Rinaldi	District Counsel
Allen Bailey	Field Services Manager
Bryan Hunter <i>by Zoom</i>	District Engineer
Tula Michelle Haff	

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 10:44 a.m. Five Board members were in attendance constituting a quorum.

**FIFTH ORDER OF BUSINESS**

**Declaration of Consent to Assessments,  
Covenants, Conditions and Restrictions of the  
Peace Creek CDD**

*\*Upon consensus of the Board, several agenda items were taken out of order.*

Ms. Adams stated at the direction of the Chair they are going to rearrange the meeting agenda today. Item number 5, the Declaration of Consent to the Assessments, Covenants, Conditions, and Restrictions of the Peace Creek CDD will be presented by Ms. Rinaldi.

Ms. Rinaldi stated that as the Board is aware, there is a commercial property parcel that is located outside of the District's boundaries but is adjacent to the District. Previously at the September 2025 Board meeting, a draft declaration was presented to the Board, which outlined the anticipated contribution that would be received from the commercial property owner based on the estimated benefit that parcel would receive from District improvements. Following the presentation of that draft she has worked with the commercial property owner's attorney to revise the declaration and come to agreed terms with both parties in agreement. That version of the declaration is included in the Board's agenda package, and it's being presented today for consideration and approval.

Ms. Rinaldi stated the revised declaration regarding the commercial property adjacent to, but outside the District boundaries, includes several key changes. Contributions for roadway benefits have been removed due to an existing easement controlling roadway use. The stormwater management benefit calculation has been updated, after site plan approval the District engineer will determine the property's proportionate share for stormwater system maintenance. Section 4 grants a stormwater easement if the commercial property connects to and benefits from the District's stormwater system. She noted that these changes, developed in agreement with the property owner's attorney, are presented for Board consideration and approval.

Ms. Adams stated she did not take public comment before going to this agenda item. She asked if there was any public comment just on this item regarding the consent to the declarations. There were no public comments at this time.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Declaration of Consent to Assessments, Covenants, Conditions and Restrictions of the Peace Creek CDD, was approved.
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**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period.

Residents expressed concerns regarding community safety, speeding, after-hours amenity access, solicitation activity, maintenance standards, mailbox area cleanliness, and repair quality

within the community. Staff and Board members acknowledged the comments and indicated certain items would be addressed during staff reports.

**FOURTH ORDER OF BUSINESS                      Consideration   of   Resolution   2026-03**  
**Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing**

*\*This item was moved up and taken out of order.*

Ms. Adams reviewed Resolution 2026-03, which approves the proposed budget for Fiscal Year 2027 and schedules a public hearing for July 14, 2026, at the Lake Alfred Public Library. Approval of this resolution allows District management to transmit the budget to Polk County, post it online, and publish notice in accordance with Florida statutes. The proposed budget is attached as an exhibit to the resolution.

Ms. Adams noted the Fiscal Year 2027 budget maintains the same assessment levels as the previous year.

Ms. Adams stated administrative expenses are proposed at \$155,499, slightly increased from the current \$150,545, reflecting adjustments based on actual expenditures and contractual agreements. A 3% management fee increase applies to GMS fees and field management costs. Field expenditures are proposed at \$344,837, slightly lower than the current \$350,953. The Board anticipates possible adjustments to individual line items, particularly for new landscape services, but these can be accommodated within the assessment level. The budget also allows for a transfer to capital reserves for future infrastructure replacement.

Ms. Adams noted the assessment tables show 553 single-family homes (assessed at 1 ERU) and 120 townhomes (assessed at 0.75 ERU). The single-family maintenance assessment is \$1,208.71 and the townhome amount is \$906.53, with rounding corrections to be made before adoption.

Ms. Adams discussed security services at the amenity center, acknowledging recent complaints. Security is funded for peak hours and holidays to ensure compliance with CDD policies, but the CDD does not engage in law enforcement or traffic enforcement, which is handled by the Winter Haven Police Department.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for July 14, 2026, was approved.
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**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rinaldi provided an update regarding legislation from the recent legislative session affecting special districts, including proposed changes related to recalls, sovereign immunity limits, e-bike regulations, and electronic payment requirements. Staff will continue monitoring legislative developments and implementation requirements.

**B. Engineer**

Mr. Hunter had nothing further to report.

**C. Field Manager's Report**

**i. Consideration of Prince Proposal for Additional Mowing Area**

Mr. Bailey reviewed ongoing maintenance activities throughout the District, including restroom repairs, pond maintenance, pressure washing, monument repairs, and janitorial services. He also presented a proposal from Prince & Sons for maintenance of an additional common area located in Phase 3 at a cost of \$585 per month.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Prince Proposal for Additional Mowing Area, was approved.

**D. District Manager's Report**

Ms. Adams informed the Board the towing service provider for Peace Creek CDD has ceased operations due to a dissolved partnership. Ms. Adams requested authorization for the Chairman to enter into an agreement with an alternative provider, with formal ratification to be presented at next month's meeting. Ms. Adams asked the Board for a motion to terminate their current contract with S&S Towing.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, all in favor, Terminating the Agreement with S&S Towing, was approved.

Ms. Adams asked for a motion to delegate authority to the Chair to approve the final form of towing agreement in a form that's acceptable to counsel.

On MOTION by Ms. Dudley, seconded by Ms. Word, all in favor, Delegate Authority to the Chair to approve Towing Service Agreement, was approved.

Ms. Adams stated that during the public comment section, two main issues were raised. The first concern was signage for special needs children; citizens wishing to request such signage can submit their request to the District Manager to have it placed on the agenda for Board consideration. The second issue addressed solicitation. Ms. Adams stated the District does not enforce matters related to private property and residents with concerns should approach their homeowner’s association or the City of Winter Haven’s code enforcement. Any requests from the homeowner’s associations can be added to the CDD Board agenda for consideration.

**i. Approval of the Check Register**

Ms. Adams noted that in the agenda packet on page 44 is the check register from February 1, 2026 to February 28, 2026 totaling \$12,966.83.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Adams presented the balance sheet and income statement. She offered to answer any questions from the Board.

**E. Project Development Update**

**i. Status of Property Conveyance**

**ii. Status of Permit Transfers**

**iii. Status of Construction Funds & Requestions**

**a) Ratification of Series 2025 Requisition 21**

Ms. Adams stated the agenda packet included a requisition form on page 65. The requisition, payable to Hunter Engineering for \$125, had already been executed by both the Chair and the District Engineer and was now presented to the Board for ratification.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, all in favor, Series 2025 Requisition #21, was ratified.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the March 10, 2026 Board of Supervisors Meeting**

*\*This item was moved up and taken out of order.*

Ms. Adams presented the minutes from the March 10, 2026 Board of Supervisors meeting. The draft of the meeting was reviewed by District counsel as well as District Manager. There was a spelling error, typed out as requestions instead of requisitions. She noted that she will make the correction.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, all in favor, Approval of Minutes of the March 10, 2026 Board of Supervisors Meeting, were approved as amended.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

There were no members of the public present for comments.

**NINTH ORDER OF BUSINESS**

**Adjournment**

There being no further business, Ms. Adams asked for a motion to adjourn the meeting

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



*This item will be provided under  
separate cover*

# SECTION 4

# **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**

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

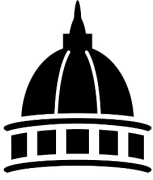


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**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

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April 30, 2026

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 April 30, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

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

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

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	4.479921%	22,709.99	(4,679.01)
Debt Service Reserve Fund	4.407055%	51,479.69	(11,107.98)
Capitalized Interest Fund	4.641665%	716.06	(116.87)
Cost of Issuance Fund	4.325731%	7.47	(1.93)
<b>Totals</b>	<b>4.431788%</b>	<b>\$74,913.21</b>	<b>\$(15,905.79)</b>
<b>Bond Yield</b>	<b>5.300436%</b>		
Rebate Computation Credits			(6,702.17)
		<b>Net Rebatable Arbitrage</b>	<b>\$(22,607.96)</b>

**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 April 18, 2026, the Computation Date. 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 April 18, 2026, 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 1/12<sup>th</sup> 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 April 18, 2026, the Computation Date.

## 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:

<b>Funds / Accounts</b>	<b>Account Number</b>
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 Rebateable Arbitrage, as of April 18, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to 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 Rebateable 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**

<b>Sources of Funds</b>
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<b>Par Amount</b>	<b>\$12,065,000.00</b>
<b>Original Issue Discount</b>	<b>-69,414.20</b>
<b>Total</b>	<b>\$11,995,585.80</b>

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

## 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

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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

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## 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
03/04/25		-1,225.87	-1,299.99
03/06/25		125.00	132.52

\$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%)
04/02/25		-1,347.58	-1,423.26
05/02/25		-1,301.72	-1,368.84
06/03/25		-1,333.70	-1,396.17
07/02/25		-1,288.30	-1,342.97
08/04/25		-1,332.69	-1,382.80
09/03/25		-1,332.51	-1,376.80
10/02/25		-1,267.29	-1,303.90
11/04/25		-1,274.49	-1,305.23
12/02/25		-1,182.23	-1,205.83
01/05/26		-1,162.30	-1,179.83
01/23/26		12,120.00	12,270.63
02/03/26		-1,130.33	-1,142.72
03/03/26		-1,014.49	-1,021.15
03/31/26	Bal	36,246.89	36,341.83
03/31/26	Acc	98.33	98.59
-----			
04/18/26	TOTALS:	22,709.99	-4,679.01
-----			

ISSUE DATE:	04/18/23	REBATABLE ARBITRAGE:	-4,679.01
COMP DATE:	04/18/26	NET INCOME:	22,709.99
BOND YIELD:	5.300436%	TAX INV YIELD:	4.479921%

\$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
03/04/25		1,225.87	1,299.99
04/02/25		1,347.58	1,423.26
05/02/25		1,301.72	1,368.84
06/03/25		1,333.70	1,396.17
07/02/25		1,288.30	1,342.97
08/04/25		1,332.69	1,382.80
09/03/25		1,332.51	1,376.80
10/02/25		1,267.29	1,303.90
11/04/25		1,274.49	1,305.23
12/02/25		1,182.23	1,205.83
01/05/26		1,162.30	1,179.83
02/03/26		1,130.33	1,142.72
03/03/26		1,014.49	1,021.15
03/31/26	Bal	400,906.25	401,956.28
03/31/26	Acc	1,123.19	1,126.13
-----			
04/18/26	TOTALS:	51,479.69	-11,107.98
-----			

ISSUE DATE: 04/18/23      REBATABLE ARBITRAGE: -11,107.98  
COMP DATE: 04/18/26      NET INCOME: 51,479.69  
BOND YIELD: 5.300436%      TAX INV YIELD: 4.407055%

\$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	REBATABLE 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 Credits

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
04/18/25		-2,120.00	-2,233.86
04/18/26		-2,170.00	-2,170.00
-----			
04/18/26	TOTALS:	-6,360.00	-6,702.17
-----			

ISSUE DATE: 04/18/23      REBATEABLE ARBITRAGE: -6,702.17  
 COMP DATE: 04/18/26  
 BOND YIELD: 5.300436%

# SECTION 5

From: **ZULLYAN RON** <[zullyanron@gmail.com](mailto:zullyanron@gmail.com)>

Date: Wed, Apr 29, 2026 at 2:48 PM

Subject: Hi

To: Amenity Access <[amenityaccess@gmscfl.com](mailto:amenityaccess@gmscfl.com)>, Access Management  
<[CustomerService@accessdifference.com](mailto:CustomerService@accessdifference.com)>

Hi, I wanted to ask if residents are allowed to bring a private swim instructor for one-on-one lessons at the community pool. If not, is there a process to get an instructor approved?"

My property is located at  
Peace Creek Reserve  
Winter haven Florida  
33884

Thank you.

**Zullyan Ron Diaz**  
*Florida Real Estate Agent*  
**863-488-1751**



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# SECTION 6

## TOWING SERVICES AGREEMENT

THIS AGREEMENT (“**Agreement**”) is made and entered into this 1st day of May 2026, 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 (the “**District**”); and

**BOLTON’S TOWING SERVICES, INC.**, a Florida corporation, with a principal address of 2690 Avenue E, SW, Winter Haven, Florida 33880 (“**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 those certain *Rules Relating to Overnight Parking and Parking Enforcement*, a copy of which is attached hereto as **Exhibit A**, and as may be amended from time to time by the District Board of Supervisors (“**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, its employees and agents, to perform drive-by inspections and vehicle-towing/removal Services from the District property identified in **Exhibit A**. Contractor is also authorized to perform such Services when requested to do so by the District’s designated representative, who shall be the District Manager (currently Tricia Adams of Government Management Services – Central Florida, LLC), or her designee (“**District Representative**”). 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:
  - i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
  - ii. Commercial General Liability Insurance, including, but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) per occurrence, and not less than Two Million Dollars and No Cents (\$2,000,000.00) aggregate covering all work performed under this Agreement, and covering at least the following hazards:
    - a. Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractor's operation, if any.
  - iii. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars and No Cents (\$1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B. The District and the District's officers, directors, agents, and employees shall be named as additional insureds on all policies above, except for Workers' Compensation Insurance 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. 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 (each a "Notice") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

- A. If to the District:** Peace Creek Community Development District  
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:** Bolton's Towing Services, Inc.  
2690 Avenue E, SW  
Winter Haven, Florida 33880  
Attn: \_\_\_\_\_

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 AGREEMENT, 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 applicable 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. The District may terminate this Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. If Contractor anticipates entering into agreements with a subcontractor for the Services, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify Contractor. Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, Contractor, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**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. 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 or Other Entities that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in 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 or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

**SECTION 17. 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 18. 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 19. INDEPENDENT CONTRACTOR.** It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction, and control. 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 20. 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 21. 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 22. 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(14), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

**SECTION 23. 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.

*[Signature page follows]*

*[Signature page to Towing Services Agreement]*

**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement to be effective on the day and year first written above.

**PEACE CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

DocuSigned by:

*Adam Morgan*

Adam Morgan

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\_\_\_\_\_  
Chairman, Board of Supervisors

**BOLTON'S TOWING SERVICES, INC.**

DocuSigned by:

*Tyler Bolton*

By: \_\_\_\_\_

Print: \_\_\_\_\_

Tyler Bolton

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Its: \_\_\_\_\_

Owner

**EXHIBIT A: Parking Rules**

**EXHIBIT A**  
**Parking Rules**

*[See following pages.]*

**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.**

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**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.

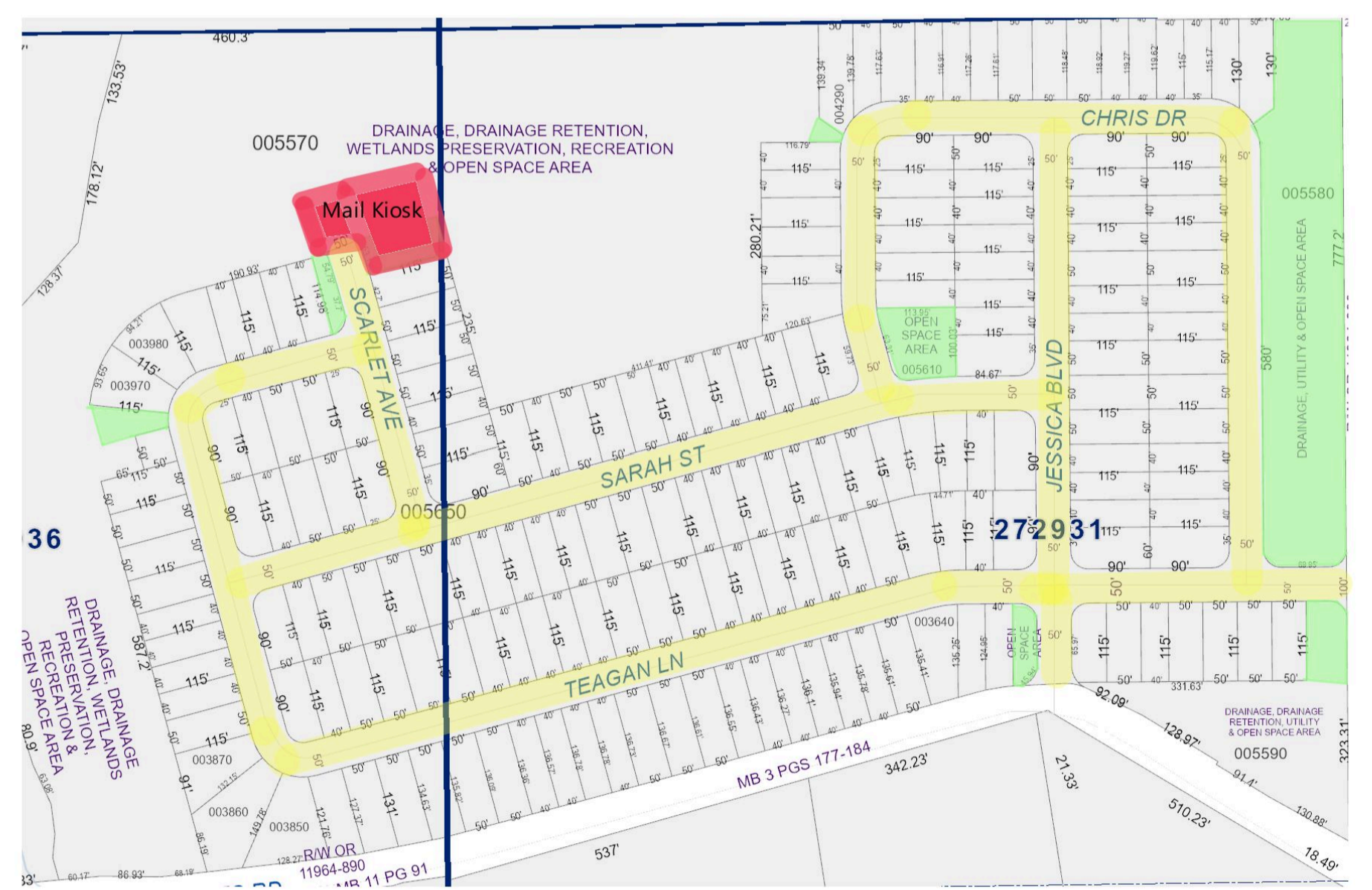
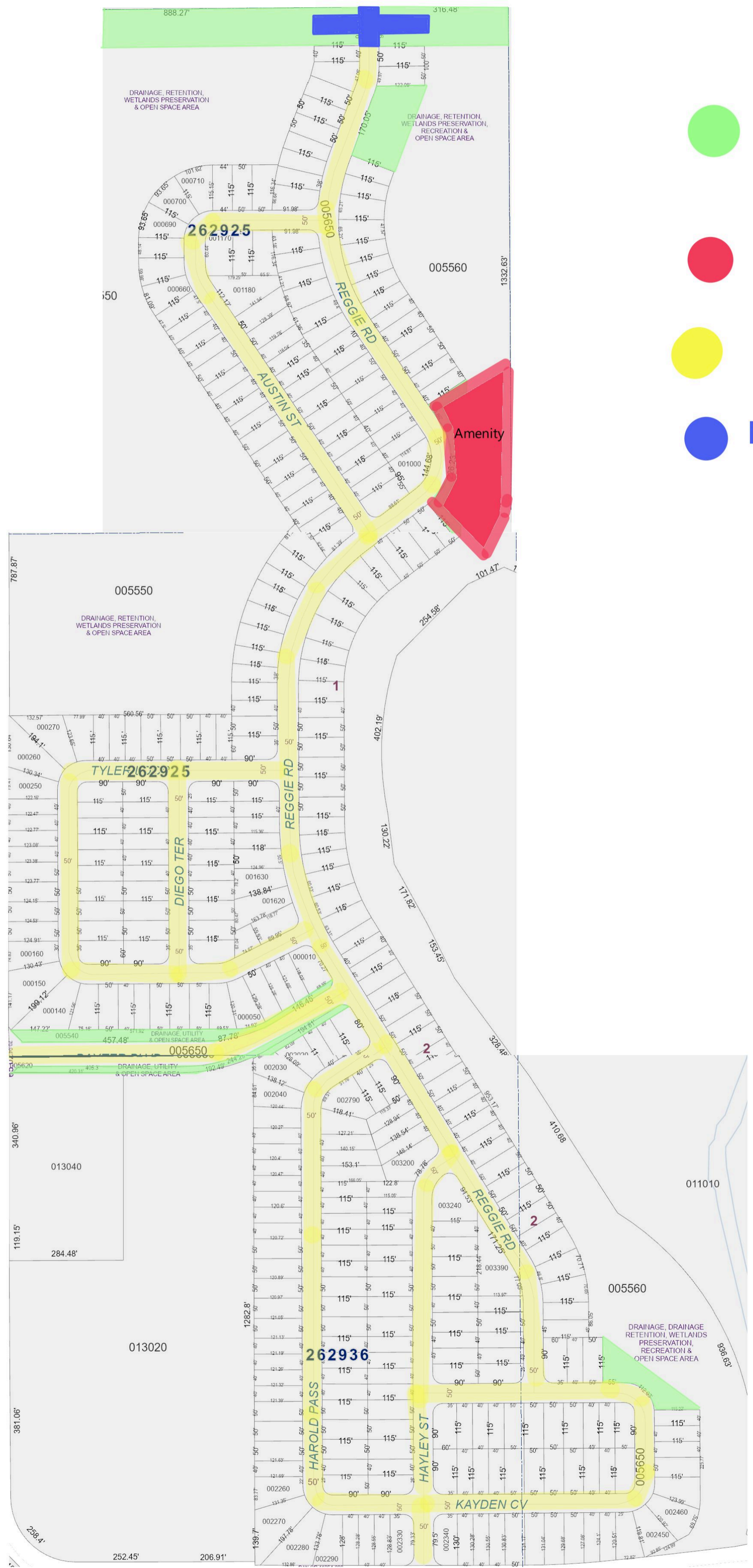
**SECTION 7. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES.** The Board in its sole discretion may amend these Rules Related to Overnight Parking and Parking Enforcement from time to time to designate new Tow-Away Zones as the District acquires additional common areas. Such designations of new 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 7

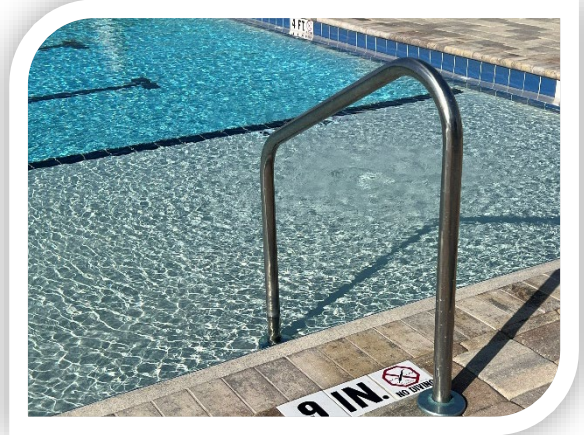
# SECTION C

# Peace Creek CDD

## Field Management Report

### Completed Items

- The pool rails have been secured after being identified as loose during inspection. This adjustment helps ensure they remain safe and stable for resident use, reducing the risk of potential safety concerns.
- Tract H has been mowed as part of routine maintenance, and the area will continue to be monitored to support healthy grass growth and allow thinner sections to fill in over time.
- Graffiti has been fully removed from the amenity tables, improving their overall.
- Areas affected by erosion have been addressed by filling and stabilizing the soil, helping to prevent further deterioration and maintain the integrity of the landscape.



### Contracted Services

- The landscaping contractor continues to maintain the community grounds in a satisfactory manner. We have transitioned to a weekly schedule for common areas and a bi-weekly schedule for pond banks.
- The pool facility is being maintained in accordance with established operational and safety standards.
- Janitorial services are effectively maintaining cleanliness and order in the amenity restrooms and dog stations.



# SECTION D

# SECTION i

# Peace Creek Community Development District

## Summary of Check Register

March 01, 2026 to March 31, 2026

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>		<b>Amount</b>
General Fund				
	3/6/26	361-365	\$	15,885.00
	3/13/26	366-368	\$	7,354.14
	3/20/26	369-370	\$	4,917.47
	3/25/26	371-372	\$	3,353.60
<b>Total Amount</b>			<b>\$</b>	<b>31,510.21</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/26	00022	2/24/26	17287	202602	330-57200-48200			CLEANING SVCS FEB26 CSS CLEAN STAR SERVICES	*	725.00	725.00	000361
3/06/26	00018	1/28/26	24104	202601	330-57200-48000			SVCD ACCESS TRANSFORMER CURRENT DEMANDS ELECTRICAL &	*	270.00	270.00	000362
3/06/26	00038	3/01/26	2960107	202603	330-57200-48200			PET STATION SVC MAR26 PAWSITIVE SCOOPER LLC	*	350.00	350.00	000363
3/06/26	00011	2/01/26	22160	202602	320-53800-46200			LANDSCAPE MAINT FEB26 PRINCE & SONS INC.	*	11,740.00	11,740.00	000364
3/06/26	00020	2/01/26	30571	202602	330-57200-48500			POOL MAINTENANCE FEB26	*	1,400.00	2,800.00	000365
		3/01/26	30943	202603	330-57200-48500			POOL MAINTENANCE MAR26 MCDONNELL CORPORATION DBA	*	1,400.00		
3/13/26	00001	3/01/26	114	202603	320-53800-34000			FIELD MANAGEMENT MAR26	*	1,480.67	7,019.39	000366
		3/01/26	115	202603	310-51300-34000			MANAGEMENT FEES MAR26	*	3,647.92		
		3/01/26	115	202603	310-51300-35200			WEBISTE ADMIN MAR26	*	108.17		
		3/01/26	115	202603	310-51300-35100			INFORMATION TECH MAR26	*	162.25		
		3/01/26	115	202603	310-51300-31300			DISSEM AGENT SCVS MAR26	*	534.00		
		3/01/26	115	202603	330-57200-12000			AMENITY ACCESS MAR26	*	1,041.67		
		3/01/26	115	202603	310-51300-51000			OFFICE SUPPLIES MAR26	*	.72		
		3/01/26	115	202603	310-51300-42000			POSTAGE MAR26	*	43.99		
								GOVERNMENTAL MANAGEMENT SERVICES-CF				
3/13/26	00007	2/28/26	22609	202602	310-51300-31100			ENGINEER SVCS FEB26 HUNTER ENGINEERING, INC.	*	250.00	250.00	000367
3/13/26	00011	2/23/26	22619	202602	320-53800-47300			REPLACE BROKEN SPRAY PRINCE & SONS INC.	*	84.75	84.75	000368

PEAC PEACE CREEK CD IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/20/26	00016	3/19/26 03192026	202603 300-20700-10300	PEACE CREEK CDD C/O USBANK	*	4,632.47	4,632.47 000369
TXFER TAX RCPTS S23							
-----							
3/20/26	00020	3/12/26 31095	202603 330-57200-48000	MCDONNELL CORPORATION DBA	*	285.00	285.00 000370
REPLACE LIFE RING/ROPE							
-----							
3/25/26	00002	3/19/26 14519	202602 310-51300-31500	KILINSKI VAN WYK PLLC	*	3,003.60	3,003.60 000371
GENERAL COUNSEL FEB26							
-----							
3/25/26	00038	2/01/26 2846213	202602 330-57200-48200	PAWSITIVE SCOOPER LLC	*	350.00	350.00 000372
PET STATION SVC FEB26							
-----							
TOTAL FOR BANK A						31,510.21	
TOTAL FOR REGISTER						31,510.21	

PEAC PEACE CREEK CD IARAUJO

# SECTION ii

***Peace Creek***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2026***



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**Peace Creek**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2026**

	General Fund	Debt Service Fund	Capital Reserves Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Operating Account	\$ 708,851	\$ -	\$ 76,613	\$ -	\$ 785,464
Due from General Fund	\$ -	\$ 7,563	\$ -	\$ -	\$ 7,563
Investments:					
<u>Series 2023</u>					
Reserve	\$ -	\$ 400,906	\$ -	\$ -	\$ 400,906
Revenue	\$ -	\$ 832,453	\$ -	\$ -	\$ 832,453
Construction	\$ -	\$ -	\$ -	\$ 36,247	\$ 36,247
<u>Series 2025</u>					
Reserve	\$ -	\$ 173,894	\$ -	\$ -	\$ 173,894
Revenue	\$ -	\$ 133,531	\$ -	\$ -	\$ 133,531
Interest	\$ -	\$ 108	\$ -	\$ -	\$ 108
Construction	\$ -	\$ -	\$ -	\$ 806	\$ 806
<b>Total Assets</b>	<b>\$ 708,851</b>	<b>\$ 1,548,455</b>	<b>\$ 76,613</b>	<b>\$ 37,053</b>	<b>\$ 2,370,972</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 33,487	\$ -	\$ -	\$ -	\$ 33,487
Due to Debt Service	\$ 7,563	\$ -	\$ -	\$ -	\$ 7,563
<b>Total Liabilities</b>	<b>\$ 41,050</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,050</b>
<b>Fund Balance:</b>					
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ 76,613	\$ -	\$ 76,613
Restricted for:					
Debt Service-S2023	\$ -	\$ 1,240,922	\$ -	\$ -	\$ 1,240,922
Debt Service-S2025	\$ -	\$ 307,532	\$ -	\$ -	\$ 307,532
Capital Projects-S2023	\$ -	\$ -	\$ -	\$ 36,247	\$ 36,247
Capital Projects-S2025	\$ -	\$ -	\$ -	\$ 806	\$ 806
Unassigned	\$ 667,801	\$ -	\$ -	\$ -	\$ 667,801
<b>Total Fund Balances</b>	<b>\$ 667,801</b>	<b>\$ 1,548,455</b>	<b>\$ 76,613</b>	<b>\$ 37,053</b>	<b>\$ 2,329,922</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 708,851</b>	<b>\$ 1,548,455</b>	<b>\$ 76,613</b>	<b>\$ 37,053</b>	<b>\$ 2,370,972</b>

**Peace Creek**  
**Community Development District**  
**General Fund**

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 621,627	\$ 597,784	\$ 597,784	\$ -
Assessments - Direct	\$ 101,169	\$ 75,877	\$ 75,877	\$ -
Interest Income	\$ -	\$ -	\$ 3,223	\$ 3,223
Miscellaneous Income	\$ -	\$ -	\$ 521	\$ 521
<b>Total Revenues</b>	<b>\$ 722,797</b>	<b>\$ 673,660</b>	<b>\$ 677,404</b>	<b>\$ 3,744</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,600	\$ 2,400
FICA Expense	\$ 918	\$ 459	\$ 275	\$ 184
Engineering	\$ 15,000	\$ 7,500	\$ 2,063	\$ 5,438
Attorney	\$ 30,000	\$ 15,000	\$ 13,999	\$ 1,001
Annual Audit	\$ 5,100	\$ 5,100	\$ 6,600	\$ (1,500)
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,408	\$ 3,204	\$ 3,204	\$ -
Disclosure Software	\$ 3,500	\$ 3,500	\$ 2,500	\$ 1,000
Trustee Fees	\$ 8,844	\$ 4,246	\$ 4,246	\$ -
Management Fees	\$ 43,775	\$ 21,888	\$ 21,888	\$ -
Information Technology	\$ 1,947	\$ 973	\$ 974	\$ (0)
Website Maintenance	\$ 1,298	\$ 649	\$ 649	\$ (0)
Postage & Delivery	\$ 2,000	\$ 1,000	\$ 498	\$ 502
Insurance	\$ 6,399	\$ 6,399	\$ 6,190	\$ 209
Copies	\$ 750	\$ 375	\$ 2	\$ 373
Legal Advertising	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Contingency	\$ 2,500	\$ 1,250	\$ 229	\$ 1,021
Office Supplies	\$ 625	\$ 313	\$ 4	\$ 309
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 150,545</b>	<b>\$ 84,937</b>	<b>\$ 72,503</b>	<b>\$ 12,435</b>

**Peace Creek**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures:</b>				
Property Insurance	\$ 22,156	\$ 22,156	\$ 13,058	\$ 9,098
Field Management	\$ 17,768	\$ 8,884	\$ 8,884	\$ (0)
Landscape Maintenance	\$ 135,000	\$ 67,500	\$ 61,720	\$ 5,780
Landscape Replacement	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Streetlights	\$ 33,770	\$ 16,885	\$ 9,505	\$ 7,380
Electric	\$ 7,260	\$ 3,630	\$ 139	\$ 3,491
Water & Sewer	\$ 90,000	\$ 45,000	\$ 16,868	\$ 28,132
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 10,000	\$ 5,000	\$ 1,586	\$ 3,414
General Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ 2,034	\$ 2,966
Contingency	\$ 7,500	\$ 3,750	\$ 2,259	\$ 1,491
<b>Subtotal Field Expenditures</b>	<b>\$ 350,953</b>	<b>\$ 186,555</b>	<b>\$ 116,053</b>	<b>\$ 70,501</b>
<b>Amenity Expenditures:</b>				
Amenity - Electric	\$ 15,863	\$ 7,932	\$ 3,080	\$ 4,852
Amenity - Water	\$ 12,000	\$ 6,000	\$ 239	\$ 5,761
Internet	\$ 2,000	\$ 1,000	\$ 633	\$ 367
Pest Control	\$ 735	\$ 368	\$ 360	\$ 8
Janitorial Service	\$ 9,300	\$ 4,650	\$ 8,031	\$ (3,381)
Security Services	\$ 34,000	\$ 17,000	\$ 7,007	\$ 9,993
Pool Maintenance	\$ 17,400	\$ 8,700	\$ 8,400	\$ 300
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ 2,656	\$ 2,344
Amenity Access Management	\$ 12,500	\$ 6,250	\$ 6,250	\$ (0)
Contingency	\$ 7,500	\$ 3,750	\$ 3,539	\$ 211
<b>Subtotal Amenity Expenditures</b>	<b>\$ 121,298</b>	<b>\$ 60,649</b>	<b>\$ 40,195</b>	<b>\$ 20,454</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 472,251</b>	<b>\$ 247,204</b>	<b>\$ 156,248</b>	<b>\$ 90,955</b>
<b>Total Expenditures</b>	<b>\$ 622,797</b>	<b>\$ 332,141</b>	<b>\$ 228,751</b>	<b>\$ 103,390</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 100,000</b>		<b>\$ 448,653</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ 100,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 448,653</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 219,148</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 667,801</b>	

**Peace Creek**  
**Community Development District**  
**Debt Service Fund Series 2023**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 801,813	\$ 771,059	\$ 771,059	\$ -
Interest	\$ 10,000	\$ 10,000	\$ 15,522	\$ 5,522
<b>Total Revenues</b>	<b>\$ 811,813</b>	<b>\$ 781,059</b>	<b>\$ 786,581</b>	<b>\$ 5,522</b>
<b>Expenditures:</b>				
Interest - 12/15	\$ 302,697	\$ 302,697	\$ 302,697	\$ -
Principal - 06/15	\$ 200,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 302,697	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 805,394</b>	<b>\$ 302,697</b>	<b>\$ 302,697</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,419</b>	<b>\$ 478,362</b>	<b>\$ 483,884</b>	<b>\$ 5,522</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (7,031)	\$ (7,031)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (7,031)</b>	<b>\$ (7,031)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,419</b>		<b>\$ 476,853</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 361,641</b>		<b>\$ 764,070</b>	
<b>Fund Balance - Ending</b>	<b>\$ 368,060</b>		<b>\$ 1,240,922</b>	

**Peace Creek**  
**Community Development District**  
**Debt Service Fund Series 2025**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 173,894	\$ 130,421	\$ 130,421	\$ -
Interest	\$ 5,000	\$ 2,500	\$ 4,685	\$ 2,185
<b>Total Revenues</b>	<b>\$ 178,894</b>	<b>\$ 132,921</b>	<b>\$ 135,105</b>	<b>\$ 2,185</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 68,166	\$ 68,166	\$ 68,166	\$ -
Principal - 05/01	\$ 35,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 68,166	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 171,333</b>	<b>\$ 68,166</b>	<b>\$ 68,166</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 7,561</b>	<b>\$ 64,754</b>	<b>\$ 66,939</b>	<b>\$ 2,185</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (2,942)	\$ (2,942)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,942)</b>	<b>\$ (2,942)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 7,561</b>		<b>\$ 63,997</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 69,559</b>		<b>\$ 243,535</b>	
<b>Fund Balance - Ending</b>	<b>\$ 77,120</b>		<b>\$ 307,532</b>	

**Peace Creek**  
**Community Development District**  
**Capital Projects Fund-Series 2023**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 727	\$ 727
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 727</b>	<b>\$ 727</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 12,120	\$ (12,120)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,120</b>	<b>\$ (12,120)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (11,393)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 7,031	\$ 7,031
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,031</b>	<b>\$ 7,031</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (4,362)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,609</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,247</b>	

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 21,846	\$ 21,846
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,846</b>	<b>\$ 21,846</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 1,570,644	\$ (1,570,644)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,570,644</b>	<b>\$ (1,570,644)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,548,798)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 2,942	\$ 2,942
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,942</b>	<b>\$ 2,942</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,545,856)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,546,663</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 806</b>	

**Peace Creek**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 1,257	\$ 1,257
Carry Forward Surplus	\$ 75,000	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 75,000</b>	<b>\$ -</b>	<b>\$ 1,257</b>	<b>\$ 1,257</b>
<b>Expenditures:</b>				
Contingency	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 75,000</b>		<b>\$ 1,257</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ 100,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 175,000</b>		<b>\$ 1,257</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 75,356</b>	
<b>Fund Balance - Ending</b>	<b>\$ 175,000</b>		<b>\$ 76,613</b>	

**Peace Creek**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - On Roll	\$ -	\$ 41,503	\$ 537,556	\$ 8,026	\$ 4,835	\$ 5,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 597,784
Assessments - Direct	\$ 50,584	\$ -	\$ -	\$ 25,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,877
Interest Income	\$ -	\$ -	\$ 2	\$ 839	\$ 1,141	\$ 1,241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,223
Miscellaneous Income	\$ 431	\$ -	\$ -	\$ -	\$ 30	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 521
<b>Total Revenues</b>	<b>\$ 51,015</b>	<b>\$ 41,503</b>	<b>\$ 537,559</b>	<b>\$ 34,157</b>	<b>\$ 6,006</b>	<b>\$ 7,164</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 677,404</b>

<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
FICA Expense	\$ -	\$ 46	\$ -	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275
Engineering	\$ -	\$ 375	\$ 875	\$ 563	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,063
Attorney	\$ 1,248	\$ 2,315	\$ 142	\$ 2,669	\$ 3,004	\$ 4,621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,999
Annual Audit	\$ -	\$ 6,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 534	\$ 534	\$ 534	\$ 534	\$ 534	\$ 534	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,204
Disclosure Software	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,246
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,888
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 974
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649
Postage & Delivery	\$ 116	\$ 19	\$ 44	\$ 256	\$ 19	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 498
Insurance	\$ 5,897	\$ -	\$ -	\$ -	\$ -	\$ 293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,190
Printing & Binding	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ 117	\$ 69	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 229
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 19,800</b>	<b>\$ 14,408</b>	<b>\$ 5,513</b>	<b>\$ 9,134</b>	<b>\$ 8,871</b>	<b>\$ 14,777</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 72,503</b>

**Peace Creek**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures:</b>													
Property Insurance	\$ 13,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,058
Field Management	\$ 1,481	\$ 1,481	\$ 1,481	\$ 1,481	\$ 1,481	\$ 1,481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,884
Landscape Maintenance	\$ 9,560	\$ 9,560	\$ 9,560	\$ 9,560	\$ 11,740	\$ 11,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,720
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 1,595	\$ 1,595	\$ 1,595	\$ 1,607	\$ 1,557	\$ 1,557	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,505
Electric	\$ 23	\$ 23	\$ 23	\$ 24	\$ 23	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139
Water & Sewer	\$ 2,396	\$ 7,390	\$ 3,511	\$ 2,431	\$ 467	\$ 673	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,868
Irrigation Repairs	\$ -	\$ 824	\$ -	\$ 677	\$ 85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,586
General Repairs & Maintenance	\$ 427	\$ -	\$ 837	\$ -	\$ 770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,034
Contingency	\$ 3	\$ 13	\$ -	\$ -	\$ -	\$ 2,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,259
<b>Subtotal Field Expenditures</b>	<b>\$ 28,542</b>	<b>\$ 20,886</b>	<b>\$ 17,007</b>	<b>\$ 15,780</b>	<b>\$ 16,123</b>	<b>\$ 17,717</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 116,053</b>
<b>Amenity Expenditures:</b>													
Amenity - Electric	\$ 566	\$ 520	\$ 609	\$ 614	\$ 485	\$ 287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,080
Amenity - Water	\$ 29	\$ 29	\$ 29	\$ 37	\$ 57	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 239
Internet	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 633
Pest Control	\$ 120	\$ -	\$ 60	\$ 60	\$ 60	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360
Janitorial Service	\$ 725	\$ 3,006	\$ 1,075	\$ 1,075	\$ 1,075	\$ 1,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,031
Security Services	\$ 2,732	\$ 2,471	\$ 1,804	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,007
Pool Maintenance	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,400
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ 836	\$ 550	\$ -	\$ 270	\$ 715	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,656
Amenity Access Management	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Contingency	\$ 3,084	\$ -	\$ -	\$ 455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,539
<b>Subtotal Amenity Expenditures</b>	<b>\$ 10,639</b>	<b>\$ 9,122</b>	<b>\$ 6,124</b>	<b>\$ 5,058</b>	<b>\$ 4,939</b>	<b>\$ 4,313</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,195</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 39,180</b>	<b>\$ 30,008</b>	<b>\$ 23,131</b>	<b>\$ 20,838</b>	<b>\$ 21,061</b>	<b>\$ 22,030</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 156,248</b>
<b>Total Expenditures</b>	<b>\$ 58,980</b>	<b>\$ 44,416</b>	<b>\$ 28,644</b>	<b>\$ 29,972</b>	<b>\$ 29,932</b>	<b>\$ 36,807</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 228,751</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (7,965)</b>	<b>\$ (2,912)</b>	<b>\$ 508,915</b>	<b>\$ 4,185</b>	<b>\$ (23,927)</b>	<b>\$ (29,643)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 448,653</b>

**PEACE CREEK CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2026**

**ON ROLL ASSESSMENTS**

Gross Assessments \$ 668,416.63 \$ 862,165.71 \$ 1,530,582.34  
 Net Assessments \$ 621,627.47 \$ 801,814.11 \$ 1,423,441.58

43.67% 56.33% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	General Fund	Debt Series 2023	Total
11/10/25	10/20/25-10/21/25	\$1,395.27	(\$73.25)	(\$26.44)	\$0.00	\$0.00	\$1,295.58	\$565.79	\$729.79	\$1,295.58
11/14/25	10/01/25-10/31/25	\$5,535.56	(\$221.42)	(\$106.28)	\$0.00	\$0.00	\$5,207.86	\$2,274.31	\$2,933.55	\$5,207.86
11/21/25	11/01/25-11/07/25	\$60,891.16	(\$2,435.63)	(\$1,169.11)	\$0.00	\$0.00	\$57,286.42	\$25,017.40	\$32,269.02	\$57,286.42
11/26/25	11/08/25-11/15/25	\$33,213.36	(\$1,328.49)	(\$637.70)	\$0.00	\$0.00	\$31,247.17	\$13,645.87	\$17,601.30	\$31,247.17
12/1/25	Inv# 4652344	\$0.00	\$0.00	\$0.00	\$0.00	(\$8,621.66)	(\$8,621.66)	(\$3,765.14)	(\$4,856.52)	(\$8,621.66)
12/1/25	Inv# 4652345	\$0.00	\$0.00	\$0.00	\$0.00	(\$6,684.17)	(\$6,684.17)	(\$2,919.03)	(\$3,765.14)	(\$6,684.17)
12/08/25	11/16/25-11/25/25	\$350,082.14	(\$19,264.13)	(\$6,616.36)	\$0.00	\$0.00	\$324,201.65	\$141,581.26	\$182,620.39	\$324,201.65
12/19/25	11/26/25-11/30/25	\$949,348.54	(\$37,973.76)	(\$18,227.50)	\$0.00	\$0.00	\$893,147.28	\$390,044.02	\$503,103.26	\$893,147.28
12/31/25	12/01/25-12/15/25	\$35,981.14	(\$6,504.29)	(\$589.54)	\$0.00	\$0.00	\$28,887.31	\$12,615.30	\$16,272.01	\$28,887.31
01/09/26	12/16/25-12/31/25	\$16,740.69	(\$504.95)	(\$324.71)	\$0.00	\$0.00	\$15,911.03	\$6,948.46	\$8,962.57	\$15,911.03
01/29/26	10/01/25-12/31/25	\$0.00	\$0.00	\$0.00	\$2,467.04	\$0.00	\$2,467.04	\$1,077.37	\$1,389.67	\$2,467.04
02/12/26	01/01/26-01/31/26	\$11,518.40	(\$221.45)	(\$225.94)	\$0.00	\$0.00	\$11,071.01	\$4,834.79	\$6,236.22	\$11,071.01
03/13/26	02/01/26-02/28/26	\$13,700.49	\$0.00	(\$274.01)	\$0.00	\$0.00	\$13,426.48	\$5,863.44	\$7,563.04	\$13,426.48
<b>TOTAL</b>		<b>\$ 1,478,406.75</b>	<b>\$ (68,527.37)</b>	<b>\$ (28,197.59)</b>	<b>\$ 2,467.04</b>	<b>\$ (15,305.83)</b>	<b>\$ 1,368,843.00</b>	<b>\$ 597,783.84</b>	<b>\$ 771,059.16</b>	<b>\$ 1,368,843.00</b>

<b>96%</b>	<b>Net Percent Collected</b>
<b>\$ 54,598.58</b>	<b>Balance Remaining to Collect</b>

**DIRECT BILL ASSESSMENTS**

653TH LLC 2026-01		Net Assessments	\$ 275,062.75	\$ 101,168.75	\$ 173,894.00	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Debt Service S25 Fund
10/23/25	11/1/25	Wire	\$137,531.38	\$50,584.38	\$50,584.38	\$86,947.00
1/30/26	2/1/26	Wire	\$68,765.69	\$68,765.69	\$25,292.19	\$43,473.50
	5/1/26		\$68,765.69			
			<b>\$ 275,062.76</b>	<b>\$ 119,350.07</b>	<b>\$ 75,876.57</b>	<b>\$ 130,420.50</b>

**Peace Creek**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2023, Special Assessment Revenue Bonds</b>		
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)
Less: Principal Payment - 06/15/25		(\$190,000)
<b>Current Bonds Outstanding</b>		<b>\$11,695,000</b>

<b>Series 2025, Special Assessment Revenue Bonds</b>		
Interest Rate:	4.500%, 5.450%, 5.625%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$173,894	
Reserve Fund Balance	\$173,894	
Bonds Outstanding - 03/04/25		\$2,510,000
<b>Current Bonds Outstanding</b>		<b>\$2,510,000</b>

# SECTION iii



May 4, 2026

Monica Virgen – Recording Secretary  
Peace Creek CDD  
219 E. Livingston St.  
Orlando, FL 32801

**RE: Peace Creek Community Development District Registered Voters**

Dear Ms. Virgen,

In response to your request, there are currently **474** voters within the Peace Creek Community Development District as of **April 15, 2026**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

Melony M. Bell

Melony M. Bell  
Supervisor of Elections  
Polk County, Florida