

*Peace Creek
Community Development District*

Meeting Agenda

June 9, 2026

AGENDA

Peace Creek

Community Development District

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

June 2, 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, June 09, 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 May 12, 2026 Board of Supervisors Meeting
4. Consideration of Proposal from Pawsitive Scooper for Community Entrance Pet Waste Maintenance
5. Consideration of Prince and Sons Inc. Landscape Services Fuel Surcharge Proposal
6. Consideration of Resort Pools Fuel Surcharge Proposal
7. Consideration of Resolution 2026-04 Setting a Public Hearing to Adopt Amended and Restated Parking Policies
8. Review and Acceptance of Fiscal Year 2025 Audit Report
9. 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. Reminder of Form 1 Filing Requirement Deadline
 - E. Project Development Update
 - i. Status of Property Conveyance
 - ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
 - a) Ratification of Requisitions 22 & 23
10. Other Business
11. Supervisors Requests
12. 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, **May 12, 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 <i>by Zoom</i>	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

The following is a summary of the discussions and actions taken at the May 12, 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 10:30 a.m. Four Board members were in attendance in person, constituting a quorum. Another Board Member attended via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period.

Mr. Gonzalez addressed the Board regarding traffic safety concerns and requested consideration of additional traffic-calming measures. He also requested that the Board consider installation of community bulletin boards to improve communication among residents.

THIRD ORDER OF BUSINESS

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

Ms. Adams reviewed the minutes of the April 14, 2026, Board of Supervisors meeting and stated there were no changes.

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

FOURTH ORDER OF BUSINESS

**Presentation of Arbitrage Report – Series
2023**

Ms. Adams reviewed the arbitrage rebate calculation report for the Series 2023 tax-exempt bonds for the Peace Creek Community Development District. She noted that some correspondence from Amtec mistakenly referred to “Peace Creek South CDD,” but confirmed the accounting team had already requested a correction and that the error was not substantive. She also reported that the calculations showed there was no arbitrage issue. The Board then accepted the report unanimously.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Accepting the Arbitrage Report – Series 2023, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resident Request for Private
Swim Lessons**

Ms. Adams presented a resident request to conduct private swim lessons at the District pool. District Counsel discussed liability considerations and recommended appropriate agreements, insurance requirements, and waivers. Following discussion, the Board approved the request subject to District Counsel's preparation of the necessary documentation.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Resident Request for Private Swim Lessons was approved.

SIXTH ORDER OF BUSINESS

**Ratification of Towing Services Agreement
with Bolton’s**

Ms. Adams stated that the Board had previously authorized staff to proceed with a replacement towing provider after the prior provider ceased operations and that the executed agreement with Bolton's Towing was now before the Board for ratification.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Towing Services Agreement with Bolton's Towing, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rinaldi reminded Board members that her office recently sent an email about upcoming deadlines, including Form 1 and ethics training requirements. She said quarterly reminder emails would continue to be sent throughout the year so members would have the materials needed to complete their ethics training before the deadline. She also offered to answer any questions.

B. Engineer

There being no engineer present, the next item followed.

C. Field Manager's Report

Mr. Bailey reported on routine maintenance activities throughout the community, including landscape maintenance, pool facilities, erosion repairs, and common area upkeep. The Board also discussed resident requests related to community bulletin boards and traffic safety signage.

D. District Manager's Report

The Board discussed resident concerns regarding speeding and traffic safety within the community. Staff reviewed existing signage and discussed potential traffic-calming options and traffic enforcement measures. Staff was directed to coordinate with the Winter Haven Police Department and provide an update at a future meeting.

i. Approval of the Check Register

Ms. Adams reviewed the check register for March 1 through March 31, 2026, noting a total of \$31,510.21 and mentioning that the detailed register followed the summary in the report. No

questions were raised. A motion was made and seconded to approve the check register as presented, and the motion passed unanimously.

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. The Board reviewed the unaudited financial reports through March 31, including the combined balance sheet, budget spending, revenues, and actual results. Any variances were explained in the report, and no issues were brought to the Board’s attention. The financials were presented for information only, and no Board action was needed.

iii. Presentation of Number of Registered Voters – 474

Ms. Adams reviewed a letter from the Polk County Supervisor of Elections showing that there were 474 registered voters within the Peace Creek Community Development District boundaries as of April 15, 2026. The information was presented to meet the annual statutory reporting requirement, and no action was taken.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Ms. Adams discussed property conveyance and permit transfers under the Project Development Update. There were no updates and nothing further for the Board to review.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Frein addressed the Board regarding swim lesson scheduling, traffic-calming measures, roadway improvements, and community bulletin board usage. Staff and Board members

responded to his questions and provided clarification regarding prior roadway discussions and bulletin board management.

TENTH ORDER OF BUSINESS

Adjournment

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.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4



Peace Creek Reserve

Community Entrance Weekly Service Proposal

05/11/2026

Outline

- About Pawsitive Scooper
- The Concern: Community Entrance
- Proposed Service & Pricing
- Terms & Approval





Why Choose Pawsitive Scooper?

- Licensed and Insured
- #1 Pooper Scooper in Polk County
- Full Service Staff (We answer the phone!)
- Waste Removal & Sanitation
- 15+ Five Star Google Reviews
- Locally Owned - Winter Haven, FL

Serving Your Community

Pawsitive Scooper LLC is a licensed and insured dog waste removal and sanitation company based right here in Winter Haven. We serve residential and commercial clients across Polk, Highlands, and Hardee Counties — including HOA common areas, apartment communities, and veterinary clinics.



The Concern: Community Entrance

Baxter Blvd from main entrance to first stop sign



Highlighted area: weekly cleanup zone

Notes Regarding This Area

- Heavy foot traffic from dog owners, students walking to and from school, and families using the sidewalks.
- Accumulating dog waste poses both a cleanliness and safety concern at the community's first impression area.
- Inconsistent owner cleanup creates a recurring service gap that benefits from regular maintenance.
- An initial goodwill cleanup of this area has already been completed at no cost to the community.

Approx. coverage: Baxter Blvd entrance + adjacent sidewalks up to the first stop sign.

Proposed Weekly Service

Consistent maintenance of the community entrance, performed once per week.

What's Included

- Full dog-waste removal for the designated entrance area
- Off-site waste disposal — nothing left behind in your community
- Light sanitation on identified problem spots
- Photo reporting of repeated waste hotspots, so the Board has documentation to support resident communications or signage decisions

Service Frequency

Weekly (1x per week)

Coverage Area

Baxter Blvd community entrance + adjacent sidewalks up to the first stop sign

Service Day

Performed during Pawsitive Scooper's regular Peace Creek route day

Itemization & Pricing

Weekly Service - Community Entrance

Qty	Description	Unit Price	# of Services	Annual Amount
1	Weekly Common Area Cleaning - Baxter Blvd Community Entrance	\$34.62	52	\$1,800.00

Recurring Service Costs

Annual Service Total: **\$1,800.00**

Monthly Service Payment: **\$150.00**

One Time Fees

Initial Cleanup: **WAIVED**

(Goodwill cleanup completed at no charge prior to this proposal)

10% Pay In Full Discount Available | Price Totals Include Tax

Terms & Conditions

Common Area Cleaning:

- Does not include: micro debris (cigarettes, needles, glass, etc.), large items (bigger than scoop buckets), or hazmat materials.
- We will not be able to fully clean up pet waste that is covered by leaves, yard debris, or encased in ice.

Notices:

- Either party may cancel recurring service with 45 days written notice.
- Pawsitive Scooper will provide 60 days written notice for any future price increases.

Billing:

- Monthly invoices will be sent on the 1st of each month prior to services being completed. (Net 15)
- Services completed during the first partial month will be added to the first monthly invoice.
- Invoices that are more than 30 days past due may be subject to late fees and interest penalties.

Emergency Service:

- Pawsitive Scooper may be able to provide extra service frequencies in the event of overflowing waste or excess pet waste; any additional visit charge will be added to the next monthly invoice.

Agreement Term: *This agreement will continue to renew on a monthly basis until canceled in writing by either party.*

Peace Creek Reserve approves this proposal:

Name:

Title:

Signature:

Date:



SECTION 5



Headquarters
200 South F Street
Haines City, Florida 33844
(863) 422-5207
www.princeandsonsinc.com

Tampa
9513 US 92 East
Tampa, Florida 33610

Orlando
14645 Boggy Creek Rd
Orlando, Florida 32824

Valued Customer,

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

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

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

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

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

Warmest Regards,

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



SECTION 6



Monthly Fuel Surcharge Request

To whom it may concern

We appreciate your continued trust and support. We are writing to inform you of a temporary change to our billing structure due to the ongoing increase in fuel costs.

As you may be aware, gas prices have risen significantly and continue to impact transportation and operational expenses across our industry. In order to continue providing the reliable service and quality you expect, we will be implementing a temporary fuel surcharge of \$50 per month, effective June 1st 2026.

This surcharge will remain in place only until gas prices have remained under \$3.95 at which time the fee will be removed.

We understand that any increase in costs can be difficult, and this decision was not made lightly. Our goal is to remain transparent while continuing to serve you without compromising the quality and dependability of our services.

We sincerely appreciate your understanding and continued business. If you have any questions, please feel free to contact us directly.

Thank you again for your support.

Simon McDonnell

VP of Operations

Resort Pool Services

321-689-6210

**ADDENDUM TO AGREEMENT FOR POOL MAINTENANCE SERVICES
(Temporary Fuel Surcharge)**

THIS ADDENDUM (“Addendum”) is made effective this 1st day of June 2026 (“Effective Date”), by and between:

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

ROGER JAMES McDONNELL D/B/A RESORT POOL SERVICES, whose mailing address is 14525 Johns Lake Road, Clermont, Florida 34711 (“Contractor” and together with the District, the “Parties”).

RECITALS

WHEREAS, the District and Contractor previously entered into that certain *Agreement for Pool Maintenance Services*, dated February 13, 2024, as amended (together with all amendments, the “Agreement”), incorporated herein by this reference; and

WHEREAS, pursuant to Section 20 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the District and Contractor desire to modify the Agreement to account for additional compensation for a temporary fuel surcharge, as set forth in **Exhibit A**, attached hereto and incorporated herein by reference; and

WHEREAS, the District and Contractor now desire to amend the Agreement as described herein.

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

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

2. TEMPORARY FUEL SURCHARGE.

A. Services, as that term is defined in the Agreement, rendered on or after the Effective Date of this Addendum shall be subject to a temporary fuel surcharge, as outlined in **Exhibit A** to this Addendum (“Surcharge”). The Surcharge will be in effect from the Effective Date through September 30, 2026.

B. The Surcharge must be shown as a separate line item on the invoices showing the compensation owed under the Agreement, plus the Surcharge, and a total amount for each month. Contractor shall provide a screenshot of the AAA Florida Average Gas Prices as of the first day of each month, which will be compared to the rates set forth in **Exhibit A** to evidence the Surcharge.

3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Addendum, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and are fully enforceable.

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

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

6. EFFECTIVE DATE. This Addendum shall have an effective date as of the date first written above.

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

**PEACE CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

**ROGER JAMES MCDONNELL D/B/A RESORT
POOL SERVICES**

By: _____
Its: _____

Exhibit A: Fuel Surcharge Proposal

Exhibit A
Fuel Surcharge



Monthly Fuel Surcharge Request

To whom it may concern

We appreciate your continued trust and support. We are writing to inform you of a temporary change to our billing structure due to the ongoing increase in fuel costs.

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We understand that any increase in costs can be difficult, and this decision was not made lightly. Our goal is to remain transparent while continuing to serve you without compromising the quality and dependability of our services.

We sincerely appreciate your understanding and continued business. If you have any questions, please feel free to contact us directly.

Thank you again for your support.

Simon McDonnell

VP of Operations

Resort Pool Services

321-689-6210

SECTION 7

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AND RESTATED RULES RELATING TO PARKING AND PARKING ENFORCEMENT.

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

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, Florida Statutes.

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

SECTION 1. The Board intends to adopt *Amended and Restated Rules Relating to Parking and Parking Enforcement* (the “Rule”). A proposed copy of the Rule is attached hereto as **Exhibit A**. The District will hold a public hearing on the Rule at a meeting of the Board to be held on _____, 2026, at 10:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes* and any prior actions taken for the purpose of publishing notice are hereby ratified.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 9th day of June 2026.

ATTEST:

**PEACE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended and Restated Rules Relating to Parking and Parking Enforcement

PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
AMENDED AND RESTATED
RULES RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on _____, 2026, 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, Vehicles, Vessels, Recreational Vehicles, and Abandoned/Broken-Down Vehicles (hereinafter defined) 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, 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. *Park(ed)/(ing)*. 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, which include the verge areas between street gutters and the sidewalk, as depicted at **Exhibit A**, which is incorporated herein by reference, are hereby established as “Tow-Away Zones” for all Oversized Vehicles, 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, and Recreational 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. Vehicles or Vessels may not Park on grass common areas or the verge areas between street gutters and the sidewalk at any time.
- C. **ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned/Broken-Down Vehicles may not be Parked on District property at any time and are subject to towing at the owner’s expense.
- D. **PARKING DURING AMENITY HOURS.** Vehicles may Park in the designated parking areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight Parking is permitted at the amenity facilities.
- E. **MAILBOX PARKING.** Parking at the mailboxes is limited to five (5) minutes only for the purpose of retrieving mail. Any Vehicles or Vessels Parked at the mailboxes for extended periods of time, including Overnight, shall be subject to towing at the owner’s expense.
- F. **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: _____, 2026

EXHIBIT A
Tow-Away Zone

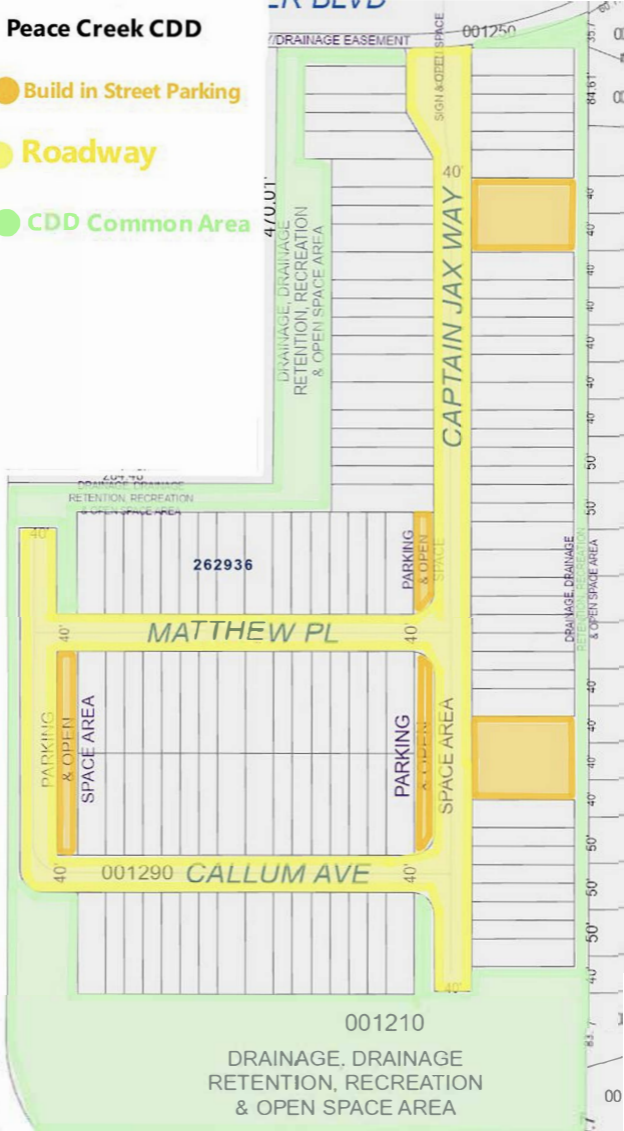
[Insert Map]

Peace Creek CDD

● Build in Street Parking

● Roadway

● CDD Common Area



SECTION 8

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

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

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

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 1, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 1, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

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

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$18,275.
- The change in the District's total net position in comparison with the prior fiscal year was \$34,330, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balance of \$2,865,890 an increase of \$1,944,976 in comparison with the prior fiscal year. The total fund balance is nonspendable for prepaid items, restricted for debt service and capital projects, assigned for capital reserves and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 2,909,490	\$ 934,831
Capital assets, net of depreciation	11,582,091	11,062,173
Total assets	14,491,581	11,997,004
Current liabilities	43,600	13,917
Long-term liabilities	14,429,706	11,999,142
Total liabilities	14,473,306	12,013,059
Net position		
Net investment in capital assets	(991,849)	(733,710)
Restricted	715,593	559,813
Unrestricted	294,531	157,842
Total net position	\$ 18,275	\$ (16,055)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 1,408,507	\$ 1,554,160
Operating grants and contributions	41,520	77,867
Capital grants and contributions	38,408	5,366
General revenues		
Miscellaneous revenue	120	60
Unrestricted investment earnings	-	-
Total revenues	<u>1,488,555</u>	<u>1,637,453</u>
Expenses:		
General government	138,869	99,830
Maintenance and operations	242,051	176,471
Recreation	82,777	53,019
Interest	750,453	563,833
Bond issue costs	240,075	-
Total expenses	<u>1,454,225</u>	<u>893,153</u>
Change in net position	<u>34,330</u>	<u>744,300</u>
Net position - beginning	<u>(16,055)</u>	<u>(760,355)</u>
Net position - ending	<u>\$ 18,275</u>	<u>\$ (16,055)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$1,454,225. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, decreased during the fiscal year as a result of a decrease in assessment revenue. Program revenues were comprised of assessments. The District also received funds from investment earnings which are included in program revenues. In total, expenses, increased from the prior fiscal year, the majority of the increase was the result of bond issuance costs and interest expense associated with the Series 2025 Bonds.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$11,582,091 invested in capital assets. In the government-wide financial statements no depreciation was taken as the infrastructure is under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$14,205,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND OTHER EVENTS

The District anticipates an increase in general operations as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Peace Creek Community Development District's Finance Department at 219 E Livingston Street, Orlando, FL 32801.

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 317,699
Assessments receivable	3,710
Prepaid items	18,955
Restricted assets:	
Investments	2,569,126
Capital assets:	
Nondepreciable	11,582,091
Total assets	14,491,581
 LIABILITIES	
Accounts payable	43,600
Accrued interest payable	292,012
Non-current liabilities:	
Due within one year	235,000
Due in more than one year	13,902,694
Total liabilities	14,473,306
 NET POSITION	
Net investment in capital assets	(991,849)
Restricted for debt service	715,593
Unrestricted	294,531
Total net position	\$ 18,275

See notes to the financial statements

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 138,869	\$ 138,869	\$ -	\$ -	\$ -
Maintenance and operations	242,051	461,041	-	-	218,990
Recreation	82,777	-	-	38,408	(44,369)
Interest on long-term debt	750,453	808,597	41,520	-	99,664
Bond issue costs	240,075	-	-	-	(240,075)
Total governmental activities	1,454,225	1,408,507	41,520	38,408	34,210
			General revenues:		
			Miscellaneous revenue	120	
			Unrestricted investment earnings	-	
			Total general revenues	120	
			Change in net position	34,330	
			Net position - beginning	(16,055)	
			Net position - ending	\$ 18,275	

See notes to the financial statements

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 242,343	\$ -	\$ 75,356	\$ 317,699
Investments	-	1,005,372	1,563,754	2,569,126
Assessments receivable	1,544	2,166	-	3,710
Due from other funds	-	67	-	67
Prepaid items	18,955	-	-	18,955
Total assets	<u>\$ 262,842</u>	<u>\$ 1,007,605</u>	<u>\$ 1,639,110</u>	<u>\$ 2,909,557</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 43,600	\$ -	\$ -	\$ 43,600
Due to other funds	67	-	-	67
Total liabilities	<u>43,667</u>	<u>-</u>	<u>-</u>	<u>43,667</u>
Fund balances:				
Nonspendable:				
Prepaid items	18,955	-	-	18,955
Restricted for:				
Debt service	-	1,007,605	-	1,007,605
Capital projects	-	-	1,563,754	1,563,754
Assigned to:				
Capital reserves	-	-	75,356	75,356
Unassigned	200,220	-	-	200,220
Total fund balances	<u>219,175</u>	<u>1,007,605</u>	<u>1,639,110</u>	<u>2,865,890</u>
Total liabilities and fund balances	<u>\$ 262,842</u>	<u>\$ 1,007,605</u>	<u>\$ 1,639,110</u>	<u>\$ 2,909,557</u>

See notes to the financial statements

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds		\$ 2,865,890
<p>Amounts reported for governmental activities in the statement of net position are different because:</p> <p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.</p>		
Cost of capital assets	11,582,091	
Accumulated depreciation	-	11,582,091
<p>Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.</p>		
Accrued interest payable	(292,012)	
Bonds payable	(14,137,694)	(14,429,706)
Net position of governmental activities		\$ 18,275

See notes to the financial statements

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 599,910	\$ 808,597	\$ -	\$ 1,408,507
Interest	-	41,520	38,408	79,928
Miscellaneous income	120	-	-	120
Total revenues	600,030	850,117	38,408	1,488,555
EXPENDITURES				
Current:				
General government	138,869	-	-	138,869
Maintenance and operations	242,051	-	-	242,051
Recreation	82,777	-	-	82,777
Debt service:				
Principal	-	190,000	-	190,000
Interest	-	635,055	-	635,055
Bond issuance costs	-	-	240,075	240,075
Capital outlay	-	-	519,918	519,918
Total expenditures	463,697	825,055	759,993	2,048,745
Excess (deficiency) of revenues over (under) expenditures	136,333	25,062	(721,585)	(560,190)
OTHER FINANCING SOURCES (USES)				
Interfund transfers	(75,000)	(19,844)	94,844	-
Bond issuance	-	263,646	2,246,354	2,510,000
Bond discount	-	-	(4,834)	(4,834)
Total other financing sources (uses)	(75,000)	243,802	2,336,364	2,505,166
Net change in fund balances	61,333	268,864	1,614,779	1,944,976
Fund balances - beginning	157,842	738,741	24,331	920,914
Fund balances - ending	\$ 219,175	\$ 1,007,605	\$ 1,639,110	\$ 2,865,890

See notes to the financial statements

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 1,944,976
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however in the statement of activities, the cost of those assets are eliminated and capitalized as capital assets.	519,918
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(2,510,000)
Repayments of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	190,000
Governmental funds report the effect of Bond premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.	4,834
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(2,314)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.	<u>(113,084)</u>
Change in net position of governmental activities	<u>\$ 34,330</u>

See notes to the financial statements

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

The Peace Creek Community Development District ("District") was created on February 28, 2022 by Ordinance 22-15 of the City of Winter Haven, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, all of the Board members are affiliated with Lennar Corporation, the Development Manager.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District and to accumulate capital reserves for future costs.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

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

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Maturities
First American Government Oblig Fd Class Y	\$ 2,569,126	S&P AAAm	Weighted average maturity: 45 days
Total investments	<u>\$ 2,569,126</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

<u>Fund</u>	<u>Transfer in</u>	<u>Transfer out</u>
General fund	\$ -	\$ 75,000
Debt service	-	19,844
Capital projects	94,844	-
Total	<u>\$ 94,844</u>	<u>\$ 94,844</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures. Transfers out of the general fund to the capital projects fund were to fund the capital reserve.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 11,062,173	\$ 519,918	\$ -	\$ 11,582,091
Total capital assets, not being depreciated	<u>11,062,173</u>	<u>519,918</u>	<u>-</u>	<u>11,582,091</u>
Governmental activities capital assets, net	<u>\$ 11,062,173</u>	<u>\$ 519,918</u>	<u>\$ -</u>	<u>\$ 11,582,091</u>

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$21,999,091. The project is expected to be developed in phases. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, the potable and wastewater systems are to be conveyed to others for ownership and maintenance responsibilities.

NOTE 7 – LONG-TERM LIABILITIES

Series 2023

On April 18, 2023, the District issued \$12,065,000 Special Assessment Revenue Bonds, Series 2023, consisting of \$1,450,000 Term Bonds due on June 15, 2030, \$4,425,000 Term Bonds due on June 15, 2043, and \$6,190,000 Term Bonds due on June 15, 2054 with fixed interest rates ranging from 4.25% to 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each June 15 and December 15. Principal on the Bonds is to be paid serially commencing June 15, 2023 through June 15, 2054.

The Series 2023 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2023 Bonds are subject to optional redemption. The Series 2023 Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2023 (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Series 2025

On March 4, 2025, the District issued \$2,510,000 Special Assessment Bonds, Series 2025, consisting of various Term Bonds with due dates from May 1, 2032 to May 1, 2055 and fixed interest rates ranging from 4.5% to 5.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2026 through May 1, 2055.

The Series 2025 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2025 Bonds are subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2023	\$ 11,885,000	\$ -	\$ 190,000	\$ 11,695,000	\$ 200,000
Less: Original issue discount	(64,786)	-	(2,314)	(62,472)	-
Series 2025	-	2,510,000	-	2,510,000	35,000
Less: Original issue discount	-	(4,834)	-	(4,834)	-
Total	<u>\$ 11,820,214</u>	<u>\$ 2,505,166</u>	<u>\$ 187,686</u>	<u>\$ 14,137,694</u>	<u>\$ 235,000</u>

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 235,000	\$ 741,727	\$ 976,727
2027	245,000	731,652	976,652
2028	255,000	721,140	976,140
2029	265,000	710,202	975,202
2030	280,000	698,840	978,840
2031-2035	1,610,000	3,278,787	4,888,787
2036-2040	2,095,000	2,816,129	4,911,129
2041-2045	2,705,000	2,213,456	4,918,456
2046-2050	3,545,000	1,403,980	4,948,980
2051-2055	2,970,000	374,013	3,344,013
Total	<u>\$ 14,205,000</u>	<u>\$ 13,689,926</u>	<u>\$ 27,894,926</u>

NOTE 8 – DEVELOPER TRANSACTIONS

The District has entered into Developer Funding Agreements with Lennar Homes, LLC and 653th LLC, whereby Lennar Homes, LLC and 653th LLC have agreed to jointly fund the general operations of the District. For the current fiscal year, Developer assessment revenues in the general fund was \$23,457.

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and the Development Manager, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT AGREEMENTS

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims over the past three years.

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	<u>Budgeted Amounts</u>		<u>Variance with Final Budget - Positive (Negative)</u>
	Original & Final	Actual Amounts	
REVENUES			
Assessments	\$ 595,076	\$ 599,910	\$ 4,834
Miscellaneous income	-	120	120
Total revenues	<u>595,076</u>	<u>600,030</u>	<u>4,954</u>
EXPENDITURES			
Current:			
General government	131,558	138,869	(7,311)
Maintenance and operations	267,820	242,051	25,769
Recreation	120,698	82,777	37,921
Total expenditures	<u>520,076</u>	<u>463,697</u>	<u>56,379</u>
Excess (deficiency) of revenues over (under) expenditures	75,000	136,333	61,333
OTHER FINANCING SOURCES (USES)			
Interfund transfers in (out)	(75,000)	(75,000)	-
Total other financing sources (uses)	<u>(75,000)</u>	<u>(75,000)</u>	<u>-</u>
Net change in fund balances	<u>\$ -</u>	61,333	<u>\$ 61,333</u>
Fund balances - beginning		<u>157,842</u>	
Fund balances - ending		<u>\$ 219,175</u>	

See notes to required supplementary information

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	5
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	23
Employee compensation	\$ 8,400.00
Independent contractor compensation	\$ 482,679.00
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$210.19 - \$1,111.47 Debt Service - \$1,559.07
Special assessments collected	\$ 1,408,507.00
Outstanding Bonds:	See Note 7 for Details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Peace Creek Community Development District, City of Winter Haven, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 1, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 1, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

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

We have examined Peace Creek Community Development District, City of Winter Haven, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Peace Creek Community Development District, City of Winter Haven, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 1, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Peace Creek Community Development District, City of Winter Haven, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 1, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 1, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Peace Creek Community Development District, City of Winter Haven, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Peace Creek Community Development District, City of Winter Haven, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 1, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.



June 1, 2026

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

We have audited the financial statements of Peace Creek Community Development District (“District”) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 1, 2026. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District’s compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Our Responsibility in Relation to the Financial Statement Audit

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District’s financial report—titled *Independent Auditor’s Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:

- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable:**

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

Circumstances Affecting the Auditor's Report

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Corrected Misstatements

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*. If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

Grau & Associates

SECTION 9

SECTION C

Peace Creek CDD

Field Management Report

Completed Items

- The freeze damage replacements have been completed. The newly installed plants are performing well and are being monitored to ensure continued health and successful establishment.
- The mail kiosk areas have been pressure washed to improve their overall appearance. This maintenance has helped enhance cleanliness and presentation of the common areas.
- The fence surrounding the amenity has been reinforced with a metal strap to prevent the fence bars from being pulled apart and to deter unauthorized access to the amenity area. This repair has improved the overall security and integrity of the fencing.



Contracted Services

- The landscaping contractor continues to maintain the community grounds in a satisfactory manner. The ponds have been disced to make sure porculation is working propoerly.
- 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

April 01, 2026 to April 30, 2026

Fund	Date	Check No.'s	Amount
General Fund	4/3/26	373-374	\$ 643.00
	4/10/26	375-378	\$ 16,107.88
	4/17/26	379-385	\$ 29,380.64
	4/24/26	386-389	\$ 8,222.79
Total Amount			\$ 54,354.31

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/03/26	00005	4/03/26	32055	202603	310-51300-45000				POLICY ADDEDD UNIT #11 EGIS INSURANCE & RISK ADVISORS	*	293.00	293.00	000373
4/03/26	00038	4/01/26	3092895	202604	330-57200-48200				PET STATION SVC APR26 PAWSITIVE SCOOPER LLC	*	350.00	350.00	000374
4/10/26	00039	3/11/26	QO17497	202603	320-53800-49000				SERVICE FOR LEAK BACKFLOW CENTFLO PLUMBING INC.	*	2,242.88	2,242.88	000375
4/10/26	00022	3/24/26	17541	202603	330-57200-48200				CLEANING SVCS MAR26 CSS CLEAN STAR SERVICES	*	725.00	725.00	000376
4/10/26	00011	3/01/26	22550	202603	320-53800-46200				LANDSCAPE MAINT MAR26 PRINCE & SONS INC.	*	11,740.00	11,740.00	000377
4/10/26	00020	4/01/26	31326	202604	330-57200-48500				POOL MAINTENANCE APR26 MCDONNELL CORPORATION DBA	*	1,400.00	1,400.00	000378
4/17/26	00018	4/07/26	116111	202604	330-57200-48000				RPLC RECEPTICAL GFI SINGL CURRENT DEMANDS ELECTRICAL &	*	290.00	290.00	000379
4/17/26	00001	4/01/26	116	202604	320-53800-34000				FIELD MANAGEMENT APR26	*	1,480.67		
		4/01/26	117	202604	310-51300-34000				MANAGEMENT FEES APR26	*	3,647.92		
		4/01/26	117	202604	310-51300-35200				WEBSITE ADMIN APR26	*	108.17		
		4/01/26	117	202604	310-51300-35100				INFORMATION TECH APR26	*	162.25		
		4/01/26	117	202604	310-51300-31300				DISSEM AGENT SVCS APR26	*	534.00		
		4/01/26	117	202604	330-57200-12000				AMENITY ACCESS APR26	*	1,041.67		
		4/01/26	117	202604	310-51300-51000				OFFICE SUPPLIES APR26	*	.66		
		4/01/26	117	202604	310-51300-42000				POSTAGE APR26	*	16.35		
		4/01/26	117	202604	310-51300-42500				COPIES APR26	*	6.60		
											6,998.29	000380	
PEAC PEACE CREEK CD ZYAN													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/17/26	00032	2/28/26	10	202602	330-57200-48000		AMENITY REPAIRS 2/12/26	*	440.00		
		2/28/26	16	202602	320-53800-48000		TRASH CLEAN UP 2/17/26	*	770.00		
		2/28/26	17	202602	330-57200-48000		RPR PAVERS/WOMEN SINK	*	275.00		
GOVERNMENTAL MANAGEMENT SERVICES-TA										1,485.00	000381
4/17/26	00007	3/31/26	22633	202603	310-51300-31500		BOS MEETING 3/10/26	*	250.00		
HUNTER ENGINEERING, INC.										250.00	000382
4/17/26	00002	4/11/26	14764	202603	310-51300-31500		GENERAL COUNSEL MAR26	*	4,371.10		
KILINSKI VAN WYK PLLC										4,371.10	000383
4/17/26	00011	4/01/26	23233	202604	320-53800-46200		LANDSCAPE MAINT APR26	*	11,740.00		
PRINCE & SONS INC.										11,740.00	000384
4/17/26	00027	3/25/26	8123315	202603	310-51300-32300		TRUSTEE FEES S25 FY26	*	4,246.25		
U.S. BANK										4,246.25	000385
4/24/26	00040	2/03/26	43439	202601	330-57200-49000		BACKFLOW RPRS 01/29/26	*	455.00		
AARONS BACKFLOW SERVICES, INC.										455.00	000386
4/24/26	00019	3/20/26	69832675	202603	330-57200-48100		PEST CONTROL MAR26	*	60.00		
		4/06/26	70282529	202604	330-57200-48100		PEST CONTROL APR26	*	60.00		
MASSEY SERVICES, INC.										120.00	000387
4/24/26	00011	4/21/26	23539	202604	320-53800-47300		RPLC SPRAY/RPR DRIPLINE	*	84.75		
PRINCE & SONS INC.										84.75	000388
4/24/26	00016	4/24/26	04242026	202604	300-20700-10300		TSFR TAX RCPTS S23	*	7,563.04		
PEACE CREEK CDD C/O USBANK										7,563.04	000389
TOTAL FOR BANK A									54,354.31		

PEAC PEACE CREEK CD ZYAN

SECTION ii

Peace Creek
Community Development District

Unaudited Financial Reporting
April 30, 2026



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Peace Creek
Community Development District
Combined Balance Sheet
April 30, 2026

	General Fund	Debt Service Fund	Capital Reserves Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 698,309	\$ -	\$ 76,818	\$ -	\$ 775,127
Due from General Fund	\$ -	\$ 11,941	\$ -	\$ -	\$ 11,941
Investments:					
<u>Series 2023</u>					
Reserve	\$ -	\$ 400,906	\$ -	\$ -	\$ 400,906
Revenue	\$ -	\$ 842,324	\$ -	\$ -	\$ 842,324
Construction	\$ -	\$ -	\$ -	\$ 37,464	\$ 37,464
<u>Series 2025</u>					
Reserve	\$ -	\$ 173,894	\$ -	\$ -	\$ 173,894
Revenue	\$ -	\$ 177,376	\$ -	\$ -	\$ 177,376
Interest	\$ -	\$ 108	\$ -	\$ -	\$ 108
Construction	\$ -	\$ -	\$ -	\$ 803	\$ 803
Total Assets	\$ 698,309	\$ 1,606,550	\$ 76,818	\$ 38,267	\$ 2,419,944
Liabilities:					
Accounts Payable	\$ 26,299	\$ -	\$ -	\$ -	\$ 26,299
Due to Debt Service	\$ 11,941	\$ -	\$ -	\$ -	\$ 11,941
Total Liabilities	\$ 38,240	\$ -	\$ -	\$ -	\$ 38,240
Fund Balance:					
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ 76,818	\$ -	\$ 76,818
Restricted for:					
Debt Service-S2023	\$ -	\$ 1,255,172	\$ -	\$ -	\$ 1,255,172
Debt Service-S2025	\$ -	\$ 351,378	\$ -	\$ -	\$ 351,378
Capital Projects-S2023	\$ -	\$ -	\$ -	\$ 37,464	\$ 37,464
Capital Projects-S2025	\$ -	\$ -	\$ -	\$ 803	\$ 803
Unassigned	\$ 660,069	\$ -	\$ -	\$ -	\$ 660,069
Total Fund Balances	\$ 660,069	\$ 1,606,550	\$ 76,818	\$ 38,267	\$ 2,381,704
Total Liabilities & Fund Balance	\$ 698,309	\$ 1,606,550	\$ 76,818	\$ 38,267	\$ 2,419,944

Peace Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - On Roll	\$ 621,627	\$ 621,627	\$ 607,042	\$ (14,586)
Assessments - Direct	\$ 101,169	\$ 101,169	\$ 101,169	\$ -
Interest Income	\$ -	\$ -	\$ 4,397	\$ 4,397
Miscellaneous Income	\$ -	\$ -	\$ 521	\$ 521
Total Revenues	\$ 722,797	\$ 722,796	\$ 713,128	\$ (9,668)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 4,600	\$ 2,400
FICA Expense	\$ 918	\$ 536	\$ 352	\$ 184
Engineering	\$ 15,000	\$ 8,750	\$ 2,250	\$ 6,500
Attorney	\$ 30,000	\$ 17,500	\$ 18,084	\$ (584)
Annual Audit	\$ 5,100	\$ 5,100	\$ 6,600	\$ (1,500)
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,408	\$ 3,738	\$ 3,738	\$ -
Disclosure Software	\$ 3,500	\$ 3,500	\$ 2,500	\$ 1,000
Trustee Fees	\$ 8,844	\$ 8,493	\$ 8,493	\$ -
Management Fees	\$ 43,775	\$ 25,535	\$ 25,535	\$ -
Information Technology	\$ 1,947	\$ 1,136	\$ 1,136	\$ (0)
Website Maintenance	\$ 1,298	\$ 757	\$ 757	\$ (0)
Postage & Delivery	\$ 2,000	\$ 1,167	\$ 514	\$ 652
Insurance	\$ 6,399	\$ 6,399	\$ 6,190	\$ 209
Copies	\$ 750	\$ 438	\$ 9	\$ 429
Legal Advertising	\$ 3,000	\$ 1,750	\$ -	\$ 1,750
Contingency	\$ 2,500	\$ 1,458	\$ 271	\$ 1,187
Office Supplies	\$ 625	\$ 365	\$ 5	\$ 360
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 150,545	\$ 99,652	\$ 87,067	\$ 12,586

Peace Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<i>Operations & Maintenance</i>				
Field Expenditures:				
Property Insurance	\$ 22,156	\$ 22,156	\$ 13,058	\$ 9,098
Field Management	\$ 17,768	\$ 10,364	\$ 10,365	\$ (0)
Landscape Maintenance	\$ 135,000	\$ 78,750	\$ 73,460	\$ 5,290
Landscape Replacement	\$ 15,000	\$ 8,750	\$ -	\$ 8,750
Streetlights	\$ 33,770	\$ 19,699	\$ 11,062	\$ 8,637
Electric	\$ 7,260	\$ 4,235	\$ 163	\$ 4,072
Water & Sewer	\$ 90,000	\$ 52,500	\$ 17,510	\$ 34,990
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Irrigation Repairs	\$ 10,000	\$ 5,833	\$ 1,671	\$ 4,163
General Repairs & Maintenance	\$ 10,000	\$ 5,833	\$ 2,150	\$ 3,684
Contingency	\$ 7,500	\$ 4,375	\$ 2,259	\$ 2,116
Subtotal Field Expenditures	\$ 350,953	\$ 213,954	\$ 131,697	\$ 82,257
Amenity Expenditures:				
Amenity - Electric	\$ 15,863	\$ 9,253	\$ 3,555	\$ 5,698
Amenity - Water	\$ 12,000	\$ 7,000	\$ 396	\$ 6,604
Internet	\$ 2,000	\$ 1,167	\$ 738	\$ 428
Pest Control	\$ 735	\$ 429	\$ 420	\$ 9
Janitorial Service	\$ 9,300	\$ 5,425	\$ 9,106	\$ (3,681)
Security Services	\$ 34,000	\$ 19,833	\$ 15,376	\$ 4,457
Pool Maintenance	\$ 17,400	\$ 10,150	\$ 9,800	\$ 350
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,833	\$ 3,221	\$ 2,612
Amenity Access Management	\$ 12,500	\$ 7,292	\$ 7,292	\$ (0)
Contingency	\$ 7,500	\$ 4,375	\$ 3,539	\$ 836
Subtotal Amenity Expenditures	\$ 121,298	\$ 70,757	\$ 53,443	\$ 17,314
Total Operations & Maintenance	\$ 472,251	\$ 284,712	\$ 185,140	\$ 99,571
Total Expenditures	\$ 622,797	\$ 384,364	\$ 272,207	\$ 112,157
Excess (Deficiency) of Revenues over Expenditures	\$ 100,000		\$ 440,921	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ 100,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 100,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 440,921	
Fund Balance - Beginning	\$ -		\$ 219,148	
Fund Balance - Ending	\$ -		\$ 660,069	

Peace Creek
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments	\$ 801,813	\$ 801,813	\$ 783,000	\$ (18,813)
Interest	\$ 10,000	\$ 10,000	\$ 18,947	\$ 8,947
Total Revenues	\$ 811,813	\$ 811,813	\$ 801,947	\$ (9,866)
Expenditures:				
Interest - 12/15	\$ 302,697	\$ 302,697	\$ 302,697	\$ -
Principal - 06/15	\$ 200,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 302,697	\$ -	\$ -	\$ -
Total Expenditures	\$ 805,394	\$ 302,697	\$ 302,697	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,419	\$ 509,116	\$ 499,250	\$ (9,866)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (8,148)	\$ (8,148)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (8,148)	\$ (8,148)
Net Change in Fund Balance	\$ 6,419		\$ 491,102	
Fund Balance - Beginning	\$ 361,641		\$ 764,070	
Fund Balance - Ending	\$ 368,060		\$ 1,255,172	

Peace Creek
Community Development District
Debt Service Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments	\$ 173,894	\$ 173,894	\$ 173,894	\$ -
Interest	\$ 5,000	\$ 2,917	\$ 5,541	\$ 2,624
Total Revenues	\$ 178,894	\$ 176,811	\$ 179,435	\$ 2,624
Expenditures:				
Interest - 11/01	\$ 68,166	\$ 68,166	\$ 68,166	\$ -
Principal - 05/01	\$ 35,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 68,166	\$ -	\$ -	\$ -
Total Expenditures	\$ 171,333	\$ 68,166	\$ 68,166	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7,561	\$ 108,644	\$ 111,269	\$ 2,624
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (3,426)	\$ (3,426)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (3,426)	\$ (3,426)
Net Change in Fund Balance	\$ 7,561		\$ 107,842	
Fund Balance - Beginning	\$ 69,559		\$ 243,535	
Fund Balance - Ending	\$ 77,120		\$ 351,378	

Peace Creek
Community Development District
Capital Projects Fund-Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 827	\$ 827
Total Revenues	\$ -	\$ -	\$ 827	\$ 827
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 12,120	\$ (12,120)
Total Expenditures	\$ -	\$ -	\$ 12,120	\$ (12,120)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (11,293)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 8,148	\$ 8,148
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 8,148	\$ 8,148
Net Change in Fund Balance	\$ -	\$ -	\$ (3,145)	
Fund Balance - Beginning	\$ -	\$ -	\$ 40,609	
Fund Balance - Ending	\$ -	\$ -	\$ 37,464	

Peace Creek
Community Development District
Capital Projects Fund-Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 561	\$ 561
Interest	\$ -	\$ -	\$ 21,848	\$ 21,848
Total Revenues	\$ -	\$ -	\$ 22,410	\$ 22,410
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,571,696	\$ (1,571,696)
Total Expenditures	\$ -	\$ -	\$ 1,571,696	\$ (1,571,696)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (1,549,286)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 3,426	\$ 3,426
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 3,426	\$ 3,426
Net Change in Fund Balance	\$ -	\$ -	\$ (1,545,860)	
Fund Balance - Beginning	\$ -	\$ -	\$ 1,546,663	
Fund Balance - Ending	\$ -	\$ -	\$ 803	

Peace Creek
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1,462	\$ 1,462
Carry Forward Surplus	\$ 75,000	\$ -	\$ -	\$ -
Total Revenues	\$ 75,000	\$ -	\$ 1,462	\$ 1,462
Expenditures:				
Contingency	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 75,000		\$ 1,462	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 100,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 100,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 175,000		\$ 1,462	
Fund Balance - Beginning	\$ -		\$ 75,356	
Fund Balance - Ending	\$ 175,000		\$ 76,818	

Peace Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - On Roll	\$ -	\$ 41,503	\$ 537,556	\$ 8,026	\$ 4,835	\$ 5,863	\$ 9,258	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 607,042
Assessments - Direct	\$ 50,584	\$ -	\$ -	\$ 25,292	\$ -	\$ -	\$ 25,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,169
Interest Income	\$ -	\$ -	\$ 2	\$ 839	\$ 1,141	\$ 1,241	\$ 1,174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,397
Miscellaneous Income	\$ 431	\$ -	\$ -	\$ -	\$ 30	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 521
Total Revenues	\$ 51,015	\$ 41,503	\$ 537,559	\$ 34,157	\$ 6,006	\$ 7,164	\$ 35,724	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 713,128

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
FICA Expense	\$ -	\$ 46	\$ -	\$ 77	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352
Engineering	\$ -	\$ 375	\$ 875	\$ 563	\$ 250	\$ -	\$ 188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250
Attorney	\$ 1,248	\$ 2,315	\$ 142	\$ 2,669	\$ 3,004	\$ 4,621	\$ 4,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,084
Annual Audit	\$ -	\$ 6,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 534	\$ 534	\$ 534	\$ 534	\$ 534	\$ 534	\$ 534	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,738
Disclosure Software	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,246	\$ 4,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,493
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,535
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,136
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 757
Postage & Delivery	\$ 116	\$ 19	\$ 44	\$ 256	\$ 19	\$ 44	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 514
Insurance	\$ 5,897	\$ -	\$ -	\$ -	\$ -	\$ 293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,190
Printing & Binding	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ 117	\$ 69	\$ 43	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 271
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 19,800	\$ 14,408	\$ 5,513	\$ 9,134	\$ 8,871	\$ 14,777	\$ 14,564	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,067

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	\$ 13,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,058
Field Management	\$ 1,481	\$ 1,481	\$ 1,481	\$ 1,481	\$ 1,481	\$ 1,481	\$ 1,481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,365
Landscape Maintenance	\$ 9,560	\$ 9,560	\$ 9,560	\$ 9,560	\$ 11,740	\$ 11,740	\$ 11,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,460
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 1,595	\$ 1,595	\$ 1,595	\$ 1,607	\$ 1,557	\$ 1,557	\$ 1,557	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,062
Electric	\$ 23	\$ 23	\$ 23	\$ 24	\$ 23	\$ 23	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 163
Water & Sewer	\$ 2,396	\$ 7,390	\$ 3,511	\$ 2,431	\$ 496	\$ 673	\$ 613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,510
Irrigation Repairs	\$ -	\$ 824	\$ -	\$ 677	\$ 85	\$ -	\$ 85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,671
General Repairs & Maintenance	\$ 427	\$ -	\$ 837	\$ -	\$ 770	\$ 116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,150
Contingency	\$ 3	\$ 13	\$ -	\$ -	\$ -	\$ 2,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,259
Subtotal Field Expenditures	\$ 28,542	\$ 20,886	\$ 17,007	\$ 15,780	\$ 16,151	\$ 17,833	\$ 15,499	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,697
Amenity Expenditures:													
Amenity - Electric	\$ 566	\$ 520	\$ 609	\$ 614	\$ 485	\$ 287	\$ 475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,555
Amenity - Water	\$ 29	\$ 29	\$ 29	\$ 37	\$ 57	\$ 60	\$ 156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 396
Internet	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 738
Pest Control	\$ 120	\$ -	\$ 60	\$ 60	\$ 60	\$ 60	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420
Janitorial Service	\$ 725	\$ 3,006	\$ 1,075	\$ 1,075	\$ 1,075	\$ 1,075	\$ 1,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,106
Security Services	\$ 2,732	\$ 2,471	\$ 1,804	\$ 2,036	\$ -	\$ 3,833	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,376
Pool Maintenance	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,800
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ 836	\$ 550	\$ -	\$ 270	\$ 715	\$ 560	\$ 290	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,221
Amenity Access Management	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,292
Contingency	\$ 3,084	\$ -	\$ -	\$ 455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,539
Subtotal Amenity Expenditures	\$ 10,639	\$ 9,122	\$ 6,124	\$ 7,094	\$ 4,939	\$ 8,421	\$ 7,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,443
Total Operations & Maintenance	\$ 39,180	\$ 30,008	\$ 23,131	\$ 22,874	\$ 21,090	\$ 26,254	\$ 22,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185,140
Total Expenditures	\$ 58,980	\$ 44,416	\$ 28,644	\$ 32,008	\$ 29,961	\$ 41,031	\$ 37,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 272,207
Excess (Deficiency) of Revenues over Expenditures	\$ (7,965)	\$ (2,912)	\$ 508,915	\$ 2,149	\$ (23,955)	\$ (33,867)	\$ (1,443)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 440,921

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
04/17/26	03/01/26-03/31/26	\$21,591.60	\$0.00	(\$431.83)	\$0.00	\$0.00	\$21,159.77	\$9,240.63	\$11,919.14	\$21,159.77
04/30/26	02/01/26-03/31/26	\$0.00	\$0.00	\$0.00	\$28.06	\$0.00	\$28.06	\$12.25	\$15.81	\$28.06
04/30/26	01/01/26-01/31/26	\$0.00	\$0.00	\$0.00	\$11.22	\$0.00	\$11.22	\$4.90	\$6.32	\$11.22
TOTAL		\$ 1,499,998.35	\$ (68,527.37)	\$ (28,629.42)	\$ 2,506.32	\$ (15,305.83)	\$ 1,390,042.05	\$ 607,041.62	\$ 783,000.43	\$ 1,390,042.05

98%	Net Percent Collected
\$ 33,399.53	Balance Remaining to Collect

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
4/28/26	5/1/26	Wire	\$68,765.69	\$68,765.69	\$25,292.19	\$43,473.50
			\$ 275,062.76	\$ 188,115.76	\$ 101,168.76	\$ 173,894.00

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)
Less: Principal Payment - 06/15/25		(\$190,000)
Current Bonds Outstanding		\$11,695,000

Series 2025, Special Assessment Revenue Bonds		
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
Current Bonds Outstanding		\$2,510,000

SECTION E

SECTION iii

SECTION a)

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025
(ASSESSMENT AREA TWO)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Peace Creek Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), dated as of March 1, 2023, as supplemented by that certain Second Supplemental Trust Indenture dated as of February 1, 2025 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 22
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Kilinski Van Wyk PLLC
- (D) Amount Payable: \$41.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 14765 - Project Construction for Mar 2026
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2025 Acquisition and Construction Account

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2025 Project; and
- 4. each disbursement represents a Cost of 2025 Project which has not previously been paid.

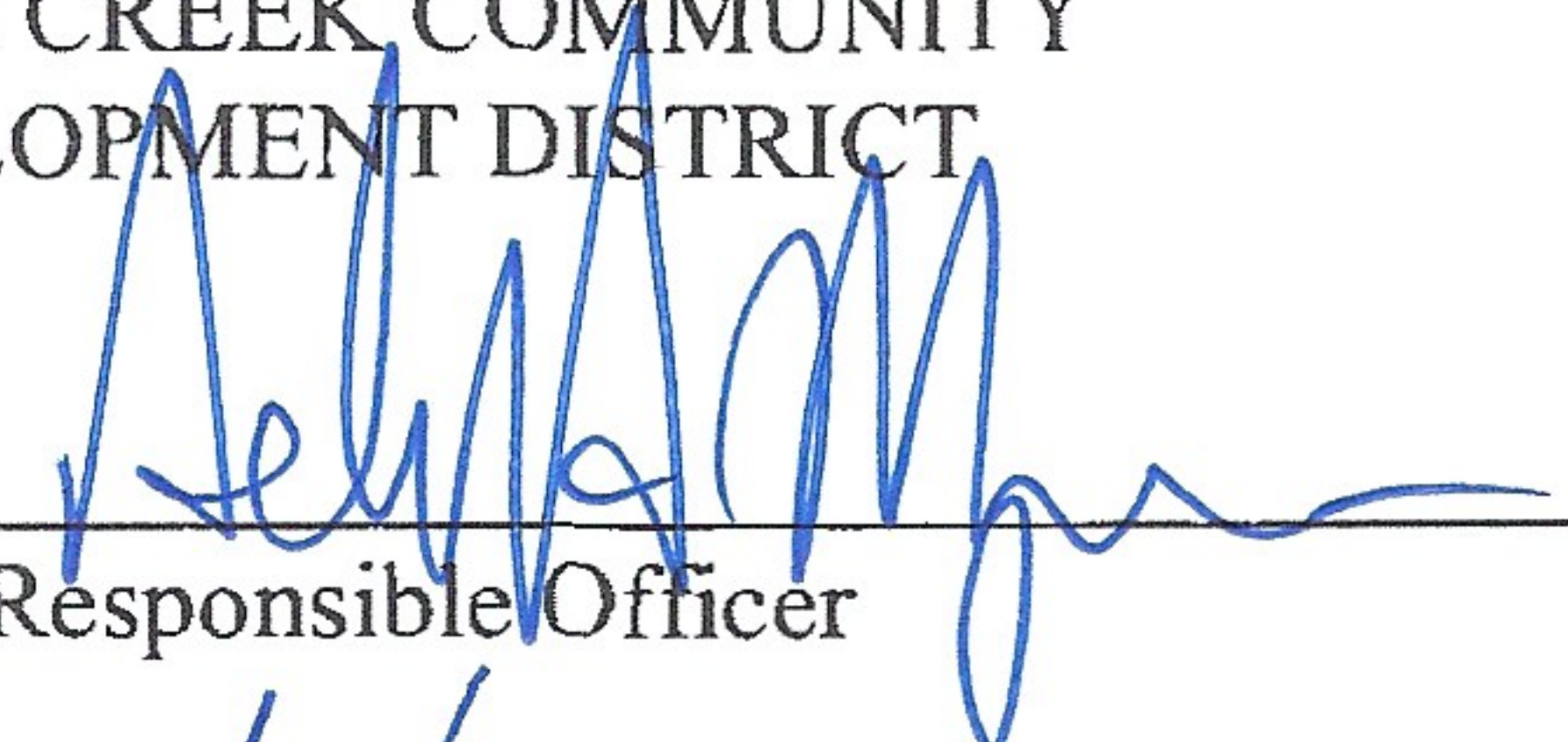
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

PEACE CREEK COMMUNITY
DEVELOPMENT DISTRICT

By:

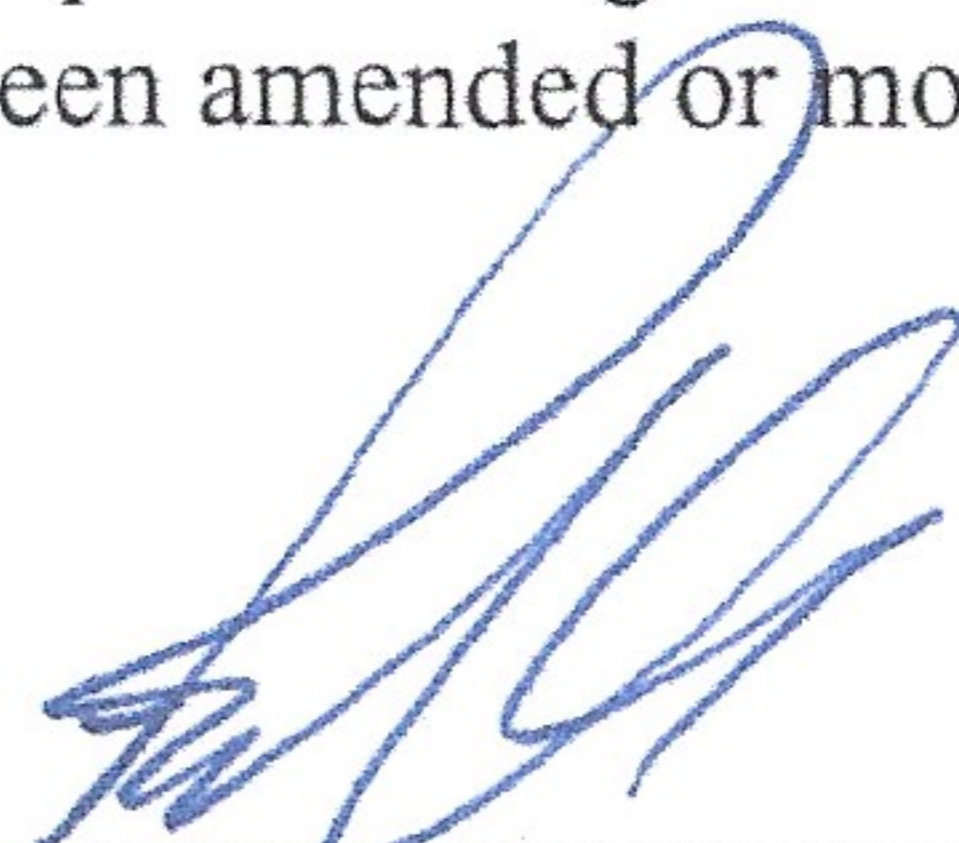

Responsible Officer

Date:

4/17/26

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2025 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.



Consulting Engineer



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Peace Creek CDD
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

INVOICE

Invoice # 14765
Date: 04/11/2026
Due On: 05/11/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$1,051.75	+ \$41.00) - (\$0.00) = \$1,092.75

PCRKCDD-106

Peace Creek CDD - 2025 Project Construction

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	03/11/2026	Confer re: engineer categorization of completed infrastructure for audit	0.10	\$410.00	\$41.00
Total						\$41.00

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

Please pay within 30 days.

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (15.5% of the population).

There is a growing awareness of the need to address the health care needs of the elderly population. The Department of Health (1998) has set out a strategy for the care of the elderly, which includes a commitment to improve the quality of care for the elderly and to ensure that the needs of the elderly are met in a timely and effective manner.

The aim of this paper is to review the current state of research on the health care needs of the elderly population and to identify areas for further research.

Background

The elderly population in the UK is growing rapidly and is becoming increasingly diverse. This has implications for the health care needs of the elderly population.

The elderly population is becoming increasingly diverse in terms of ethnicity, social class, and geographical location. This has implications for the health care needs of the elderly population.

The elderly population is becoming increasingly diverse in terms of health status. This has implications for the health care needs of the elderly population.

The elderly population is becoming increasingly diverse in terms of health care needs. This has implications for the health care needs of the elderly population.

Methods

A literature search was conducted to identify research on the health care needs of the elderly population. The search was limited to the period 1990-2000.

The search was conducted using the following keywords: elderly, health care needs, research, UK.

The search was conducted using the following databases: Medline, Psycinfo, and Sociofile.

The search was limited to English language articles published in peer-reviewed journals.

The search was limited to articles that focused on the health care needs of the elderly population.

Results

The search identified 100 articles on the health care needs of the elderly population. The majority of these articles focused on the health care needs of the elderly population in the UK.

The majority of these articles focused on the health care needs of the elderly population in the UK. The majority of these articles focused on the health care needs of the elderly population in the UK.

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Discussion

The results of this review suggest that there is a need for further research on the health care needs of the elderly population. This research should focus on the health care needs of the elderly population in the UK.

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The results of this review suggest that there is a need for further research on the health care needs of the elderly population. This research should focus on the health care needs of the elderly population in the UK.

Conclusion

The results of this review suggest that there is a need for further research on the health care needs of the elderly population. This research should focus on the health care needs of the elderly population in the UK.

**PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025
(ASSESSMENT AREA TWO)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Peace Creek Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), dated as of March 1, 2023, as supplemented by that certain Second Supplemental Trust Indenture dated as of February 1, 2025 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 23
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: 653th, LLC
- (D) Amount Payable: \$88,178.85 plus any additional interest earnings
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Reimbursement to developer for Tucker Payment Pay Apps # 1 - 5 & Retainage
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2025 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2025 Project; and
4. each disbursement represents a Cost of 2025 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

PEACE CREEK COMMUNITY
DEVELOPMENT DISTRICT

By: _____

Responsible Officer

Date: _____

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2025 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer

Tucker Payments

Pay App # 1	\$	20,769.03
Pay App # 2	\$	701,453.88
Pay App # 3	\$	572,334.76
Pay App # 4	\$	207,825.32
Pay App # 5	\$	198,714.89
Pay App # RETAINAGE	\$	<u>89,531.58</u>

\$ 1,790,629.46

Paid req # 19 \$1,569,831.89

Owe \$220,797.57

AIA Document G702™ – 1992

Application and Certificate for Payment



TO OWNER: 653TH, LLC 4900 DUNDEE ROAD WINTER HAVEN, FL 33844	PROJECT: 653TH:PEACE CREEK RESERV TOWN	APPLICATION NO: PERIOD TO: 2/25/2025	Distribution to: OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER <input type="checkbox"/>
FROM CONTRACTOR: Tucker Paving, Inc. 5658 Lucerne Park Road Winter Haven, FL 33881	VIA ARCHITECT:	CONTRACT FOR: CONTRACT DATE: PROJECT NOS: 25-758 / /	

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$	2,324,276.77
2. NET CHANGE BY CHANGE ORDERS	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	2,324,276.77
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	21,862.14
5. RETAINAGE:		
a. 5.00% of Completed Work (Columns D + E on G703)	\$	1,093.11
b. _____% of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b, or Total in Column I of G703)	\$	1,093.11
6. TOTAL EARNED LESS RETAINAGE	\$	20,769.03
(Line 4 minus Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	0.00
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	20,769.03
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	2,303,507.74

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

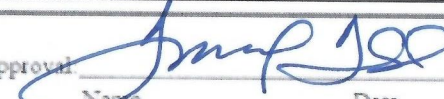

CONTRACTOR: Tucker Paving, Inc.
By:  Date: 2/25/25
State of: Florida
County of: Polk
Subscribed and sworn to before me this 25 Feb 2025 day of
Notary Public:  My commission expires: 11/01/2028



SHEILA QUINONES-COATES
Commission # HH 567324
Expires November 1, 2028

ARCHITECT'S CERTIFICATE FOR PAYMENT

REVIEWED
By Cody Hatmaker at 8:47 am, Feb 26, 2025

Field Approval:  3/5/25	Name	Date
In House Approval:  3/5/25	Name	Date

at all figures on this
the amount certified.)

ly to the Contractor
judice to any rights of

_____ : Liability Cert
_____ : WC Cert
X _____ : W9

U.S. Copyright Law
maximum extent
of Architects' legal

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$	\$
Total approved this month	\$	\$
TOTAL	\$	\$
NET CHANGES by Change Order	\$	

CAUTION: You should sign an original AIA Contract Document, on which this text appears in F

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Document G703™ – 1992

Continuation Sheet

AIA Document G702™-1992, Application and Certificate for Payment, or G732™-2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

1

2/25/2025

2/25/2025

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	G		BALANCE TO FINISH (C - G)	RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1	GENERAL CONDITIONS								
2	Mobilization 662088	58,682.47		2,934.12		2,934.12	5.00	55,748.35	146.71
3	Maint Of Traffic	2,025.11						2,025.11	
4	Construct Lay & As-Builts	80,868.16						80,868.16	
5	Soil Testing	14,721.14						14,721.14	
6	EROSION CONTROL								
7	Type III Silt Fence 662084	7,135.92		6,572.00		6,572.00	92.10	563.92	328.60
8	30' X 50' Temp Construct Ent	8,496.08						8,496.08	
9	SWPPP Monitoring	12,037.38						12,037.38	
10	PAVING								
11	12" Stabilized Sub	68,693.10						68,693.10	
12	6" Limerock Base	135,069.48						135,069.48	
13	1.5" SP 9.5 Asphalt Pave	160,627.74						160,627.74	
14	CONCRETE								
15	Drop Curt	73,911.20						73,911.20	
16	Trench Curb	19,029.60						19,029.60	
17	6' Sidewalk -4" Thick	85,420.28						85,420.28	
18	STRIPING & SIGNAGE								
19	Painted Pavement Mark	25,906.23						25,906.23	
20	STORM SYSTEM								
21	29" X 45" ERCP Storm Pipe	131,363.40						131,363.40	
22	36" RCP Storm Pipe	100,511.24						100,511.24	
23	30" RCP Storm Pipe	13,098.47						13,098.47	
24	24" RCP Storm Pipe	30,063.80						30,063.80	
25	18" RCP Storm Pipe	108,037.68						108,037.68	
	GRAND TOTAL								

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Continuation Sheet

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 In tabulations below, amounts are in US dollars.
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1
 APPLICATION DATE: 2/25/2025
 PERIOD TO: 2/25/2025
 ARCHITECT'S PROJECT NO: 25-758

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED <i>(Not in D or E)</i>	G TOTAL COMPLETED AND STORED TO DATE <i>(D+E+F)</i>		25-758 H BALANCE TO FINISH <i>(C - G)</i>	I RETAINAGE <i>(If variable rate)</i>
			FROM PREVIOUS APPLICATION <i>(D + E)</i>	THIS PERIOD		% <i>(G ÷ C)</i>			
26	15" RCP Storm Pipe	6,517.28						6,517.28	
27	36" RCP MES	14,323.08						14,323.08	
28	Type 5 Inlet	14,269.22						14,269.22	
29	Type 5 Inlet W/ J Bottom	11,372.89						11,372.89	
30	Type 6 Inlet	50,767.56						50,767.56	
31	Type 6 Inlet W/ J Bottom	34,425.51						34,425.51	
32	Type D Inlet	5,598.03						5,598.03	
33	Type V Inlets	46,928.77						46,928.77	
34	Type F Inlet W/ J Bottom	7,012.55						7,012.55	
35	Storm Manhole W/ J Bottom	14,150.62						14,150.62	
36	Mod Type C Control Struct	7,785.12						7,785.12	
37	10' X 50' Sand Filter Under	22,639.11						22,639.11	
38	Clean And Video	17,088.84						17,088.84	
39	SANITARY SEWER								
40	8" DR26 Sanitary Pipe	71,095.50						71,095.50	
41	4' Manhole 0-6'	15,831.10						15,831.10	
42	4' Manhole 6-8'	27,644.13						27,644.13	
43	4' Manhole 10-12'	24,871.74						24,871.74	
44	4' Manhole 12-14'	34,628.90						34,628.90	
45	Single Sanitary Service	17,985.60						17,985.60	
46	Double Sanitary Service	88,864.44						88,864.44	
47	TV And Air Testing Grav	11,725.83						11,725.83	
48	POTABLE WATER								
49	8" Wet Tap	6,937.84						6,937.84	
50	Connect To Exist 8" W Sleeve GRAND TOTAL	771.49						771.49	

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 In tabulations below, amounts are in US dollars.
 Use Column F on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1
 APPLICATION DATE: 2/25/2025
 PERIOD TO: 2/25/2025
 ARCHITECT'S PROJECT NO: 25-758

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G ÷ C)			
51	Temp Jumper Connect	3,115.82						3,115.82	
52	8" DR18 Water Pipe	113,386.02						113,386.02	
53	6" DR18 Water Pipe	4,190.64						4,190.64	
54	8" MJ 90 Bend	775.32						775.32	
55	8" MJ 45 Bend	13,810.34						13,810.34	
56	8" MJ 22.5 Bend	16,600.71						16,600.71	
57	8" X 6" MJ Reducer	762.32						762.32	
58	8" MJ Tee	4,142.64						4,142.64	
59	8" MJ Cap	736.02						736.02	
60	8" MJ Gate Valve W/Box/Tag	35,885.59						35,885.59	
61	6" MJ Gate Valve W/Box/Tag	1,916.59						1,916.59	
62	6" MJ Cap & Flush Valve	261.94						261.94	
63	Fire Hydrant Assembly	57,325.94						57,325.94	
64	Permanent Sample Point	1,923.04						1,923.04	
65	2" Blow Off Assembly	2,043.51						2,043.51	
66	Single Water Long Serv	8,794.36						8,794.36	
67	Single Water Short Serv	17,197.44						17,197.44	
68	Double Water Long Serv	47,069.50						47,069.50	
69	Double Water Short Serv	59,927.70						59,927.70	
70	Testing And Bactees	9,948.54						9,948.54	
71	IRRIGATION SYTEM								
72	4" SCH40 PVC Irrigat Sleeve	18,139.00						18,139.00	
73	2" SCH40 PVC Irrigat Sleeve	1,460.60						1,460.60	
74	2" Irrigation Service	6,252.35						6,252.35	
75	CLEARING & DEMO								
	GRAND TOTAL								

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APPLICATION NO: 1
 APPLICATION DATE: 2/25/2025
 PERIOD TO: 2/25/2025
 ARCHITECT'S PROJECT NO: 25-758

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)		
76	Clear All Trees ⁶⁶²⁰³⁰ 662030	24,712.04		12,356.02		12,356.02	50.00	12,356.02	617.80
77	EARTHWORK								
78	Cut Out Proposed Areas	112,750.67						112,750.67	
79	Import Clean Fill	15,582.80						15,582.80	
80	Bahia Sod Pond	34,302.22						34,302.22	
81	Seed And Mulch Pond	6,397.68						6,397.68	
82	Seed And Mulch Lots	15,931.80						15,931.80	
Totals GRAND TOTAL		2,324,276.77		21,862.14		21,862.14	0.94	2,302,414.63	1,093.11

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**25-758 Peace Creek Serenity
UNIT PRICE SCHEDULE OF VALUES**

A	B	C	C1	C2	D		E	F	G	H	I	J	K	
ITEM NO. (Includes MBE Extension)	DESCRIPTION	SCHEDULED VALUE	QUANTITY	UNIT PRICE	WORK COMPLETED		PREVIOUSLY COMPLETED	COMPLETED THIS PERIOD (QUANTITY)	THIS PERIOD COSTS	MATERIALS PRESENTLY STORED	TOTAL STORED AND COMPLETED TO DATE	% COMPLETE	BALANCE TO FINISH	TOTAL RETAINAGE TO DATE
	GENERAL CONDITIONS	\$156,296.88					\$0.00		\$2,934.12	\$0.00	\$2,934.12	1.25%	\$153,362.76	\$293.41
1	Mobilization	\$58,682.47	1.00	\$58,682.47	\$0.00		\$0.00	0.05	\$2,934.12		\$2,934.12	5.00%	\$55,748.35	\$293.41
2	Maintenance Of Traffic	\$2,025.11	1.00	\$2,025.11	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$2,025.11	\$0.00
3	Construction Layout & As-BUILTS	\$80,868.16	1.00	\$80,868.16	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$80,868.16	\$0.00
4	Soil Testing	\$14,721.14	1.00	\$14,721.14	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$14,721.14	\$0.00
	EROSION CONTROL	\$27,669.38					\$0.00		\$6,572.00	\$0.00	\$6,572.00	\$0.00	\$6,572.00	\$0.00
5	Type III Silt Fence	\$7,135.92	3,366.00	\$2.12	\$0.00		\$0.00	3,100.00	\$6,572.00		\$6,572.00	0.00%	\$563.92	\$657.20
6	30' X 50' Temporary Construction Entrance	\$8,496.08	1.00	\$8,496.08	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$8,496.08	\$0.00
7	SWPPP Monitoring	\$12,037.38	1.00	\$12,037.38	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$12,037.38	\$0.00
	PAVING	\$364,390.32					\$0.00		\$0.00	\$0.00	\$0.00	0.00%	\$364,390.32	\$0.00
8	12" Stabilized Subgrade (LBR 40)	\$68,693.10	9,346.00	\$7.35	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$68,693.10	\$0.00
9	6" Limerock Base (LBR 100)	\$135,069.48	8,463.00	\$15.96	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$135,069.48	\$0.00
10	1.5" SP 9.5 Asphalt Pavement - 20% RAP	\$160,627.74	8,463.00	\$18.98	\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	0.00%	\$160,627.74	\$0.00
	CONCRETE	\$178,361.08					\$0.00		\$0.00	\$0.00	\$0.00	0.00%	\$178,361.08	\$0.00
11	Drop Curt	\$73,911.20	3,632.00	\$20.35	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$73,911.20	\$0.00
12	Trench Curb	\$19,029.60	720.00	\$26.43	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$19,029.60	\$0.00
13	6' Sidewalk -4" Thick - Offsite	\$85,420.28	1,826.00	\$46.78	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$85,420.28	\$0.00
	STRIPING & SIGNAGE	\$25,906.23					\$0.00		\$0.00	\$0.00	\$0.00	0.00%	\$25,906.23	\$0.00
14	Painted Pavement Markings - (87 LF) 24" Stop Bars, (131 LF) 12" White Stripe Signing - (6EA) Stop Signs, (4 EA) Speed Limits Signs, (6 EA) OM4-3 End Of Roadway Sign, (73 EA) Parking Space W/ Wheel Stop And (11 EA) Handicap Parking.	\$25,906.23	1.00	\$25,906.23	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$25,906.23	\$0.00
	STORM SYSTEM	\$635,953.17					\$0.00		\$0.00	\$0.00	\$0.00	0.00%	\$635,953.17	\$0.00
15	29" X 45" ERCP Storm Pipe	\$131,363.40	420.00	\$312.77	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$131,363.40	\$0.00
16	36" RCP Storm Pipe	\$100,511.24	452.00	\$222.37	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$100,511.24	\$0.00
17	30" RCP Storm Pipe	\$13,098.47	77.00	\$170.11	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$13,098.47	\$0.00
18	24" RCP Storm Pipe	\$30,063.80	260.00	\$115.63	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$30,063.80	\$0.00
19	18" RCP Storm Pipe	\$108,037.68	1,212.00	\$89.14	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$108,037.68	\$0.00
20	15" RCP Storm Pipe	\$6,517.28	88.00	\$74.06	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$6,517.28	\$0.00
21	36" RCP MES	\$14,323.08	2.00	\$7,161.54	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$14,323.08	\$0.00
22	Type 5 Inlet	\$14,269.22	2.00	\$7,134.61	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$14,269.22	\$0.00
23	Type 5 Inlet W/ J Bottom	\$11,372.89	1.00	\$11,372.89	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$11,372.89	\$0.00
24	Type 6 Inlet	\$50,767.56	6.00	\$8,461.26	\$0.00		\$0.00		\$0.00		\$0.00	0.00%	\$50,767.56	\$0.00

**25-758 Peace Creek Serenity
UNIT PRICE SCHEDULE OF VALUES**

A	B	C	C1	C2	D	E	F	G	H	I	J	K
ITEM NO. (Includes MBE Extension)	DESCRIPTION	SCHEDULED VALUE	QUANTITY	UNIT PRICE	WORK COMPLETED		THIS PERIOD COSTS	MATERIALS PRESENTLY STORED	TOTAL STORED AND COMPLETED TO DATE	% COMPLETE	BALANCE TO FINISH	TOTAL RETAINAGE TO DATE
					PREVIOUSLY COMPLETED	COMPLETED THIS PERIOD (QUANTITY)						
25	Type 6 Inlet W/ J Bottom	\$34,425.51	3.00	\$11,475.17	\$0.00		\$0.00		\$0.00	0.00%	\$34,425.51	\$0.00
26	Type D Inlet	\$5,598.03	1.00	\$5,598.03	\$0.00		\$0.00		\$0.00	0.00%	\$5,598.03	\$0.00
27	Type V Inlets	\$46,928.77	7.00	\$6,704.11	\$0.00		\$0.00		\$0.00	0.00%	\$46,928.77	\$0.00
28	Type F Inlet W/ J Bottom	\$7,012.55	1.00	\$7,012.55	\$0.00		\$0.00		\$0.00	0.00%	\$7,012.55	\$0.00
29	Storm Manhole W/ J Bottom	\$14,150.62	2.00	\$7,075.31	\$0.00		\$0.00		\$0.00	0.00%	\$14,150.62	\$0.00
30	Modified Type C Control Structure.	\$7,785.12	1.00	\$7,785.12	\$0.00		\$0.00		\$0.00	0.00%	\$7,785.12	\$0.00
31	10' X 50' Sand Filter Underdrain	\$22,639.11	1.00	\$22,639.11	\$0.00		\$0.00		\$0.00	0.00%	\$22,639.11	\$0.00
32	Clean And Video Storm Line Per Polk County Specs	\$17,088.84	1.00	\$17,088.84	\$0.00		\$0.00		\$0.00	0.00%	\$17,088.84	\$0.00
	SANITARY SEWER	\$292,647.24			\$0.00		\$0.00	\$0.00	\$0.00	0.00%	\$292,647.24	\$0.00
33	8" DR26 Sanitary Pipe	\$71,095.50	1,850.00	\$38.43	\$0.00		\$0.00		\$0.00	0.00%	\$71,095.50	\$0.00
34	4' Ø Sanitary Manhole 0-6' W/ Wrapid Seal	\$15,831.10	2.00	\$7,915.55	\$0.00		\$0.00		\$0.00	0.00%	\$15,831.10	\$0.00
35	4' Ø Sanitary Manhole 6-8' W/ Wrapid Seal	\$27,644.13	3.00	\$9,214.71	\$0.00		\$0.00		\$0.00	0.00%	\$27,644.13	\$0.00
36	4' Ø Sanitary Manhole 10-12' W/ Wrapid Seal	\$24,871.74	2.00	\$12,435.87	\$0.00		\$0.00		\$0.00	0.00%	\$24,871.74	\$0.00
37	4' Ø Sanitary Manhole 12-14' W/ Wrapid Seal	\$34,628.90	2.00	\$17,314.45	\$0.00		\$0.00		\$0.00	0.00%	\$34,628.90	\$0.00
38	Single Sanitary Service (Winter Haven)	\$17,985.60	18.00	\$999.20	\$0.00		\$0.00		\$0.00	0.00%	\$17,985.60	\$0.00
39	Double Sanitary Service (Winter Haven)	\$88,864.44	51.00	\$1,742.44	\$0.00		\$0.00		\$0.00	0.00%	\$88,864.44	\$0.00
40	TV And Air Testing - Gravity Line/Manholes	\$11,725.83	1.00	\$11,725.83	\$0.00		\$0.00		\$0.00	0.00%	\$11,725.83	\$0.00
	POTABLE WATER SYSTEM	\$407,523.31			\$0.00		\$0.00	\$0.00	\$0.00	0.00%	\$407,523.31	\$0.00
41	8" Wet Tap W/Valve/Box/Tag	\$6,937.84	1.00	\$6,937.84	\$0.00		\$0.00		\$0.00	0.00%	\$6,937.84	\$0.00
42	Connect To Existing 8" W/ Long Sleeve	\$771.49	1.00	\$771.49	\$0.00		\$0.00		\$0.00	0.00%	\$771.49	\$0.00
43	Temporary Jumper Connection	\$3,115.82	1.00	\$3,115.82	\$0.00		\$0.00		\$0.00	0.00%	\$3,115.82	\$0.00
44	8" DR18 Water Pipe	\$113,386.02	2,306.00	\$49.17	\$0.00		\$0.00		\$0.00	0.00%	\$113,386.02	\$0.00
45	6" DR18 Water Pipe	\$4,190.64	114.00	\$36.76	\$0.00		\$0.00		\$0.00	0.00%	\$4,190.64	\$0.00
46	8" MJ 90 Bend	\$775.32	1.00	\$775.32	\$0.00		\$0.00		\$0.00	0.00%	\$775.32	\$0.00
47	8" MJ 45 Bend	\$13,810.34	19.00	\$726.86	\$0.00		\$0.00		\$0.00	0.00%	\$13,810.34	\$0.00
48	8" MJ 22.5 Bend	\$16,600.71	23.00	\$721.77	\$0.00		\$0.00		\$0.00	0.00%	\$16,600.71	\$0.00
49	8" X 6" MJ Reducer	\$762.32	1.00	\$762.32	\$0.00		\$0.00		\$0.00	0.00%	\$762.32	\$0.00
50	8" MJ Tee	\$4,142.64	4.00	\$1,035.66	\$0.00		\$0.00		\$0.00	0.00%	\$4,142.64	\$0.00
51	8" MJ Cap	\$736.02	2.00	\$368.01	\$0.00		\$0.00		\$0.00	0.00%	\$736.02	\$0.00
52	8" MJ Gate Valve W/Box/Tag	\$35,885.59	13.00	\$2,760.43	\$0.00		\$0.00		\$0.00	0.00%	\$35,885.59	\$0.00
53	6" MJ Gate Valve W/Box/Tag	\$1,916.59	1.00	\$1,916.59	\$0.00		\$0.00		\$0.00	0.00%	\$1,916.59	\$0.00
54	6" MJ Cap & Flush Valve	\$261.94	1.00	\$261.94	\$0.00		\$0.00		\$0.00	0.00%	\$261.94	\$0.00

**25-758 Peace Creek Serenity
UNIT PRICE SCHEDULE OF VALUES**

A	B	C	C1	C2	D	E	F	G	H	I	J	K
ITEM NO. (Includes MBE Extension)	DESCRIPTION	SCHEDULED VALUE	QUANTITY	UNIT PRICE	WORK COMPLETED		THIS PERIOD COSTS	MATERIALS PRESENTLY STORED	TOTAL STORED AND COMPLETED TO DATE	% COMPLETE	BALANCE TO FINISH	TOTAL RETAINAGE TO DATE
					PREVIOUSLY COMPLETED	COMPLETED THIS PERIOD (QUANTITY)						
55	Fire Hydrant Assembly	\$57,325.94	7.00	\$8,189.42	\$0.00		\$0.00		\$0.00	0.00%	\$57,325.94	\$0.00
56	Permanent Sample Point	\$1,923.04	2.00	\$961.52	\$0.00		\$0.00		\$0.00	0.00%	\$1,923.04	\$0.00
57	2" Blow Off Assembly	\$2,043.51	1.00	\$2,043.51	\$0.00		\$0.00		\$0.00	0.00%	\$2,043.51	\$0.00
58	Single Water Long Service (Winter Haven)	\$8,794.36	4.00	\$2,198.59	\$0.00		\$0.00		\$0.00	0.00%	\$8,794.36	\$0.00
59	Single Water Short Service (Winter Haven)	\$17,197.44	8.00	\$2,149.68	\$0.00		\$0.00		\$0.00	0.00%	\$17,197.44	\$0.00
60	Double Water Long Service (Winter Haven)	\$47,069.50	23.00	\$2,046.50	\$0.00		\$0.00		\$0.00	0.00%	\$47,069.50	\$0.00
61	Double Water Short Service (Winter Haven)	\$59,927.70	30.00	\$1,997.59	\$0.00		\$0.00		\$0.00	0.00%	\$59,927.70	\$0.00
62	Testing And Bactees	\$9,948.54	1.00	\$9,948.54	\$0.00		\$0.00		\$0.00	0.00%	\$9,948.54	\$0.00
	IRRIGATION SYTEM	\$25,851.95	1.00	\$9,948.54	\$0.00		\$0.00	\$0.00	\$0.00	0.00%	\$25,851.95	\$0.00
63	4" SCH40 PVC Irrigation Sleeve	\$18,139.00	748.00	\$24.25	\$0.00		\$0.00		\$0.00	0.00%	\$18,139.00	\$0.00
64	2" SCH40 PVC Irrigation Sleeve	\$1,460.60	67.00	\$21.80	\$0.00		\$0.00		\$0.00	0.00%	\$1,460.60	\$0.00
65	2" Irrigation Service /Backflow	\$6,252.35	1.00	\$6,252.35	\$0.00		\$0.00		\$0.00	0.00%	\$6,252.35	\$0.00
	CLEARING & DEMO	\$24,712.04			\$0.00		\$12,356.02	\$0.00	\$12,356.02	50.00%	\$12,356.02	\$1,235.60
66	Clear All Trees Necessary For New Construction, Disk Site, Demo Existing Concrete Driveway (1092 SY) And	\$24,712.04	1.00	\$24,712.04	\$0.00	0.500	\$12,356.02		\$12,356.02	50.00%	\$12,356.02	\$1,235.60
	EARTHWORK	\$184,965.17			\$0.00		\$0.00	\$0.00	\$0.00	0.00%	\$184,965.17	\$0.00
67	Cut Out Proposed Areas Using Cut Materials Placed And Compacted As Needed, Grade Pond/Swales, And Final Grade At These Scopes Completion.	\$112,750.67	1.00	\$112,750.67	\$0.00		\$0.00		\$0.00	0.00%	\$112,750.67	\$0.00
68	Import Clean Fill	\$15,582.80	1,195.00	\$13.04	\$0.00		\$0.00		\$0.00	0.00%	\$15,582.80	\$0.00
70	Bahia Sod - Pond Slopes, Swales And BOC	\$34,302.22	9,502.00	\$3.61	\$0.00		\$0.00		\$0.00	0.00%	\$34,302.22	\$0.00
71	Seed And Mulch - Pond Bottoms	\$6,397.68	11,224.00	\$0.57	\$0.00		\$0.00		\$0.00	0.00%	\$6,397.68	\$0.00
72	Seed And Mulch - Lots	\$15,931.80	9.00	\$1,770.20	\$0.00		\$0.00		\$0.00	0.00%	\$15,931.80	\$0.00
TOTALS	Project Totals	\$2,324,276.77			\$0.00		\$21,862.14	\$0.00	\$21,862.14	51.25%	\$2,287,889.25	\$1,529.01

AIA Document G702™ - 1992

Application and Certificate for Payment

TO OWNER: 653TH, LLC
4900 DUNDEE ROAD
WINTER HAVEN, FL 33844

PROJECT: 653TH: PEACE CREEK RESERV TOWN
Serenity

APPLICATION NO.: 2
PERIOD TO: 6/25/2025

CONTRACT FOR:

CONTRACT DATE:

PROJECT NOS: 25-758 / /

Distribution to:
OWNER
ARCHITECT
CONTRACTOR
FIELD
OTHER

FROM CONTRACTOR: Tucker Paving, Inc.
5658 Lucerne Park Road
Winter Haven, FL 33881

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract, AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$	2,324,276.77
2. NET CHANGE BY CHANGE ORDERS	\$	-533,647.31
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	1,790,629.46
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	760,234.65
5. RETAINAGE:		
a. 5.00% of Completed Work (Column D + E on G703)	\$	26,292.63
b. 5.00% of Stored Material (Column F on G703)	\$	11,719.11
Total Retainage (Lines 5a + 5b, or Total in Column I of G703)	\$	38,011.74
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	722,222.91
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	20,769.03
8. CURRENT PAYMENT DUE	\$	701,453.88
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	1,068,406.55

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$	\$
Total approved this month	\$	\$
TOTAL	\$	\$ -533,647.31
NET CHANGES by Change Order	\$	\$ -533,647.31

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The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Tucker Paving, Inc.
By:
Date: 6/23/25
State of: Florida
County of: Polk
Subscribed and sworn to before me this 23 day of June 2025
Notary Public:
My commission expires: 11/01/2028

SHEILA QUINONES-COATES
Commission # HH 567324
Expires November 1, 2028

REVIEWED
By Cody Hatmaker at 8:25 am, Jun 24, 2025

Field Approval: 6/24/25
Name: Cody Hatmaker Date: 6/24/25
In House Approval: 7/15/25
Name: Cody Hatmaker Date: 7/15/25

- : Liability Cert
- : WC Cert
- : W9

ations and the data comprising of the Architect's knowledge, he quality of the Work is in entitled to payment of the

Initial all figures on this with the amount certified.)

le only to the Contractor at prejudice to any rights of

ted by U.S. Copyright Law to the maximum extent

AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™-1992, Application and Certificate for Payment, or G732™-2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached. In tabulations below, amounts are in US dollars. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 2
 APPLICATION DATE: 6/25/2025
 PERIOD TO: 6/25/2025
 ARCHITECT'S PROJECT NO: 758

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)		BALANCE TO FINISH (C-G)	RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G + C)			
1	GENERAL CONDITIONS								
2	Mobilization	662088	2,934.12	55,748.35		58,682.47	100.00		2,934.13
3	Maint Of Traffic			2,025.11		2,025.11	100.00		101.26
4	Construct Lay & As-Builts			32,347.26		32,347.26	40.00	48,520.90	1,617.36
5	Soil Testing			4,416.34		4,416.34	30.00	10,304.80	220.82
6	EROSION CONTROL								
7	Type III Silt Fence		6,572.00	563.92		7,135.92	100.00		356.80
8	30' X 50' Temp Construct Ent			8,496.08		8,496.08	100.00		424.80
9	SWPPP Monitoring			3,009.35		3,009.35	25.00	9,028.03	150.44
10	PAVING								
11	12" Stabilized Sub							68,693.10	
12	6" Limerock Base							135,069.48	
13	1.5" SP 9.5 Asphalt Pave							160,627.74	
14	CONCRETE								
15	Drop Curt							73,911.20	
16	Trench Curb							19,029.60	
17	6" Sidewalk -4" Thick							85,420.28	
18	STRIPING & SIGNAGE								
19	Painted Pavement Mark							25,906.23	
20	STORM SYSTEM								
21	29" X 45" ERCP Storm Pipe			131,363.40		131,363.40	100.00		6,568.17
22	36" RCP Storm Pipe			100,511.24		100,511.24	100.00		5,025.56
23	30" RCP Storm Pipe			13,098.47		13,098.47	100.00		654.92
24	24" RCP Storm Pipe			30,063.80		30,063.80	100.00		1,503.19
25	18" RCP Storm Pipe			108,037.68		108,037.68	100.00		5,401.88
	GRAND TOTAL								

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ATA Document G703™ – 1992

Continuation Sheet

AIA Document G702™-1992, Application and Certificate for Payment, or G732™-2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
 In tabulations below, amounts are in US dollars.
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 2
 APPLICATION DATE: 6/25/2025
 PERIOD TO: 6/25/2025
 ARCHITECT'S PROJECT NO: 58

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G+C)	BALANCE TO FINISH (C-G)	RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
26	15" RCP Storm Pipe	6,517.28		6,517.28		6,517.28	100.00		325.86
27	36" RCP MES	14,323.08		14,323.08		14,323.08	100.00		716.15
28	Type 5 Inlet	14,269.22		12,842.30		12,842.30	90.00	1,426.92	642.12
29	Type 5 Inlet W/ J Bottom	11,372.89		10,235.60		10,235.60	90.00	1,137.29	511.78
30	Type 6 Inlet	50,767.56		46,536.93		46,536.93	91.67	4,230.63	2,326.85
31	Type 6 Inlet W/ J Bottom	34,425.51		30,982.96		30,982.96	90.00	3,442.55	1,549.15
32	Type D Inlet	5,598.03		5,038.23		5,038.23	90.00	559.80	251.91
33	Type V Inlets	46,928.77		43,576.72		43,576.72	92.86	3,352.05	2,178.84
34	Type F Inlet W/ J Bottom	7,012.55		6,311.30		6,311.30	90.00	701.25	315.57
35	Storm Manhole W/ J Bottom	14,150.62		13,443.09		13,443.09	95.00	707.53	672.15
36	Mod Type C Control Struct	7,785.12		7,785.12		7,785.12	100.00		389.26
37	10' X 50' Sand Filter Under	22,639.11						22,639.11	
38	Clean And Video	17,088.84						17,088.84	
39	SANITARY SEWER	662085							
40	8" DR26 Sanitary Pipe	71,095.50		71,095.50		71,095.50	100.00		3,564.78
41	4' Manhole 0-6'	15,831.10		15,831.10		15,831.10	100.00		791.56
42	4' Manhole 6-8'	27,644.13		27,644.13		27,644.13	100.00		1,382.21
43	4' Manhole 10-12'	24,871.74		24,871.74		24,871.74	100.00		1,243.59
44	4' Manhole 12-14'	34,628.90		34,628.90		34,628.90	100.00		1,731.45
45	Single Sanitary Service	17,985.60		16,986.40		16,986.40	94.44	999.20	849.32
46	Double Sanitary Service	88,864.44		83,637.12		83,637.12	94.12	5,227.32	4,181.86
47	TV And Air Testing Grav.	11,725.83						11,725.83	
48	POTABLE WATER	662087							
49	8" Wet Tap	6,937.84		6,937.84		6,937.84	100.00		346.89
50	Connect To Exist 8" W Sleeve	771.49			462.89	462.89	60.00	308.60	23.14
GRAND TOTAL									

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ATA[®] Document G703[™] – 1992

Continuation Sheet

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 In tabulations below, amounts are in US dollars.
 Use Column F on Contracts where variable retainage for line items may apply.

APPLICATION NO: 2
 APPLICATION DATE: 6/25/2025
 PERIOD TO: 6/25/2025
 ARCHITECT'S PROJECT NO: 14-15R

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C-G)	I RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G + C)			
51	Temp Jumper Connect	3,115.82			1,869.49	1,869.49	60.00	1,246.33	93.47
52	8" DR18 Water Pipe	113,386.02			68,031.61	68,031.61	60.00	45,354.41	3,401.58
53	6" DR18 Water Pipe	4,190.64			2,514.38	2,514.38	60.00	1,676.26	125.72
54	8" MJ 90 Bend	775.32			465.19	465.19	60.00	310.13	23.26
55	8" MJ 45 Bend	13,810.34			8,286.20	8,286.20	60.00	5,524.14	414.31
56	8" MJ 22.5 Bend	16,800.71			9,960.43	9,960.43	60.00	6,640.28	498.02
57	8" X 6" MJ Reducer	762.32			457.39	457.39	60.00	304.93	22.87
58	8" MJ Tee	4,142.64			2,485.58	2,485.58	60.00	1,657.06	124.28
59	8" MJ Cap	736.02			441.61	441.61	60.00	294.41	22.08
60	8" MJ Gate Valve W/Box/Tag	35,885.59			21,531.35	21,531.35	60.00	14,354.24	1,076.57
61	6" MJ Gate Valve W/Box/Tag	1,916.59			1,149.95	1,149.95	60.00	766.64	57.50
62	6" MJ Cap & Flush Valve	261.94			157.16	157.16	60.00	104.78	7.86
63	Fire Hydrant Assembly	57,325.94			34,395.56	34,395.56	60.00	22,930.38	1,719.78
64	Permanent Sample Point	1,923.04			1,153.82	1,153.82	60.00	769.22	57.69
65	2" Blow Off Assembly	2,043.51			1,226.11	1,226.11	60.00	817.40	61.31
66	Single Water Long Serv	8,794.36			5,276.62	5,276.62	60.00	3,517.74	263.83
67	Single Water Short Serv	17,197.44			10,318.46	10,318.46	60.00	6,878.98	515.92
68	Double Water Long Serv	47,069.50			28,241.70	28,241.70	60.00	18,827.80	1,412.09
69	Double Water Short Serv	59,927.70			35,956.62	35,956.62	60.00	23,971.08	1,797.83
70	Testing And Bactees	9,948.54						9,948.54	
71	IRRIGATION SYTEM								
72	4" SCH40 PVC Irrigat Sleeve	18,139.00						18,139.00	
73	2" SCH40 PVC Irrigat Sleeve	1,460.60						1,460.60	
74	2" Irrigation Service	6,252.35						6,252.35	
75	CLEARING & DEMO 662030								
GRAND TOTAL									

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AIA[®] Document G703™ – 1992

Continuation Sheet

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 In tabulations below, amounts are in US dollars.
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 2
 APPLICATION DATE: 6/25/2025
 PERIOD TO: 6/25/2025
 ARCHITECT'S PROJECT NO: 2575N

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED <i>(Not in D or E)</i>	G TOTAL COMPLETED AND STORED TO DATE <i>(D+E+F)</i>		H BALANCE TO FINISH <i>(C-G)</i>	I RETAINAGE <i>(If variable rate)</i>
			FROM PREVIOUS APPLICATION <i>(D + E)</i>	THIS PERIOD		% <i>(G + C)</i>			
76	Clear All Trees	24,712.04	12,356.02	12,356.02		24,712.04	100.00		1,235.60
77	EARTHWORK 662081								
78	Out Out Proposed Areas	112,750.67		56,375.34		56,375.34	50.00	56,375.33	2,818.77
79	Import Clean Fill	15,582.80						15,582.80	
80	Bahia Sod Pond	34,302.22						34,302.22	
81	Seed And Mulch Pond	6,397.68						6,397.68	
82	Seed And Mulch Lots	15,931.80						15,931.80	
83	CO 1 ADS IN LIEU OF RCP	-75,531.96		-75,531.96		-75,531.96	100.00		-3,776.60
84	CO 2 PO CREDIT ATLANTIC	-107,287.02		-107,287.02		-107,287.02	100.00		-5,364.35
85	CO 3 PO CREDIT EMPIRE	-350,828.33		-350,828.33		-350,828.33	100.00		-17,541.42
Totals		1,790,629.46	21,862.14	503,990.39	234,382.12	760,234.65	42.46	1,030,394.81	38,011.74
GRAND TOTAL									

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**25-758 Peace Creek Serenity
UNIT PRICE SCHEDULE OF VALUES**

A	B	C	C1	C2	D	E	F	G	H	I	J	K
ITEM NO. (Includes MBE Extension)	DESCRIPTION	SCHEDULED VALUE	QUANTITY	UNIT PRICE	WORK COMPLETED		THIS PERIOD COSTS	MATERIALS PRESENTLY STORED	TOTAL STORED AND COMPLETED TO DATE	% COMPLETE	BALANCE TO FINISH	TOTAL RETAINAGE TO DATE
					PREVIOUSLY COMPLETED	COMPLETED THIS PERIOD (QUANTITY)						
	GENERAL CONDITIONS	\$156,296.88			\$2,934.12		\$94,537.06	\$0.00	\$97,471.19		\$58,825.69	\$4,873.56
1	Mobilization	\$58,682.47	1.00	\$58,682.47	\$2,934.12	0.95	\$55,748.35		\$58,682.47	100.00%	\$0.00	\$2,934.12
2	Maintenance Of Traffic	\$2,025.11	1.00	\$2,025.11	\$0.00	1.00	\$2,025.11		\$2,025.11	100.00%	\$0.00	\$101.26
3	Construction Layout & As-Builts	\$80,868.16	1.00	\$80,868.16	\$0.00	0.40	\$32,347.26		\$32,347.26	40.00%	\$48,520.90	\$1,617.36
4	Soil Testing	\$14,721.14	1.00	\$14,721.14	\$0.00	0.30	\$4,416.34		\$4,416.34	30.00%	\$10,304.80	\$220.82
	EROSION CONTROL	\$27,669.38			\$6,572.00		\$12,069.35	\$0.00	\$18,641.35		\$9,028.04	\$932.07
5	Type III Silt Fence	\$7,135.92	3,366.00	\$2.12	\$6,572.00	266.00	\$563.92		\$7,135.92	100.00%	\$0.00	\$356.80
6	30' X 50' Temporary Construction Entrance	\$8,496.08	1.00	\$8,496.08	\$0.00	1.00	\$8,496.08		\$8,496.08	100.00%	\$0.00	\$424.80
7	SWPPP Monitoring	\$12,037.38	1.00	\$12,037.38	\$0.00	0.25	\$3,009.35		\$3,009.35	25.00%	\$9,028.04	\$150.47
	PAVING	\$364,390.32			\$0.00		\$0.00	\$0.00	\$0.00		\$364,390.32	\$0.00
8	12" Stabilized Subgrade (LBR 40)	\$68,693.10	9,346.00	\$7.35	\$0.00		\$0.00		\$0.00	0.00%	\$68,693.10	\$0.00
9	6" Limerock Base (LBR 100)	\$135,069.48	8,463.00	\$15.96	\$0.00		\$0.00		\$0.00	0.00%	\$135,069.48	\$0.00
10	1.5" SP 9.5 Asphalt Pavement - 20% RAP	\$160,627.74	8,463.00	\$18.98	\$0.00		\$0.00	\$0.00	\$0.00	0.00%	\$160,627.74	\$0.00
	CONCRETE	\$178,361.08			\$0.00		\$0.00	\$0.00	\$0.00		\$178,361.08	\$0.00
11	Drop Curt	\$73,911.20	3,632.00	\$20.35	\$0.00		\$0.00		\$0.00	0.00%	\$73,911.20	\$0.00
12	Trench Curb	\$19,029.60	720.00	\$26.43	\$0.00		\$0.00		\$0.00	0.00%	\$19,029.60	\$0.00
13	6' Sidewalk -4" Thick - Offsite	\$85,420.28	1,826.00	\$46.78	\$0.00		\$0.00		\$0.00	0.00%	\$85,420.28	\$0.00
	STRIPING & SIGNAGE	\$25,906.23			\$0.00		\$0.00	\$0.00	\$0.00		\$25,906.23	\$0.00
14	Painted Pavement Markings - (87 LF) 24" Stop Bars, (131 LF) 12" White Stripe Signing - (6EA) Stop Signs, (4 EA) Speed Limits Signs, (6 EA) OM4-3 End Of Roadway Sign, (73 EA) Parking Space W/ Wheel Stop And (11 EA) Handicap Parking.	\$25,906.23	1.00	\$25,906.23	\$0.00		\$0.00		\$0.00	0.00%	\$25,906.23	\$0.00
	STORM SYSTEM	\$635,953.17			\$0.00		\$580,667.18	\$0.00	\$580,667.18		\$55,285.99	\$29,033.36
15	29" X 45" ERCP Storm Pipe	\$131,363.40	420.00	\$312.77	\$0.00	420.00	\$131,363.40		\$131,363.40	100.00%	\$0.00	\$6,568.17
16	36" RCP Storm Pipe	\$100,511.24	452.00	\$222.37	\$0.00	452.00	\$100,511.24		\$100,511.24	100.00%	\$0.00	\$5,025.56
17	30" RCP Storm Pipe	\$13,098.47	77.00	\$170.11	\$0.00	77.00	\$13,098.47		\$13,098.47	100.00%	\$0.00	\$654.92
18	24" RCP Storm Pipe	\$30,063.80	260.00	\$115.63	\$0.00	260.00	\$30,063.80		\$30,063.80	100.00%	\$0.00	\$1,503.19
19	18" RCP Storm Pipe	\$108,037.68	1,212.00	\$89.14	\$0.00	1,212.00	\$108,037.68		\$108,037.68	100.00%	\$0.00	\$5,401.88
20	15" RCP Storm Pipe	\$6,517.28	88.00	\$74.06	\$0.00	88.00	\$6,517.28		\$6,517.28	100.00%	\$0.00	\$325.86
21	36" RCP MES	\$14,323.08	2.00	\$7,161.54	\$0.00	2.00	\$14,323.08		\$14,323.08	100.00%	\$0.00	\$716.15
22	Type 5 Inlet	\$14,269.22	2.00	\$7,134.61	\$0.00	1.800	\$12,842.30		\$12,842.30	90.00%	\$1,426.92	\$642.11
23	Type 5 Inlet W/ J Bottom	\$11,372.89	1.00	\$11,372.89	\$0.00	0.900	\$10,235.60		\$10,235.60	90.00%	\$1,137.29	\$511.78
24	Type 6 Inlet	\$50,767.56	6.00	\$8,461.26	\$0.00	5.500	\$46,536.93		\$46,536.93	91.67%	\$4,230.63	\$2,326.85
25	Type 6 Inlet W/ J Bottom	\$34,425.51	3.00	\$11,475.17	\$0.00	2.700	\$30,982.96		\$30,982.96	90.00%	\$3,442.55	\$1,549.15

**25-758 Peace Creek Serenity
UNIT PRICE SCHEDULE OF VALUES**

A	B	C	C1	C2	D		E	F	G	H	I	J	K
ITEM NO. (Includes MBE Extension)	DESCRIPTION	SCHEDULED VALUE	QUANTITY	UNIT PRICE	WORK COMPLETED		THIS PERIOD COSTS	MATERIALS PRESENTLY STORED	TOTAL STORED AND COMPLETED TO DATE	% COMPLETE	BALANCE TO FINISH	TOTAL RETAINAGE TO DATE	
					PREVIOUSLY COMPLETED	COMPLETED THIS PERIOD (QUANTITY)							
26	Type D Inlet	\$5,598.03	1.00	\$5,598.03	\$0.00	0.900	\$5,038.23		\$5,038.23	90.00%	\$559.80	\$251.91	
27	Type V Inlets	\$46,928.77	7.00	\$6,704.11	\$0.00	6.500	\$43,576.72		\$43,576.72	92.86%	\$3,352.06	\$2,178.84	
28	Type F Inlet W/ J Bottom	\$7,012.55	1.00	\$7,012.55	\$0.00	0.900	\$6,311.30		\$6,311.30	90.00%	\$701.26	\$315.56	
29	Storm Manhole W/ J Bottom	\$14,150.62	2.00	\$7,075.31	\$0.00	1.900	\$13,443.09		\$13,443.09	95.00%	\$707.53	\$672.15	
30	Modified Type C Control Structure.	\$7,785.12	1.00	\$7,785.12	\$0.00	1.00	\$7,785.12		\$7,785.12	100.00%	\$0.00	\$389.26	
31	10' X 50' Sand Filter Underdrain	\$22,639.11	1.00	\$22,639.11	\$0.00		\$0.00		\$0.00	0.00%	\$22,639.11	\$0.00	
32	Clean And Video Storm Line Per Polk County Specs	\$17,088.84	1.00	\$17,088.84	\$0.00		\$0.00		\$0.00	0.00%	\$17,088.84	\$0.00	
	SANITARY SEWER	\$292,647.24			\$0.00		\$274,694.89	\$0.00	\$274,694.89		\$17,952.35	\$13,734.74	
33	8" DR26 Sanitary Pipe	\$71,095.50	1,850.00	\$38.43	\$0.00	1,850.00	\$71,095.50		\$71,095.50	100.00%	\$0.00	\$3,554.78	
34	4' Ø Sanitary Manhole 0-6' W/ Wrapid Seal	\$15,831.10	2.00	\$7,915.55	\$0.00	2.00	\$15,831.10		\$15,831.10	100.00%	\$0.00	\$791.56	
35	4' Ø Sanitary Manhole 6-8' W/ Wrapid Seal	\$27,644.13	3.00	\$9,214.71	\$0.00	3.00	\$27,644.13		\$27,644.13	100.00%	\$0.00	\$1,382.21	
36	4' Ø Sanitary Manhole 10-12' W/ Wrapid Seal	\$24,871.74	2.00	\$12,435.87	\$0.00	2.00	\$24,871.74		\$24,871.74	100.00%	\$0.00	\$1,243.59	
37	4' Ø Sanitary Manhole 12-14' W/ Wrapid Seal	\$34,628.90	2.00	\$17,314.45	\$0.00	2.00	\$34,628.90		\$34,628.90	100.00%	\$0.00	\$1,731.45	
38	Single Sanitary Service (Winter Haven)	\$17,985.60	18.00	\$999.20	\$0.00	17.000	\$16,986.40		\$16,986.40	94.44%	\$999.20	\$849.32	
39	Double Sanitary Service (Winter Haven)	\$88,864.44	51.00	\$1,742.44	\$0.00	48.000	\$83,637.12		\$83,637.12	94.12%	\$5,227.32	\$4,181.86	
40	TV And Air Testing - Gravity Line/Manholes	\$11,725.83	1.00	\$11,725.83	\$0.00		\$0.00		\$0.00	0.00%	\$11,725.83	\$0.00	
	POTABLE WATER SYSTEM	\$407,523.31			\$0.00		\$6,937.84	\$234,382.16	\$241,320.00		\$166,203.31	\$12,066.00	
41	8" Wet Tap W/ Valve/Box/Tag	\$6,937.84	1.00	\$6,937.84	\$0.00	1.000	\$6,937.84		\$6,937.84	100.00%	\$0.00	\$346.89	
42	Connect To Existing 8" W/ Long Sleeve	\$771.49	1.00	\$771.49	\$0.00		\$0.00	\$462.89	\$462.89	60.00%	\$308.60	\$23.14	
43	Temporary Jumper Connection	\$3,115.82	1.00	\$3,115.82	\$0.00		\$0.00	\$1,869.49	\$1,869.49	60.00%	\$1,246.33	\$93.47	
44	8" DR18 Water Pipe	\$113,386.02	2,306.00	\$49.17	\$0.00		\$0.00	\$68,031.61	\$68,031.61	60.00%	\$45,354.41	\$3,401.58	
45	6" DR18 Water Pipe	\$4,190.64	114.00	\$36.76	\$0.00		\$0.00	\$2,514.38	\$2,514.38	60.00%	\$1,676.26	\$125.72	
46	8" MJ 90 Bend	\$775.32	1.00	\$775.32	\$0.00		\$0.00	\$465.19	\$465.19	60.00%	\$310.13	\$23.26	
47	8" MJ 45 Bend	\$13,810.34	19.00	\$726.86	\$0.00		\$0.00	\$8,286.20	\$8,286.20	60.00%	\$5,524.14	\$414.31	
48	8" MJ 22.5 Bend	\$16,600.71	23.00	\$721.77	\$0.00		\$0.00	\$9,960.43	\$9,960.43	60.00%	\$6,640.28	\$498.02	
49	8" X 6" MJ Reducer	\$762.32	1.00	\$762.32	\$0.00		\$0.00	\$457.39	\$457.39	60.00%	\$304.93	\$22.87	
50	8" MJ Tee	\$4,142.64	4.00	\$1,035.66	\$0.00		\$0.00	\$2,485.58	\$2,485.58	60.00%	\$1,657.06	\$124.28	
51	8" MJ Cap	\$736.02	2.00	\$368.01	\$0.00		\$0.00	\$441.61	\$441.61	60.00%	\$294.41	\$22.08	
52	8" MJ Gate Valve W/Box/Tag	\$35,885.59	13.00	\$2,760.43	\$0.00		\$0.00	\$21,531.35	\$21,531.35	60.00%	\$14,354.24	\$1,076.57	
53	6" MJ Gate Valve W/Box/Tag	\$1,916.59	1.00	\$1,916.59	\$0.00		\$0.00	\$1,149.95	\$1,149.95	60.00%	\$766.64	\$57.50	
54	6" MJ Cap & Flush Valve	\$261.94	1.00	\$261.94	\$0.00		\$0.00	\$157.16	\$157.16	60.00%	\$104.78	\$7.86	
55	Fire Hydrant Assembly	\$57,325.94	7.00	\$8,189.42	\$0.00		\$0.00	\$34,395.56	\$34,395.56	60.00%	\$22,930.38	\$1,719.78	
56	Permanent Sample Point	\$1,923.04	2.00	\$961.52	\$0.00		\$0.00	\$1,153.82	\$1,153.82	60.00%	\$769.22	\$57.69	

**25-758 Peace Creek Serenity
UNIT PRICE SCHEDULE OF VALUES**

A	B	C	C1	C2	D		E	F	G	H	I	J	K
ITEM NO. (Includes MBE Extension)	DESCRIPTION	SCHEDULED VALUE	QUANTITY	UNIT PRICE	WORK COMPLETED		THIS PERIOD COSTS	MATERIALS PRESENTLY STORED	TOTAL STORED AND COMPLETED TO DATE	% COMPLETE	BALANCE TO FINISH	TOTAL RETAINAGE TO DATE	
					PREVIOUSLY COMPLETED	COMPLETED THIS PERIOD (QUANTITY)							
57	2" Blow Off Assembly	\$2,043.51	1.00	\$2,043.51	\$0.00		\$0.00	\$1,226.11	\$1,226.11	60.00%	\$817.40	\$61.31	
58	Single Water Long Service (Winter Haven)	\$8,794.36	4.00	\$2,198.59	\$0.00		\$0.00	\$5,276.62	\$5,276.62	60.00%	\$3,517.74	\$263.83	
59	Single Water Short Service (Winter Haven)	\$17,197.44	8.00	\$2,149.68	\$0.00		\$0.00	\$10,318.46	\$10,318.46	60.00%	\$6,878.98	\$515.92	
60	Double Water Long Service (Winter Haven)	\$47,069.50	23.00	\$2,046.50	\$0.00		\$0.00	\$28,241.70	\$28,241.70	60.00%	\$18,827.80	\$1,412.09	
61	Double Water Short Service (Winter Haven)	\$59,927.70	30.00	\$1,997.59	\$0.00		\$0.00	\$35,956.62	\$35,956.62	60.00%	\$23,971.08	\$1,797.83	
62	Testing And Bactees	\$9,948.54	1.00	\$9,948.54	\$0.00		\$0.00		\$0.00	0.00%	\$9,948.54	\$0.00	
	IRRIGATION SYTEM	\$25,851.95	1.00	\$9,948.54	\$0.00		\$0.00	\$0.00	\$0.00		\$25,851.95	\$0.00	
63	4" SCH40 PVC Irrigation Sleeve	\$18,139.00	748.00	\$24.25	\$0.00		\$0.00		\$0.00	0.00%	\$18,139.00	\$0.00	
64	2" SCH40 PVC Irrigation Sleeve	\$1,460.60	67.00	\$21.80	\$0.00		\$0.00		\$0.00	0.00%	\$1,460.60	\$0.00	
65	2" Irrigation Service /Backflow	\$6,252.35	1.00	\$6,252.35	\$0.00		\$0.00		\$0.00	0.00%	\$6,252.35	\$0.00	
	CLEARING & DEMO	\$24,712.04				\$12,356.02	\$12,356.02	\$0.00	\$24,712.04		\$0.00	\$1,235.60	
66	Clear All Trees Necessary For New Construction, Disk Site, Demo Existing Concrete Driveway (1092 SY) And	\$24,712.04	1.00	\$24,712.04	\$12,356.02	0.500	\$12,356.02		\$24,712.04	100.00%	\$0.00	\$1,235.60	
	EARTHWORK	\$184,965.17					\$56,375.34	\$0.00	\$56,375.34		\$128,589.84	\$2,818.77	
67	Cut Out Proposed Areas Using Cut Materials Placed And Compacted As Needed, Grade Pond/Swales, And Final Grade At These Scopes Completion.	\$112,750.67	1.00	\$112,750.67	\$0.00	0.50	\$56,375.34		\$56,375.34	50.00%	\$56,375.34	\$2,818.77	
68	Import Clean Fill	\$15,582.80	1,195.00	\$13.04	\$0.00		\$0.00		\$0.00	0.00%	\$15,582.80	\$0.00	
70	Bahia Sod - Pond Slopes, Swales And BOC	\$34,302.22	9,502.00	\$3.61	\$0.00		\$0.00		\$0.00	0.00%	\$34,302.22	\$0.00	
71	Seed And Mulch - Pond Bottoms	\$6,397.68	11,224.00	\$0.57	\$0.00		\$0.00		\$0.00	0.00%	\$6,397.68	\$0.00	
72	Seed And Mulch - Lots	\$15,931.80	9.00	\$1,770.20	\$0.00		\$0.00		\$0.00	0.00%	\$15,931.80	\$0.00	
	Change Orders	-\$533,647.31					-\$533,647.31	\$0.00	-\$533,647.31		\$0.00	-\$26,682.37	
73	Atlantic ODP Credit	-\$107,287.02	1.000	-\$107,287.02	\$0.00	1.00	-\$107,287.02		-\$107,287.02	100.00%	\$0.00	-\$5,364.35	
74	Empire ODP credit	-\$350,828.33	1.000	-\$350,828.33	\$0.00	1.00	-\$350,828.33		-\$350,828.33	100.00%	\$0.00	-\$17,541.42	
75	RCP vs ADS	-\$75,531.96	1.000	-\$75,531.96	\$0.00	1.00	-\$75,531.96		-\$75,531.96	100.00%	\$0.00	-\$3,776.60	
TOTALS	Project Totals	\$1,790,629.46				\$21,862.14	\$503,990.37	\$234,382.16	\$760,234.67	0.00%	\$1,030,394.79	\$38,011.73	

AIA Document G702™ - 1992

Application and Certificate for Payment

TO OWNER: 653TH, LLC 4900 DUNDEE ROAD WINTER HAVEN, FL 33844	PROJECT: 653TH:PEACE CREEK RESERV TOWN	APPLICATION NO.: 3	Distribution to:
FROM CONTRACTOR: Tucker Paving, Inc. 5658 Lucerne Park Road Winter Haven, FL 33881	VIA ARCHITECT:	PERIOD TO: 7/25/2025	OWNER <input type="checkbox"/>
		CONTRACT FOR:	ARCHITECT <input type="checkbox"/>
		CONTRACT DATE:	CONTRACTOR <input type="checkbox"/>
		PROJECT NOS: 25-758 / /	FIELD <input type="checkbox"/>
			OTHER <input type="checkbox"/>

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$	2,324,276.77
2. NET CHANGE BY CHANGE ORDERS	\$	-533,647.31
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	1,790,629.46
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,362,692.39
5. RETAINAGE:		
a. 5.0% of Completed Work (Columns D + E on G703)	\$	68,134.72
b. % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b, or Total in Column I of G703).....	\$	68,134.72
6. TOTAL EARNED LESS RETAINAGE	\$	1,294,557.67
(Line 4 minus Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	722,222.91
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	572,334.76
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	496,071.79

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$	\$ -533,647.31
Total approved this month	\$	\$
TOTAL	\$	\$ -533,647.31
NET CHANGES by Change Order	\$	\$ -533,647.31

CAUTION: You should sign an original AIA Contract Document, on which this text appears in Full. AIA Document G702™ - 1992. Copyright © 1953, 1963, 1965, 1971, 1978, 1983 and 1992 by The American Institute of Architects and International Treaties. Unauthorized reproduction or distribution of this AIA Document, or any portion thereof, is prohibited. Purchasers are permitted to reproduce ten (10) copies of this document when completed. For more information, contact the AIA at copyright@aia.org.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Tucker Paving, Inc.
By: [Signature] Date: 7/24/25
State of: Florida
County of: Polk
Subscribed and sworn to before me this 24 day of July, 2025.
Notary Public: [Signature]
My commission expires: 11/01/2028

NOTARY PUBLIC
SHEILA QUINONES-COATES
Commission # HH 567324
Expires November 1, 2028

REVIEWED
By Cody Hatmaker at 9:07 am, Jul 29, 2025

Field Approval: [Signature]
Name _____ Date _____
(All figures on this amount certified.)

In House Approval: _____
Name _____ Date _____

- : Liability Cert
- : WC Cert
- : W9

AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™-1992, Application and Certificate for Payment, or G732™-2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
 In tabulations below, amounts are in US dollars.
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 3
 APPLICATION DATE: 7/25/2025
 PERIOD TO: 7/25/2025
 ARCHITECT'S PROJECT NO: 15-758

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	GENERAL CONDITIONS								
2	Mobilization 662088	58,682.47	58,682.47			58,682.47	100.00		2,934.13
3	Maint Of Traffic	2,025.11	2,025.11			2,025.11	100.00		101.26
4	Construct Lay & As-Builts	80,868.16	32,347.26	40,434.08		72,781.34	90.00	8,086.82	3,639.06
5	Soil Testing	14,721.14	4,416.34	7,360.57		11,776.91	80.00	2,944.23	588.85
6	EROSION CONTROL 662081								
7	Type III Silt Fence	7,135.92	7,135.92			7,135.92	100.00		356.80
8	30' X 50' Temp Construct Ent	8,496.08	8,496.08			8,496.08	100.00		424.80
9	SWPPP Monitoring	12,037.38	3,009.35	6,018.69		9,028.04	75.00	3,009.34	451.37
10	PAVING 662083								
11	12" Stabilized Sub	68,693.10		68,693.10		68,693.10	100.00		3,434.66
12	6" Limerock Base	135,069.48		48,119.40		48,119.40	35.63	86,950.08	2,405.97
13	1.5" SP 9.5 Asphalt Pave	160,627.74						160,627.74	
14	CONCRETE								
15	Drop Curt	73,911.20		73,911.20		73,911.20	100.00		3,695.56
16	Trench Curb	19,029.60		19,029.60		19,029.60	100.00		951.48
17	6' Sidewalk -4" Thick	85,420.28		85,420.28		85,420.28	100.00		4,271.01
18	STRIPING & SIGNAGE								
19	Painted Pavement Mark	25,906.23						25,906.23	
20	STORM SYSTEM 662086								
21	29" X 45" ERCP Storm Pipe	131,363.40	131,363.40			131,363.40	100.00		6,568.17
22	36" RCP Storm Pipe	100,511.24	100,511.24			100,511.24	100.00		5,025.56
23	30" RCP Storm Pipe	13,098.47	13,098.47			13,098.47	100.00		654.92
24	24" RCP Storm Pipe	30,063.80	30,063.80			30,063.80	100.00		1,503.19
25	18" RCP Storm Pipe	108,037.68	108,037.68			108,037.68	100.00		5,401.88
GRAND TOTAL									

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™-1992, Application and Certificate for Payment, or G732™-2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
 In tabulations below, amounts are in US dollars.
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 3
 APPLICATION DATE: 7/25/2025
 PERIOD TO: 7/25/2025
 ARCHITECT'S PROJECT NO: 25-758

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G ÷ C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (If variable rate)
			D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD					
26	15" RCP Storm Pipe	6,517.28	6,517.28			6,517.28	100.00		325.86
27	36" RCP MES	14,323.08	14,323.08			14,323.08	100.00		716.15
28	Type 5 Inlet	14,269.22	12,842.30	1,426.92		14,269.22	100.00		713.47
29	Type 5 Inlet W/ J Bottom	11,372.89	10,235.60			10,235.60	90.00	1,137.29	511.78
30	Type 6 Inlet	50,767.56	46,536.93	4,230.63		50,767.56	100.00		2,538.38
31	Type 6 Inlet W/ J Bottom	34,425.51	30,982.96			30,982.96	90.00	3,442.55	1,549.15
32	Type D Inlet	5,598.03	5,038.23	559.80		5,598.03	100.00		279.90
33	Type V Inlets	46,928.77	43,576.72	3,352.05		46,928.77	100.00		2,346.44
34	Type F Inlet W/ J Bottom	7,012.55	6,311.30	701.25		7,012.55	100.00		350.63
35	Storm Manhole W/ J Bottom	14,150.62	13,443.09	707.53		14,150.62	100.00		707.53
36	Mod Type C Control Struct	7,785.12	7,785.12			7,785.12	100.00		389.26
37	10' X 50' Sand Filter Under	22,639.11		22,639.11		22,639.11	100.00		1,131.96
38	Clean And Video	17,088.84						17,088.84	
39	SANITARY SEWER								
40	8" DR26 Sanitary Pipe	71,095.50	71,095.50			71,095.50	100.00		3,554.78
41	4' Manhole 0-6'	15,831.10	15,831.10			15,831.10	100.00		791.56
42	4' Manhole 6-8'	27,644.13	27,644.13			27,644.13	100.00		1,382.21
43	4' Manhole 10-12'	24,871.74	24,871.74			24,871.74	100.00		1,243.59
44	4' Manhole 12-14'	34,628.90	34,628.90			34,628.90	100.00		1,731.45
45	Single Sanitary Service	17,985.60	16,986.40	999.20		17,985.60	100.00		899.28
46	Double Sanitary Service	88,864.44	83,637.12	5,227.32		88,864.44	100.00		4,443.23
47	TV And Air Testing Grav	11,725.83						11,725.83	
48	POTABLE WATER								
49	8" Wet Tap	6,937.84	6,937.84			6,937.84	100.00		346.89
50	Connect To Exist 8" W Sleeve	771.49	462.89			462.89	60.00	308.60	23.14
GRAND TOTAL									

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™-1992, Application and Certificate for Payment, or G732™-2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
 In tabulations below, amounts are in US dollars.
 Use Column F on Contracts where variable retainage for line items may apply.

APPLICATION NO: 3
 APPLICATION DATE: 7/25/2025
 PERIOD TO: 7/25/2025
 ARCHITECT'S PROJECT NO: 15-758

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)		BALANCE TO FINISH (C - G)	RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G ÷ C)			
51	Temp Jumper Connect	3,115.82	1,869.49	1,246.33		3,115.82	100.00		155.79
52	8" DR18 Water Pipe	113,386.02	68,031.61	45,354.41		113,386.02	100.00		5,669.30
53	6" DR18 Water Pipe	4,190.64	2,514.38	1,676.26		4,190.64	100.00		209.53
54	8" MJ 90 Bend	775.32	465.19	310.13		775.32	100.00		38.77
55	8" MJ 45 Bend	13,810.34	8,286.20	5,524.14		13,810.34	100.00		690.52
56	8" MJ 22.5 Bend	16,600.71	9,960.43	6,640.28		16,600.71	100.00		830.03
57	8" X 6" MJ Reducer	762.32	457.39	304.93		762.32	100.00		38.12
58	8" MJ Tee	4,142.64	2,485.58	1,657.06		4,142.64	100.00		207.13
59	8" MJ Cap	736.02	441.61	294.41		736.02	100.00		36.80
60	8" MJ Gate Valve W/Box/Tag	35,885.59	21,531.35	14,354.24		35,885.59	100.00		1,794.28
61	6" MJ Gate Valve W/Box/Tag	1,916.59	1,149.95	766.64		1,916.59	100.00		95.83
62	6" MJ Cap & Flush Valve	261.94	157.16	104.78		261.94	100.00		13.10
63	Fire Hydrant Assembly	57,325.94	34,395.56	22,930.38		57,325.94	100.00		2,866.30
64	Permanent Sample Point	1,923.04	1,153.82	769.22		1,923.04	100.00		96.15
65	2" Blow Off Assembly	2,043.51	1,226.11	408.70		1,634.81	80.00	408.70	81.75
66	Single Water Long Serv	8,794.36	5,276.62	3,517.74		8,794.36	100.00		439.72
67	Single Water Short Serv	17,197.44	10,318.46	6,878.98		17,197.44	100.00		859.87
68	Double Water Long Serv	47,069.50	28,241.70	18,827.80		47,069.50	100.00		2,353.48
69	Double Water Short Serv	59,927.70	35,956.62	23,971.08		59,927.70	100.00		2,996.38
70	Testing And Bactees	9,948.54						9,948.54	
71	IRRIGATION SYTEM								
72	4" SCH40 PVC Irrigat Sleeve	18,139.00		8,681.50		8,681.50	47.86	9,457.50	434.16
73	2" SCH40 PVC Irrigat Sleeve	1,460.60						1,460.60	
74	2" Irrigation Service	6,252.35						6,252.35	
75	CLEARING & DEMO 662030								
GRAND TOTAL									

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AIA[®] Document G703™ – 1992

Continuation Sheet

AIA Document G702™-1992, Application and Certificate for Payment, or G732™-2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
 In tabulations below, amounts are in US dollars.
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 3
 APPLICATION DATE: 7/25/2025
 PERIOD TO: 7/25/2025
 ARCHITECT'S PROJECT NO: 25-758

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED <i>(Not in D or E)</i>	G TOTAL COMPLETED AND STORED TO DATE <i>(D+E+F)</i>		H BALANCE TO FINISH <i>(C - G)</i>	I RETAINAGE <i>(If variable rate)</i>
			FROM PREVIOUS APPLICATION <i>(D + E)</i>	THIS PERIOD		% <i>(G ÷ C)</i>			
76	Clear All Trees	24,712.04	24,712.04			24,712.04	100.00		1,235.60
77	EARTHWORK								
78	Cut Out Proposed Areas	112,750.67	56,375.34	33,825.20		90,200.54	80.00	22,550.13	4,510.03
79	Import Clean Fill	15,582.80		15,582.80		15,582.80	100.00		779.14
80	Bahia Sod Pond	34,302.22						34,302.22	
81	Seed And Mulch Pond	6,397.68						6,397.68	
82	Seed And Mulch Lots	15,931.80						15,931.80	
83	CO 1 ADS IN LIEU OF RCP	-75,531.96	-75,531.96			-75,531.96	100.00		-3,776.60
84	CO 2 PO CREDIT ATLANTIC	-107,287.02	-107,287.02			-107,287.02	100.00		-5,364.35
85	CO 3 PO CREDIT EMPIRE	-350,828.33	-350,828.33			-350,828.33	100.00		-17,541.42
	Totals	1,790,629.46	760,234.65	602,457.74		1,362,692.39	76.10	427,937.07	68,134.72
	GRAND TOTAL								

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25-758 Peace Creek Serenity
UNIT PRICE SCHEDULE OF VALUES

Draw # 3 7/25

A	B	C	CI	C2	D	E	F	G	H	I	J	K
WORK COMPLETED												
ITEM NO. (Includes MBE Extension)	DESCRIPTION	SCHEDULED VALUE	QUANTITY	UNIT PRICE	PREVIOUSLY COMPLETED	COMPLETED THIS PERIOD (QUANTITY)	THIS PERIOD COSTS	MATERIALS PRESENTLY STORED	TOTAL STORED AND COMPLETED TO DATE	% COMPLETE	BALANCE TO FINISH	TOTAL RETAINAGE TO DATE
	GENERAL CONDITIONS	\$156,296.88					\$47,794.65	\$0.00	\$145,265.84		\$11,031.04	\$7,263.29
1	Mobilization	\$58,682.47	1.00	\$58,682.47	\$58,682.47		\$0.00		\$58,682.47	100.00%	\$0.00	\$2,934.12
2	Maintenance Of Traffic	\$2,025.11	1.00	\$2,025.11	\$2,025.11		\$0.00		\$2,025.11	100.00%	\$0.00	\$101.26
3	Construction Layout & As-Builts	\$80,868.16	1.00	\$80,868.16	\$32,347.26	0.50	\$40,434.08		\$72,781.34	90.00%	\$8,086.82	\$3,639.07
4	Soil Testing	\$14,721.14	1.00	\$14,721.14	\$4,416.34	0.50	\$7,360.57		\$11,776.91	80.00%	\$2,944.23	\$588.85
	EROSION CONTROL	\$27,669.38					\$6,018.69	\$0.00	\$21,650.69		\$6,018.69	\$1,082.53
5	Type III Silt Fence	\$7,135.92	3,366.00	\$2.12	\$7,135.92		\$0.00		\$7,135.92	100.00%	\$0.00	\$356.80
6	30' X 50' Temporary Construction Entrance	\$8,496.08	1.00	\$8,496.08	\$8,496.08		\$0.00		\$8,496.08	100.00%	\$0.00	\$424.80
7	SWPPP Monitoring	\$12,037.38	1.00	\$12,037.38	\$0.00	0.50	\$6,018.69		\$6,018.69	50.00%	\$6,018.69	\$300.93
	PAVING	\$364,390.32					\$116,812.50	\$0.00	\$116,812.50		\$247,577.82	\$5,840.63
8	12" Stabilized Subgrade (LBR 40)	\$68,693.10	9,346.00	\$7.35	\$0.00	9,346.00	\$68,693.10		\$68,693.10	100.00%	\$0.00	\$3,434.66
9	6" Limerock Base (LBR 100)	\$135,069.48	8,463.00	\$15.96	\$0.00	3,015.00	\$48,119.40		\$48,119.40	35.63%	\$86,950.08	\$2,405.97
10	1.5" SP 9.5 Asphalt Pavement - 20% RAP	\$160,627.74	8,463.00	\$18.98	\$0.00		\$0.00		\$0.00	0.00%	\$160,627.74	\$0.00
	CONCRETE	\$178,361.08					\$178,361.08	\$0.00	\$178,361.08		\$0.00	\$8,918.05
11	Drop Curt	\$73,911.20	3,632.00	\$20.35	\$0.00	3,632.00	\$73,911.20		\$73,911.20	100.00%	\$0.00	\$3,695.56
12	Trench Curb	\$19,029.60	720.00	\$26.43	\$0.00	720.00	\$19,029.60		\$19,029.60	100.00%	\$0.00	\$951.48
13	6' Sidewalk -4" Thick - Offsite	\$85,420.28	1,826.00	\$46.78	\$0.00	1,826.00	\$85,420.28		\$85,420.28	100.00%	\$0.00	\$4,271.01
	STRIPING & SIGNAGE	\$25,906.23					\$0.00	\$0.00	\$0.00		\$25,906.23	\$0.00
14	Painted Pavement Markings - (87 LF) 24" Stop Bars, (131 LF) 12" White Stripe Signing - (6EA) Stop Signs, (4 EA) Speed Limits Signs, (6 EA) OM4-3 End Of Roadway Sign, (73 EA) Parking Space W/ Wheel Stop And (11 EA) Handicap Parking.	\$25,906.23	1.00	\$25,906.23	\$0.00		\$0.00		\$0.00	0.00%	\$25,906.23	\$0.00
	STORM SYSTEM	\$635,953.17					\$33,617.31	\$0.00	\$614,284.49		\$21,668.68	\$30,714.22
15	29" X 45" ERCP Storm Pipe	\$131,363.40	420.00	\$312.77	\$131,363.40		\$0.00		\$131,363.40	100.00%	\$0.00	\$6,568.17
16	36" RCP Storm Pipe	\$100,511.24	452.00	\$222.37	\$100,511.24		\$0.00		\$100,511.24	100.00%	\$0.00	\$5,025.56
17	30" RCP Storm Pipe	\$13,098.47	77.00	\$170.11	\$13,098.47		\$0.00		\$13,098.47	100.00%	\$0.00	\$654.92
18	24" RCP Storm Pipe	\$30,063.80	260.00	\$115.63	\$30,063.80		\$0.00		\$30,063.80	100.00%	\$0.00	\$1,503.19
19	18" RCP Storm Pipe	\$108,037.68	1,212.00	\$89.14	\$108,037.68		\$0.00		\$108,037.68	100.00%	\$0.00	\$5,401.88
20	15" RCP Storm Pipe	\$6,517.28	88.00	\$74.06	\$6,517.28		\$0.00		\$6,517.28	100.00%	\$0.00	\$325.86
21	36" RCP MES	\$14,323.08	2.00	\$7,161.54	\$14,323.08		\$0.00		\$14,323.08	100.00%	\$0.00	\$716.15
22	Type 5 Inlet	\$14,269.22	2.00	\$7,134.61	\$12,842.30	0.200	\$1,426.92		\$14,269.22	100.00%	\$0.00	\$713.46
23	Type 5 Inlet W/ J Bottom	\$11,372.89	1.00	\$11,372.89	\$10,235.60		\$0.00		\$10,235.60	90.00%	\$1,137.29	\$511.78
24	Type 6 Inlet	\$50,767.56	6.00	\$8,461.26	\$46,536.93	0.500	\$4,230.63		\$50,767.56	100.00%	\$0.00	\$2,538.38
25	Type 6 Inlet W/ J Bottom	\$34,425.51	3.00	\$11,475.17	\$30,982.96		\$0.00		\$30,982.96	90.00%	\$3,442.55	\$1,549.15
26	Type D Inlet	\$5,598.03	1.00	\$5,598.03	\$5,038.23	0.100	\$559.80		\$5,598.03	100.00%	\$0.00	\$279.90
27	Type V Inlets	\$46,928.77	7.00	\$6,704.11	\$43,576.72	0.500	\$3,352.06		\$46,928.77	100.00%	\$0.00	\$2,346.44
28	Type F Inlet W/ J Bottom	\$7,012.55	1.00	\$7,012.55	\$6,311.30	0.100	\$701.26		\$7,012.55	100.00%	\$0.00	\$350.63
29	Storm Manhole W/ J Bottom	\$14,150.62	2.00	\$7,075.31	\$13,443.09	0.100	\$707.53		\$14,150.62	100.00%	\$0.00	\$707.53

**25-758 Peace Creek Serenity
UNIT PRICE SCHEDULE OF VALUES**

A	B	C	C1	C2	D		E	F	G	H	I	J	K
ITEM NO. (Includes MBE Extension)	DESCRIPTION	SCHEDULED VALUE	QUANTITY	UNIT PRICE	WORK COMPLETED		THIS PERIOD COSTS	MATERIALS PRESENTLY STORED	TOTAL STORED AND COMPLETED TO DATE	% COMPLETE	BALANCE TO FINISH	TOTAL RETAINAGE TO DATE	
					PREVIOUSLY COMPLETED	COMPLETED THIS PERIOD (QUANTITY)							
30	Modified Type C Control Structure.	\$7,785.12	1.00	\$7,785.12	\$7,785.12		\$0.00		\$7,785.12	100.00%	\$0.00	\$389.26	
31	10' X 50' Sand Filter Underdrain	\$22,639.11	1.00	\$22,639.11	\$0.00	1.000	\$22,639.11		\$22,639.11	100.00%	\$0.00	\$1,131.96	
32	Clean And Video Storm Line Per Polk County Specs	\$17,088.84	1.00	\$17,088.84	\$0.00		\$0.00		\$0.00	0.00%	\$17,088.84	\$0.00	
	SANITARY SEWER	\$292,647.24			\$274,694.89		\$6,226.52	\$0.00	\$280,921.41		\$11,725.83	\$14,046.07	
33	8" DR26 Sanitary Pipe	\$71,095.50	1,850.00	\$38.43	\$71,095.50		\$0.00		\$71,095.50	100.00%	\$0.00	\$3,554.78	
34	4' Ø Sanitary Manhole 0-6' W/ Wrapid Seal	\$15,831.10	2.00	\$7,915.55	\$15,831.10		\$0.00		\$15,831.10	100.00%	\$0.00	\$791.56	
35	4' Ø Sanitary Manhole 6-8' W/ Wrapid Seal	\$27,644.13	3.00	\$9,214.71	\$27,644.13		\$0.00		\$27,644.13	100.00%	\$0.00	\$1,382.21	
36	4' Ø Sanitary Manhole 10-12' W/ Wrapid Seal	\$24,871.74	2.00	\$12,435.87	\$24,871.74		\$0.00		\$24,871.74	100.00%	\$0.00	\$1,243.59	
37	4' Ø Sanitary Manhole 12-14' W/ Wrapid Seal	\$34,628.90	2.00	\$17,314.45	\$34,628.90		\$0.00		\$34,628.90	100.00%	\$0.00	\$1,731.45	
38	Single Sanitary Service (Winter Haven)	\$17,985.60	18.00	\$999.20	\$16,986.40	1.000	\$999.20		\$17,985.60	100.00%	\$0.00	\$899.28	
39	Double Sanitary Service (Winter Haven)	\$88,864.44	51.00	\$1,742.44	\$83,637.12	3.000	\$5,227.32		\$88,864.44	100.00%	\$0.00	\$4,443.22	
40	TV And Air Testing - Gravity Line/Manholes	\$11,725.83	1.00	\$11,725.83	\$0.00		\$0.00		\$0.00	0.00%	\$11,725.83	\$0.00	
	POTABLE WATER SYSTEM	\$407,523.31			\$241,320.00		\$155,537.47	\$0.00	\$396,857.47		\$10,665.84	\$19,842.87	
41	8" Wet Tap W/Valve/Box/Tag	\$6,937.84	1.00	\$6,937.84	\$6,937.84		\$0.00		\$6,937.84	100.00%	\$0.00	\$346.89	
42	Connect To Existing 8" W/ Long Sleeve	\$771.49	1.00	\$771.49	\$462.89		\$0.00		\$462.89	60.00%	\$308.60	\$23.14	
43	Temporary Jumper Connection	\$3,115.82	1.00	\$3,115.82	\$1,869.49	0.400	\$1,246.33		\$3,115.82	100.00%	\$0.00	\$155.79	
44	8" DR18 Water Pipe	\$113,386.02	2,306.00	\$49.17	\$68,031.61	922.400	\$45,354.41		\$113,386.02	100.00%	\$0.00	\$5,669.30	
45	6" DR18 Water Pipe	\$4,190.64	114.00	\$36.76	\$2,514.38	45.600	\$1,676.26		\$4,190.64	100.00%	\$0.00	\$209.53	
46	8" MJ 90 Bend	\$775.32	1.00	\$775.32	\$465.19	0.400	\$310.13		\$775.32	100.00%	\$0.00	\$38.77	
47	8" MJ 45 Bend	\$13,810.34	19.00	\$726.86	\$8,286.20	7.600	\$5,524.14		\$13,810.34	100.00%	\$0.00	\$690.52	
48	8" MJ 22.5 Bend	\$16,600.71	23.00	\$721.77	\$9,960.43	9.200	\$6,640.28		\$16,600.71	100.00%	\$0.00	\$830.04	
49	8" X 6" MJ Reducer	\$762.32	1.00	\$762.32	\$457.39	0.400	\$304.93		\$762.32	100.00%	\$0.00	\$38.12	
50	8" MJ Tee	\$4,142.64	4.00	\$1,035.66	\$2,485.58	1.600	\$1,657.06		\$4,142.64	100.00%	\$0.00	\$207.13	
51	8" MJ Cap	\$736.02	2.00	\$368.01	\$441.61	0.800	\$294.41		\$736.02	100.00%	\$0.00	\$36.80	
52	8" MJ Gate Valve W/Box/Tag	\$35,885.59	13.00	\$2,760.43	\$21,531.35	5.200	\$14,354.24		\$35,885.59	100.00%	\$0.00	\$1,794.28	
53	6" MJ Gate Valve W/Box/Tag	\$1,916.59	1.00	\$1,916.59	\$1,149.95	0.400	\$766.64		\$1,916.59	100.00%	\$0.00	\$95.83	
54	6" MJ Cap & Flush Valve	\$261.94	1.00	\$261.94	\$157.16	0.400	\$104.78		\$261.94	100.00%	\$0.00	\$13.10	
55	Fire Hydrant Assembly	\$57,325.94	7.00	\$8,189.42	\$34,395.56	2.800	\$22,930.38		\$57,325.94	100.00%	\$0.00	\$2,866.30	
56	Permanent Sample Point	\$1,923.04	2.00	\$961.52	\$1,153.82	0.800	\$769.22		\$1,923.04	100.00%	\$0.00	\$96.15	
57	2" Blow Off Assembly	\$2,043.51	1.00	\$2,043.51	\$1,226.11	0.200	\$408.70		\$1,634.81	80.00%	\$408.70	\$81.74	
58	Single Water Long Service (Winter Haven)	\$8,794.36	4.00	\$2,198.59	\$5,276.62	1.600	\$3,517.74		\$8,794.36	100.00%	\$0.00	\$439.72	
59	Single Water Short Service (Winter Haven)	\$17,197.44	8.00	\$2,149.68	\$10,318.46	3.200	\$6,878.98		\$17,197.44	100.00%	\$0.00	\$859.87	
60	Double Water Long Service (Winter Haven)	\$47,069.50	23.00	\$2,046.50	\$28,241.70	9.200	\$18,827.80		\$47,069.50	100.00%	\$0.00	\$2,353.48	
61	Double Water Short Service (Winter Haven)	\$59,927.70	30.00	\$1,997.59	\$35,956.62	12.000	\$23,971.08		\$59,927.70	100.00%	\$0.00	\$2,996.39	
62	Testing And Bactees	\$9,948.54	1.00	\$9,948.54	\$0.00		\$0.00		\$0.00	0.00%	\$9,948.54	\$0.00	
	IRRIGATION SYTEM	\$25,851.95	1.00	\$9,948.54	\$0.00		\$8,681.50	\$0.00	\$8,681.50		\$17,170.45	\$434.08	

**25-758 Peace Creek Serenity
UNIT PRICE SCHEDULE OF VALUES**

A	B	C	C1	C2	D		E	F	G	H	I	J	K
ITEM NO. (Includes MBE Extension)	DESCRIPTION	SCHEDULED VALUE	QUANTITY	UNIT PRICE	WORK COMPLETED		THIS PERIOD COSTS	MATERIALS PRESENTLY STORED	TOTAL STORED AND COMPLETED TO DATE	% COMPLETE	BALANCE TO FINISH	TOTAL RETAINAGE TO DATE	
					PREVIOUSLY COMPLETED	COMPLETED THIS PERIOD (QUANTITY)							
63	4" SCH40 PVC Irrigation Sleeve	\$18,139.00	748.00	\$24.25	\$0.00	358.000	\$8,681.50		\$8,681.50	47.86%	\$9,457.50	\$434.08	
64	2" SCH40 PVC Irrigation Sleeve	\$1,460.60	67.00	\$21.80	\$0.00		\$0.00		\$0.00	0.00%	\$1,460.60	\$0.00	
65	2" Irrigation Service /Backflow	\$6,252.35	1.00	\$6,252.35	\$0.00		\$0.00		\$0.00	0.00%	\$6,252.35	\$0.00	
	CLEARING & DEMO	\$24,712.04			\$24,712.04		\$0.00	\$0.00	\$24,712.04		\$0.00	\$1,235.60	
66	Clear All Trees Necessary For New Construction, Disk Site, Demo Existing Concrete Driveway (1092 SY) And	\$24,712.04	1.00	\$24,712.04	\$24,712.04		\$0.00		\$24,712.04	100.00%	\$0.00	\$1,235.60	
	EARTHWORK	\$184,965.17			\$56,375.34		\$49,408.00	\$0.00	\$105,783.34		\$79,181.83	\$5,289.17	
67	Cut Out Proposed Areas Using Cut Materials Placed And Compacted As Needed, Grade Pond/Swales, And Final Grade At These Scopes Completion.	\$112,750.67	1.00	\$112,750.67	\$56,375.34	0.30	\$33,825.20		\$90,200.54	80.00%	\$22,550.13	\$4,510.03	
68	Import Clean Fill	\$15,582.80	1,195.00	\$13.04	\$0.00	1,195.00	\$15,582.80		\$15,582.80	100.00%	\$0.00	\$779.14	
70	Bahia Sod - Pond Slopes, Swales And BOC	\$34,302.22	9,502.00	\$3.61	\$0.00		\$0.00		\$0.00	0.00%	\$34,302.22	\$0.00	
71	Seed And Mulch - Pond Bottoms	\$6,397.68	11,224.00	\$0.57	\$0.00		\$0.00		\$0.00	0.00%	\$6,397.68	\$0.00	
72	Seed And Mulch - Lots	\$15,931.80	9.00	\$1,770.20	\$0.00		\$0.00		\$0.00	0.00%	\$15,931.80	\$0.00	
	Change Orders	-\$533,647.31			-\$533,647.31		\$0.00	\$0.00	-\$533,647.31		\$0.00	-\$26,682.37	
73	Atlantic ODP Credit	-\$107,287.02	1.000	-\$107,287.02	-\$107,287.02		\$0.00		-\$107,287.02	100.00%	\$0.00	-\$5,364.35	
74	Empire ODP credit	-\$350,828.33	1.000	-\$350,828.33	-\$350,828.33		\$0.00		-\$350,828.33	100.00%	\$0.00	-\$17,541.42	
75	RCP vs ADS	-\$75,531.96	1.000	-\$75,531.96	-\$75,531.96		\$0.00		-\$75,531.96	100.00%	\$0.00	-\$3,776.60	
TOTALS	Project Totals	\$1,790,629.46			\$757,225.32		\$602,457.72	\$0.00	\$1,359,683.04	0.00%	\$430,946.42	\$67,984.15	

AIA Document G702™ - 1992

Application and Certificate for Payment

TO OWNER: 653TH, LLC 4900 DUNDEE ROAD WINTER HAVEN, FL 33844	PROJECT: 653TH:PEACE CREEK RESERV TOWN	APPLICATION NO: PERIOD TO: 4 8/25/2025	Distribution to: OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER <input type="checkbox"/>
FROM CONTRACTOR: Tucker Paving, Inc. 5658 Lucerne Park Road Winter Haven, FL 33881	VIA ARCHITECT:	CONTRACT FOR: CONTRACT DATE: PROJECT NOS: 25-758 / /	

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$	2,324,276.77
2. NET CHANGE BY CHANGE ORDERS	\$	-533,647.31
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	1,790,629.46
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,581,455.89
5. RETAINAGE:		
a. <u>5.00</u> % of Completed Work (Columns D + E on G703)	\$	79,072.90
b. _____% of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b, or Total in Column I of G703)	\$	79,072.90
6. TOTAL EARNED LESS RETAINAGE	\$	1,502,382.99
(Line 4 minus Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	1,294,557.67
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	207,825.32
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	288,246.47

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Tucker Paving, Inc.
By: _____ Date: 8/22/25

State of: Florida
County of: Polk
Subscribed and sworn to before me this 22 day of Aug, 2025
Notary Public: _____
My commission expires: 11/2/2020

NOTARY PUBLIC
SHEILA QUINONES-COATES
Commission # HH 567324
Expires November 1, 2028

REVIEWED
By Cody Hatmaker at 9:33 am, Sep 19, 2025

Field Approval: _____
Name: _____ Date: _____

In House Approval: _____
Name: _____ Date: _____

- : Liability Cert
- : WC Cert
- : W9

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$	\$ -533,647.31
Total approved this month	\$	\$
TOTAL	\$	\$ -533,647.31
NET CHANGES by Change Order	\$	\$ -533,647.31

CAUTION: You should sign an original AIA Contract Document, on which this text appears in R
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variations and the data comprising of the Architect's knowledge, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the

figures on this amount certified.)

Contractor to any rights of

Continuation Sheet

AIA Document G702™-1992, Application and Certificate for Payment, or G732™-2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
 In tabulations below, amounts are in US dollars.
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 4
 APPLICATION DATE: 8/25/2025
 PERIOD TO: 8/25/2025
 ARCHITECT'S PROJECT NO: 25-758

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	GENERAL CONDITIONS								
2	Mobilization	58,682.47	58,682.47			58,682.47	100.00		2,934.13
3	Maint Of Traffic	2,025.11	2,025.11			2,025.11	100.00		101.26
4	Construct Lay & As-Builts	80,868.16	72,781.34			72,781.34	90.00	8,086.82	3,639.06
5	Soil Testing 662088	14,721.14	11,776.91	1,472.11		13,249.02	90.00	1,472.12	662.46
6	EROSION CONTROL								
7	Type III Silt Fence	7,135.92	7,135.92			7,135.92	100.00		356.80
8	30' X 50' Temp Construct Ent	8,496.08	8,496.08			8,496.08	100.00		424.80
9	SWPPP Monitoring 662081	12,037.38	9,028.04	1,203.74		10,231.78	85.00	1,805.60	511.56
10	PAVING								
11	12" Stabilized Sub	68,693.10	68,693.10			68,693.10	100.00		3,434.66
12	6" Limerock Base 662083	135,069.48	48,119.40	86,950.08		135,069.48	100.00		6,753.47
13	1.5" SP 9.5 Asphalt Pave	160,627.74						160,627.74	
14	CONCRETE								
15	Drop Curt	73,911.20	73,911.20			73,911.20	100.00		3,695.56
16	Trench Curb	19,029.60	19,029.60			19,029.60	100.00		951.48
17	6' Sidewalk -4" Thick	85,420.28	85,420.28			85,420.28	100.00		4,271.01
18	STRIPING & SIGNAGE								
19	Painted Pavement Mark	25,906.23						25,906.23	
20	STORM SYSTEM								
21	29" X 45" ERCP Storm Pipe	131,363.40	131,363.40			131,363.40	100.00		6,568.17
22	36" RCP Storm Pipe	100,511.24	100,511.24			100,511.24	100.00		5,025.56
23	30" RCP Storm Pipe	13,098.47	13,098.47			13,098.47	100.00		654.92
24	24" RCP Storm Pipe	30,063.80	30,063.80			30,063.80	100.00		1,503.19
25	18" RCP Storm Pipe	108,037.68	108,037.68			108,037.68	100.00		5,401.88
	GRAND TOTAL								

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AIA Document G703™ - 1992

Continuation Sheet

AIA Document G702™-1992, Application and Certificate for Payment, or G732™-2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 4

APPLICATION DATE: 8/25/2025

PERIOD TO: 8/25/2025

ARCHITECT'S PROJECT NO: 25-758

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (Not in D or E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C-G)	I RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)				% (G - C)			
26	15" RCP Storm Pipe	6,517.28	6,517.28				6,517.28	100.00		325.86
27	36" RCP MES	14,323.08	14,323.08				14,323.08	100.00		716.15
28	Type 5 Inlet	14,269.22	14,269.22				14,269.22	100.00		713.47
29	Type 5 Inlet W/ J Bottom 662086	11,372.89	10,235.60	1,137.29			11,372.89	100.00		568.64
30	Type 6 Inlet	50,767.56	50,767.56				50,767.56	100.00		2,538.38
31	Type 6 Inlet W/ J Bottom	34,425.51	30,982.96	3,442.55			34,425.51	100.00		1,721.28
32	Type D Inlet	5,598.03	5,598.03				5,598.03	100.00		279.90
33	Type V Inlets	46,928.77	46,928.77				46,928.77	100.00		2,346.44
34	Type F Inlet W/ J Bottom	7,012.55	7,012.55				7,012.55	100.00		350.63
35	Storm Manhole W/ J Bottom	14,150.62	14,150.62				14,150.62	100.00		707.53
36	Mod Type C Control Struct	7,785.12	7,785.12				7,785.12	100.00		389.26
37	10' X 50' Sand Filter Under	22,639.11	22,639.11				22,639.11	100.00		1,131.96
38	Clean And Video	17,088.84		17,088.84			17,088.84	100.00		854.44
39	SANITARY SEWER									
40	8" DR26 Sanitary Pipe	71,095.50	71,095.50				71,095.50	100.00		3,554.78
41	4' Manhole 0-6'	15,831.10	15,831.10				15,831.10	100.00		791.56
42	4' Manhole 6-8'	27,644.13	27,644.13				27,644.13	100.00		1,382.21
43	4' Manhole 10-12'	24,871.74	24,871.74				24,871.74	100.00		1,243.59
44	4' Manhole 12-14'	34,628.90	34,628.90				34,628.90	100.00		1,731.45
45	Single Sanitary Service	17,985.60	17,985.60				17,985.60	100.00		899.28
46	Double Sanitary Service	88,864.44	88,864.44				88,864.44	100.00		4,443.23
47	TV And Air Testing Grav 662085	11,725.83		11,725.83			11,725.83	100.00		586.29
48	POTABLE WATER									
49	8" Wet Tap	6,937.84	6,937.84				6,937.84	100.00		346.89
50	Connect To Exist 8" W Sleeve 662087	771.49	462.89	308.60			771.49	100.00		38.57
	GRAND TOTAL									

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AIA Document G703™ – 1992

Continuation Sheet

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APPLICATION NO: 4
 APPLICATION DATE: 8/25/2025
 PERIOD TO: 8/25/2025
 ARCHITECT'S PROJECT NO: 25-758

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G ÷ C)			
51	Temp Jumper Connect	3,115.82	3,115.82			3,115.82	100.00		155.79
52	8" DR18 Water Pipe	113,386.02	113,386.02			113,386.02	100.00		5,669.30
53	6" DR18 Water Pipe	4,190.64	4,190.64			4,190.64	100.00		209.53
54	8" MJ 90 Bend	775.32	775.32			775.32	100.00		38.77
55	8" MJ 45 Bend	13,810.34	13,810.34			13,810.34	100.00		690.52
56	8" MJ 22.5 Bend	16,600.71	16,600.71			16,600.71	100.00		830.03
57	8" X 6" MJ Reducer	762.32	762.32			762.32	100.00		38.12
58	8" MJ Tee	4,142.64	4,142.64			4,142.64	100.00		207.13
59	8" MJ Cap	736.02	736.02			736.02	100.00		36.80
60	8" MJ Gate Valve W/Box/Tag	35,885.59	35,885.59			35,885.59	100.00		1,794.28
61	6" MJ Gate Valve W/Box/Tag	1,916.59	1,916.59			1,916.59	100.00		95.83
62	6" MJ Cap & Flush Valve	261.94	261.94			261.94	100.00		13.10
63	Fire Hydrant Assembly	57,325.94	57,325.94			57,325.94	100.00		2,866.30
64	Permanent Sample Point	1,923.04	1,923.04			1,923.04	100.00		96.15
65	2" Blow Off Assembly 662087	2,043.51	1,634.81	408.70		2,043.51	100.00		102.19
66	Single Water Long Serv	8,794.36	8,794.36			8,794.36	100.00		439.72
67	Single Water Short Serv	17,197.44	17,197.44			17,197.44	100.00		859.87
68	Double Water Long Serv	47,069.50	47,069.50			47,069.50	100.00		2,353.48
69	Double Water Short Serv	59,927.70	59,927.70			59,927.70	100.00		2,996.38
70	Testing And Bactees	9,948.54		9,948.54		9,948.54	100.00		497.43
71	IRRIGATION SYTEM								
72	4" SCH40 PVC Irrigat Sleeve 620160	18,139.00	8,681.50	9,457.50		18,139.00	100.00		907.04
73	2" SCH40 PVC Irrigat Sleeve	1,460.60		1,460.60		1,460.60	100.00		73.03
74	2" Irrigation Service	6,252.35		6,252.35		6,252.35	100.00		312.62
75	CLEARING & DEMO								
	GRAND TOTAL								

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AIA[®] Document G703[™] – 1992

Continuation Sheet

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APPLICATION NO: 4
 APPLICATION DATE: 8/25/2025
 PERIOD TO: 8/25/2025
 ARCHITECT'S PROJECT NO: 25-758

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED <i>(Not in D or E)</i>	G TOTAL COMPLETED AND STORED TO DATE <i>(D+E+F)</i>		H BALANCE TO FINISH <i>(C - G)</i>	I RETAINAGE <i>(If variable rate)</i>
			FROM PREVIOUS APPLICATION <i>(D + E)</i>	THIS PERIOD		% <i>(G - C)</i>			
76	Clear All Trees	24,712.04	24,712.04			24,712.04	100.00		1,235.60
77	EARTHWORK								
78	Cut Out Proposed Areas 662081	112,750.67	90,200.54	11,275.07		101,475.61	90.00	11,275.06	5,073.78
79	Import Clean Fill	15,582.80	15,582.80			15,582.80	100.00		779.14
80	Bahia Sod Pond	34,302.22		34,302.22		34,302.22	100.00		1,715.11
81	Seed And Mulch Pond	6,397.68		6,397.68		6,397.68	100.00		319.88
82	Seed And Mulch Lots	15,931.80		15,931.80		15,931.80	100.00		796.59
83	CO 1 ADS IN LIEU OF RCP	-75,531.96	-75,531.96			-75,531.96	100.00		-3,776.60
84	CO 2 PO CREDIT ATLANTIC	-107,287.02	-107,287.02			-107,287.02	100.00		-5,364.35
85	CO 3 PO CREDIT EMPIRE	-350,828.33	-350,828.33			-350,828.33	100.00		-17,541.42
Totals		1,790,629.46	1,362,692.39	218,763.50		1,581,455.89	88.32	209,173.57	79,072.90
GRAND TOTAL									

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

FW: Peace Creek Serenity July 2025

From: Sheila Coates <sheila@tuckerpaving.com>
Date: Fri 9/19/2025 8:17 AM
To: Jennifer Vazquez <jvazquez@tuckerpaving.com>
Cc: AP <ap@centerstatedev.com>

1 attachment (4 MB)
DRAW 4 AUGUST.pdf;

Good Morning,
Please see attached August billing for Peace Creek.

Best,
Sheila Coates
Tucker Paving, Inc.
Concrete Construction Services, Inc.
5658 Lucerne Park Road
Winter Haven, Florida 33881
(863)299-2262 (Office)
sheila@tuckerpaving.com
www.tuckerpaving.com



"At the end of the day, we can endure much more than we think we can." -Frida Kahlo

From: Jennifer Vazquez <jvazquez@tuckerpaving.com>
Sent: Friday, September 19, 2025 7:17 AM
To: Lisa Frayer <lfrayer@tuckerpaving.com>
Subject: FW: Peace Creek Serenity July 2025

Please see below and advise

Best Regards,
Jennifer V. Gonzalez
Accounting Specialist
Tucker Paving, Inc.
Concrete Construction Services, Inc.
5658 Lucerne Park Road
Winter Haven, Florida 33881
(863)299-2262 (Office)
jvazquez@tuckerpaving.com
www.tuckerpaving.com



From: AP <ap@centerstatedev.com>
Sent: Thursday, September 18, 2025 2:00 PM
To: Jennifer Vazquez <jvazquez@tuckerpaving.com>
Subject: Re: Peace Creek Serenity July 2025

Jennifer, just wanted to touch base and make sure I haven't missed a bill from you guys. I noticed that nothing for Serenity in the month of August came in to us. Is this correct?

Cody Hatmaker
Project Manager
Center State Development

Office: 863-280-6921
Mobile: 863-258-4108

AIA Document G702™ – 1992

Received 09/23/25
Cost Code: See Below

Application and Certificate for Payment

TO OWNER: 653TH, LLC 4900 DUNDEE ROAD WINTER HAVEN, FL 33844	PROJECT: 653TH:PEACE CREEK RESERV TOWN	APPLICATION NO: 5	Distribution to:
FROM CONTRACTOR: Tucker Paving, Inc. 5658 Lucerne Park Road Winter Haven, FL 33881	VIA ARCHITECT:	PERIOD TO: 9/25/2025	OWNER <input type="checkbox"/>
		CONTRACT FOR:	ARCHITECT <input type="checkbox"/>
		CONTRACT DATE:	CONTRACTOR <input type="checkbox"/>
		PROJECT NOS: 25-758 / /	FIELD <input type="checkbox"/>
			OTHER <input type="checkbox"/>

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$	2,324,276.77
2. NET CHANGE BY CHANGE ORDERS	\$	-533,647.31
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	1,790,629.46
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,790,629.46
5. RETAINAGE:		
a. 5.0% of Completed Work (Columns D + E on G703)	\$	89,531.58
b. % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b, or Total in Column I of G703)	\$	89,531.58
6. TOTAL EARNED LESS RETAINAGE	\$	1,701,097.88
(Line 4 minus Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	1,502,382.99
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	198,714.89
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$	89,531.58
(Line 3 minus Line 6)		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Tucker Paving, Inc.

By: [Signature]

Date: 9/23/25

State of: PIDRIE

County of: POIK

Subscribed and sworn to before me this

23 day of 2025
5 My commission expires: 11/01/2028

Notary Public:

My commission expires:



SHEILA QUINONES-COATES
Commission # HH 567324
Expires November 1, 2028

REVIEWED CERTIFICATE FOR PAYMENT
By Cody Hatmaker at 9:03 am, Sep 29, 2025

Field Approval: [Signature]
Name _____ Date _____

In House Approval: _____
Name _____ Date _____

- : Liability Cert
- : WC Cert
- : W9

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$	\$ -533,647.31
Total approved this month	\$	\$
TOTAL	\$	\$ -533,647.31
NET CHANGES by Change Order	\$	\$ -533,647.31

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AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™-1992, Application and Certificate for Payment, or G732™-2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
 In tabulations below, amounts are in US dollars.
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APPLICATION NO:
 APPLICATION DATE: 5
 PERIOD TO: 9/25/2025
 ARCHITECT'S PROJECT NO: 9/25/2025

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G		25-758I BALANCE TO FINISH (C - G)	I RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)		
1	GENERAL CONDITIONS								
2	Mobilization	58,682.47	58,682.47			58,682.47	100.00		2,934.13
3	Maint Of Traffic	2,025.11	2,025.11			2,025.11	100.00		101.26
4	Construct Lay & As-Builts	662088 80,868.16	72,781.34	8,086.82		80,868.16	100.00		4,043.40
5	Soil Testing	662088 14,721.14	13,249.02	1,472.12		14,721.14	100.00		736.07
6	EROSION CONTROL								
7	Type III Silt Fence	7,135.92	7,135.92			7,135.92	100.00		356.80
8	30' X 50' Temp Construct Ent	8,496.08	8,496.08			8,496.08	100.00		424.80
9	SWPPP Monitoring	662081 12,037.38	10,231.78	1,805.60		12,037.38	100.00		601.84
10	PAVING								
11	12" Stabilized Sub	68,693.10	68,693.10			68,693.10	100.00		3,434.66
12	6" Limerock Base	135,069.48	135,069.48			135,069.48	100.00		6,753.47
13	1.5" SP 9.5 Asphalt Pave	662083 160,627.74		160,627.74		160,627.74	100.00		8,031.39
14	CONCRETE								
15	Drop Curt	73,911.20	73,911.20			73,911.20	100.00		3,695.56
16	Trench Curb	19,029.60	19,029.60			19,029.60	100.00		951.48
17	6' Sidewalk -4" Thick	85,420.28	85,420.28			85,420.28	100.00		4,271.01
18	STRIPING & SIGNAGE								
19	Painted Pavement Mark	662083 25,906.23		25,906.23		25,906.23	100.00		1,295.31
20	STORM SYSTEM								
21	29" X 45" ERCP Storm Pipe	131,363.40	131,363.40			131,363.40	100.00		6,568.17
22	36" RCP Storm Pipe	100,511.24	100,511.24			100,511.24	100.00		5,025.56
23	30" RCP Storm Pipe	13,098.47	13,098.47			13,098.47	100.00		654.92
24	24" RCP Storm Pipe	30,063.80	30,063.80			30,063.80	100.00		1,503.19
25	18" RCP Storm Pipe	108,037.68	108,037.68			108,037.68	100.00		5,401.88
	GRAND TOTAL								

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AIA[®] Document G703™ – 1992

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 ARCHITECT'S PROJECT NO: 9/25/2025

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		25-758H BALANCE TO FINISH (C - G)	I RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G + C)			
26	15" RCP Storm Pipe	6,517.28	6,517.28			6,517.28	100.00		325.86
27	36" RCP MES	14,323.08	14,323.08			14,323.08	100.00		716.15
28	Type 5 Inlet	14,269.22	14,269.22			14,269.22	100.00		713.47
29	Type 5 Inlet W/ J Bottom	11,372.89	11,372.89			11,372.89	100.00		568.64
30	Type 6 Inlet	50,767.56	50,767.56			50,767.56	100.00		2,538.38
31	Type 6 Inlet W/ J Bottom	34,425.51	34,425.51			34,425.51	100.00		1,721.28
32	Type D Inlet	5,598.03	5,598.03			5,598.03	100.00		279.90
33	Type V Inlets	46,928.77	46,928.77			46,928.77	100.00		2,346.44
34	Type F Inlet W/ J Bottom	7,012.55	7,012.55			7,012.55	100.00		350.63
35	Storm Manhole W/ J Bottom	14,150.62	14,150.62			14,150.62	100.00		707.53
36	Mod Type C Control Struct	7,785.12	7,785.12			7,785.12	100.00		389.26
37	10' X 50' Sand Filter Under	22,639.11	22,639.11			22,639.11	100.00		1,131.96
38	Clean And Video	17,088.84	17,088.84			17,088.84	100.00		854.44
39	SANITARY SEWER								
40	8" DR26 Sanitary Pipe	71,095.50	71,095.50			71,095.50	100.00		3,554.78
41	4' Manhole 0-6'	15,831.10	15,831.10			15,831.10	100.00		791.56
42	4' Manhole 6-8'	27,644.13	27,644.13			27,644.13	100.00		1,382.21
43	4' Manhole 10-12'	24,871.74	24,871.74			24,871.74	100.00		1,243.59
44	4' Manhole 12-14'	34,628.90	34,628.90			34,628.90	100.00		1,731.45
45	Single Sanitary Service	17,985.60	17,985.60			17,985.60	100.00		899.28
46	Double Sanitary Service	88,864.44	88,864.44			88,864.44	100.00		4,443.23
47	TV And Air Testing Grav	11,725.83	11,725.83			11,725.83	100.00		586.29
48	POTABLE WATER								
49	8" Wet Tap	6,937.84	6,937.84			6,937.84	100.00		346.89
50	Connect To Exist 8" W Sleeve GRAND TOTAL	771.49	771.49			771.49	100.00		38.57

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			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)		
51	Temp Jumper Connect	3,115.82	3,115.82			3,115.82	100.00		155.79
52	8" DR18 Water Pipe	113,386.02	113,386.02			113,386.02	100.00		5,669.30
53	6" DR18 Water Pipe	4,190.64	4,190.64			4,190.64	100.00		209.53
54	8" MJ 90 Bend	775.32	775.32			775.32	100.00		38.77
55	8" MJ 45 Bend	13,810.34	13,810.34			13,810.34	100.00		690.52
56	8" MJ 22.5 Bend	16,600.71	16,600.71			16,600.71	100.00		830.03
57	8" X 6" MJ Reducer	762.32	762.32			762.32	100.00		38.12
58	8" MJ Tee	4,142.64	4,142.64			4,142.64	100.00		207.13
59	8" MJ Cap	736.02	736.02			736.02	100.00		36.80
60	8" MJ Gate Valve W/Box/Tag	35,885.59	35,885.59			35,885.59	100.00		1,794.28
61	6" MJ Gate Valve W/Box/Tag	1,916.59	1,916.59			1,916.59	100.00		95.83
62	6" MJ Cap & Flush Valve	261.94	261.94			261.94	100.00		13.10
63	Fire Hydrant Assembly	57,325.94	57,325.94			57,325.94	100.00		2,866.30
64	Permanent Sample Point	1,923.04	1,923.04			1,923.04	100.00		96.15
65	2" Blow Off Assembly	2,043.51	2,043.51			2,043.51	100.00		102.19
66	Single Water Long Serv	8,794.36	8,794.36			8,794.36	100.00		439.72
67	Single Water Short Serv	17,197.44	17,197.44			17,197.44	100.00		859.87
68	Double Water Long Serv	47,069.50	47,069.50			47,069.50	100.00		2,353.48
69	Double Water Short Serv	59,927.70	59,927.70			59,927.70	100.00		2,996.38
70	Testing And Bactees	9,948.54	9,948.54			9,948.54	100.00		497.43
71	IRRIGATION SYTEM								
72	4" SCH40 PVC Irrigat Sleeve	18,139.00	18,139.00			18,139.00	100.00		907.04
73	2" SCH40 PVC Irrigat Sleeve	1,460.60	1,460.60			1,460.60	100.00		73.03
74	2" Irrigation Service	6,252.35	6,252.35			6,252.35	100.00		312.62
75	CLEARING & DEMO GRAND TOTAL								

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A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE (if variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G + C)	25-7581		
76	Clear All Trees	24,712.04	24,712.04			24,712.04	100.00		1,235.60
77	EARTHWORK								
78	Cut Out Proposed Areas	662081 112,750.67	101,475.61	11,275.06		112,750.67	100.00		5,637.53
79	Import Clean Fill	15,582.80	15,582.80			15,582.80	100.00		779.14
80	Bahia Sod Pond	34,302.22	34,302.22			34,302.22	100.00		1,715.11
81	Seed And Mulch Pond	6,397.68	6,397.68			6,397.68	100.00		319.88
82	Seed And Mulch Lots	15,931.80	15,931.80			15,931.80	100.00		796.59
83	CO 1 ADS IN LIEU OF RCP	-75,531.96	-75,531.96			-75,531.96	100.00		-3,776.60
84	CO 2 PO CREDIT ATLANTIC	-107,287.02	-107,287.02			-107,287.02	100.00		-5,364.35
85	CO 3 PO CREDIT EMPIRE	-350,828.33	-350,828.33			-350,828.33	100.00		-17,541.42
Totals GRAND TOTAL		1,790,629.46	1,581,455.89	209,173.57		1,790,629.46	100.00		89,531.58

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25-758 Peace Creek Serenity
UNIT PRICE SCHEDULE OF VALUES

Draw # 5 9/25

A	B	C	C1	C2	D	E	F	G	H	I	J	K
WORK COMPLETED												
ITEM NO. (Includes MBE Extension)	DESCRIPTION	SCHEDULED VALUE	QUANTITY	UNIT PRICE	PREVIOUSLY COMPLETED	COMPLETED THIS PERIOD (QUANTITY)	THIS PERIOD COSTS	MATERIALS PRESENTLY STORED	TOTAL STORED AND COMPLETED TO DATE	% COMPLETE	BALANCE TO FINISH	TOTAL RETAINAGE TO DATE
	GENERAL CONDITIONS	\$156,296.88			\$146,737.95		\$9,558.93	\$0.00	\$156,296.88		\$0.00	\$7,814.84
1	Mobilization	\$58,682.47	1.00	\$58,682.47	\$58,682.47		\$0.00		\$58,682.47	100.00%	\$0.00	\$2,934.12
2	Maintenance Of Traffic	\$2,025.11	1.00	\$2,025.11	\$2,025.11		\$0.00		\$2,025.11	100.00%	\$0.00	\$101.26
3	Construction Layout & As-Builts	\$80,868.16	1.00	\$80,868.16	\$72,781.34	0.10	\$8,086.82		\$80,868.16	100.00%	\$0.00	\$4,043.41
4	Soil Testing	\$14,721.14	1.00	\$14,721.14	\$13,249.03	0.10	\$1,472.11		\$14,721.14	100.00%	\$0.00	\$736.06
	EROSION CONTROL	\$27,669.38			\$24,660.04		\$3,009.35	\$0.00	\$27,669.38		\$0.00	\$1,383.47
5	Type III Silt Fence	\$7,135.92	3,366.00	\$2.12	\$7,135.92		\$0.00		\$7,135.92	100.00%	\$0.00	\$356.80
6	30' X 50' Temporary Construction Entrance	\$8,496.08	1.00	\$8,496.08	\$8,496.08		\$0.00		\$8,496.08	100.00%	\$0.00	\$424.80
7	SWPPP Monitoring	\$12,037.38	1.00	\$12,037.38	\$9,028.04	0.25	\$3,009.35		\$12,037.38	100.00%	\$0.00	\$601.87
	PAVING	\$364,390.32			\$203,762.58		\$160,627.74	\$0.00	\$364,390.32		\$0.00	\$18,219.52
8	12" Stabilized Subgrade (LBR 40)	\$68,693.10	9,346.00	\$7.35	\$68,693.10		\$0.00		\$68,693.10	100.00%	\$0.00	\$3,434.66
9	6" Limerock Base (LBR 100)	\$135,069.48	8,463.00	\$15.96	\$135,069.48		\$0.00		\$135,069.48	100.00%	\$0.00	\$6,753.47
10	1.5" SP 9.5 Asphalt Pavement - 20% RAP	\$160,627.74	8,463.00	\$18.98	\$0.00	8,463.00	\$160,627.74		\$160,627.74	100.00%	\$0.00	\$8,031.39
	CONCRETE	\$178,361.08			\$178,361.08		\$0.00	\$0.00	\$178,361.08		\$0.00	\$8,918.05
11	Drop Curt	\$73,911.20	3,632.00	\$20.35	\$73,911.20		\$0.00		\$73,911.20	100.00%	\$0.00	\$3,695.56
12	Trench Curb	\$19,029.60	720.00	\$26.43	\$19,029.60		\$0.00		\$19,029.60	100.00%	\$0.00	\$951.48
13	6' Sidewalk -4" Thick - Offsite	\$85,420.28	1,826.00	\$46.78	\$85,420.28		\$0.00		\$85,420.28	100.00%	\$0.00	\$4,271.01
	STRIPING & SIGNAGE	\$25,906.23			\$0.00		\$25,906.23	\$0.00	\$25,906.23		\$0.00	\$1,295.31
14	Painted Pavement Markings - (87 LF) 24" Stop Bars, (131 LF) 12" White Stripe Signing - (6EA) Stop Signs, (4 EA) Speed Limits Signs, (6 EA) OM4-3 End Of Roadway Sign, (73 EA) Parking Space W/ Wheel Stop And (11 EA) Handicap Parking.	\$25,906.23	1.00	\$25,906.23	\$0.00	1.00	\$25,906.23		\$25,906.23	100.00%	\$0.00	\$1,295.31
	STORM SYSTEM	\$635,953.17			\$635,953.17		\$0.00	\$0.00	\$635,953.17		\$0.00	\$31,797.66
15	29" X 45" ERCP Storm Pipe	\$131,363.40	420.00	\$312.77	\$131,363.40		\$0.00		\$131,363.40	100.00%	\$0.00	\$6,568.17
16	36" RCP Storm Pipe	\$100,511.24	452.00	\$222.37	\$100,511.24		\$0.00		\$100,511.24	100.00%	\$0.00	\$5,025.56
17	30" RCP Storm Pipe	\$13,098.47	77.00	\$170.11	\$13,098.47		\$0.00		\$13,098.47	100.00%	\$0.00	\$654.92
18	24" RCP Storm Pipe	\$30,063.80	260.00	\$115.63	\$30,063.80		\$0.00		\$30,063.80	100.00%	\$0.00	\$1,503.19
19	18" RCP Storm Pipe	\$108,037.68	1,212.00	\$89.14	\$108,037.68		\$0.00		\$108,037.68	100.00%	\$0.00	\$5,401.88
20	15" RCP Storm Pipe	\$6,517.28	88.00	\$74.06	\$6,517.28		\$0.00		\$6,517.28	100.00%	\$0.00	\$325.86
21	36" RCP MES	\$14,323.08	2.00	\$7,161.54	\$14,323.08		\$0.00		\$14,323.08	100.00%	\$0.00	\$716.15
22	Type 5 Inlet	\$14,269.22	2.00	\$7,134.61	\$14,269.22		\$0.00		\$14,269.22	100.00%	\$0.00	\$713.46
23	Type 5 Inlet W/ J Bottom	\$11,372.89	1.00	\$11,372.89	\$11,372.89		\$0.00		\$11,372.89	100.00%	\$0.00	\$568.64
24	Type 6 Inlet	\$50,767.56	6.00	\$8,461.26	\$50,767.56		\$0.00		\$50,767.56	100.00%	\$0.00	\$2,538.38
25	Type 6 Inlet W/ J Bottom	\$34,425.51	3.00	\$11,475.17	\$34,425.51		\$0.00		\$34,425.51	100.00%	\$0.00	\$1,721.28
26	Type D Inlet	\$5,598.03	1.00	\$5,598.03	\$5,598.03		\$0.00		\$5,598.03	100.00%	\$0.00	\$279.90
27	Type V Inlets	\$46,928.77	7.00	\$6,704.11	\$46,928.77		\$0.00		\$46,928.77	100.00%	\$0.00	\$2,346.44
28	Type F Inlet W/ J Bottom	\$7,012.55	1.00	\$7,012.55	\$7,012.55		\$0.00		\$7,012.55	100.00%	\$0.00	\$350.63
29	Storm Manhole W/ J Bottom	\$14,150.62	2.00	\$7,075.31	\$14,150.62		\$0.00		\$14,150.62	100.00%	\$0.00	\$707.53

**25-758 Peace Creek Serenity
UNIT PRICE SCHEDULE OF VALUES**

A	B	C	C1	C2	D		E	F	G	H	I	J	K
ITEM NO. (Includes MBE Extension)	DESCRIPTION	SCHEDULED VALUE	QUANTITY	UNIT PRICE	WORK COMPLETED		THIS PERIOD COSTS	MATERIALS PRESENTLY STORED	TOTAL STORED AND COMPLETED TO DATE	% COMPLETE	BALANCE TO FINISH	TOTAL RETAINAGE TO DATE	
					PREVIOUSLY COMPLETED	COMPLETED THIS PERIOD (QUANTITY)							
30	Modified Type C Control Structure.	\$7,785.12	1.00	\$7,785.12	\$7,785.12		\$0.00		\$7,785.12	100.00%	\$0.00	\$389.26	
31	10' X 50' Sand Filter Underdrain	\$22,639.11	1.00	\$22,639.11	\$22,639.11		\$0.00		\$22,639.11	100.00%	\$0.00	\$1,131.96	
32	Clean And Video Storm Line Per Polk County Specs	\$17,088.84	1.00	\$17,088.84	\$17,088.84		\$0.00		\$17,088.84	100.00%	\$0.00	\$854.44	
	SANITARY SEWER	\$292,647.24			\$292,647.24		\$0.00	\$0.00	\$292,647.24		\$0.00	\$14,632.36	
33	8" DR26 Sanitary Pipe	\$71,095.50	1,850.00	\$38.43	\$71,095.50		\$0.00		\$71,095.50	100.00%	\$0.00	\$3,554.78	
34	4' Ø Sanitary Manhole 0-6' W/ Wrapid Seal	\$15,831.10	2.00	\$7,915.55	\$15,831.10		\$0.00		\$15,831.10	100.00%	\$0.00	\$791.56	
35	4' Ø Sanitary Manhole 6-8' W/ Wrapid Seal	\$27,644.13	3.00	\$9,214.71	\$27,644.13		\$0.00		\$27,644.13	100.00%	\$0.00	\$1,382.21	
36	4' Ø Sanitary Manhole 10-12' W/ Wrapid Seal	\$24,871.74	2.00	\$12,435.87	\$24,871.74		\$0.00		\$24,871.74	100.00%	\$0.00	\$1,243.59	
37	4' Ø Sanitary Manhole 12-14' W/ Wrapid Seal	\$34,628.90	2.00	\$17,314.45	\$34,628.90		\$0.00		\$34,628.90	100.00%	\$0.00	\$1,731.45	
38	Single Sanitary Service (Winter Haven)	\$17,985.60	18.00	\$999.20	\$17,985.60		\$0.00		\$17,985.60	100.00%	\$0.00	\$899.28	
39	Double Sanitary Service (Winter Haven)	\$88,864.44	51.00	\$1,742.44	\$88,864.44		\$0.00		\$88,864.44	100.00%	\$0.00	\$4,443.22	
40	TV And Air Testing - Gravity Line/Manholes	\$11,725.83	1.00	\$11,725.83	\$11,725.83		\$0.00		\$11,725.83	100.00%	\$0.00	\$586.29	
	POTABLE WATER SYSTEM	\$407,523.31			\$407,523.31		\$0.00	\$0.00	\$407,523.31		\$0.00	\$20,376.17	
41	8" Wet Tap W/Valve/Box/Tag	\$6,937.84	1.00	\$6,937.84	\$6,937.84		\$0.00		\$6,937.84	100.00%	\$0.00	\$346.89	
42	Connect To Existing 8" W/ Long Sleeve	\$771.49	1.00	\$771.49	\$771.49		\$0.00		\$771.49	100.00%	\$0.00	\$38.57	
43	Temporary Jumper Connection	\$3,115.82	1.00	\$3,115.82	\$3,115.82		\$0.00		\$3,115.82	100.00%	\$0.00	\$155.79	
44	8" DR18 Water Pipe	\$113,386.02	2,306.00	\$49.17	\$113,386.02		\$0.00		\$113,386.02	100.00%	\$0.00	\$5,669.30	
45	6" DR18 Water Pipe	\$4,190.64	114.00	\$36.76	\$4,190.64		\$0.00		\$4,190.64	100.00%	\$0.00	\$209.53	
46	8" MJ 90 Bend	\$775.32	1.00	\$775.32	\$775.32		\$0.00		\$775.32	100.00%	\$0.00	\$38.77	
47	8" MJ 45 Bend	\$13,810.34	19.00	\$726.86	\$13,810.34		\$0.00		\$13,810.34	100.00%	\$0.00	\$690.52	
48	8" MJ 22.5 Bend	\$16,600.71	23.00	\$721.77	\$16,600.71		\$0.00		\$16,600.71	100.00%	\$0.00	\$830.04	
49	8" X 6" MJ Reducer	\$762.32	1.00	\$762.32	\$762.32		\$0.00		\$762.32	100.00%	\$0.00	\$38.12	
50	8" MJ Tee	\$4,142.64	4.00	\$1,035.66	\$4,142.64		\$0.00		\$4,142.64	100.00%	\$0.00	\$207.13	
51	8" MJ Cap	\$736.02	2.00	\$368.01	\$736.02		\$0.00		\$736.02	100.00%	\$0.00	\$36.80	
52	8" MJ Gate Valve W/Box/Tag	\$35,885.59	13.00	\$2,760.43	\$35,885.59		\$0.00		\$35,885.59	100.00%	\$0.00	\$1,794.28	
53	6" MJ Gate Valve W/Box/Tag	\$1,916.59	1.00	\$1,916.59	\$1,916.59		\$0.00		\$1,916.59	100.00%	\$0.00	\$95.83	
54	6" MJ Cap & Flush Valve	\$261.94	1.00	\$261.94	\$261.94		\$0.00		\$261.94	100.00%	\$0.00	\$13.10	
55	Fire Hydrant Assembly	\$57,325.94	7.00	\$8,189.42	\$57,325.94		\$0.00		\$57,325.94	100.00%	\$0.00	\$2,866.30	
56	Permanent Sample Point	\$1,923.04	2.00	\$961.52	\$1,923.04		\$0.00		\$1,923.04	100.00%	\$0.00	\$96.15	
57	2" Blow Off Assembly	\$2,043.51	1.00	\$2,043.51	\$2,043.51		\$0.00		\$2,043.51	100.00%	\$0.00	\$102.18	
58	Single Water Long Service (Winter Haven)	\$8,794.36	4.00	\$2,198.59	\$8,794.36		\$0.00		\$8,794.36	100.00%	\$0.00	\$439.72	
59	Single Water Short Service (Winter Haven)	\$17,197.44	8.00	\$2,149.68	\$17,197.44		\$0.00		\$17,197.44	100.00%	\$0.00	\$859.87	
60	Double Water Long Service (Winter Haven)	\$47,069.50	23.00	\$2,046.50	\$47,069.50		\$0.00		\$47,069.50	100.00%	\$0.00	\$2,353.48	
61	Double Water Short Service (Winter Haven)	\$59,927.70	30.00	\$1,997.59	\$59,927.70		\$0.00		\$59,927.70	100.00%	\$0.00	\$2,996.39	
62	Testing And Bactees	\$9,948.54	1.00	\$9,948.54	\$9,948.54		\$0.00		\$9,948.54	100.00%	\$0.00	\$497.43	
	IRRIGATION SYTEM	\$25,851.95	1.00	\$9,948.54	\$25,851.95		\$0.00	\$0.00	\$25,851.95		\$0.00	\$1,292.60	

**25-758 Peace Creek Serenity
UNIT PRICE SCHEDULE OF VALUES**

A	B	C	C1	C2	D		E	F	G	H	I	J	K	
					WORK COMPLETED									
ITEM NO. (Includes MBE Extension)	DESCRIPTION	SCHEDULED VALUE	QUANTITY	UNIT PRICE	PREVIOUSLY COMPLETED	COMPLETED THIS PERIOD (QUANTITY)	THIS PERIOD COSTS	MATERIALS PRESENTLY STORED	TOTAL STORED AND COMPLETED TO DATE	% COMPLETE	BALANCE TO FINISH	TOTAL RETAINAGE TO DATE		
63	4" SCH40 PVC Irrigation Sleeve	\$18,139.00	748.00	\$24.25	\$18,139.00		\$0.00		\$18,139.00	100.00%	\$0.00	\$906.95		
64	2" SCH40 PVC Irrigation Sleeve	\$1,460.60	67.00	\$21.80	\$1,460.60		\$0.00		\$1,460.60	100.00%	\$0.00	\$73.03		
65	2" Irrigation Service /Backflow	\$6,252.35	1.00	\$6,252.35	\$6,252.35		\$0.00		\$6,252.35	100.00%	\$0.00	\$312.62		
	CLEARING & DEMO	\$24,712.04			\$24,712.04		\$0.00	\$0.00	\$24,712.04		\$0.00	\$1,235.60		
66	Clear All Trees Necessary For New Construction, Disk Site, Demo Existing Concrete Driveway (1092 SY) And	\$24,712.04	1.00	\$24,712.04	\$24,712.04		\$0.00		\$24,712.04	100.00%	\$0.00	\$1,235.60		
	EARTHWORK	\$184,965.17			\$173,690.10		\$11,275.07	\$0.00	\$184,965.17		\$0.00	\$9,248.26		
67	Cut Out Proposed Areas Using Cut Materials Placed And Compacted As Needed, Grade Pond/Swales, And Final Grade At These Scopes Completion.	\$112,750.67	1.00	\$112,750.67	\$101,475.60	0.10	\$11,275.07		\$112,750.67	100.00%	\$0.00	\$5,637.53		
68	Import Clean Fill	\$15,582.80	1,195.00	\$13.04	\$15,582.80		\$0.00		\$15,582.80	100.00%	\$0.00	\$779.14		
70	Bahia Sod - Pond Slopes, Swales And BOC	\$34,302.22	9,502.00	\$3.61	\$34,302.22		\$0.00		\$34,302.22	100.00%	\$0.00	\$1,715.11		
71	Seed And Mulch - Pond Bottoms	\$6,397.68	11,224.00	\$0.57	\$6,397.68		\$0.00		\$6,397.68	100.00%	\$0.00	\$319.88		
72	Seed And Mulch - Lots	\$15,931.80	9.00	\$1,770.20	\$15,931.80		\$0.00		\$15,931.80	100.00%	\$0.00	\$796.59		
	Change Orders	-\$533,647.31			-\$533,647.31		\$0.00	\$0.00	-\$533,647.31		\$0.00	-\$26,682.37		
73	Atlantic ODP Credit	-\$107,287.02	1.000	-\$107,287.02	-\$107,287.02		\$0.00		-\$107,287.02	100.00%	\$0.00	-\$5,364.35		
74	Empire ODP credit	-\$350,828.33	1.000	-\$350,828.33	-\$350,828.33		\$0.00		-\$350,828.33	100.00%	\$0.00	-\$17,541.42		
75	RCP vs ADS	-\$75,531.96	1.000	-\$75,531.96	-\$75,531.96		\$0.00		-\$75,531.96	100.00%	\$0.00	-\$3,776.60		
TOTALS	Project Totals	\$1,790,629.46			\$1,580,252.15		\$210,377.31	\$0.00	\$1,790,629.46	0.00%	\$0.00	\$89,531.47		

AIA Document G702™ - 1992

Received 11/12/25
Cost Code: See Below

Application and Certificate for Payment

TO OWNER: 653TH, LLC 4900 DUNDEE ROAD WINTER HAVEN, FL 33844	PROJECT: 653TH:PEACE CREEK RESERV TOW	APPLICATION NO: PERIOD TO: RETAINAGE 11/12/2025	Distribution to: OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER <input type="checkbox"/>
FROM CONTRACTOR: Tucker Paving, Inc. 5658 Lucerne Park Road Winter Haven, FL 33881	VIA ARCHITECT:	CONTRACT FOR: CONTRACT DATE: PROJECT NOS: 25-758 / /	

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$	2,324,276.77
2. NET CHANGE BY CHANGE ORDERS	\$	-533,647.31
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	1,790,629.46
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,790,629.46
5. RETAINAGE:		
a. _____ % of Completed Work (Columns D + E on G703)	\$	_____
b. _____ % of Stored Material (Column F on G703)	\$	_____
Total Retainage (Lines 5a + 5b, or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE	\$	1,790,629.46
(Line 4 minus Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	1,701,097.88
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	89,531.58
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$	0.00
(Line 3 minus Line 6)		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Tucker Paving, Inc.

By: *[Signature]*

Date: 11/12/25

State of: Florida

County of: Polk

Subscribed and sworn to before me this _____ day of _____

Notary Public:

My commission expires:

12 Nov 2025
11/01/2029



SHEILA QUINONES-COATES
Commission # HH 567324
Expires November 1, 2028

REVIEWED
By Cody Hatmaker at 1:07 pm, Nov 17, 2025

...ations and the data comprising of the Architect's knowledge, the quality of the Work is in is entitled to payment of the

Field Approval: *[Signature]*
Name _____ Date _____

(this certified.)

In House Approval: *[Signature]* 12/4/2025
Name _____ Date _____

actor ghts of

- : Liability Cert
- : WC Cert
- : W9

Law

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$	\$ -533,647.31
Total approved this month	\$	\$
TOTAL	\$	\$ -533,647.31
NET CHANGES by Change Order	\$	\$ -533,647.31

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AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™-1992, Application and Certificate for Payment, or G732™-2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached. In tabulations below, amounts are in US dollars. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: RETAINAGE
 APPLICATION DATE: 11/12/2025
 PERIOD TO: 11/12/2025
 ARCHITECT'S PROJECT NO: 25-758

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C-G)	I RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		%	%		
1	GENERAL CONDITIONS <i>662088</i>								
2	Mobilization	58,682.47	58,682.47			58,682.47	100.00		
3	Maint Of Traffic	2,025.11	2,025.11			2,025.11	100.00		
4	Construct Lay & As-Builts	80,868.16	80,868.16			80,868.16	100.00		
5	Soil Testing	14,721.14	14,721.14			14,721.14	100.00		
6	EROSION CONTROL <i>662081</i>								
7	Type III Silt Fence	7,135.92	7,135.92			7,135.92	100.00		
8	30' X 50' Temp Construct Ent	8,496.08	8,496.08			8,496.08	100.00		
9	SWPPP Monitoring	12,037.38	12,037.38			12,037.38	100.00		
10	PAVING <i>662083</i>								
11	12" Stabilized Sub	68,693.10	68,693.10			68,693.10	100.00		
12	6" Limerock Base	135,069.48	135,069.48			135,069.48	100.00		
13	1.5" SP 9.5 Asphalt Pave	160,627.74	160,627.74			160,627.74	100.00		
14	CONCRETE								
15	Drop Curt	73,911.20	73,911.20			73,911.20	100.00		
16	Trench Curb	19,029.60	19,029.60			19,029.60	100.00		
17	6' Sidewalk -4" Thick	85,420.28	85,420.28			85,420.28	100.00		
18	STRIPING & SIGNAGE								
19	Painted Pavement Mark	25,906.23	25,906.23			25,906.23	100.00		
20	STORM SYSTEM <i>662086</i>								
21	29" X 45" ERCP Storm Pipe	131,363.40	131,363.40			131,363.40	100.00		
22	36" RCP Storm Pipe	100,511.24	100,511.24			100,511.24	100.00		
23	30" RCP Storm Pipe	13,098.47	13,098.47			13,098.47	100.00		
24	24" RCP Storm Pipe	30,063.80	30,063.80			30,063.80	100.00		
25	18" RCP Storm Pipe	108,037.68	108,037.68			108,037.68	100.00		
GRAND TOTAL									

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APPLICATION NO: RETAINAGE
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 PERIOD TO: 11/12/2025
 ARCHITECT'S PROJECT NO: 25-758

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED <i>(Not in D or E)</i>	G TOTAL COMPLETED AND STORED TO DATE <i>(D+E+F)</i>		H BALANCE TO FINISH <i>(C - G)</i>	I RETAINAGE <i>(If variable rate)</i>
			FROM PREVIOUS APPLICATION <i>(D + E)</i>	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE <i>(D+E+F)</i>	% <i>(G + C)</i>		
26	15" RCP Storm Pipe	6,517.28	6,517.28			6,517.28	100.00		
27	36" RCP MES	14,323.08	14,323.08			14,323.08	100.00		
28	Type 5 Inlet	14,269.22	14,269.22			14,269.22	100.00		
29	Type 5 Inlet W/ J Bottom	11,372.89	11,372.89			11,372.89	100.00		
30	Type 6 Inlet	50,767.56	50,767.56			50,767.56	100.00		
31	Type 6 Inlet W/ J Bottom	34,425.51	34,425.51			34,425.51	100.00		
32	Type D Inlet	5,598.03	5,598.03			5,598.03	100.00		
33	Type V Inlets	46,928.77	46,928.77			46,928.77	100.00		
34	Type F Inlet W/ J Bottom	7,012.55	7,012.55			7,012.55	100.00		
35	Storm Manhole W/ J Bottom	14,150.62	14,150.62			14,150.62	100.00		
36	Mod Type C Control Struct	7,785.12	7,785.12			7,785.12	100.00		
37	10' X 50' Sand Filter Under	22,639.11	22,639.11			22,639.11	100.00		
38	Clean And Video	17,088.84	17,088.84			17,088.84	100.00		
39	SANITARY SEWER								
40	8" DR26 Sanitary Pipe	71,095.50	71,095.50			71,095.50	100.00		
41	4' Manhole 0-6'	15,831.10	15,831.10			15,831.10	100.00		
42	4' Manhole 6-8'	27,644.13	27,644.13			27,644.13	100.00		
43	4' Manhole 10-12'	24,871.74	24,871.74			24,871.74	100.00		
44	4' Manhole 12-14'	34,628.90	34,628.90			34,628.90	100.00		
45	Single Sanitary Service	17,985.60	17,985.60			17,985.60	100.00		
46	Double Sanitary Service	88,864.44	88,864.44			88,864.44	100.00		
47	TV And Air Testing Grav	11,725.83	11,725.83			11,725.83	100.00		
48	POTABLE WATER								
49	8" Wet Tap	6,937.84	6,937.84			6,937.84	100.00		
50	Connect To Exist 8" W Sleeve	771.49	771.49			771.49	100.00		
GRAND TOTAL									

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APPLICATION NO: RETAINAGE
 APPLICATION DATE: 11/12/2025
 PERIOD TO: 11/12/2025
 ARCHITECT'S PROJECT NO: 25-758

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G + C)			
51	Temp Jumper Connect	3,115.82	3,115.82			3,115.82	100.00		
52	8" DR18 Water Pipe	113,386.02	113,386.02			113,386.02	100.00		
53	6" DR18 Water Pipe	4,190.64	4,190.64			4,190.64	100.00		
54	8" MJ 90 Bend	775.32	775.32			775.32	100.00		
55	8" MJ 45 Bend	13,810.34	13,810.34			13,810.34	100.00		
56	8" MJ 22.5 Bend	16,600.71	16,600.71			16,600.71	100.00		
57	8" X 6" MJ Reducer	762.32	762.32			762.32	100.00		
58	8" MJ Tee	4,142.64	4,142.64			4,142.64	100.00		
59	8" MJ Cap	736.02	736.02			736.02	100.00		
60	8" MJ Gate Valve W/Box/Tag	35,885.59	35,885.59			35,885.59	100.00		
61	6" MJ Gate Valve W/Box/Tag	1,916.59	1,916.59			1,916.59	100.00		
62	6" MJ Cap & Flush Valve	261.94	261.94			261.94	100.00		
63	Fire Hydrant Assembly	57,325.94	57,325.94			57,325.94	100.00		
64	Permanent Sample Point	1,923.04	1,923.04			1,923.04	100.00		
65	2" Blow Off Assembly	2,043.51	2,043.51			2,043.51	100.00		
66	Single Water Long Serv	8,794.36	8,794.36			8,794.36	100.00		
67	Single Water Short Serv	17,197.44	17,197.44			17,197.44	100.00		
68	Double Water Long Serv	47,069.50	47,069.50			47,069.50	100.00		
69	Double Water Short Serv	59,927.70	59,927.70			59,927.70	100.00		
70	Testing And Bactees	9,948.54	9,948.54			9,948.54	100.00		
71	IRRIGATION SYTEM. 662060								
72	4" SCH40 PVC Irrigat Sleeve	18,139.00	18,139.00			18,139.00	100.00		
73	2" SCH40 PVC Irrigat Sleeve	1,460.60	1,460.60			1,460.60	100.00		
74	2" Irrigation Service	6,252.35	6,252.35			6,252.35	100.00		
75	CLEARING & DEMO 662030								
GRAND TOTAL									

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 ARCHITECT'S PROJECT NO: 25-758

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED <i>(Not in D or E)</i>	G TOTAL COMPLETED AND STORED TO DATE <i>(D+E+F)</i>		H BALANCE TO FINISH <i>(C-G)</i>	I RETAINAGE <i>(If variable rate)</i>
			FROM PREVIOUS APPLICATION <i>(D + E)</i>	THIS PERIOD		% <i>(G ÷ C)</i>			
76	Clear All Trees	24,712.04	24,712.04			24,712.04	100.00		
77	EARTHWORK								
78	Cut Out Proposed Areas	112,750.67	112,750.67			112,750.67	100.00		
79	Import Clean Fill	15,582.80	15,582.80			15,582.80	100.00		
80	Bahia Sod Pond	34,302.22	34,302.22			34,302.22	100.00		
81	Seed And Mulch Pond	6,397.68	6,397.68			6,397.68	100.00		
82	Seed And Mulch Lots	15,931.80	15,931.80			15,931.80	100.00		
83	CO 1 ADS IN LIEU OF RCP	-75,531.96	-75,531.96			-75,531.96	100.00		
84	CO 2 PO CREDIT ATLANTIC	-107,287.02	-107,287.02			-107,287.02	100.00		
85	CO 3 PO CREDIT EMPIRE	-350,828.33	-350,828.33			-350,828.33	100.00		
	Totals	1,790,629.46	1,790,629.46			1,790,629.46	100.00		
	GRAND TOTAL								

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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FDIC FDIC-Insured - Backed by the full faith and credit of the U.S. Government

Print Images

Account Number: 653TH-0593
 Check Number: 1091
 Posted Date: 12/22/2025
 Check Amount: -\$73,599.78
 Description: Check (Regular Inclearings)

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS

653TH, LLC
 4900 Dundee Road
 Winter Haven, FL 33884

Bank Florida
 Dade City, FL 33525
 83-1636/670

001091

12/19/2025

PAY TO THE ORDER OF Tucker Paving, Inc. \$**73,599.78

Seventy-Three Thousand Five Hundred Ninety-Nine and 78/100***** DOLLARS

Tucker Paving, Inc.
 5658 Lucerne Park Road
 Winter Haven, FL 33884

MEMO Serenity at Peace Creek - Retainage

⑈00 109 1⑈ ⑆06 70 16 36 7⑆ 2000 10593⑈



FDIC FDIC-Insured - Backed by the full faith and credit of the U.S. Government

Print Images

Account Number: 653TH-0593
 Check Number: 1078
 Posted Date: 11/03/2025
 Check Amount: -\$198,714.89
 Description: Check (Regular Inclearings)

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS

653TH, LLC 4900 Dundee Road Winter Haven, FL 33884	Bank Florida Dade City, FL 33525 63-1636/670	001078 <u>10/31/2025</u>
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Form 5006 BL

PAY TO THE ORDER OF Tucker Paving, Inc. \$**198,714.89

One Hundred Ninety-Eight Thousand Seven Hundred Fourteen and 89/100***** DOLLARS

Tucker Paving, Inc.
 5658 Lucerne Park Road
 Winter Haven, FL 33884

MEMO Serenity at Peace Creek - Draw 5

⑈00 1078⑈ ⑆0670 16367⑆ 2000 10593⑈



FDIC FDIC-Insured - Backed by the full faith and credit of the U.S. Government

Print Images

Account Number: 653TH-0593
 Check Number: 1076
 Posted Date: 10/06/2025
 Check Amount: -\$207,825.32
 Description: Check (Regular Inclearings)

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS

653TH, LLC 4900 Dundee Road Winter Haven, FL 33884	Bank Florida Dade City, FL 33525 63-1636/670	001076
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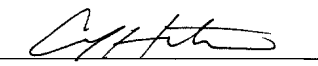
10/3/2025

PAY TO THE ORDER OF Tucker Paving, Inc. \$**207,825.32

Two Hundred Seven Thousand Eight Hundred Twenty-Five and 32/100***** DOLLARS

Tucker Paving, Inc.
5658 Lucerne Park Road
Winter Haven, FL 33884

MEMO Serenity at Peace Creek - Draw 4



⑈00 1076⑈ ⑆0670 16367⑆ 2000 10593⑈



FDIC FDIC-Insured - Backed by the full faith and credit of the U.S. Government

Print Images

Account Number: 653TH-0593
 Check Number: 1072
 Posted Date: 09/02/2025
 Check Amount: -\$572,334.76
 Description: Check (Regular Inclearings)

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS

653TH, LLC 4900 Dundee Road Winter Haven, FL 33884	Bank Florida Dade City, FL 33525 63-1636/670	001072
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8/29/2025

PAY TO THE ORDER OF Tucker Paving, Inc. \$**572,334.76

Five Hundred Seventy-Two Thousand Three Hundred Thirty-Four and 76/100***** DOLLARS

Tucker Paving, Inc.
 5658 Lucerne Park Road
 Winter Haven, FL 33884

MEMO Serenity at Peace Creek - Draw 3

⑈00 1072⑈ ⑆0670 16367⑆ 2000 10593⑈



FDIC FDIC-Insured - Backed by the full faith and credit of the U.S. Government

Print Images

Account Number: 653TH-0593
 Check Number: 1069
 Posted Date: 08/04/2025
 Check Amount: -\$701,453.88
 Description: Check (Regular Inclearings)

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS

653TH, LLC 4900 Dundee Road Winter Haven, FL 33884	Bank Florida Dade City, FL 33525 63-1636/670	001069
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7/31/2025

PAY TO THE ORDER OF Tucker Paving, Inc. \$**701,453.88

Seven Hundred One Thousand Four Hundred Fifty-Three and 88/100***** DOLLARS

Tucker Paving, Inc.
 5658 Lucerne Park Road
 Winter Haven, FL 33884

MEMO Serenity at Peace Creek - Draw 2

⑈00 1069⑈ ⑆06 70 16 36 7⑆ 2000 10593⑈



FDIC FDIC-Insured - Backed by the full faith and credit of the U.S. Government

Print Images

Account Number: 653TH-0593
 Check Number: 1052
 Posted Date: 04/01/2025
 Check Amount: -\$20,769.03
 Description: Check (Regular Inclearings)

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS

653TH, LLC 4900 Dundee Road Winter Haven, FL 33884	Bank Florida Dade City, FL 33525 63-1636/670	001052 3/28/2025
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FORM 2025-BL

PAY TO THE ORDER OF Tucker Paving, Inc.	\$**20,769.03
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TWENTY THOUSAND SEVEN HUNDRED SIXTY-NINE AND 03/100***** DOLLARS

Tucker Paving, Inc.
 5658 Lucerne Park Road
 Winter Haven, FL 33884

MEMO Serenity at Peace Creek - Draw 1

⑈00 1052⑈ ⑆0670 16367⑆ 2000 10593⑈



FDIC FDIC-Insured - Backed by the full faith and credit of the U.S. Government

Print Images

Account Number: 653TH-0593
 Check Number: 1092
 Posted Date: 01/12/2026
 Check Amount: -\$15,931.80
 Description: Check (Regular Inclearings)

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS

653TH, LLC 4900 Dundee Road Winter Haven, FL 33884	Bank Florida Dade City, FL 33525 63-1636/670	001092
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1/9/2026

PAY TO THE ORDER OF Tucker Paving, Inc. \$**15,931.80

Fifteen Thousand Nine Hundred Thirty-One and 80/100***** DOLLARS

Tucker Paving, Inc.
5658 Lucerne Park Road
Winter Haven, FL 33884

MEMO Serenity at Peace Creek - Retainage (balance due)

⑈00 1092⑈ ⑆06 70 16 36 7⑆ 2000 10593⑈