

*Peace Creek  
Community Development District*

*Meeting Agenda*

*February 11, 2025*

# AGENDA

# *Peace Creek*

## *Community Development District*

---

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

February 4, 2025

### **Board of Supervisors Meeting Peace Creek Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Peace Creek Community Development District** will be held on **Tuesday, February 11, 2025, at 10:30 AM** at the **Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, FL 33850.**

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

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

**Meeting ID:** 876 9679 4149

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the December 10, 2024 Board of Supervisors Meeting
4. Public Hearing
  - A. Public Hearing on the Adoption of Rules Relating to Overnight Parking and Parking Enforcement for the District
    - i. Consideration of Resolution 2025-06 Adopting Rules Relating to Overnight Parking and Parking Enforcement for the District
5. Consideration of Resolution 2025-07 Appointing an Assistant Secretary (Tricia Adams)
6. Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser
7. Consideration of 2025 Contact Agreement with Polk County Property Appraiser
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal to Add Solar Lights to the Mailbox Area in Phase 3
    - ii. Consideration of Proposal for Janitorial Trash Collection Services for One (1) Trash Receptacle at Phase 3 Mailboxes
  - 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
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

---

<sup>1</sup> Comments will be limited to three (3) minutes

# 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, **December 10, 2024**, at 10:31 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
Steve Greene	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Tricia Adams	District Manager, GMS
Grace Kobitter	District Counsel, Kilinski Van Wyk
Allen Bailey	Field Services Manager, GMS
Bryan Hunter <i>by Zoom</i>	District Engineer, Hunter Engineering
Steve Sanford <i>by Zoom</i>	Bond Counsel, Greenberg Traurig

*The following is a summary of the discussions and actions taken at the December 10, 2024 Peace Creek Community Development District's regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 10:30 a.m. Four Supervisors were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated there were no members of the public present and none joining via Zoom.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

- A. Administration of Oaths of Office to Newly Elected Board Member Steve Greene after the November 5, 2024, Landowners' Election**

Ms. Burns stated she had administered the oath of office to Steve Greene before the meeting.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the November 5 Landowners' Meeting & November 12, 2024, Board of Supervisors Meeting**

Ms. Burns presented the November 5, 2024, Landowners' meeting minutes and the November 12, 2024, Board of Supervisors meeting minutes. She asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes of November 5, 2024, Landowners' Meeting & November 12, 2024, Board of Supervisors Meeting was approved.

**FIFTH ORDER OF BUSINESS**

**Presentation and Approval of Supplemental Engineer's Report for Assessment Area Two Bonds dated December 10, 2024**

Mr. Hunter stated that the Supplemental Engineer's report was prepared to support the bond offering for Assessment Area Two. He added that it was an amendment to the master report. He said the last report was dated April 14, 2022. Mr. Hunter noted Assessment Area One was the first three phases of Peace Creek Reserve. Phase 4, a townhome section, was considered Phase Two. Mr. Hunter added that the reason for the report was to get it updated by 2025.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Supplemental Engineer's Report for Assessment Area Two Bonds dated December 10, 2024, was approved.

**SIXTH ORDER OF BUSINESS**

**Presentation and Approval of Second Supplemental Methodology Report for Assessment Area Two dated December 10, 2024**

Ms. Burns stated that the Supplemental Report for Assessment Area Two was based on FMS's most recent bond sizing. Ms. Burns reviewed Table 1, which showed the community development plan. Ms. Burns added that Table 2 was the 2025 project cost estimate from the Engineer's report, \$1,791,540. Table 3 showed an estimated bond sizing of \$2,460.00. Table 4

shows the cost per unit. Table 5 shows the par debt per unit. Ms. Burns reviewed Table 6, which breaks down the net and gross amounts on the tax bill, including the early payment discounts and collection fees for the Polk County property and tax property appraiser and tax collector, which would be \$1,559.06. Ms. Burns added that Table 7 was their preliminary assessment roll that allocates the debt by acre, 14.5 acres, and there is one property owner, 653-THLLC. Ms. Burns noted a legal description of that area was included in the report. Ms. Burns offered to answer any questions.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Second Supplemental Methodology Report for Assessment Area Two, dated December 10, 2024, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Resolution 2025-04 Delegation Resolution (Series 2025, Assessment Area Two)**

Mr. Sanford stated that Resolution 2025-04 is the delegation resolution. The Board, by adopting this resolution, sets certain parameters. When it comes to selling the bonds, it will be within the parameters set by the Board, then the chair. Mr. Sanford added that the Vice Chair can execute a bond purchase contract without a special meeting. In addition to no special meeting, there's authorization in the resolution to make necessary changes to the Engineer's report. Mr. Sanford added that if they had to tweak the reports in any way in connection with marketing the bonds authorization, they could do that without having to go back to the Board for a special meeting.

Mr. Sanford stated that the resolution authorized a principal amount of bonds not exceeding \$5 million, which does not commit the board to issue that amount. Mr. Sanford stated that there is a Bond Purchase Contract between the District and FMS as your underwriter. Once the bonds are sold, the document will be executed and will have all the final terms of the bonds. Exhibit B is the preliminary limit offering. That's the marketing tool used by the underwriter to find investors. Once the bonds are sold, the offering document gets finalized with the terms of the bond redemption provisions to assist in using the information that gets delivered to the ultimate investors. Mr. Sanford stated that the Continuing Disclosure Agreement is Exhibit 'C', which requires both the District and the developer to provide annually updated information regarding the project, the bonds, and the status of the entire development. Mr. Sanford stated that in the form of

the Second Supplemental Trust indenture, every time the District issues a series of bonds, there's a separate supplement with specific details of the bonds: interest rates and redemption provisions. The document would get finalized once the bonds are sold.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Resolution 2025-04 Delegation Resolution (Series 2025, Assessment Area Two) was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Series 2025 (Assessment Area Two) Ancillary Financing Documents**

- A. True-Up Agreement**
- B. Collateral Assignment Agreement**
- C. Acquisition Agreement**
- D. Completion Agreement**
- E. Declaration of Consent**

Ms. Kobitter stated that the True-Up Agreement provided for a true-up payment should the ERU be less than the anticipated amount of ERU to be developed on the property. She added that the developer would owe a true-up payment to bring the assessment levels and debt assessments back to the target numbers in the methodology report. Ms. Kobitter stated for the collateral assignment agreement, in case there is a default on the bond payments or the failure to complete the project the developer would agree to give the development rights to the District for the project to be completed. Ms. Kobitter stated that the acquisition agreement sets the terms by which the District can acquire infrastructure, work product, and real property that the developer has already completed and to be paid out of the available bond proceeds. This sets forth the developer's agreement and the contractual obligation for the developer to complete the project.

Board member asked how far along they were in completing the improvements. Mr. Hunter stated that construction on Phase Four, the townhomes, had not been initiated yet, but it was close. Board member asked why the Board was initiating the bonds if the construction hadn't started.

Ms. Burns stated that typically all the construction is completed, and then there is a requisition to reimburse. Ms. Burns noted that their process is different depending on who is developing. Ms. Burns stated that the intent is that once the bonds are issued, they will begin the construction process. She added that with assessments on the land, there is a capitalized interest period where no payments are due.



On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Series 2025 (Assessment Area Two) Ancillary Financing Documents, were approved.

**F. Consideration of Resolution 2025-05 Supplemental Delegation Assessment Resolution**

Ms. Kobitter stated that this resolution sets forth findings in the reports that confirm the Master Assessment lien and delegates authority for District staff and the District officers to take the necessary actions to complete the levying assessments. Ms. Kobitter added that it would expedite the process and allow for more flexibility at closing. It also confirms that the assessments, as projected, will be by the Master Assessment Lien and sets forth terms of allocation, impact fee, credit terms of prepayment, and truth payment that they apply. She noted there were several administrative sections also in that resolution.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Resolution 2025-05 Supplemental Delegation Assessment Resolution, was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Underwriter Services Engagement Letter for Series 2025 Bonds from FMS**

Ms. Burns stated this is a letter to provide underwriting services for the series of bonds.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Underwriter Services Engagement Letter for Series 2025 Bonds from FMS, was approved.

**TENTH ORDER OF BUSINESS**

**Consideration of Quit Claim Deeds & Special Warranty Deed for Peace Creek Reserve**

Ms. Kobitter stated that their office had reviewed the property due diligence for the District and prepared the deeds included in the agenda package which revised the legal description for the previously approved deeds. She added that the intent was still the same for all the property to be conveyed to the District as the Board approved.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Quit Claim Deeds & Special Warranty Deed for Peace Creek Reserve, was approved.

**ELEVENTH ORDER OF BUSINESS                      Staff Reports**

**A. Attorney**

Ms. Kobitter had nothing to report to the Board.

**B. Engineer**

There being no comments, the next item followed.

**C. Field Manager’s Report**

Mr. Bailey presented the Field Manager’s report. He stated that the soil damaged by the hurricane had been repaired. The holiday decorations were up at the entrances. The District signage had been put back and replaced. One of the ADA mats on Tyler Loop was replaced. He noted that the pond discing was good and Prince & Son’s had been doing well. Mr. Bailey added that the proposed “Yield” and “Children Playing” signs had been installed.

**D. District Manager’s Report**

**i. Discussion Regarding Street Parking**

Ms. Burns stated that she received an email from Lennar where there were commercial vehicles and people parking semis. Ms. Burns added that CDD owns the roads and that they could put street parking and towing policies in place. She noted they generally wait until the District is more built and home construction is complete to do that. She said the Board might want to consider that they hadn’t had a lot of feedback from residents on-street parking or towing. Ms. Burns suggested they may wish to do single-sided street parking if too many cars prevent access from coming through. Ms. Burns noted that they may want to consider a policy that prohibits overnight parking of commercial vehicles and allows them to tow abandoned vehicles.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Directing Staff to Publish Street Parking Rules, was approved.

**ii. Approval of Check Register**

Ms. Burns presented the check register for \$24,837.22 from October 1, 2024, to October 31, 2024, for review and offered to answer questions about any of the invoices.

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

**iii. Balance Sheet & Income Statement**

Ms. Burns noted that the financial statements from October 1, 2024, to October 31, 2024, are included in the agenda package for review. No action is necessary.

**E. Project Development Update**

**i. Status of Property Conveyance**

**ii. Status of Permit Transfers**

Ms. Burns stated there was nothing to report on this.

**TWELFTH ORDER OF BUSINESS      Other Business**

There being no comments, the next item followed.

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

Ms. Burns stated that there were no requests or comments.

**FOURTEENTH ORDER OF BUSINESS      Adjournment**

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

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

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

# SECTION IV

# SECTION A

# SECTION 1

**RESOLUTION 2025-06**

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

**WHEREAS**, the Peace Creek Community Development District (the “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 *Rules Relating to Overnight 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 rule making regarding the Rules and a public hearing was held at a meeting of the Board on February 11, 2025; 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.

*[Continue onto next page]*

**PASSED AND ADOPTED** this 11th day of February 2025.

ATTEST:

**PEACE CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Rules Relating to Overnight Parking and Parking Enforcement



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

---

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

---

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

**SECTION 2. DEFINITIONS.**

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

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

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

**SECTION 4. PARKING RULES.**

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

**SECTION 5. TOWING/REMOVAL PROCEDURES; ENFORCEMENT.**

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

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

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

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

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

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

Effective date: February 11, 2025

**EXHIBIT A**  
*Tow-Away Zone*

[Insert Map]

# SECTION V

**RESOLUTION 2025-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

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

**SECTION 1. DISTRICT OFFICERS.** The following persons are elected to the offices shown:

Assistant Secretary                      Tricia Adams

**SECTION 2. CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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

**PASSED AND ADOPTED** this 11th day of February 2025

ATTEST:

**PEACE CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

# SECTION VI



POLK COUNTY PROPERTY APPRAISER

Revised 01/2025  
ADA Compliant

2025 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the \_\_\_\_\_ hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

**For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.**

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as "local government" by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

**POLK COUNTY PROPERTY APPRAISER**

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: \_\_\_\_\_

Signature: \_\_\_\_\_

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Please email the signed agreement to [pataxroll@polk-county.net](mailto:pataxroll@polk-county.net).



# SECTION VII

# CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Peace Creek Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Peace Creek Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

\_\_\_\_\_  
Special District Representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Neil Combee  
Polk County Property Appraiser  
By:

\_\_\_\_\_  


\_\_\_\_\_  
Neil Combee, Property Appraiser

# SECTION VIII

# SECTION C

# Peace Creek Reserve CDD

## Field Management Report



February 11<sup>th</sup>, 2025  
Allen Bailey – Field Manager  
GMS

# Complete

## Signage Installation



- ✚ The proposed signage has been installed.
- ✚ The signs will help vehicles see the speed limits and be more aware of children.

## Amenity Landscape



- ✚ The amenity landscape is doing well as we are in Winter.



# Complete

## Phase 3 Irrigation Leak



- ✚ A leak was found at a 1" pipe near the backflow in phase 3.
- ✚ The leak has been repaired.

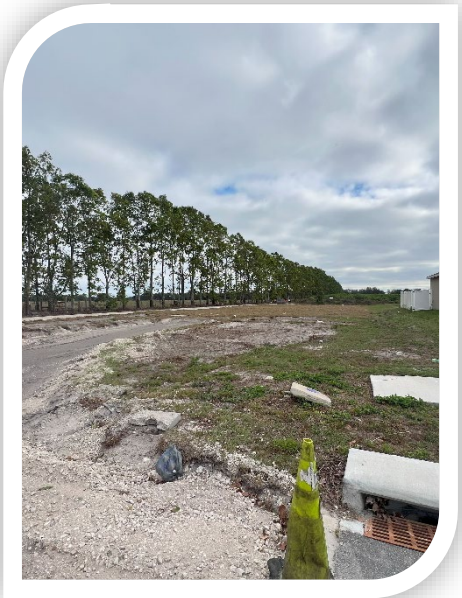
## Street Signs



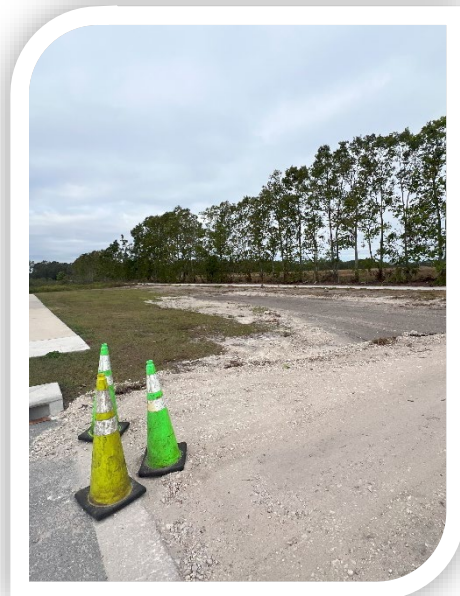
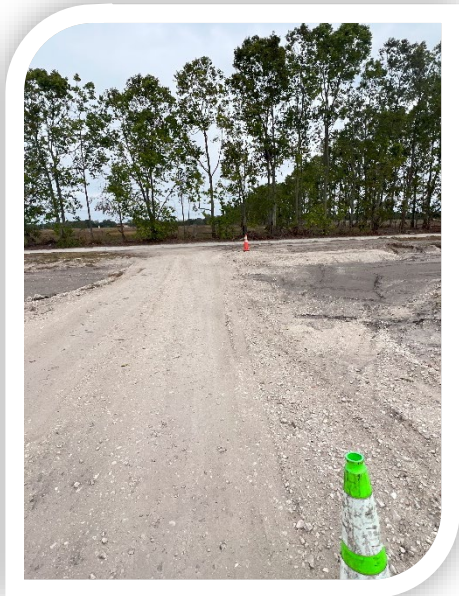
- ✚ A few street signs were leaning in the district. These have been placed back up.

# Review

## Turnaround



- ✚ The turnaround at the end of Reggie Rd is being worked on.
- ✚ We are waiting for it to be leveled.

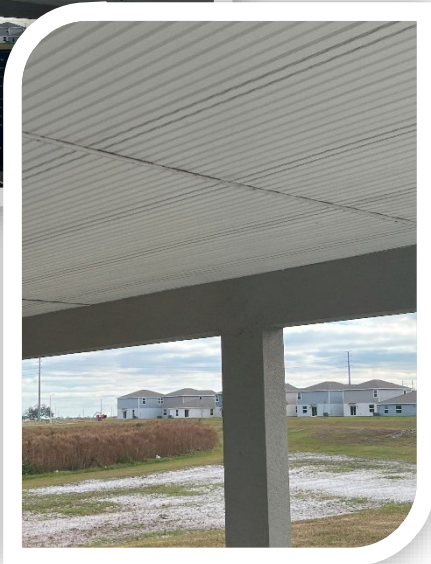




# Review

## Phase 3 Mailbox

- ✚ The mailbox kiosk with more residents moving in will need solar lights installed.



# Conclusion

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

Respectfully,  
Allen Bailey

# SECTION 1



Governmental  
Management Services - CF

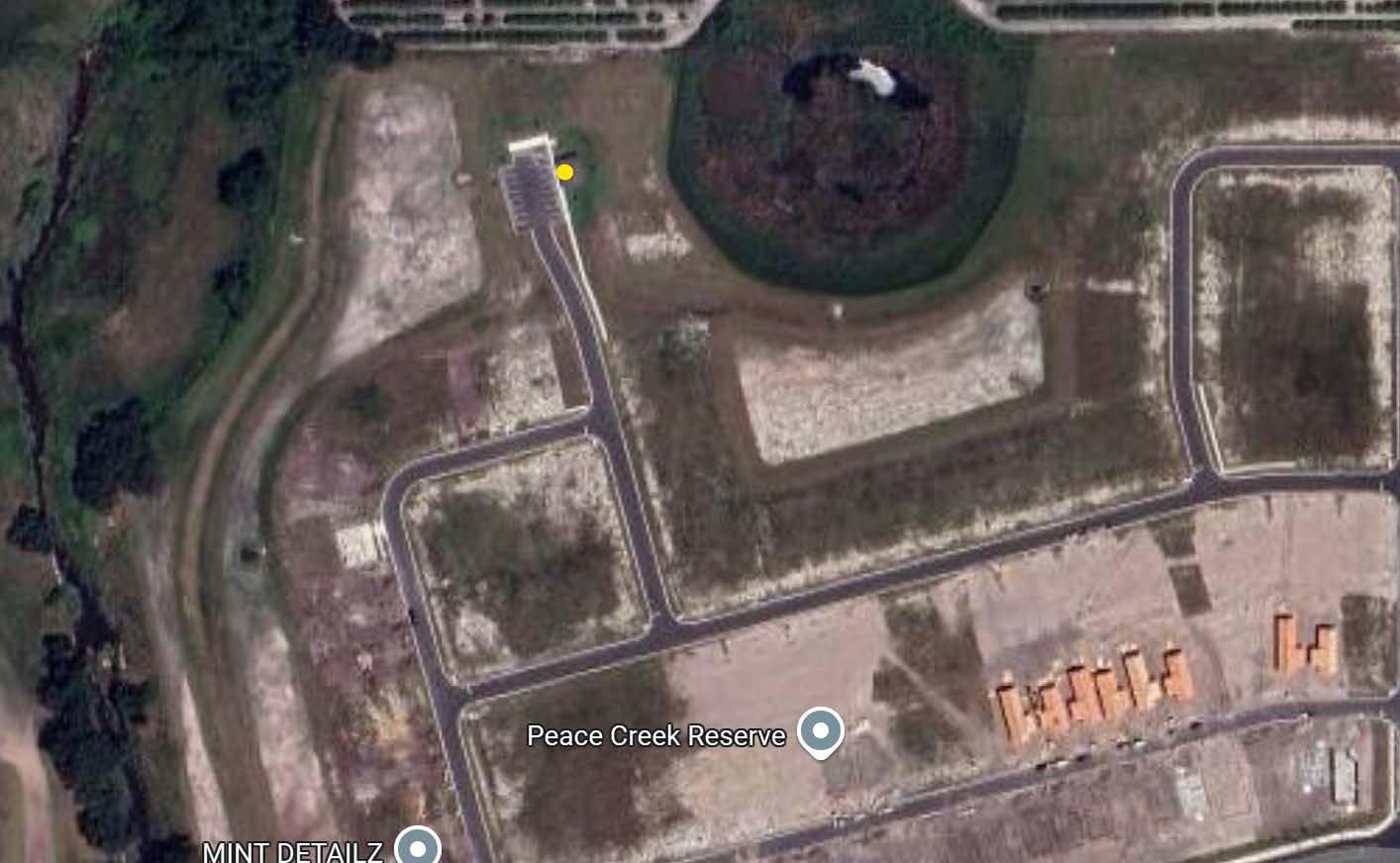
Maintenance Services  
Phone: 407-201-1514  
Email:  
Abailey@gmscfl.com

Bill To/District Peace Creek CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Phase 3 Solar Lights	
Installation of 2 sets of solar lights at the mailbox kiosk of phase 3.	

Qty	Description	Unit Price	Line Total
8	Labor	\$50.00	\$400.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$35.00
	Materials		\$180.00
		Total Due:	\$680.00

This Proposal is Valid for 30 days.

Client Signature: \_\_\_\_\_



Peace Creek Reserve

MINT DETAILZ

# SECTION 2



## PROPOSAL

<b>DATE</b>	February 4, 2025
<b>CUSTOMER NAME</b>	Peace Creek Phase 3
<b>ADDRESS</b>	Davenport
<b>REQUESTED BY</b>	Allen Bailey
<b>LOCATION OF JOB</b>	Community Area

Mail trash stations collection service, 3 times a week  
(1 trash can, \$100 each) \$ 100.00 monthly

Materials and equipment are included on the proposal

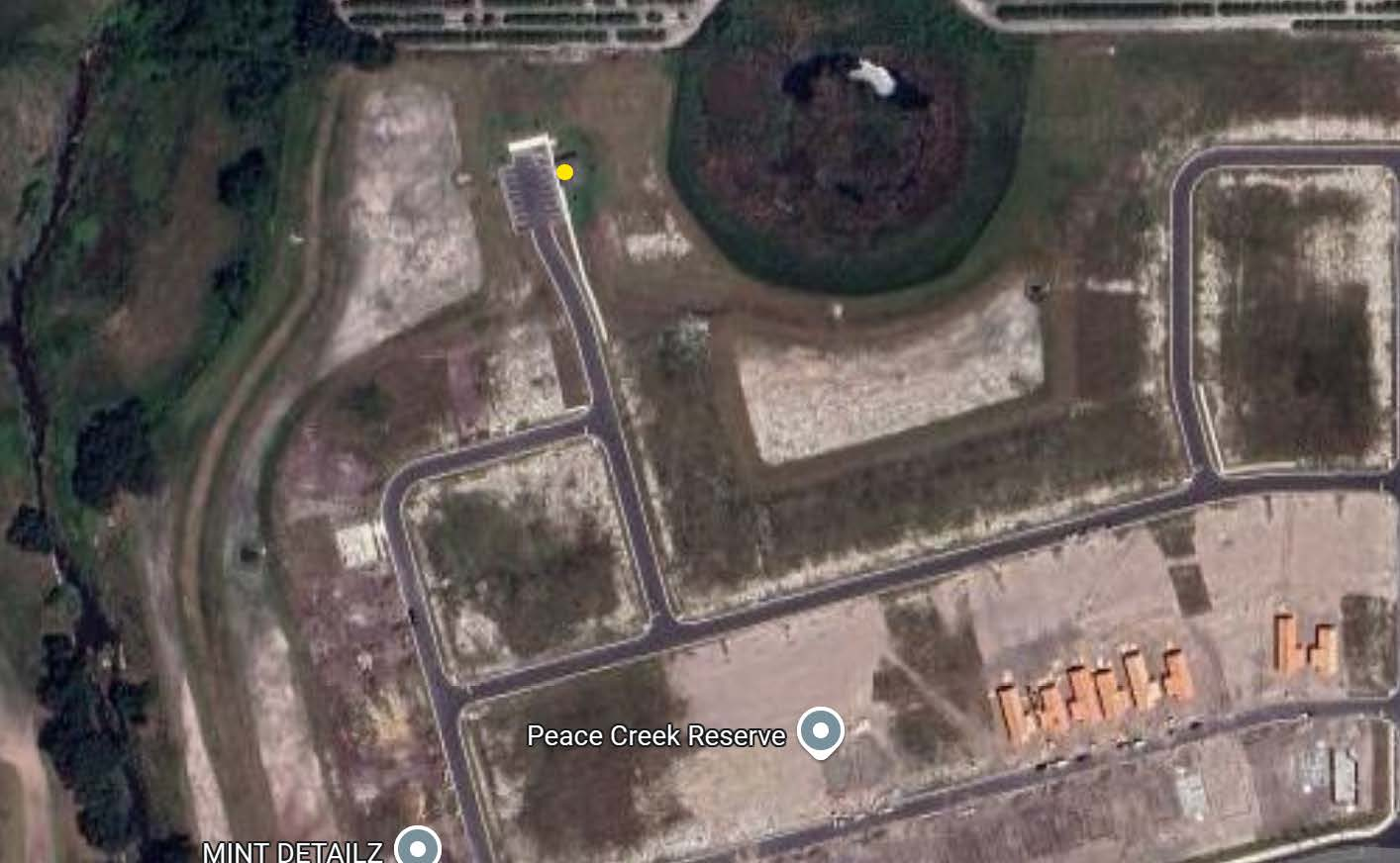
Please call us if you have any question and thank you for your business, we appreciate it very much.

Sincerely,

**CSS Clean Star Services of Central Florida, INC**

**Tracy Chacon**  
(407) 456-9174  
[tchacon@starcss.com](mailto:tchacon@starcss.com)

**Sandro Di Lollo**  
(407) 668-1338  
[sdilollo@staress.com](mailto:sdilollo@staress.com)



Peace Creek Reserve

MINT DETAILZ



# SECTION D

# SECTION 1

# Peace Creek Community Development District

## Summary of Check Register

November 1, 2024 to January 31, 2025

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>		<b>Amount</b>
General Fund				
	11/4/24	176-178	\$	2,994.74
	11/8/24	179	\$	3,037.38
	11/19/24	181-184	\$	20,253.16
	11/27/24	185-187	\$	3,116.90
	12/9/24	188-191	\$	6,923.74
	12/10/24	192	\$	775.00
	12/16/24	193-196	\$	19,570.48
	12/19/24	197-199	\$	4,866.21
	1/17/25	200-210	\$	810,810.84
<b>Total Amount</b>			<b>\$</b>	<b>872,348.45</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	TO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/04/24	00020	10/18/24	25108	202410	330-57200	-48500		HURRICANE CLEAN UP MCDONNELL CORPORATION DBA	*	250.00	250.00	000176
11/04/24	00026	10/28/24	11925639	202409	330-57200	-34500		SECURITY SRVCS - SEP2024 SECURITAS SECURITY SERVICES USA, INC	*	2,731.72	2,731.72	000177
11/04/24	00013	10/18/24	10182024	202409	330-57200	-43200		1776 TEAGAN LN OCT2024 WINTER HAVEN WATER	*	13.02	13.02	000178
11/08/24	00014	10/15/24	00067473	202410	310-51300	-48000		BOS MTG DATES - 10.15.24 GANNETT MEDIA CORP DBA	*	1,001.18	1,001.18	000179
11/08/24	00026	10/31/24	11931149	202410	330-57200	-34500		SECURITY SRVC - OCT2024 SECURITAS SECURITY SERVICES USA, INC	*	2,036.20	2,036.20	000180
11/19/24	00022	10/30/24	13510	202410	330-57200	-48200		CLEANING SERVICE - OCT24 CSS CLEAN STAR SERVICES	*	775.00	775.00	000181
11/19/24	00001	11/01/24	63	202411	310-51300	-34000		MANAGEMENT FEES - NOV2024	*	3,541.67		
		11/01/24	63	202411	310-51300	-35200		WEBSITE ADMIN - NOV2024	*	105.00		
		11/01/24	63	202411	310-51300	-35100		INFORMATION TECH - NOV24	*	157.50		
		11/01/24	63	202411	310-51300	-31300		DISSEM. AGENT SRVC-NOV24	*	437.50		
		11/01/24	63	202411	330-57200	-12000		AMENITY ACCESS - NOV24	*	1,041.67		
		11/01/24	63	202411	310-51300	-51000		OFFICE SUPPLIES	*	.81		
		11/01/24	63	202411	310-51300	-42000		POSTAGE	*	46.51		
		11/01/24	64	202411	320-53800	-34000		FIELD MANAGEMENT - NOV24 GOVERNMENTAL MANAGEMENT SERVICES-CF	*	1,437.50	6,768.16	000182
11/19/24	00011	10/24/24	15002	202410	320-53800	-46200		HURRICANE CLEAN UP	*	1,750.00		
		11/01/24	15088	202411	320-53800	-46200		LANDSCAPE MAINT - NOV2024 PRINCE & SONS INC.	*	9,560.00	11,310.00	000183

PEAC PEACE CREEK CD IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/19/24	00020	11/01/24	25468	202411	330-57200	48500	POOL SERVICE - NOV2024 MCDONNELL CORPORATION DBA	*	1,400.00	1,400.00	000184
11/27/24	00002	11/18/24	10791	202410	310-51300	31500	DISTRICT COUNSEL-OCT24 KILINSKI VAN WYK PLLC	*	1,205.00	1,205.00	000185
11/27/24	00011	10/08/24	14911	202410	320-53800	47300	REP. MAINLINE BREAK-OCT24	*	273.88		
		11/08/24	15253	202411	320-53800	46300	REPLACE TREE- NOV24 PRINCE & SONS INC.	*	1,625.00	1,898.88	000186
11/27/24	00013	11/15/24	11152024	202410	320-53800	43200	1776 TEAGAN LN - OCT2024 WINTER HAVEN WATER	*	13.02	13.02	000187
12/09/24	00001	9/30/24	60	202409	320-53800	48000	GENERAL MAINT - SEP2024	*	96.94		
		9/30/24	61	202409	320-53800	48000	SOLAR LIGHT INSTALL	*	745.00		
		9/30/24	62	202409	320-53800	48000	CORK BOARD INSTALL	*	742.65		
		10/31/24	65	202410	320-53800	48000	GENERAL MAINT - OCT2024 GOVERNMENTAL MANAGEMENT SERVICES-CF	*	922.43	2,507.02	000188
12/09/24	00007	11/30/24	22386	202411	310-51300	31100	REVIEW DRAFT COVENANTS HUNTER ENGINEERING, INC.	*	1,625.00	1,625.00	000189
12/09/24	00019	11/22/24	62002928	202411	330-57200	48100	PEST SERVICE - NOV2024 MASSEY SERVICES, INC.	*	60.00	60.00	000190
12/09/24	00026	8/31/24	11862031	202408	330-57200	34500	SECURITY SRVCS - AUG2024 SECURITAS SECURITY SERVICES USA, INC	*	2,731.72	2,731.72	000191
12/10/24	00022	11/19/24	13721	202411	330-57200	48200	CLEANING SRVC - NOV2024 CSS CLEAN STAR SERVICES	*	775.00	775.00	000192
12/16/24	00001	12/01/24	67	202412	310-51300	34000	MANAGEMENT FEE - DEC2024	*	3,541.67		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/24	67		202412 310-51300-35200	WEBSITE ADMIN - DEC2024			*	105.00		
12/01/24	67		202412 310-51300-35100	INFORMATION TECH - DEC24			*	157.50		
12/01/24	67		202412 310-51300-31300	DIS. AGENT SRVC - DEC24			*	437.50		
12/01/24	67		202412 330-57200-12000	AMENITY ACCESS - DEC2024			*	1,041.67		
12/01/24	67		202412 310-51300-51000	OFFICE SUPPLIES			*	2.80		
12/01/24	67		202412 310-51300-42000	POSTAGE			*	148.24		
12/01/24	68		202412 320-53800-34000	FIELD MANAGEMENT - DEC24			*	1,437.50		
									6,871.88	000193
-----										
12/16/24	00011	12/01/24	15517	202412 320-53800-46200		LANDSCAPE MAINT - DEC2024	*	9,560.00		
									9,560.00	000194
-----										
12/16/24	00026	11/30/24	11968353	202411 330-57200-34500		SECURITY SRVC - NOV2024	*	2,731.72		
									2,731.72	000195
-----										
12/16/24	00013	12/12/24	1776 TEA	202412 330-57200-43200		1776 TEAGAN LN - START UP	*	406.88		
									406.88	000196
-----										
12/19/24	00002	12/16/24	11089	202411 310-51300-31500		GENERAL COUNSEL - NOV2024	*	2,930.36		
									2,930.36	000197
-----										
12/19/24	00011	11/30/24	15602	202411 320-53800-47300		BROKEN SPRAY REPLCE-NOV24	*	250.85		
									250.85	000198
-----										
12/19/24	00020	12/01/24	25766	202412 330-57200-48500		POOL MAINTENANCE-DEC2024	*	1,400.00		
		12/13/24	25819	202412 330-57200-48000		NEW POOL RULES SIGNS	*	285.00		
									1,685.00	000199
-----										
1/17/25	00022	12/30/24	13952	202412 330-57200-48200		MONTHLY CLEANING- DEC24	*	775.00		
									775.00	000200
-----										
PEAC PEACE CREEK CD IARAUJO										

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
1/17/25	00001	11/30/24 69	202411 320-53800-48000	GEN. REPRS & MAINT- NOV24	*	1,020.75		
		1/01/25 70	202501 310-51300-34000	MANAGEMENT FEES- JAN25	*	3,541.67		
		1/01/25 70	202501 310-51300-35200	WEBSITE ADMIN- JAN25	*	105.00		
		1/01/25 70	202501 310-51300-35100	INFO TECH- JAN25	*	157.50		
		1/01/25 70	202501 310-51300-31300	DISSEM. AGNT SRVCS- JAN25	*	437.50		
		1/01/25 70	202501 330-57200-12000	AMENITY ACCESS- JAN25	*	1,041.67		
		1/01/25 70	202501 310-51300-51000	OFFICE SUPPLIES- JAN25	*	2.83		
		1/01/25 70	202501 310-51300-42000	POSTAGE- JAN25	*	74.08		
		1/01/25 71	202501 320-53800-34000	FIELD MANAGEMENT- JAN25	*	1,437.50		
							7,818.50	000201
-----								
1/17/25	00007	9/30/24 22355	202409 310-51300-31100	REV & APPRV MEETING 9.18	*	125.00		
		12/31/24 22392	202412 310-51300-31100	B.O.S. MEETING 12.10.24	*	250.00		
		12/31/24 22393	202412 310-51300-31100	PREPARE OF SUPPL. E.R.	*	250.00		
							625.00	000202
-----								
1/17/25	00019	10/18/24 61512540	202410 330-57200-48100	PEST CONTROL- OCT24	*	60.00		
							60.00	000203
-----								
1/17/25	00016	1/16/25 01162025	202501 300-20700-10300	TXFER TAX RCPT- S23	*	771,088.54		
							771,088.54	000204
-----								
1/17/25	00016	1/16/25 01162025	202501 300-20700-10300	TXFER EXCESS TAX RCPT-S23	*	1,767.19		
							1,767.19	000205
-----								
1/17/25	00030	1/15/25 73	202501 310-51300-42000	REIMBURSE OF POSTAGE EXP	*	216.80		
							216.80	000206
-----								
1/17/25	00015	12/30/24 4652210	202412 300-20700-10300	PEACE CREEK CDD DEBT 1%	*	8,621.66		

PEAC PEACE CREEK CD IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
12/30/24	4652211	202412	300-32500-10000	PEACE CREEK CDD MAINT 1%	*	6,146.43		
							POLK COUNTY PROPERTY APPRAISER	14,768.09 000207
1/17/25	00011	1/01/25 15906	202501 320-53800-46200	LANDSCAPE MAINT- JAN25	*	9,560.00		
							PRINCE & SONS INC.	9,560.00 000208
1/17/25	00020	1/01/25 26092	202501 330-57200-48500	MONTHLY POOL SRVC- JAN25	*	1,400.00		
							MCDONNELL CORPORATION DBA	1,400.00 000209
1/17/25	00026	12/31/24 12001516	202412 330-57200-34500	SECURITY SRVC- DEC24	*	2,731.72		
							SECURITAS SECURITY SERVICES USA, INC	2,731.72 000210
						TOTAL FOR BANK A	872,348.45	
						TOTAL FOR REGISTER	872,348.45	

PEAC PEACE CREEK CD IARAUJO



# SECTION 2

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

***Unaudited Financial Reporting***  
***January 31, 2025***



# Table of Contents

1	<hr/>	Balance Sheet
2-3	<hr/>	General Fund
4	<hr/>	Debt Service Fund - Series 2023
5	<hr/>	Capital Projects Fund - Series 2023
6	<hr/>	Capital Reserve Fund
7-8	<hr/>	Month to Month
9	<hr/>	Assessment Receipt Schedule
10	<hr/>	Long-Term Debt Schedule

**Peace Creek**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Operating Account	\$ 555,390	\$ -	\$ -	\$ 555,390
Investments:				
<u>Series 2023</u>				
Reserve	\$ -	\$ 400,906	\$ -	\$ 400,906
Revenue	\$ -	\$ 790,767	\$ -	\$ 790,767
Construction	\$ -	\$ -	\$ 29,311	\$ 29,311
<b>Total Assets</b>	<b>\$ 555,390</b>	<b>\$ 1,191,673</b>	<b>\$ 29,311</b>	<b>\$ 1,776,374</b>
<b>Liabilities:</b>				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service	\$ -	\$ 1,191,673	\$ -	\$ 1,191,673
Capital Projects	\$ -	\$ -	\$ 29,311	\$ 29,311
Unassigned	\$ 555,390	\$ -	\$ -	\$ 555,390
<b>Total Fund Balances</b>	<b>\$ 555,390</b>	<b>\$ 1,191,673</b>	<b>\$ 29,311</b>	<b>\$ 1,776,374</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 555,390</b>	<b>\$ 1,191,673</b>	<b>\$ 29,311</b>	<b>\$ 1,776,374</b>

**Peace Creek**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 571,619	\$ 538,403	\$ 538,403	\$ -
Assessments - Direct	\$ 23,458	\$ 23,457	\$ 23,457	\$ -
<b>Total Revenues</b>	<b>\$ 595,076</b>	<b>\$ 561,860</b>	<b>\$ 561,860</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,600	\$ 2,400
FICA Expense	\$ 918	\$ 306	\$ 122	\$ 184
Engineering	\$ 15,000	\$ 5,000	\$ 2,125	\$ 2,875
Attorney	\$ 25,000	\$ 8,333	\$ 4,135	\$ 4,198
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,250	\$ 1,750	\$ 1,750	\$ -
Trustee Fees	\$ 4,020	\$ -	\$ -	\$ -
Management Fees	\$ 42,500	\$ 14,167	\$ 14,167	\$ -
Information Technology	\$ 1,890	\$ 630	\$ 630	\$ -
Website Maintenance	\$ 1,260	\$ 420	\$ 420	\$ -
Postage & Delivery	\$ 750	\$ 750	\$ 534	\$ 216
Insurance	\$ 5,720	\$ 5,720	\$ 5,564	\$ 156
Copies	\$ 750	\$ 250	\$ -	\$ 250
Legal Advertising	\$ 2,500	\$ 833	\$ 1,001	\$ (168)
Contingency	\$ 2,500	\$ 833	\$ 163	\$ 670
Office Supplies	\$ 625	\$ 208	\$ 8	\$ 201
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 131,558</b>	<b>\$ 48,626</b>	<b>\$ 37,645</b>	<b>\$ 10,981</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures:</b>				
Property Insurance	\$ 15,000	\$ 15,000	\$ 19,266	\$ (4,266)
Field Management	\$ 17,250	\$ 5,750	\$ 5,750	\$ -
Landscape Maintenance	\$ 99,540	\$ 33,180	\$ 39,990	\$ (6,810)
Landscape Replacement	\$ 15,000	\$ 5,000	\$ 1,625	\$ 3,375
Streetlights	\$ 33,770	\$ 11,257	\$ -	\$ 11,257
Electric	\$ 7,260	\$ 2,420	\$ 6,142	\$ (3,722)
Water & Sewer	\$ 50,000	\$ 16,667	\$ 25,100	\$ (8,433)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 833	\$ -	\$ 833
Irrigation Repairs	\$ 10,000	\$ 3,333	\$ 525	\$ 2,809
General Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ 1,943	\$ 1,390
Contingency	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
<b>Subtotal Field Expenditures</b>	<b>\$ 267,820</b>	<b>\$ 99,273</b>	<b>\$ 100,341</b>	<b>\$ (1,068)</b>
<b>Amenity Expenditures:</b>				
Amenity - Electric	\$ 15,863	\$ 5,288	\$ 2,070	\$ 3,218
Amenity - Water	\$ 12,000	\$ 4,000	\$ 3,392	\$ 608
Internet	\$ 2,000	\$ 667	\$ 418	\$ 249
Pest Control	\$ 735	\$ 245	\$ 120	\$ 125
Janitorial Service	\$ 9,300	\$ 3,100	\$ 2,325	\$ 775
Security Services	\$ 34,000	\$ 11,333	\$ 7,500	\$ 3,834
Pool Maintenance	\$ 16,800	\$ 5,600	\$ 6,050	\$ (450)
Amenity Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ 285	\$ 3,048
Amenity Access Management	\$ 12,500	\$ 4,167	\$ 4,167	\$ (0)
Contingency	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 120,698</b>	<b>\$ 40,233</b>	<b>\$ 26,326</b>	<b>\$ 13,907</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 388,518</b>	<b>\$ 139,506</b>	<b>\$ 126,667</b>	<b>\$ 12,839</b>
<b>Total Expenditures</b>	<b>\$ 520,076</b>	<b>\$ 188,132</b>	<b>\$ 164,312</b>	<b>\$ 23,820</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 75,000</b>		<b>\$ 397,548</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ 75,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 75,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 397,548</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 157,842</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 555,390</b>	

**Peace Creek**  
**Community Development District**  
**Debt Service Fund Series 2023**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 801,813	\$ 755,223	\$ 755,223	\$ -
Interest	\$ 5,000	\$ 1,667	\$ 10,372	\$ 8,705
<b>Total Revenues</b>	<b>\$ 806,813</b>	<b>\$ 756,890</b>	<b>\$ 765,595</b>	<b>\$ 8,705</b>
<b>Expenditures:</b>				
Interest - 12/15	\$ 306,734	\$ 306,734	\$ 306,734	\$ -
Principal - 06/15	\$ 190,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 306,734	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 803,469</b>	<b>\$ 306,734</b>	<b>\$ 306,734</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,344</b>	<b>\$ 450,156</b>	<b>\$ 458,861</b>	<b>\$ 8,705</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (5,930)	\$ (5,930)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,930)</b>	<b>\$ (5,930)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 3,344</b>		<b>\$ 452,931</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 341,168</b>		<b>\$ 738,742</b>	
<b>Fund Balance - Ending</b>	<b>\$ 344,512</b>		<b>\$ 1,191,673</b>	

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

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 376	\$ 376
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 376</b>	<b>\$ 376</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 1,326	\$ (1,326)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,326</b>	<b>\$ (1,326)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (950)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 5,930	\$ 5,930
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,930</b>	<b>\$ 5,930</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,979</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,331</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,311</b>	



**Peace Creek**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ 75,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 75,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 75,000</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 75,000</b>		<b>\$ -</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - On Roll	\$ -	\$ 41,138.42	\$ 492,693	\$ 4,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 538,403
Assessments - Direct	\$ 11,728.60	\$ -	\$ 11,728.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,457
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 11,729</b>	<b>\$ 41,138</b>	<b>\$ 504,422</b>	<b>\$ 4,572</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 561,860</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
FICA Expense	\$ -	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Engineering	\$ -	\$ 1,625	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,125
Attorney	\$ 1,205	\$ 2,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,135
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,167
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420
Postage & Delivery	\$ 49	\$ 47	\$ 148	\$ 291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 534
Insurance	\$ 5,564	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,564
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 1,001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,001
Contingency	\$ 41	\$ 41	\$ 41	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 163
Office Supplies	\$ 1	\$ 1	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 17,528</b>	<b>\$ 9,746</b>	<b>\$ 5,794</b>	<b>\$ 4,577</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37,645</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures:</b>													
Property Insurance	\$ 19,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,266
Field Management	\$ 1,438	\$ 1,438	\$ 1,438	\$ 1,438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,750
Landscape Maintenance	\$ 11,310	\$ 9,560	\$ 9,560	\$ 9,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,990
Landscape Replacement	\$ -	\$ 1,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,625
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ 1,536	\$ 1,535	\$ 1,535	\$ 1,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,142
Water & Sewer	\$ 11,126	\$ 6,014	\$ 1,813	\$ 6,147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,100
Irrigation Repairs	\$ 274	\$ 251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525
General Repairs & Maintenance	\$ 922	\$ 1,021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,943
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ 45,871</b>	<b>\$ 21,444</b>	<b>\$ 14,346</b>	<b>\$ 18,680</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,341</b>
<b>Amenity Expenditures:</b>													
Amenity - Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Electric	\$ 501	\$ 505	\$ -	\$ 1,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,070
Amenity - Water	\$ 660	\$ 650	\$ 1,012	\$ 1,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,392
Internet	\$ 104	\$ 104	\$ 104	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 418
Pest Control	\$ 60	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120
Janitorial Service	\$ 775	\$ 775	\$ 775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,325
Security Services	\$ 2,036	\$ 2,732	\$ 2,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Pool Maintenance	\$ 1,850	\$ 1,400	\$ 1,400	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,050
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285
Amenity Access Management	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,167
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ 7,028</b>	<b>\$ 7,269</b>	<b>\$ 7,350</b>	<b>\$ 4,680</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,326</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 52,899</b>	<b>\$ 28,712</b>	<b>\$ 21,696</b>	<b>\$ 23,360</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 126,667</b>
<b>Total Expenditures</b>	<b>\$ 70,427</b>	<b>\$ 38,458</b>	<b>\$ 27,490</b>	<b>\$ 27,937</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 164,312</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (58,698)</b>	<b>\$ 2,680</b>	<b>\$ 476,931</b>	<b>\$ (23,365)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 397,548</b>

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

**ON ROLL ASSESSMENTS**

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

41.62% 58.38% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	General Fund	Debt Series 2023	Total
11/13/24	10/21/24	\$924.49	(\$48.53)	(\$17.52)	\$0.00		\$858.44	\$357.28	\$501.16	\$858.44
11/19/24	11/01/24-11/07/24	\$21,364.32	(\$854.61)	(\$410.19)	\$0.00		\$20,099.52	\$8,365.35	\$11,734.17	\$20,099.52
11/26/24	11/08/24-11/15/24	\$82,786.74	(\$3,311.51)	(\$1,589.50)	\$0.00		\$77,885.73	\$32,415.79	\$45,469.94	\$77,885.73
12/06/24	11/16/24-11/26/24	\$707,693.10	(\$28,307.68)	(\$13,587.71)	\$0.00		\$665,797.71	\$277,102.83	\$388,694.88	\$665,797.71
12/20/24	11/27/24-11/30/24	\$536,778.54	(\$21,471.24)	(\$10,306.15)	\$0.00		\$505,001.15	\$210,179.82	\$294,821.33	\$505,001.15
12/27/24	12/01/24-12/15/24	\$29,375.94	(\$1,041.51)	(\$566.69)	\$0.00		\$27,767.74	\$11,556.84	\$16,210.90	\$27,767.74
12/30/24	Inv#4652210	\$0.00	\$0.00	\$0.00	\$0.00	(\$8,621.66)	(\$8,621.66)	(\$3,588.31)	(\$5,033.35)	(\$8,621.66)
12/30/24	Inv#4652211	\$0.00	\$0.00	\$0.00	\$0.00	(\$6,146.43)	(\$6,146.43)	(\$2,558.12)	(\$3,588.31)	(\$6,146.43)
01/10/25	12/16/24-12/31/24	\$11,555.18	(\$346.63)	(\$224.17)	\$0.00		\$10,984.38	\$4,571.66	\$6,412.72	\$10,984.38
							\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$ 1,390,478.31</b>	<b>\$ (55,381.71)</b>	<b>\$ (26,701.93)</b>	<b>\$ -</b>		<b>\$ 1,293,626.58</b>	<b>\$ 538,403.14</b>	<b>\$ 755,223.44</b>	<b>\$ 1,293,626.58</b>

<b>94%</b>	<b>Net Percent Collected</b>
<b>\$ 79,805.44</b>	<b>Balance Remaining to Collect</b>

**DIRECT BILL ASSESSMENTS**

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

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

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