Peace Creek
Community Development District

Meeting Agenda

October 13, 2026

AGENDA

Peace Creek
Community Development District

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

October 5, 2026

Board of Supervisors Meeting
Peace Creek Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Peace Creek Community Development District** will be held on **Tuesday, October 13, 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/84158741558
Call-In Information: 1-305-224-1968 **Meeting ID:** 841 5874 1558

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 September 8, 2026 Board of Supervisors Meeting
4. Public Hearing to Adopt Amended Parking Policies
    A. Consideration of Resolution 2027-01 Adopting Amended and Restated Parking Policies
5. Presentation of Winter Haven Police Department Speed Study
6. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
        i. Consideration of Pawsitive Scooper Proposal for Serenity at Peace Creek
        ii. Consideration of Proposal from Prince & Sons to Continue Fuel Surcharge
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet & Income Statement
    E. Project Development Update
        i. Status of Property Conveyance
        ii. Status of Permit Transfers
        iii. Status of Construction Funds & Requisitions
            a) Ratification of Series 2025 Requisition 26
7. Other Business
8. Supervisors Requests
9. 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, **August 11, 2026** at 10:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida, and via Zoom Webinar.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Carrie Dazzo	Assistant Secretary
Kayla Word	Assistant Secretary
Michelle Dudley *by Zoom*	Assistant Secretary

Also, present were:

Tricia Adams	District Manager, GMS
Grace Rinaldi	District Counsel
Bryan Hunter *by Zoom*	District Engineer
Allen Bailey	Field Services Manager

The following is a summary of the discussions and actions taken at the August 11, 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 present in person, constituting a quorum. Ms. Dudley participated by Zoom.

SECOND ORDER OF BUSINESS **Public Comment Period**

Resident Jose Gonzalez thanked the Board for addressing his prior traffic concerns and recommended collecting speed and traffic-volume data before selecting traffic-calming measures. He requested that staff obtain information regarding a short-term traffic study focused on Reggie

Road, Austin Street and its approaches, and the roadway near the amenity center. He also requested an estimated completion date for the traffic-sign corrections and the Engineer's review of MUTCD compliance. Mr. Gonzalez suggested using the resulting data to guide future traffic-enforcement and traffic-calming decisions.

THIRD ORDER OF BUSINESS **Approval of Minutes of the July 14, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the July 14, 2026 Board of Supervisors meeting. The Board had no corrections to the minutes.

> On MOTION by Mr. Morgan, seconded by Ms. Dazzo, all in favor, the Minutes of the July 14, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Ratification of GMS Proposal #553 for Sign Corrections**

Ms. Adams presented GMS Proposal No. 553 for corrections to the District's traffic-control signs based on the District Engineer's recommendations. She explained that, because the work was time-sensitive, the Chairman had previously approved the proposal subject to Board ratification. Mr. Bailey reported that the work was underway and was expected to be completed within approximately one week.

> On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the GMS Proposal #553 for Sign Corrections, was ratified.

FIFTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Audit Engagement Letter**

Ms. Adams presented the Fiscal Year 2026 audit engagement letter from Grau & Associates in the amount of $6,700. She noted that the audit would cover the fiscal year ending September 30, 2026, and that the cost was included in the adopted budget.

> On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Fiscal Year 2026 Audit Engagement Letter, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Janitorial Maintenance Increase for 2027 with Clean Star Services**

Mr. Bailey presented Clean Star Services' request to increase the monthly janitorial-maintenance fee to $500 for Fiscal Year 2027. Mr. Bailey explained that the request represented a $25 monthly increase that had not been included in the proposed service pricing during budget preparation. Staff advised that the additional cost could be absorbed within the District's overall operating budget.

> On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Janitorial Maintenance Increase for 2027 with Clean Star Services, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Pool Maintenance Increase for Fiscal Year 2027 with Resort Pools**

Ms. Adams presented Resort Pools' request to increase the monthly pool-maintenance fee from $1,400 to $1,440 for Fiscal Year 2027. She noted that the increase had been included in the adopted budget.

> On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Pool Maintenance Increase for Fiscal Year 2027 with Resort Pools, was approved.

EIGHTH ORDER OF BUSINESS **Review of Traffic Calming Devices – BOS direction to reach out to WHPD for traffic/speed study**

Ms. Adams reviewed potential traffic-calming measures and explained that speed and traffic volume data would assist the Board in evaluating future options. She recommended first requesting assistance from the Winter Haven Police Department regarding a speed study of Reggie Road, Austin Street and its approaches, and the roadway near the amenity center. The Board directed staff, by consensus, to contact the Police Department and return with other options if the City was unable to assist.

Ms. Adams reported that the traffic-enforcement agreement with the City of Winter Haven had been fully executed. She noted that the District was completing the remaining sign corrections recommended by the District Engineer.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Rinaldi reminded Board members that ethics training reminders would continue to be sent periodically to ensure completion by December 31, 2026, and stated there were no further updates unless the Board had questions.

B. Engineer

Mr. Hunter requested notification when the traffic-sign corrections were complete so the District Engineer could inspect the work and update the Engineer's records. He stated that the Engineer would provide any necessary follow-up recommendations after the inspection.

C. Field Manager's Report

Mr. Bailey reported that the pool-rules sign had been updated to include sun-shelf depth information requested by the Health Department. He also reported completion of fan-light replacements and landscaping improvements near the amenity center. Routine landscaping, irrigation, janitorial, pool, pet-waste-station, and trash services were ongoing. Staff was coordinating with the pond-maintenance contractor regarding isolated weed growth following recent rainfall.

D. District Manager's Report

i. Approval of the Check Register

Ms. Adams presented the check register for the period of June 1, 2026, through June 30, 2026, in the amount of $38,034.30.

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

ii. Balance Sheet & Income Statement

Ms. Adams reviewed the unaudited financial statements through the end of June 2026 for informational purposes.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requestions

Ms. Adams reported that the planned property conveyances and permit transfers had been completed. She stated that the development improvements were substantially complete and that additional construction-fund requisitions could be processed as eligible costs were submitted.

TENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

There were no members of the public present for comments.

TWELFTH ORDER OF BUSINESS **Adjournment**

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

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION 4

SECTION A

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AND RESTATED RULES RELATING TO PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; 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, policies, rates, fees and charges pursuant to Chapter 120, Florida Statutes; and

WHEREAS, the District desires to adopt *Amended and Restated Rules Relating to Parking and Parking Enforcement* ("Rules"), attached hereto as **Exhibit A** and incorporated herein, pursuant to the provisions of Sections 190.011(5) and 190.035 and Chapter 120, Florida Statutes; and

WHEREAS, the District has properly noticed for rule development and rulemaking regarding the Rules and a public hearing was held at a meeting of the Board on October 13, 2026; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rules for immediate use and application.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein.

SECTION 2. The District hereby adopts the Rules, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Rules is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of October 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 October 13, 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. *Townhome Resident*. Any person who owns a townhome unit within the District or who is a tenant, occupant, or an individual maintaining their residence in a townhome unit within the District pursuant to a valid rental or lease agreement.

I. *Overflow Parking*. The designated overflow parking spaces located within the townhome area of the District, as depicted at **Exhibit A**.

J. *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, stormwater pond banks, amenity parking, mailbox parking, roadways, which include the sidewalks and the vegetative verge areas between street gutters and the sidewalk, and Overflow Parking, 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.

C. NO PARKING ANYTIME. Vehicles or Vessels may not Park on grass common areas, stormwater pond banks, sidewalks, or the vegetative verge areas between street gutters and the sidewalk at any time, and may not Park within thirty feet (30') of any intersection at any time.

D. 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.

E. 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.

F. **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.

G. **TOWNHOME OVERFLOW PARKING.**

a. Overflow Parking, as depicted in **Exhibit A**, consists of parking spaces available for Vehicles on a first come, first served basis. Oversized Vehicles, Vessels, and Recreational Vehicles may not Park in Overflow Parking.

b. Overnight Parking in Overflow Parking is for Townhome Residents only.

c. All Vehicles Parked Overnight in Overflow Parking must display a valid parking pass issued by the District. Parking passes shall remain valid only while the holder is a Townhome Resident. Any Vehicle Parked in Overflow Parking without a valid, properly displayed parking pass, or otherwise in violation of these Rules, may be subject to towing at the owner's expense.

H. **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.

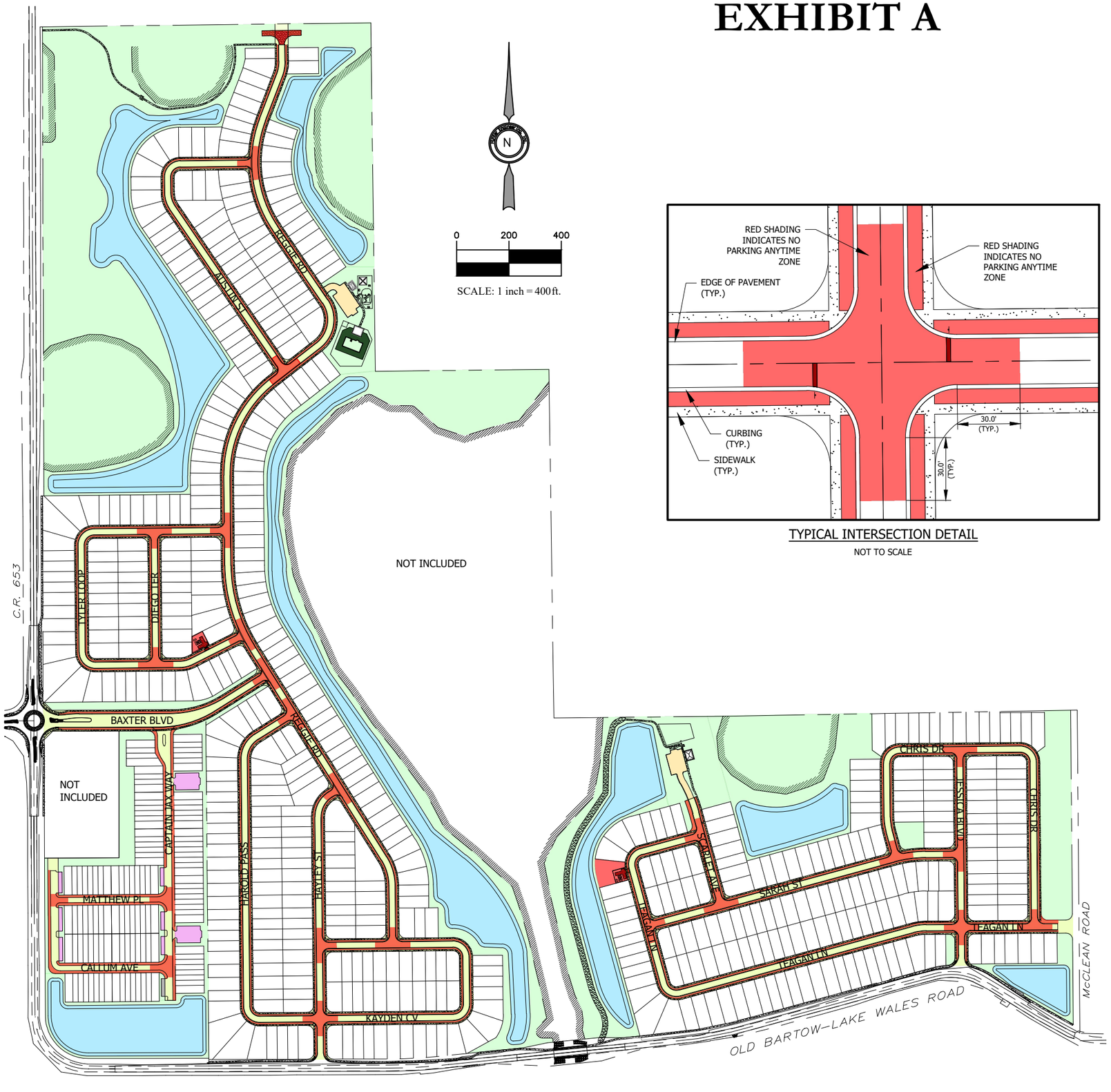
EXHIBIT A – ***Tow Away Zone (highlighted areas)***

Effective date: October 13, 2026

EXHIBIT A
Tow-Away Zone

[Insert Map]

EXHIBIT A



TYPICAL INTERSECTION DETAIL

NOT TO SCALE

MAP KEY

TOW AWAY ZONES:

- GRASS COMMON AREAS [1, 2, 4, 5, 9]
- STORMWATER PONDS [1, 2, 4, 5, 9]
- AMENITY & MAIL KIOSK PARKING [1, 2, 5, 6, 7, 9]
- DISTRICT-OWNED PUBLIC ROADWAYS [1, 2, 3, 4, 5, 9]
- TOWNHOME OVERFLOW PARKING [1, 2, 5, 8, 9]
- INTERSECTIONS, VERGE AREAS, AND OTHER LANDS WHERE NO PUBLIC PARKING IS PERMITTED ANYTIME [1, 2, 4, 5, 9]

Notes:

1. Tow-Away Zones are the areas within the District's boundaries identified as grass common areas, stormwater ponds, amenity and mail kiosk parking, roadways (including the sidewalks and the vegetative verge areas between street gutters and the sidewalk), townhome overflow parking, and other areas marked on this map where parking is restricted.

2. Oversized Vehicles, Vessels, and Recreational Vehicles may not Park Overnight in District Tow-Away Zones.

3. Oversized Vehicles, Vessels, and Recreational Vehicles may be Parked in Tow-Away Zones on roadways only when actively loading or unloading.

4. Vehicles or Vessels may not Park on grass common areas, stormwater ponds, sidewalks, or the vegetative verge areas between street gutters and the sidewalk at any time, and may not Park within thirty feet (30') of any intersection at any time.

5. Abandoned/Broken-Down Vehicles may not be Parked on District property at any time and are subject to towing at the owner's expense.

6. Vehicles may Park in the designated parking areas of amenity facilities 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.

7. 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.

8. Townhome Overflow Parking:

a. Townhome Overflow Parking consists of parking spaces available for Vehicles on a first come, first served basis. Oversized Vehicles, Vessels, and Recreational Vehicles may not Park in Overflow Parking.
b. Overnight Parking in the Townhome Overflow Parking is for Townhome Residents only.
c. All Vehicles Parked Overnight in the Townhome Overflow Parking must display a valid parking pass issued by the District. Parking passes shall remain valid only while the holder is a Townhome Resident. Any Vehicle Parked in the Townhome Overflow Parking without a valid, properly displayed parking pass, or otherwise in violation of these Rules, may be subject to towing at the owner's expense.

9. 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.

10. 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.

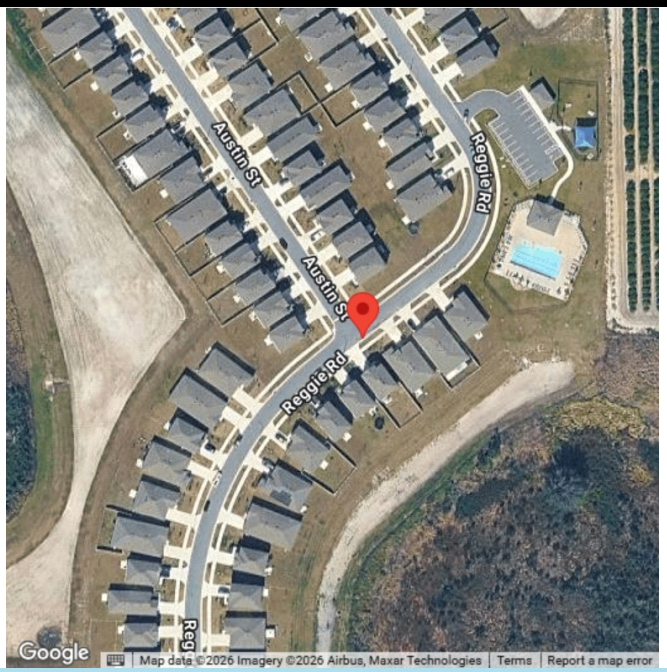
SECTION 5

Default Report Title
Use Preferences to Define Titles

SPEED DATA ANALYSIS

Location

Reggie Rd
Austin St
Latitude: 27.927380
Longitude: -81.665627



Analysis Time Period

Start	End
8/25/2026 2:52 PM	9/11/2026 11:09 AM

Vehicles Analyzed

7,672

Speed Limit



15

Total Enforceable Violations

2,484

Average Speed

19

% Enforceable Violations

32%

Fastest Speed

37

Enforcement Rating

HIGH

Slowest Speed

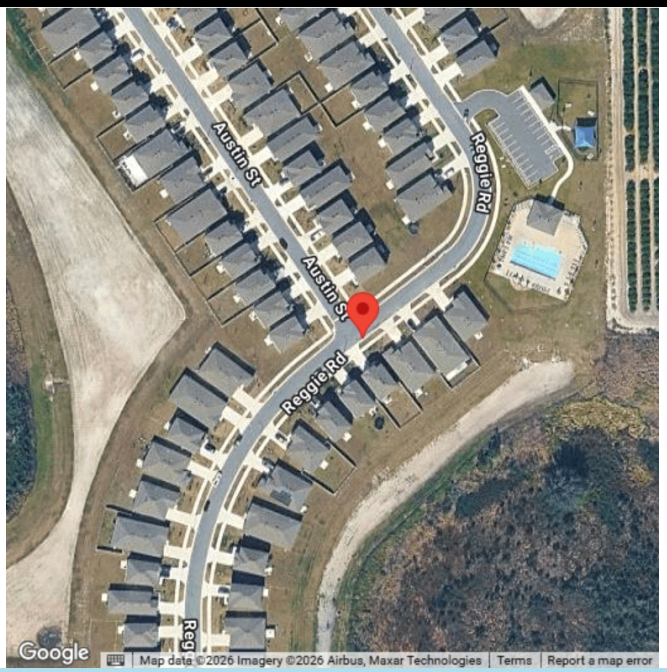
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Default Report Title
Use Preferences to Define Titles

SPEED DATA ANALYSIS

Location

Reggie Rd
Austin St
Latitude: 27.927380
Longitude: -81.665627



Analysis Time Period

Start	End
8/25/2026 2:52 PM	9/11/2026 11:09 AM

Vehicles Analyzed

7,672

Speed Limit



15

Total Enforceable Violations

543

Average Speed

19

% Enforceable Violations

7%

Fastest Speed

37

Enforcement Rating

LOW

Slowest Speed

7

Default Report Title
Use Preferences to Define Titles

Speed Enforcement Evaluator

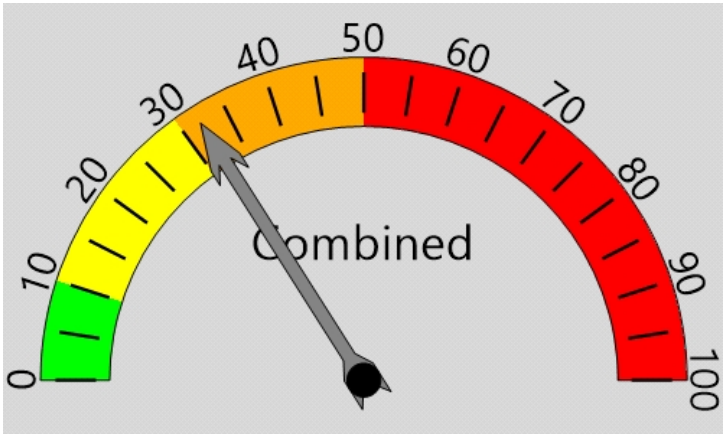
Location
Reggie Rd

Closest Cross Street
Austin St

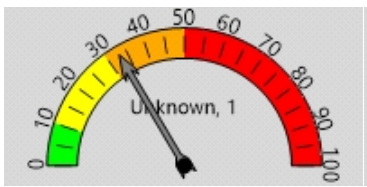
Analysis Dates
Start: 8/25/2026
End: 9/11/2026

Total Percentage of Enforceable Violations

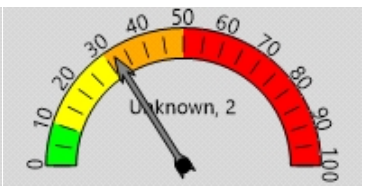
Posted Speed Limit	15 MPH
Enforcement Tolerance	5 MPH
Enforcement Limit	Greater than 20 MPH



Percent Speeding: 32%
Rating: Medium



Percent Speeding: 33%
Rating: Medium



Percent Speeding: 32%
Rating: Medium

Default Report Title
Use Preferences to Define Titles

Speed Enforcement Evaluator

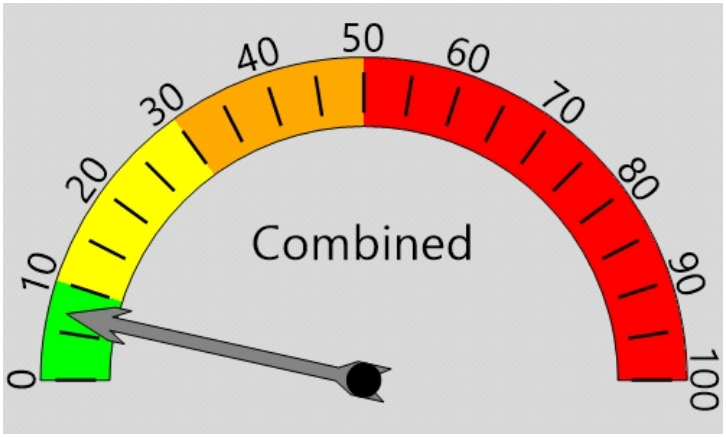
Location
Reggie Rd

Closest Cross Street
Austin St

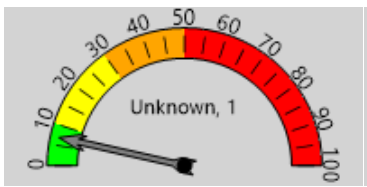
Analysis Dates
Start: 8/25/2026
End: 9/11/2026

Total Percentage of Enforceable Violations

Posted Speed Limit	15 MPH
Enforcement Tolerance	10 MPH
Enforcement Limit	Greater than 25 MPH



Percent Speeding: 7%
Rating: Low



Percent Speeding: 7%
Rating: Low



Percent Speeding: 7%
Rating: Low

SECTION 6

SECTION C

October,13,2026

Peace Creek CDD

Field Management Report

Completed Items

- The amenity fans have been adjusted and repaired to ensure they operate during designated pool hours, helping maintain proper air circulation and improve comfort for residents using the facility.
- Pool furniture has been thoroughly cleaned and maintained for residents to enjoy, helping ensure the amenity remains clean and comfortable before the District approaches the cooler months.
- Discing of the community ponds has been completed throughout the district. This maintenance helps manage vegetation and maintain the overall condition and functionality of the stormwater ponds.





Contracted Services

- The landscaping contractor continues to provide consistent maintenance throughout the community. The ponds have also been disced to improve water circulation and support their overall health and appearance.
- Routine pool maintenance continues to be performed on schedule, ensuring the facility remains clean, safe, and in compliance with community standards.
- Janitorial services continue to meet expectations by maintaining the amenity restrooms and dog stations in a clean, sanitary, and well-presented condition.



Peace Creek CDD | Allen Bailey Field Manager | abailey@gmscfl.com |407-460-4424

SECTION i

SERVICE PROPOSAL

Pet Waste Station Program

Serenity at Peace Creek Reserve — 3 Stations, Twice-Weekly Service

PAWSITIVE SCOOPER LLC

761 Reggie Road, Winter Haven, FL 33884
863-250-POOP (7667) | pawsitivescooper.com
Licensed & Insured · Polk, Highlands & Hardee

PROPOSAL NO.	DATE ISSUED	VALID THROUGH	PREPARED BY
PS-20260915-01	**September 15, 2026**	**October 15, 2026**	**Jose L. Gonzalez Ortiz** Owner & CEO

PREPARED FOR

Allen Bailey, Field Manager
Governmental Management Services – Central Florida
Property: Serenity at Peace Creek Reserve

SCOPE OF SERVICE

Supply, install and maintain three (3) pet waste stations. Twice-weekly visits to every station: empty and reline, restock bags, pick up dog waste in an approx. 10 × 10 ft (100 sq ft) zone around each station, haul all waste off-site, and photo-verify each visit.

This proposal covers three new pet waste stations for Serenity at Peace Creek Reserve — two along Captain Jax Way and one on the Old Bartow Lake Wales Rd frontage — with twice-weekly service. Proposed locations are shown on the aerial map on page 2.

PROPOSED PROGRAM — 3 PET WASTE STATIONS — 2X WEEKLY SERVICE

ONE-TIME SETUP

3 × commercial pet waste station @ $289.00	$867.00
3 × installation & zone cleanup @ $93.75	$281.25
One-time setup total	**$1,148.25**

RECURRING SERVICE — $50 PER STATION PER MONTH

Monthly (3 stations)	$150.00
Annual (12 months)	$1,800.00

Pay annual service in full: **$2,858.25** **saves $90.00**

STATIONS

3

North, west & south locations

SERVICE VISITS / YEAR

312

104 visits per station, twice weekly

AREA MAINTAINED

~300 sq ft

Approx. 100 sq ft per station zone

INCLUDED

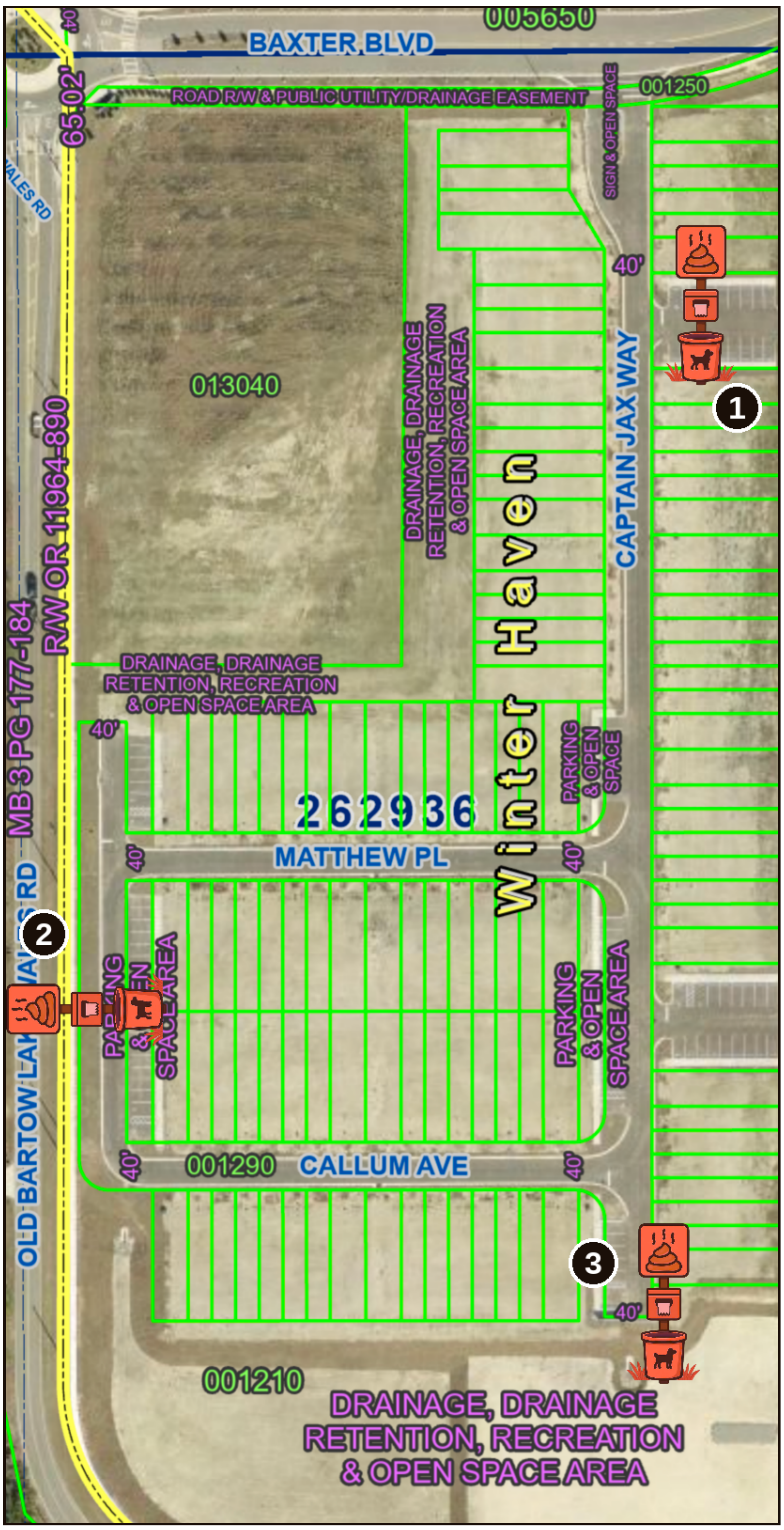
- ✓ Commercial post-mounted station: receptacle, bag dispenser & signage
- ✓ Professional installation with 811 utility locate coordination
- ✓ Initial cleanup & sanitation of each station zone — no extra fee
- ✓ Twice-weekly service — approx. 8–9 visits per station, per month
- ✓ All bags and liners supplied, restocked every visit
- ✓ Off-site haul-away — nothing left in community dumpsters
- ✓ Timestamped photo log available to the Field Manager

VALUE CHECK

$50/mo ≈ $5.77 per visit

104 visits a year per station, with bags, liners, haul away and photo verification included. **No fuel surcharge, no per bag charges, no add on fees.** The same twice weekly program already running at Peace Creek Village.

PROPOSED STATION LOCATIONS



Aerial / parcel view — proposed stations shown in orange. Locations subject to walkthrough confirmation.

1 North — Captain Jax Way

East side of Captain Jax Way, near the townhome parking area at the north end of the community.

2 West — Old Bartow Lake Wales Rd

Along the Old Bartow Lake Wales Rd frontage, beside the parking & open space area between Matthew Pl and Callum Ave.

3 South — Captain Jax Way

South end of Captain Jax Way, next to the drainage, recreation & open space tract.

NOTES REGARDING THIS PROPERTY

- Each proposed location sits beside a parking or open space area shown on the map.
- Stations are spread north, west and south so residents across the section are near a bag and a bin.
- Each station zone (approx. 100 sq ft) is cleaned and sanitized before the first service visit, then maintained twice weekly.
- Final locations will be confirmed in writing with the Field Manager during a pre-installation walkthrough, on District-maintained land, after 811 utility locates are cleared.

ITEMIZED RATE DETAIL

SERVICE ITEM	QTY / FREQUENCY	RATE	AMOUNT
RECURRING STATION MAINTENANCE			
Pet Waste Station Service — per station Empty & reline receptacle, restock dispenser, pick up waste in the approx. 100 sq ft station zone	3 · 2x Weekly	$50.00 / mo	**$150.00 / mo**
Waste bags, liners & dispenser refills All consumables supplied by Pawsitive Scooper	Every Visit		**Included**
Waste haul-away & legal disposal Nothing left on the property or in community dumpsters	Every Visit		**Included**
Service verification & photo reporting Timestamped completion log available to the Field Manager	Every Visit		**Included**
ONE-TIME SETUP			
Commercial pet waste station unit Post-mounted receptacle, bag dispenser, signage — owned by the District once installed	3 · One-Time	$289.00 ea	**$867.00**
Professional installation & initial zone cleanup Site placement, anchoring, first stocking, 811 utility locate coordination, plus cleaning & sanitation of each station zone — no separate cleanup fee	3 · One-Time	$93.75 ea	**$281.25**
DISCOUNT			
Annual pay-in-full Applies to the 12-month recurring service total only, not to setup	Annual	5% off	**−$90.00**

TERMS & CONDITIONS

- Service is billed per station, per month. Twice-weekly (104 visits per station per year) is the standard commercial schedule; reduced-frequency schedules are not offered.
- Station units become the property of the District upon installation.
- Final station locations are confirmed in writing with the Field Manager during a pre-installation walkthrough; installation is scheduled after 811 utility locates are cleared.
- Routine pickup covers an approx. 100 sq ft zone around each station. Additional visits or cleanup beyond that zone are performed only with the District's prior written approval and a written quote.
- The 5% annual pay-in-full discount is the only standing discount for commercial and community accounts.
- Final terms, including term length, invoicing and termination notice, are set in the executed service agreement or amendment with the District.
- Pawsitive Scooper LLC is licensed and insured; a certificate of insurance is available on request.
- This proposal is valid for 30 days from the date issued.

APPROVAL

Serenity at Peace Creek Reserve — 3 pet waste stations, 2x weekly service: one-time setup $1,148.25 · $150.00 per month · Year 1 total $2,948.25

Billing preference: ☐ Monthly ☐ Annual pay-in-full (5% off recurring service — Year 1 $2,858.25)

Authorized Representative — Signature	Printed Name & Title	Date

Jose L. Gonzalez Ortiz, Owner & CEO — Pawsitive Scooper LLC	Date

Questions? Call 863-250-POOP (7667) · We actually answer the phone.

Pawsitive Scooper LLC · Winter Haven, FL
Licensed & Insured · Polk, Highlands & Hardee

SECTION ii

Haines City, Florida 33844 Tampa, Florida 33610 Orlando, Florida 32824
(863) 422-5207
www.princeandsonsinc.com

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 >=$4/gallon we will have a 3% increase

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

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

***BASED ON STATE AVERAGE**

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

Warmest Regards,



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

SECTION D

SECTION i

Peace Creek
Community Development District

Summary of Check Register

August 01, 2026 to August 30, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	8/7/26	434-435	$	537.50
	8/14/26	436-440	$	23,280.93
	8/20/26	441-442	$	2,479.63
	8/28/26	443	$	60.00
		Total Amount	**$**	**26,358.06**

*** CHECK DATES 08/01/2026 - 08/31/2026 *** PEACE CREEK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/07/26	00007	7/30/26	22739	202607	310	51300-31100				*	187.50		
			BOS MEETING 7/14/26										
									HUNTER ENGINEERING, INC.			187.50	000434
8/07/26	00038	8/01/26	3597786	202608	330	57200-48200				*	350.00		
			PET STATION SVCS AUG26										
									PAWSITIVE SCOOPER LLC			350.00	000435
8/14/26	00022	7/29/26	18575	202607	330	57200-48200				*	725.00		
			CLEANING SVCS JUL26										
									CSS CLEAN STAR SERVICES			725.00	000436
8/14/26	00001	8/01/26	124	202608	320	53800-34000				*	1,480.67		
			FIELD MANAGEMENT AUG26										
		8/01/26	125	202608	310	51300-34000				*	3,647.92		
			MANAGEMENT FEES AUG26										
		8/01/26	125	202608	310	51300-35200				*	108.17		
			WEBSITE ADMIN AUG26										
		8/01/26	125	202608	310	51300-35100				*	162.25		
			INFORMATION TECH AUG26										
		8/01/26	125	202608	310	51300-31300				*	534.00		
			DISSEM AGENT SVCS AUG26										
		8/01/26	125	202608	330	57200-12000				*	1,041.67		
			AMENITY ACCESS AUG26										
		8/01/26	125	202608	310	51300-51000				*	1.23		
			OFFICE SUPPLIES AUG26										
		8/01/26	125	202608	310	51300-42000				*	100.56		
			POSTAGE AUG26										
		8/01/26	125	202608	310	51300-42500				*	30.90		
			COPIES AUG26										
		8/01/26	125	202608	320	53800-49000				*	44.90		
			HOME DEPOT TRAFFIC CONE										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			7,152.27	000437
8/14/26	00038	8/01/26	3643028	202608	330	57200-48200				*	150.00		
			PET STATION SVCS AUG26										
									PAWSITIVE SCOOPER LLC			150.00	000438
8/14/26	00011	5/08/26	23975	202605	320	53800-49000				*	369.75		
			MATERIAL FUEL CHARGE										
		6/01/26	24486	202606	320	53800-49000				*	369.75		
			MATERIAL FUEL CHARGE										
		6/16/26	24676	202606	320	53800-47300				*	297.16		
			RPLC HEAD/ROTOR/ADD SPRAY										
		7/01/26	25062	202607	320	53800-49000				*	246.00		
			MATERIAL FUEL CHARGE										

*** CHECK DATES 08/01/2026 - 08/31/2026 *** PEACE CREEK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		8/01/26	25552	202608	320	53800-46200				*	12,325.00		
			LANDSCAPE MAINT AUG26										
		8/01/26	25645	202608	320	53800-49000				*	246.00		
			MATERIAL FUEL CHARGE										
									PRINCE & SONS INC.			13,853.66	000439
8/14/26	00020	8/01/26	AV33015	202608	330	57200-48500				*	1,400.00		
			POOL MAINTENANCE AUG26										
									MCDONNELL CORPORATION DBA			1,400.00	000440
8/20/26	00002	8/14/26	15741	202607	310	51300-31500				*	2,355.56		
			GENERAL COUNSEL JUL26										
									KILINSKI VAN WYK PLLC			2,355.56	000441
8/20/26	00011	8/18/26	25903	202608	320	53800-47300				*	124.07		
			RPLC ROTORS/NOZZLES										
									PRINCE & SONS INC.			124.07	000442
8/28/26	00019	8/19/26	71961707	202608	330	57200-48100				*	60.00		
			PEST CONTROL AUG26										
									MASSEY SERVICES,INC.			60.00	000443

TOTAL FOR BANK A 26,358.06

TOTAL FOR REGISTER 26,358.06

SECTION ii

Peace Creek

Community Development District

Unaudited Financial Reporting

August 31, 2026

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Peace Creek

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	*Debt Service Fund*	*Capital Reserves Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:					
Operating Account	$ 422,805	$ -	$ 178,133	$ -	$ 600,938
Due from General Fund	$ -	$ 36	$ -	$ -	$ 36
Investments:					
Series 2023					
Reserve	$ -	$ 400,906	$ -	$ -	$ 400,906
Revenue	$ -	$ 382,511	$ -	$ -	$ 382,511
Construction	$ -	$ -	$ -	$ 42,250	$ 42,250
Series 2025					
Reserve	$ -	$ 86,947	$ -	$ -	$ 86,947
Revenue	$ -	$ 75,299	$ -	$ -	$ 75,299
Construction	$ -	$ -	$ -	$ 591	$ 591
Liabilities:					
Accounts Payable	$ 19,655	$ -	$ -	$ -	$ 19,655
Due to Debt Service	$ 36	$ -	$ -	$ -	$ 36
Fica Payable	$ 306	$ -	$ -	$ -	$ 306
Fund Balance:					
Restricted for:					
Debt Service-S2023	$ -	$ 783,453	$ -	$ -	$ 783,453
Debt Service-S2025	$ -	$ 162,246	$ -	$ -	$ 162,246
Capital Projects-S2023	$ -	$ -	$ -	$ 42,250	$ 42,250
Capital Projects-S2025	$ -	$ -	$ -	$ 591	$ 591
Assigned for:					
Capital Reserves	$ -	$ -	$ 178,133	$ -	$ 178,133
Unassigned	$ 402,808	$ -	$ -	$ -	$ 402,808
Total Liabilities & Fund Balance	$ 422,805	$ 945,699	$ 178,133	$ 42,841	$ 1,589,477

Peace Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Asssessments - On Roll	$ 621,627	$ 621,627	$ 625,513	$ 3,885
Assessments - Direct	$ 101,169	$ 101,169	$ 101,169	$ (0)
Interest Income	$ -	$ -	$ 8,353	$ 8,353
Miscellaneous Income	$ -	$ -	$ 641	$ 641
Total Revenues	**$ 722,797**	**$ 722,797**	**$ 735,675**	**$ 12,879**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 11,000	$ 8,600	$ 2,400
FICA Expense	$ 918	$ 842	$ 658	$ 184
Engineering	$ 15,000	$ 13,750	$ 7,838	$ 5,913
Attorney	$ 30,000	$ 27,500	$ 29,163	$ (1,663)
Annual Audit	$ 5,100	$ 5,100	$ 6,600	$ (1,500)
Assessment Administration	$ 5,408	$ 5,408	$ 5,408	$ -
Arbitrage	$ 900	$ 450	$ 450	$ -
Dissemination	$ 6,408	$ 5,874	$ 5,874	$ -
Disclosure Software	$ 3,500	$ 3,500	$ 2,500	$ 1,000
Trustee Fees	$ 8,844	$ 8,493	$ 8,493	$ -
Management Fees	$ 43,775	$ 40,127	$ 40,127	$ -
Information Technology	$ 1,947	$ 1,784	$ 1,785	$ (0)
Website Maintenance	$ 1,298	$ 1,190	$ 1,190	$ (0)
Postage & Delivery	$ 2,000	$ 1,833	$ 792	$ 1,042
Insurance	$ 6,399	$ 6,399	$ 6,190	$ 209
Copies	$ 750	$ 688	$ 94	$ 594
Legal Advertising	$ 3,000	$ 2,750	$ 735	$ 2,015
Contingency	$ 2,500	$ 2,292	$ 494	$ 1,798
Office Supplies	$ 625	$ 573	$ 9	$ 564
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 150,545**	**$ 139,726**	**$ 127,173**	**$ 12,553**

Peace Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

Operations & Maintenance				
Field Expenditures:				
Property Insurance	$ 22,156	$ 22,156	$ 13,058	$ 9,098
Field Management	$ 17,768	$ 16,287	$ 16,287	$ (0)
Landscape Maintenance	$ 135,000	$ 123,750	$ 122,760	$ 990
Landscape Replacement	$ 15,000	$ 15,000	$ 19,766	$ (4,766)
Streetlights	$ 33,770	$ 30,956	$ 20,139	$ 10,817
Electric	$ 7,260	$ 6,655	$ 169	$ 6,486
Water & Sewer	$ 90,000	$ 82,500	$ 35,339	$ 47,161
Sidewalk & Asphalt Maintenance	$ 2,500	$ 2,292	$ -	$ 2,292
Irrigation Repairs	$ 10,000	$ 9,167	$ 4,055	$ 5,112
General Repairs & Maintenance	$ 10,000	$ 9,167	$ 3,478	$ 5,689
Contingency	$ 7,500	$ 6,875	$ 3,795	$ 3,080
Amenity Expenditures:				
Amenity - Electric	$ 15,863	$ 14,541	$ 5,399	$ 9,143
Amenity - Water	$ 12,000	$ 11,000	$ 2,812	$ 8,188
Internet	$ 2,000	$ 1,833	$ 1,160	$ 673
Pest Control	$ 735	$ 674	$ 660	$ 14
Janitorial Service	$ 9,300	$ 9,300	$ 13,781	$ (4,481)
Security Services	$ 34,000	$ 31,167	$ 23,897	$ 7,269
Pool Maintenance	$ 17,400	$ 15,950	$ 15,450	$ 500
Pool Permit	$ -	$ -	$ 280	$ (280)
Amenity Repairs & Maintenance	$ 10,000	$ 9,167	$ 5,648	$ 3,519
Amenity Access Management	$ 12,500	$ 11,458	$ 11,472	$ (13)
Contingency	$ 7,500	$ 6,875	$ 5,465	$ 1,410
Excess (Deficiency) of Revenues over Expenditures	$ 100,000		$ 283,632	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ 100,000	$ 100,000	$ 100,000	$ -
Total Other Financing Sources/(Uses)	**$ 100,000**	**$ 100,000**	**$ 100,000**	**$ -**
Net Change in Fund Balance	**$ -**		**$ 183,632**	
Fund Balance - Beginning	$ -		$ 219,176	
Fund Balance - Ending	$ -		$ 402,808	

Peace Creek

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

Revenues:				
Special Assessments	$ 801,813	$ 801,813	$ 806,826	$ 5,013
Interest	$ 10,000	$ 10,000	$ 30,459	$ 20,459
Expenditures:				
Interest - 12/15	$ 302,697	$ 302,697	$ 302,697	$ -
Principal - 06/15	$ 200,000	$ 200,000	$ 200,000	$ -
Interest - 06/15	$ 302,697	$ 302,697	$ 302,697	$ -
Excess (Deficiency) of Revenues over Expenditures	$ 6,419	$ 6,419	$ 31,891	$ 25,472
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (12,507)	$ (12,507)
Total Other Financing Sources (Uses)	$ -	$ -	$ (12,507)	$ (12,507)
Net Change in Fund Balance	**$ 6,419**		**$ 19,384**	
Fund Balance - Beginning	$ 361,641		$ 764,070	
Fund Balance - Ending	$ 368,060		$ 783,453	

Peace Creek

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

Revenues:				
Special Assessments	$ 173,894	$ 173,894	$ 173,894	$ -
Interest	$ 5,000	$ 5,000	$ 7,755	$ 2,755
Expenditures:				
Interest - 11/01	$ 68,166	$ 68,166	$ 68,166	$ -
Principal - 05/01	$ 35,000	$ 35,000	$ 35,000	$ -
Interest - 05/01	$ 68,166	$ 68,166	$ 68,166	$ -
Excess (Deficiency) of Revenues over Expenditures	$ 7,561	$ 7,562	$ 10,317	$ 2,755
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (91,607)	$ (91,607)
Total Other Financing Sources (Uses)	$ -	$ -	$ (91,607)	$ (91,607)
Net Change in Fund Balance	**$ 7,561**		**$ (81,290)**	
Fund Balance - Beginning	$ 69,559		$ 243,535	
Fund Balance - Ending	$ 77,120		$ 162,246	

Peace Creek

Community Development District

Capital Projects Fund-Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

Revenues:				
Interest	$ -	$ -	$ 1,254	$ 1,254
Expenditures:				
Capital Outlay	$ -	$ -	$ 12,120	$ (12,120)
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (10,866)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ 12,507	$ 12,507
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 12,507**	**$ 12,507**
Net Change in Fund Balance	**$ -**		**$ 1,641**	
Fund Balance - Beginning	$ -		$ 40,609	
Fund Balance - Ending	$ -		$ 42,250	

Peace Creek

Community Development District

Capital Projects Fund-Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

Revenues:				
Developer Contributions	$ -	$ -	$ 561	$ 561
Interest	$ -	$ -	$ 22,065	$ 22,065
Expenditures:				
Capital Outlay	$ -	$ -	$ 1,636,788	$ (1,636,788)
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (1,614,161)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ 91,607	$ 91,607
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 91,607**	**$ 91,607**
Net Change in Fund Balance	**$ -**		**$ (1,522,555)**	
Fund Balance - Beginning	$ -		$ 1,523,145	
Fund Balance - Ending	$ -		$ 591	

Peace Creek

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

Revenues:				
Interest	$ -	$ -	$ 2,777	$ 2,777
Expenditures:				
Contingency	$ -	$ -	$ -	$ -
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 2,777	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ 100,000	$ 100,000	$ 100,000	$ -
Total Other Financing Sources/(Uses)	**$ 100,000**	**$ 100,000**	**$ 100,000**	**$ -**
Net Change in Fund Balance	**$ 100,000**		**$ 102,777**	
Fund Balance - Beginning	$ 75,000		$ 75,356	
Fund Balance - Ending	$ 175,000		$ 178,133	

Peace Creek

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Asssessments - On Roll	$ -	$ 41,503	$ 537,556	$ 8,026	$ 4,835	$ 5,863	$ 9,258	$ 2,440	$ 16,003	$ 28	$ -	$ -	$ 625,513
Assessments - Direct	$ 50,584	$ -	$ -	$ 25,292	$ -	$ -	$ 25,292	$ -	$ -	$ -	$ -	$ -	$ 101,169
Interest Income	$ -	$ -	$ 2	$ 839	$ 1,141	$ 1,241	$ 1,174	$ 1,182	$ 1,065	$ 927	$ 782	$ -	$ 8,353
Miscelleanous Income	$ 431	$ -	$ -	$ -	$ 30	$ 60	$ -	$ -	$ 60	$ -	$ 60	$ -	$ 641
Total Revenues	**$ 51,015**	**$ 41,503**	**$ 537,559**	**$ 34,157**	**$ 6,006**	**$ 7,164**	**$ 35,724**	**$ 3,622**	**$ 17,129**	**$ 955**	**$ 842**	**$ -**	**$ 735,675**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 600	$ -	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ -	$ 8,600
FICA Expense	$ -	$ 46	$ -	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ -	$ 658
Engineering	$ -	$ 375	$ 875	$ 563	$ 250	$ -	$ 188	$ -	$ 3,225	$ 188	$ 2,175	$ -	$ 7,838
Attorney	$ 1,248	$ 2,315	$ 142	$ 2,669	$ 3,004	$ 4,621	$ 4,085	$ 2,277	$ 2,423	$ 2,356	$ 4,023	$ -	$ 29,163
Annual Audit	$ -	$ 6,600	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,600
Assessment Administration	$ 5,408	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,408
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ -	$ 450
Dissemination	$ 534	$ 534	$ 534	$ 534	$ 534	$ 534	$ 534	$ 534	$ 534	$ 534	$ 534	$ -	$ 5,874
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	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ -	$ 40,127
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ 1,785
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ 1,190
Postage & Delivery	$ 116	$ 19	$ 44	$ 256	$ 19	$ 44	$ 16	$ 116	$ 59	$ 1	$ 101	$ -	$ 792
Insurance	$ 5,897	$ -	$ -	$ -	$ -	$ 293	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,190
Printing & Binding	$ 2	$ -	$ -	$ -	$ -	$ -	$ 7	$ 36	$ 1	$ 16	$ 31	$ -	$ 94
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 735	$ -	$ -	$ -	$ 735
Contingency	$ -	$ -	$ -	$ 117	$ 69	$ 43	$ 42	$ 86	$ 43	$ 51	$ 42	$ -	$ 494
Office Supplies	$ 1	$ 1	$ 0	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ -	$ 9
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 19,800**	**$ 14,408**	**$ 5,513**	**$ 9,134**	**$ 8,871**	**$ 14,777**	**$ 14,564**	**$ 8,046**	**$ 12,017**	**$ 8,142**	**$ 11,902**	**$ -**	**$ 127,173**

Peace Creek

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures:													
Property Insurance	$ 13,058	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,058
Field Management	$ 1,481	$ 1,481	$ 1,481	$ 1,481	$ 1,481	$ 1,481	$ 1,481	$ 1,481	$ 1,481	$ 1,481	$ 1,481	$ -	$ 16,287
Landscape Maintenance	$ 9,560	$ 9,560	$ 9,560	$ 9,560	$ 11,740	$ 11,740	$ 11,740	$ 12,325	$ 12,325	$ 12,325	$ 12,325	$ -	$ 122,760
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,766	$ -	$ -	$ -	$ -	$ 19,766
Streetlights	$ 1,595	$ 1,595	$ 1,595	$ 1,607	$ 1,557	$ 1,557	$ 1,557	$ 2,676	$ 1,834	$ 2,186	$ 2,380	$ -	$ 20,139
Electric	$ 23	$ 23	$ 23	$ 24	$ 23	$ 23	$ 24	$ -	$ -	$ -	$ 6	$ -	$ 169
Water & Sewer	$ 2,396	$ 7,390	$ 3,511	$ 2,431	$ 496	$ 673	$ 613	$ 925	$ 4,492	$ 4,559	$ 7,854	$ -	$ 35,339
Irrigation Repairs	$ -	$ 824	$ -	$ 677	$ 85	$ -	$ 85	$ 138	$ 625	$ 1,497	$ 124	$ -	$ 4,055
General Repairs & Maintenance	$ 427	$ -	$ 837	$ -	$ 770	$ 116	$ 830	$ -	$ 290	$ 208	$ -	$ -	$ 3,478
Contingency	$ 3	$ 13	$ -	$ -	$ -	$ 2,243	$ -	$ 370	$ 370	$ 506	$ 291	$ -	$ 3,795
Subtotal Field Expenditures	**$ 28,542**	**$ 20,886**	**$ 17,007**	**$ 15,780**	**$ 16,151**	**$ 17,833**	**$ 16,329**	**$ 37,680**	**$ 21,417**	**$ 22,761**	**$ 24,461**	**$ -**	**$ 238,846**
Amenity Expenditures:													
Amenity - Electric	$ 566	$ 520	$ 609	$ 614	$ 485	$ 287	$ 475	$ 451	$ 464	$ 464	$ 464	$ -	$ 5,399
Amenity - Water	$ 56	$ 29	$ 29	$ 37	$ 57	$ 60	$ 156	$ 330	$ 969	$ 644	$ 446	$ -	$ 2,812
Internet	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ -	$ 1,160
Pest Control	$ 120	$ -	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ 60	$ -	$ 660
Janitorial Service	$ 725	$ 3,006	$ 1,075	$ 1,075	$ 1,075	$ 1,075	$ 1,075	$ 1,075	$ 1,150	$ 1,225	$ 1,225	$ -	$ 13,781
Security Services	$ 2,732	$ 2,471	$ 1,804	$ 2,036	$ -	$ 3,833	$ 2,500	$ 3,036	$ 2,529	$ -	$ 2,956	$ -	$ 23,897
Pool Maintenance	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,400	$ 1,450	$ 1,400	$ 1,400	$ -	$ 15,450
Pool Permit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 280	$ 0	$ -	$ -	$ -	$ 280
Amenity Repairs & Maintenance	$ 836	$ 550	$ -	$ 270	$ 715	$ 560	$ 290	$ 687	$ 1,740	$ -	$ -	$ -	$ 5,648
Amenity Access Management	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,055	$ 1,042	$ -	$ 11,472
Contingency	$ 3,084	$ -	$ -	$ 455	$ -	$ -	$ -	$ 325	$ 1,601	$ -	$ -	$ -	$ 5,465
Subtotal Amenity Expenditures	**$ 10,666**	**$ 9,122**	**$ 6,124**	**$ 7,094**	**$ 4,939**	**$ 8,421**	**$ 7,104**	**$ 8,791**	**$ 11,110**	**$ 4,953**	**$ 7,699**	**$ -**	**$ 86,023**
Total Operations & Maintenance	**$ 39,208**	**$ 30,008**	**$ 23,131**	**$ 22,874**	**$ 21,090**	**$ 26,254**	**$ 23,433**	**$ 46,471**	**$ 32,527**	**$ 27,715**	**$ 32,159**	**$ -**	**$ 324,870**
Total Expenditures	**$ 59,008**	**$ 44,416**	**$ 28,644**	**$ 32,008**	**$ 29,961**	**$ 41,031**	**$ 37,997**	**$ 54,517**	**$ 44,544**	**$ 35,857**	**$ 44,061**	**$ -**	**$ 452,043**
Excess (Deficiency) of Revenues over Expenditures	$ (7,992)	$ (2,912)	$ 508,915	$ 2,149	$ (23,955)	$ (33,867)	$ (2,273)	$ (50,895)	$ (27,415)	$ (34,901)	$ (43,220)	$ -	$ 283,632
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ -	$ 100,000
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 100,000**	**$ -**	**$ -**	**$ 100,000**
Net Change in Fund Balance	**$ (7,992)**	**$ (2,912)**	**$ 508,915**	**$ 2,149**	**$ (23,955)**	**$ (33,867)**	**$ (2,273)**	**$ (50,895)**	**$ (27,415)**	**$ 65,099**	**$ (43,220)**	**$ -**	**$ 183,632**

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
05/13/26	04/01/26-04/30/26	$5,701.62	$0.00	($114.03)	$0.00	$0.00	$5,587.59	$2,440.14	$3,147.45	$5,587.59
06/15/26	05/01/26-05/31/26	$14,254.05	$0.00	($285.08)	$0.00	$0.00	$13,968.97	$6,100.35	$7,868.62	$13,968.97
06/24/26	06/01/26-06/01/26	$23,138.64	$0.00	($462.78)	$0.00	$0.00	$22,675.86	$9,902.72	$12,773.14	$22,675.86
07/31/26	04/01-06/30/26	$0.00	$0.00	$0.00	$64.39	$0.00	$64.39	$28.12	$36.27	$64.39
	TOTAL	**$ 1,543,092.66**	**$ (68,527.37)**	**$ (29,491.31)**	**$ 2,570.71**	**$ (15,305.83)**	**$ 1,432,338.86**	**$ 625,512.95**	**$ 806,825.91**	**$ 1,432,338.86**

101%	**Net Percent Collected**
0	**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)
Less: Principal Payment - 06/15/26		($200,000)
Current Bonds Outstanding		**$11,495,000**

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	$86,947	
Reserve Fund Balance	$86,947	
Bonds Outstanding - 03/04/25		$2,510,000
Less: Principal Payment - 05/01/26		($35,000)
Current Bonds Outstanding		**$2,475,000**

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: 26

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Kilinski van Wyk PLLC

(D) Amount Payable: $1,067.00

(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 # 14242 & 14112 - Property Conveyance for Dec 2025 & Jan 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: 9/15/26

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

INVOICE

Invoice # 14112
Date: 01/21/2026
Due On: 02/20/2026

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

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
($66.00	+	$1,001.00	) - (	$0.00	) =	**$1,067.00**

PCRKCDD-107

Peace Creek CDD - NE Parcel of Storm Pond - Property Conveyance

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	GR	12/02/2025	Review requested sale of District property, location of parcel and details for the same.	0.60	$330.00	-	$198.00
Service	MH	12/03/2025	Review Cassidy property conveyance request and confer with District staff regarding procedures required for same.	0.20	$395.00	-	$79.00
Service	GR	12/03/2025	Review required materials and review for sale of District property, confer with District Manager regarding the same.	0.40	$330.00	-	$132.00
Service	MH	12/10/2025	Review documentation related to request for parcel conveyance; confer with and advise District management and engineering staff regarding staff.	0.70	$395.00	-	$276.50

Service	GR	12/10/2025	Confer with District staff and A. Morgan regarding Cassidy request for conveyance of District property, prepare Funding Agreement for the same.	1.10	$330.00	50.0%	$181.50
Service	MH	12/11/2025	Review draft funding agreement for property conveyance.	0.20	$355.00	-	$71.00
Service	GR	12/11/2025	Finalize draft funding agreement, confer with District Manager regarding the same.	0.20	$315.00	-	$63.00
					Line Item Discount Subtotal		**-$181.50**
						Total	**$1,001.00**

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

Please pay within 30 days.

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 14242
Date: 02/13/2026
Due On: 03/15/2026

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

Statement of Account

	Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(	$1,001.00	+	$66.00	) - (	$0.00	) =	**$1,067.00**

PCRKCDD-107

Peace Creek CDD - NE Parcel of Storm Pond - Property Conveyance

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	GR	01/07/2026	Confer with District Manager regarding information for funding agreement.	0.10	$330.00	$33.00
Service	GR	01/29/2026	Review update regarding status of request for property conveyance, funding agreement for the same.	0.10	$330.00	$33.00
					Total	**$66.00**

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

Please pay within 30 days.