WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT

BROWARD COUNTY

REGULAR BOARD MEETING
OCTOBER 20, 2026
6:00 P.M.

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33024

www.walnutcreekcdd.org
786.347.2711 ext. 2011 Telephone
877.SDS.4922 Toll Free
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AGENDA
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
Walnut Creek Clubhouse
7500 NW 20th Street Pembroke Pines, Florida 33024
REGULAR BOARD MEETING
October 20, 2026
6:00 p.m.

A. Call to Order

B. Proof of Publication……Page 1

C. Establish Quorum

D. Additions or Deletions to Agenda

E. Comments from the Public for Items Not on the Agenda

F. Approval of Minutes

1. August 18, 2026 Regular Board Meeting Minutes……..Page 2

G. Security Systems/Services

1. Regions Security Report (Provided via handout by Regions Security)
2. Security Administrator Updates and Reports (Provided via handout by Regions Security):

   a) Gate Maintenance/Service Report
   b) Invoice Report
   c) Incident Report

3. Update on the Regions RFID Project for the Sheridan and Taft Gates
4. Update on the Regions Rewiring of Arm Gate System Project at Taft Entrance Visitor & Resident Gates
5. Sheridan Swing Gate Incidents
   a. Report on the July 14, 2026, Incident and Estimates and Request for District Reimbursement Provided by Ms. Adela Del Socorro Foss……Page 19
   b. Report on the July 17, 2026, Incident and Estimates and Request for District Reimbursement Provided By Ms. Marie Abraham……...Page 25

H. District Engineer Reports

1. CAS Update Regarding the Phase 1 Stormwater Cleaning & CCTV Five-Year Certification Project
2. CAS Update on the Canal Project
3. CAS Memo and Board Consideration of the CCTV Proposal for Lake 8 (Under Separate Cover)
4. CAS Presenting ASR Proposal for Repairs at Lakes 4, 6 and 8 for Board Consideration……..Page 34
5. Update on the Arking Solutions Taft Street Visitor Entrance Gate Modification and Trap System Project
   a. Ratify and Approval of the Arking Solutions Gate Modification Change Order No.2 for the Removal and Replacement of Pavers……Page 35
   b. Ratify and Approve the Regions Gate Modification Change Order for the Loops Replacement, Lane Barrier Operators Relocation, Rewiring, etc……Page 40

I. Administrative Matter

1. Financial Update……...Page 48

J. New/Additional Business

1. Iguana Control Report……...Page 74
2. Consider Resolution No. 2026-04 – Adopting a FY 2025/2026 Amended Budget……..Page 76
3. Consider Resolution No. 2026-05 – Adopting an Annual Report of Goals, Objectives & Performance Measures for Fiscal Year 2025/2026……Page 81

4. Consider Resolution No. 2026-06 – Adopting Goals, Objectives & Performance Measures for Fiscal Year 2026/2027……...Page 84
5. Ranking of Proposals and Consider Selection of an Auditor……Page 88
6. Consider Iguana Mitigation Service Proposal……Page 123
7. Consider East Waterfall Pond Resurfacing Project Proposal……Page 150

K. Old Business

L. Ratification & Approvals (*Actions to be taken collectively via one [1] Motion*)

1. Traffic Cones for Less, Quote 10105527, for 28" Orange Traffic Cones……..Page 177
2. Tirone Electric Proposal 1026-404, Replace LED Pole Lamp at Taft Exit Lane……..Page 180

M. Additional Staff Updates/Requests

1. Attorney
2. District Manager
   a. Reminder of Annual Four [4] Hours of Ethics Training

N. Additional Board Member/Public Comments

O. Adjourn

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Publication Date
2026-10-09

Subcategory
Miscellaneous Notices

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Walnut Creek Community Development District will hold Regular Meetings at 6:00 p.m. at the Walnut Creek Community Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024 on the following dates:
October 20, 2026
January 19, 2027
February 16, 2027
April 20, 2027
June 22, 2027
July 20, 2027
August 17, 2027
The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, five (5) days prior to the date of the particular meeting.
There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.
If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the particular meeting.
Meetings may be cancelled from time to time without advertised notice.
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
www.walnutcreekcdd.org
10/9/26
158392

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
AUGUST 18, 2026

A. CALL TO ORDER

District Manager, Gloria Perez, called the August 18, 2026, Regular Board Meeting of the Walnut Creek Community Development District (the "District") to order at 6:03 p.m. in the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024.

B. PROOF OF PUBLICATION

Proof of publication was presented that the notice of the Regular Board Meeting had been published in the *Sun Sentinel* on October 10, 2025, as part of the District's Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez determined that the attendance of the following Supervisors constituted a quorum, and it was in order to proceed with the meeting: Chairman Allan Beckmann and Supervisors Dr. Pauline Chin, Benjamin Kroker and Igor Fateyev.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; General Counsel Scott Cochran of Billing Cochran, P.A.; and District Engineer Stephen C. Smith.

In addition, there were several members of the public present.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mrs. Perez advised of the addition of a Security agenda item G.5.f regarding a July 6, 2026, Incident, referred to as the Gate Vandalism Incident, to the agenda for Board consideration.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA.

There were no comments from the public about items not on the agenda.

F. APPROVAL OF MINUTES

1. June 23, 2026, Public Hearing & Regular Board Meeting

A **MOTION** was made by Supervisor Kroker, seconded by Supervisor Beckmann and passed unanimously approving the minutes of the June 23, 2026, Public Hearing & Regular Board Meeting, as presented.

G. SECURITY SYSTEMS/SERVICES

1. Region's Security Report (*provided via handout by Regions Security*)

Mr. Ruiz provided an overview of the report.

2. Security Administrator Updates and Reports (*provided via handout by Regions Security*)

a. Gate Maintenance/Service Report

The Gate Maintenance/Service Report was provided via email and handout by Regions Security.

b. Invoice Report

The Invoice Report was provided via email and handout by Regions Security.

It was noted that some of the amounts acquired via insurance claims needed to be negotiated and the payment amount was less than the original amount.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Chin and passed unanimously ratifying and approving the report and the revised amount, as presented.

c. Incident Report

The Incident Report was provided via email and handout by Regions Security.

3. Updated Regions' RFID Upgrade at Sheridan and Taft Gates

Mrs. Perez provided an update noting that issuance of the transponders had been postponed and would take place after the Taft Street Entry Modification Project had been completed. She also added that, as previously directed by the Board, the transponder distribution process would be conducted in a 9-month to a one-year process in order not to inundate the Association staff with the distribution process.

4. Updated Regions' Proposal for Rewiring of Arm Gate System at Taft Visitor & Resident Entrance Gates

This work has not yet been completed as it coincides with Taft Entrance Visitor Modification Project.

5. Sheridan Swing Gate Incidents

a. Regions' Report of June 14, 2026, Incident and Mr. Vyom Upadhya Provided Estimates and Request for District Reimbursement

Mr. Upadhya (of 7624 NW 20th Court) reported that his vehicle was struck by the swing gate during a heavy rain after the barrier arm had lifted. CCTV footage showed the vehicle proceeding through the entrance without allowing the gate's closing/reopening cycle to complete. He had ample time to stop.

It was noted that Carlos Rivero did not object to the appeal and recommended reimbursement.

A MOTION was made by Supervisor Chin, seconded by Supervisor Beckmann approving the request for reimbursement in the amount of $1,085.00, as presented. Upon being put to a vote, the MOTION carried on a 3 to 1 vote with Supervisor Fateyev dissenting.

b. July 6, 2026, Incident Report and Ms. Maria Clyce Higginbotham Provided Estimates and Request for District Reimbursement

Ms. Higginbotham (of 7581 NW 23rd Street) reported mirror and side-panel damage from the swing gate. CCTV showed the same pattern of proceeding before the gate cycle had completed. A July 18, 2026, inspection found that a defective wire was causing the gate arm to activate before the swing gate was fully closed; the wire was subsequently repaired.

It was noted that Carlos Rivero did not object to the appeal and recommended reimbursement.

A **MOTION** was made by Supervisor Chin, seconded by Supervisor Beckmann and passed unanimously approving the request for reimbursement in the amount of $2,166.00, as presented.

c. July 13, 2026, Incident Report and Mr. Craig Blum Provided Estimates and Request for District Reimbursement

Mr. Blum (of 7745 NW 19th Court) reported that his vehicle was struck by the swing gate. CCTV showed the vehicle had ample time to stop. The same defective wire identified in the July 6, 2026, incident was found to be the cause and it was subsequently repaired on July 18, 2026.

It was noted that Carlos Rivero did not agree with the appeal and did not recommend reimbursement.

A **MOTION** was made by Supervisor Kroker, seconded by Supervisor Fateyev and passed unanimously denying the request for reimbursement.

d. July 14, 2026, Incident Report and Ms. Adela Del Socorro Foss Provided Estimates and Request for District Reimbursement

Ms. Foss (of 7369 NW 23rd Street) reported that her vehicle was struck by the swing gate. CCTV showed the vehicle had ample time to stop. The same defective wire was identified as the cause and was subsequently repaired on July 18, 2026.

It was noted that Carlos Rivero did not agree with the appeal and did not recommend reimbursement.

A **MOTION** was made by Supervisor Fateyev denying the request for reimbursement. The **MOTION** died for lack of a second.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann and passed unanimously deferring this item to the next scheduled Board Meeting.

e. July 17, 2026, Incident Report and Ms. Marie Abraham Provided Estimates and Request for District Reimbursement

Ms. Abraham (of 2200 NW 77th Terrace) reported vehicle damage from the swing gate. An investigation found the gate opened for a transponder registered to a different silver Toyota (Florida plate no. CNV8363) than the one displayed on her vehicle (Florida plate no. IUIL02). CCTV, again, showed the vehicle proceeded before the gate cycle was completed. The same defective wire was identified as the cause and was subsequently repaired on July 18, 2026.

It was noted that Carlos Rivero did not object to the appeal and recommended reimbursement.

A **MOTION** was made by Supervisor Chin, seconded by Supervisor Kroker and passed unanimously deferring this item to the next scheduled Board Meeting.

Mr. Ruiz had an additional item for Board consideration.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Kroker and passed unanimously approving the Regions Security Est. 2026-2899, dated August 18, 2026, in the amount of $730.20 for the purchase and installation of a new power timer to be installed at the Sheridan Right and Left Entrance Gates.

f. Gate Vandalism Incident of July 6, 2026

On July 6, 2026, at approximately 12:23 p.m., a vehicle struck and damaged the visitor entrance gate arm at the Taft Street entrance of the District. Video footage showed the vehicle proceeding through the gate before the arm had fully opened, causing damage and a subsequent malfunction of the gate equipment. The incident was reported to the Pembroke Pines Police Department and investigated as a vandalism/criminal mischief case.

The vehicle involved was identified as a green Chevrolet bearing the Florida license plate AZKG70. The police investigation identified Brian Scott Older as the suspected responsible party.

According to the police report and security documentation, the driver became confrontational with gatehouse personnel, threatened to drive through the gate if not admitted promptly, and then proceeded through the gate arm, causing approximately $1,000 in damage. The gate was repaired the same day and returned to service.

Pembroke Pines Police Department initiated criminal charges after efforts to contact the suspect were unsuccessful. Regions Security advised law enforcement that its preference was to pursue reimbursement for damages rather than criminal prosecution; however, the criminal case had already been initiated. Regions Security subsequently reminded staff that decisions regarding prosecution are not within the authority of security personnel.

Efforts were made to obtain insurance information to recover the repair costs. Although law enforcement indicated the vehicle had active insurance coverage, the insurance carrier information could not be obtained because the vehicle was registered outside the State of Florida. As a result, reimbursement options remained unresolved at the time of the report.

The District Manager is seeking Board direction on whether or not to press charges.

A **MOTION** was made by Supervisor Kroker, seconded by Supervisor Fateyev and passed unanimously authorizing and direction Regions Security to pursue an insurance claim and press charges, previously approved by a Regions' employee.

H. DISTRICT ENGINEER REPORTS

1. CAS Update Regarding Phase I Stormwater Cleaning & CCTV Five-Year Certification Project

Mr. Smith advised that the agreement was awaiting finalization.

2. CAS Update on Canal Project

Mr. Smith brought with him the agreement books for Board Member sign-off. Counsel requested further review prior to the Board signing off.

3. CAS Memo on Newly Identified Lake Bank Restoration Work on Lakes 4, 6 & 8 (Memo under separate cover)

Mr. Smith provided an Inspection Report Memorandum and noted that CAS is to forward the ASR Proposal for Board consideration.

4. Update on Arking Solutions' Taft Street Visitor Entrance Gate Modifications & Trap System Project

a. CAS Memorandum

No memorandum was provided. Mrs. Perez advised that Arking Solutions had acquired the permit yesterday August 18, 2026, and that a successful pre-construction meeting had been held between all parties and entities in addition to a kick-off meeting being scheduled along with an updated project schedule.

b. Consider Arking Solutions' Gate Modification CO No. 1

This Change Order adjusts the electrical and civil engineering scope to bring the project into compliance with the City of Pembroke Pines Building Department and Engineering Division requirements, and includes: M.O.T. (new warning signs and pedestrian protection); removal and replacement of existing concrete curb (Type "F"); additional sawcut asphalt and asphalt area; additional paver removal/reinstallation; additional compaction testing; additional empty and low-voltage/power conduit; additional waterproof junction boxes, hand holes, and reinforced concrete bases; and additional thermoplastic striping. No cost adjustment is stated in the Change Order documents. Craig A. Smith & Associates reviewed the Change Order, the Project Schedule and Maintenance of Traffic Plan and, pursuant to the memorandum dated August 10, 2026, takes no exceptions to the submitted documents.

A **MOTION** was made by Supervisor Chin, seconded by Supervisor Beckmann and passed unanimously approving the Arking Solutions' Gate Modification CO No. 1, as presented.

5. Accept and Receive CAS 2024/2025 Annual Engineer's Report

A **MOTION** was made by Supervisor Kroker, seconded by Supervisor Fateyev and passed unanimously accepting and receiving the CAS 2024/2025 Annual Engineer's Report, as presented.

6. Accept and Receive CAS 2025/2026 Annual Engineer's Report

A **MOTION** was made by Supervisor Chin, seconded by Supervisor Beckmann and passed unanimously accepting and receiving the CAS 2025/2026 Annual Engineer's Report, as presented.

I. ADMINISTRATIVE MATTERS

1. Financial Update

Financial Reports were presented in the meeting books and reviewed, which consisted of: Monthly Financial Report-Operating Fund (actual revenues and expenditures with fund balances and availability); Check Registers; Balance Sheet; Debt Service Profit and Loss YTD Comparisons/Report(s); Tax/Assessment Collections; Expenditure Recap. Available Funds as of July 31, 2026, reflect a balance of $2,650,566.36.

A motion of ratification of the financials or any further discussion was requested.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann and passed unanimously ratifying and approving the financials, as presented.

J. NEW/ADDITIONAL BUSINESS

1. Iguana Control Reports

The Iguana Control Reports were presented in the meeting materials and were reviewed by the Board:

Iguanas were removed from the following locations:

154	from the lakes and canals
22	from the Taft Street water features
176	*Total*

2. Consider Iguana Mitigation Service Proposals & Presentations

The District's current provider, Iguana Control (Blue Iguana Pest Control), charges $24,000/year for the lakes and canals and $2,900/year for the waterfalls.

The following five vendors submitted proposals:

AJ Iguanas ($2,999/month lakes & canals, weekly visits, $699/month waterfalls);
Iggytrap of Florida ($2,000/month, 2 visits/week, $600/month waterfalls with an optional 16-trap program at $3,750/quarter);
Iguana Busters ($1,200/month, 2 visits/week, $800/month waterfalls);
Redline Iguana Removal ($750/month, weekly visits, $250/month waterfalls); and
Iguana Solutions, which instead charges $28 per adult iguana plus $30/ft for hole repair on an as-needed basis.

References for all vendors were checked by the Field Operations Manager with favorable results, and all vendor representatives were invited to today's meeting to address Board questions.

Representatives from all the companies bidding had been invited and confirmed that they would attend the meeting:

- **AJ Iguanas**: Sofia Nina and/or Juliano Carbonell
- **Iggytrap**: Ethan Cotto
- **Iguana Busters**: Steve Kavashansky (Or Frank)
- **Redline**: Blake Wilkins

- **Iguana Solutions**: Jessica Kilgore

After a lengthy discussion, the Board decided to defer this agenda item to the next meeting.

3. Consider East Waterfall Pond Resurfacing Project Proposals and Presentations

Option 1 – Aquaguard Epoxy 5000 (product is currently used on all three waterfalls): 305 Pool Solutions $58,500 (7-yr product/1-yr labor warranty); DCP Pool Services $158,000 (10-yr product/1-yr labor); Felix Clean Services $86,948.40 (7-yr product & application); Master Touch Outdoor Living did not submit an updated bid using this product (prior unconfirmed quote was $148,500); Pool Ally $69,000 (10-yr product/1-yr labor).

Option 2 – Florida Stucco (Diamond Brite): 305 Pool Solutions $38,000 (7-yr product/1-yr labor); DCP Pool Services $126,850 (5-yr product/1-yr labor); Felix Clean Services $100,884.34 (3-yr product & application); Master Touch Outdoor Living $85,000 (10-yr product/1-yr labor); Pool Ally $76,500 (10-yr product/1-yr labor). Deposit structures vary by vendor, generally staged across signing, start, and completion milestones.

Crystal Pools (the waterfalls' regular maintenance vendor) and Felix Clean Pools recommend Aquaguard Epoxy 5000 over Florida Stucco, given the pond's heat exposure and shallow depth; Pool Ally and other vendors recommend Florida Stucco instead. All vendors advise that significant cracking or structural issues found once the existing coating is removed could require a change order, though only minor cracking is currently anticipated. Some quotes may technically be expired, but all vendors have agreed to honor original pricing. No warranty covers damage from improper maintenance, misuse, vandalism, or other human-caused factors. All vendor representatives were invited to the August 18 meeting. References were verified for all vendors except DCP Pools, which declined due to its privacy policy.

Representatives from all the companies bidding were invited, and some of them confirmed that they would attend the meeting:

- **305 Pools**: Oscar (Not confirmed)
- **DCP Pools**: Mauricio
- **Felix Clean**: Felix Delgado (Not confirmed - already attended a meeting and addressed questions from the Board).
- **Master Touch**: Garrett Torisk
- **Pool Ally**: Maykel Garcia

<u>Comments from Jeff Kholer of Crystal Pools, the Fountain Maintenance Service Provider</u>:
Epoxy 5000 is a specialty product.
Contractors most likely will be using in-house staff.

Florida Stucco/Florida Gem, SGM/Diamond Brite – The 2 are common pool cement aggregate finishes. Most pool contractors use sub-contractors to do preparation and application of these 2 plasters.

Besides the plaster finish staining very easily due to foliage, these 2 finishes require a calcium hardness level of a minimum 350 ppm. It will take at least 10 - 50-pound bags of calcium chloride per week to maintain this level due to the high evaporation rate. This is just for the east waterfall.

Blue water comes from depth. Once the plaster stains yellow due to tannin in the foliage. Tanin is an iron. The fountains will look green all the time.

The preparation of the old finish is so important. This should be inspected. For you I will do it at no charge. Normally it is 6 percent of the job.

A discussion ensued and the Board decided to defer this agenda item to the next meeting.

K. OLD BUSINESS

There were no Old Business items to come before the Board.

L. CONSIDER RATIFICATIONS AND APPROVALS *(Actions to be taken collectively)*

1. Traffic Cones for Less Quote 10104620 for Delineator Posts and Adhesive Pads in the amount of $1,104.60

Delineators were picked up and delivered by Field Ops on August 5, 2026.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Kroker and passed unanimously ratifying and approving the Traffic Cones for Less Quote 10104620 in the amount of $1,104.60 for delineator posts and adhesive pads, as presented.

M. ADDITIONAL STAFF UPDATES/REQUESTS

1. Attorney – Legislative Update

Mr. Cochran went over the Legislative Update with the Board.

2. District Manager

a. Ethics Training Requirement

Mrs. Perez reminded the Board that they are required to complete four (4) hours of ethics training annually, which needs to be completed no later than December 31, 2026. Links to training sessions are available on the District's website.

N. ADDITIONAL BOARD MEMBER/PUBLIC COMMENTS

There were no further Board Member or public comments.

O. ADJOURNMENT

There being no further business to come before the Board a **MOTION** was made by Supervisor Beckmann, seconded by Supervisor Fateyev and passed unanimously adjourning the meeting at 8:38 p.m.

ATTESTED BY:

_____	_____
Secretary /Assistant Secretary	**Chairman/Vice-Chair**

CRAIG A. SMITH & ASSOCIATES

Consulting Engineers • Surveyors • Utility Locators • Construction Managers

1425 E. Newport Center Drive, Deerfield Beach, FL 33442

MEMO

To: Gloria Perez – Walnut Creek CDD District Manager

From: Al Caruso - CAS

CC: Stephen Smith – CAS, Todd Larson – CAS, Ronald Galvis – Field Operations Manager SDS Inc., Gabrielle Vitucci – SDS Inc.

Date: August 17, 2026

Re: Walnut Creek CDD – Lake No. 4,6 and 8 Bank Inspection Report

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The Walnut Creek CDD directed Craig A. Smith & Associates (CAS) to investigate a series of bank failures (settlements/depressions) at Lakes No. 4, 6 and 8. The areas of concern are located at the toe of the lake banks as indicated in Exhibit A (Lake 4), Exhibit B (Lake 6) and Exhibit C (Lake 8).

The three lake exhibits indicate the areas of depression and their proximity to the existing drainage outfall pipes. On the south side of Lake 4, within the Mahogany Bend community, the lake bank erosion is located within proximity of the existing 42-inch outfall pipes (No. 17) trench width from structure No. 20. On the northeast side of Lake 6, within the Willows Reach community, the lake bank erosion is located south of an existing 30-inch outfall pipe (No. 15) from structure No. 4B. On the northeast side of Lake 8, within the Maple Glen community, the lake bank erosion is located within proximity of two 15-inch outfall pipes from structures No. 9 (north to outfall No. 3B) and No. 12 (northeast to outfall 3A). A second depressed lake bank area is located on the east side of lake 8 adjacent to an outfall headwall (No. 17) from an existing 48-inch pipe from structure No. 15.

On October 30, 2025, a CAS staff member inspected the wash-out on the east side of Lake No. 6. Since the existing irrigation system was ruled out as the reason for the bank failure the likely cause of the wash-out appears to have been caused by surface water runoff from the top of bank, during storm events. Other contributing factors can be wave action created during wind events. Over time the fluctuation between high and low water tables can lead to the erosion of the toe of the lake bank. Various species habituating within and around the lake have contributed to the

increase in the size of the wash-out in their search for bugs and worms. The location of the erosion is located at the terminal point of the existing lake support bags.

A July 2026 inspection of the depressed bank area, by CAS staff, at Lake No. 8. Without exploratory work it is difficult to determine the actual cause of the bank settlement. A possible cause can be a separation of the pipe collar that joins the reinforced concrete outfall pipe to the 20-foot corrugated metal pipe that extends beyond the lake shelf. This area would need to be explored further to determine the source of the bank failure.

On May 6, 2026, CAS staff, District personnel and Bill Anderson of American Shoreline Restoration, Inc. (ARS) met on-site and inspected the bank settlement areas at lakes 4, 6 and 8. After assessing the failures CAS provided the District and ARS with a restoration protocol to repair the bank failures.

CAS recommends that all deleterious materials (wet soils, muck) be removed from the depressed area to a level where stabilized, dry materials are reached. The area is to be filled by compacted drainfield rock that is wrapped in filter fabric. If the drainfield rock is laid in the water table the clean rock is to be installed up the bank to a point of stabilization. Once in place the area needs to be stabilized and secured with soil and sod. The drainfield rock would allow percolation without continuing to wash-out the bank and, in the areas at the water's edge, discourage wildlife from excavating for food.

Attached to this report is an estimate for repair supplied by American Shoreline Restoration, Inc. in July of 2026. The total estimated repair cost, for all three lakes, is $2,700. Because of its workload ARS cannot commit to the project until the end of 2026.


Drainage
Outfall (Typ.)
LAKE 4
Bank Area
of Concern
NW 74th Ave
NW 74th Ave
NW 74th Ave
NW 72nd Way
NW 72nd Way
1937
7364
7354
7324
7334
7314
7274
7264
7254
1921
1905
1889
1880
1870
1873
1860
1857
1850
1841
1840
1830
1833
1820
1821
Beauty By Eden -
Jewelry Storage Solutions

EXHIBIT A


Bank Area
of Concern
LAKE 6
Drainage
Outfall (Typ.)
Northwest 21st St
NW 74th Ave
N 73rd Ter
NW 72nd Way
Sacred Space Therapy
/ Grounded Ventures
NW 19th Ct
Google Maps

EXHIBIT B


NW 23rd St
NW 23rd St
NW 23rd St
NW 23rd St
Stoppage Bro's
N 74th Way
NW 75th Way
EZ JUNK OUT LLC
Junk Removal services
Drainage Outfall (Typ.)
Bank Area of Concern
LAKE 8
N 74th Way
NW 75th Way
N 74th Way
NW 76th Ave
NW 75th Way
ntic Home and Office
Jiffy Elite Maids
NW 75th Way
NW 21st Pl

EXHIBIT C



Photo 1: Lake 4 lake bank erosion.



Photo 2: Lake 4 washed-out area from the top of bank.



Photo 3: Lake 6 washed-out area at the base of the lake bank.



Photo 4: Lake 6 washed-out area under existing sod.



Photo 5: Lake 8 washed-out area at the base of the lake bank.



Photo 6: Lake 8 washed-out area from the top of bank.


Galaxy S26 Ultra


Galaxy S26 Ultra


Galaxy S26 Ultra

Preliminary Estimate

Customer: medina, thelma

2023 VOLV XC60 B5 Plus Bright Theme FWD 4D UTV 4-2.0L Turbocharged Hybrid Gasoline Direct Injection Crystal White Metall

Line		Oper	Description	Part Number	Qty	Extended Price $	Labor	Paint
1	**REAR DOOR**							
2	*	Rpr	RT Door shell (HSS)				1.5	2.1
3			Add for Three Stage					1.5
4		R&I	RT Side molding w/o chrome				0.4	
5		R&I	RT Belt molding code: TM01				0.3	
6	*	Blnd	RT Handle, outside w/o LED lighting code: TC01					0.4
7		R&I	RT Handle, outside w/o LED lighting code: TC01				0.4	
8	*	R&I	RT Door trim panel standard leather charcoal				0.9	
9	**QUARTER PANEL**							
10		R&I	RT Mud guard				0.2	
11	*	Rpr	RT Quarter panel to CH 856579 (HSS)				1.0	2.8
12			Overlap Major Adj. Panel					-0.4
13			Add for Three Stage					1.0
14	*	Blnd	Fuel door					0.3
15		R&I	Fuel door				0.1	
16		R&I	RT Wheelhouse liner				0.4	
17	*	R&I	RT Quarter glass NAGS bright trim rope				0.5	
18	**MISCELLANEOUS OPERATIONS**							
19	#		***** ADD-ONS *****		1			
20	#	Subl	Hazardous waste removal		1	4.00 T		
21	#	Rpr	Cover Car					0.2
22	#	Repl	Corrosion protection primer		1	10.00 T	0.2	
23	#		Pre scan		1		0.5 M	
24	#		Post scan		1		0.5 M	
				SUBTOTALS		**14.00**	**6.9**	**7.9**

Galaxy S26 Ultra

Preliminary Estimate

Customer: medina, thelma

2023 VOLV XC60 B5 Plus Bright Theme FWD 4D UTV 4-2.0L Turbocharged Hybrid Gasoline Direct Injection Crystal White Metall

ESTIMATE TOTALS

Category	Basis		Rate	Cost $
Parts				0.00
Body Labor	5.9 hrs	@	$ 75.00 /hr	442.50
Paint Labor	7.9 hrs	@	$ 75.00 /hr	592.50
Mechanical Labor	1.0 hrs	@	$ 150.00 /hr	150.00
Paint Supplies	7.9 hrs	@	$ 38.00 /hr	300.20
Miscellaneous				14.00
Subtotal				1,499.20
Sales Tax	$ 1,499.20	@	7.0000 %	104.94
Grand Total				**1,604.14**

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE ANY INSURER FILES A STATEMENT OF CLAIM OR AN APPLICATION CONTAINING ANY FALSE, INCOMPLETE, OR MISLEADING INFORMATION IS GUILTY OF A FELONY OF THE THIRD DEGREE(FLORIDA STATUTES TITLE XLVI, CHAPTER 817.234). FAILURE TO USE THE INSURANCE PROCEEDS IN ACCORDANCE WITH THE SECURITY AGREEMENT,IF ANY, COULD BE A VIOLATION OF S. 812.014, FLORIDA STATUTES. IF YOU HAVE ANY QUESTIONS, CONTACT YOUR LENDING INSTITUTION. IF A CHARGE FOR SHOP SUPPLIES OR HAZARDOUS OR OTHER WASTE REMOVAL IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: "THIS CHARGE REPRESENTS COSTS AND PROFITS TO THE MOTOR VEHICLE REPAIR FACILITY FOR MISCELLANEOUS SHOP SUPPLIES OR WASTE DISPOSAL." IF A CHARGE FOR NEW TIRES OR A NEW OR REMANUFACTURED LEAD-ACID BATTERY IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: A $1.00 FEE FOR EACH NEW MOTOR VEHICLE TIRE SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW MOTOR VEHICLE TIRES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX CHAPTER 403.718. A $1.50 FEE FOR EACH NEW OR REMANUFACTURED LEAD-ACID BATTERY SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW OR REMANUFACTURED LEAD-ACID BATTERIES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX 403.7185.

Galaxy S26 Ultra

Customer: medina, thelma

2023 VOLV XC60 B5 Plus Bright Theme FWD 4D UTV 4-2.0L Turbocharged Hybrid Gasoline Direct Injection Crystal White Metall

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide ERN9767, CCC Data Date 07/17/2026, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:
m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:
D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:
Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:
BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

Galaxy S26 Ultra

Glass paint auto body repair llc
5756 Funston Street, Hollywood, FL 33023
Office: (954) 483-9339
6937greenhammer@gmail.com

Estimate ID
29704615
Original

Owner
MARIE ABRAHAM
(954) 515-9157 (Mobile)
kiomau@gmail.com

Appraiser
Ian Green
6937greenhammer@gmail.com

Classification
None

Loss Type
Unknown

Deductible
Unknown

2018 Toyota RAV4 SE 4 Door Utility 2.5L 4 Cyl Gas Injected Base FWD

VIN
JTMNFREV1JJ177519

Drivable
Unknown

Mitchell Service Code
911584

Options

Air Conditioning	Alum/Alloy Wheels	AM-FM Stereo	Anti-Lock Brake Sys. (ABS)	Auto Air Condition
Automatic Headlights	Auxiliary Input	Bluetooth Wireless Connectivity	CD Player	Cruise Control
Daytime Running Lights	Driver Seat With Power Lumbar Support	Driver-Front Air Bag	Dual A/C	Electric Defogger
Electronic Stability Control	Exterior Memory Mirrors	First Row Bucket Seat	Fog Lights	Front Heated Seats
HD Radio	Heated Mirror	Keyless Entry System	Leather Steering Wheel	Left-Curtain Air Bag
Manual Sunroof	Memory Seats	MP3 Player	Passenger-Front Air Bag	Power Door Locks
Power Driver Seat	Power Remote Mirror	Power Steering	Power Windows	Privacy Glass
Rear Bench Seat	Rear Gate Wiper	Rear Spoiler	Rearview Camera	Remote Decklid Or Tailgate Release
Satellite Radio	Second Row Side Airbag With Head Protection	Side Airbags	Steering Wheel Mounted Audio Control	Tilt Steering Wheel
Tire Pressure Monitoring System	Traction Control/Electronic	Trip Computer		

MARIE ABRAHAM | 2018 Toyota RAV4 SE

Parts Profile
aftermarket

Parts Profile Version
2.0

				LABOR			PART				
Line #		Description	Operation	Type	Total Units	CEG	Type	Number	Qty	Total Price	Tax
Front Bumper											
1	103807	Frt Bumper Cover	Remove / Install	Body	1.0	1.0	Existing				
2	105246	Frt Lwr Bumper Cover Grille	Remove / Install	Body	0.3r#	0.3	Existing				
Front Fender											
3	102184	R Fender Outside	Blend	Refinish	0.8 C	2.0	Existing				
Front Door											
4	102143	R Frt Door Shell	Repair	Body	8.0*#	6.5	Existing				

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			LABOR				PART				
Line #		Description	Operation	Type	Total Units	CEG	Type	Number	Qty	Total Price	Tax
5	AUTO	R Frt Door Outside	Refinish Only	Refinish	2.2 C	2.2	Existing				
Rear Door											
6	101545	R Rear Door Shell	Repair	Body	8.0*	6.0	Existing				
7	AUTO	R Rear Door Outside	Refinish Only	Refinish	1.8 C	2.2	Existing				
Additional Costs & Materials											
8	AUTO	Paint/Materials	Additional Cost							$279.00	Yes
9	AUTO	Hazardous Waste Disposal	Additional Cost							$5.00*	Yes
10	AUTO	Shop Materials	Additional Cost							$20.00*	Yes
Additional Operations											
11	AUTO	Clear Coat	Additional Operation	Refinish	1.4	0.0				$0.00	

***** Judgment Item
C Included in Clear Coat Calculation
T Included in Two Tone Calculation
A Included in Clear Coat and Two Tone Calculation
Labor Note Applies
r CEG R&R Time Used for this Labor Operation
d Discontinued by Manufacturer
[ ] Verify the part number and price before ordering

Estimate Totals

Labor	Units	Rate	Sublet	Add'l Amount		Totals
Body Labor	17.3	$45.00				$778.50
Refinish Labor	6.2	$45.00				$279.00
Total Labor	23.5					$1,057.50
					Taxable	$1,057.50
					Tax 7.0000%	$74.03
					Non-Taxable	$0.00
					Pre-Tax Discount 0.00%	$0.00
					Labor Total	$1,131.53

Parts	Amount				
Taxable Parts	$0.00				$0.00
				Parts Adjustments	$0.00
				Tax 7.0000%	$0.00
				Non-Taxable	$0.00
				Pre-Tax Discount 0.00%	$0.00
				Parts Total	$0.00

Costs	Amount				
Paint Materials	$279.00				$279.00
Shop Materials	$20.00				$20.00
Other Additional Costs	$5.00				$5.00
Paint Materials:				Taxable	$304.00
- Refinish Units: 6.2 units				Tax 7.0000%	$21.28
- Rate: $45.00				Non-Taxable	$0.00
- Rate Max: 99.9 units				Pre-Tax Discount 0.00%	$0.00
- Additional Rate: $0.00				**Costs Total**	$325.28
Shop Materials:					
- Rate: $3.00					

Gross Totals	Amount	
Gross Total	$1,456.81	$1,456.81

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Estimate Totals

Taxable	**$1,361.50**
Tax	**$95.31**
Non-Taxable	**$0.00**
Pre-Tax Discount 0.00%	**$0.00**
Gross Total	**$1,456.81**

Adjustments	Amount	
Total Customer Responsibility		**$0.00**

Net Estimate Total **$1,456.81**

-- AUTHORIZATION FORM --
I hereby authorize Glass Paint & Autobody Repair to make the specified repairs. I understand that full payment will be due upon release of the vehicle, including additional supplemental damage charges. I hereby grant Glass Paint & Autobody Repair employees permission to operate the vehicle on streets, highways, or elsewhere for the purposes of testing and/or inspection. An express mechanics lien is hereby acknowledged on the vehicle to secure the amount of repairs thereto.

Glass Paint & Autobody Repair will dispose of old parts removed from the vehicle unless otherwise instructed.

Glass Paint & Autobody Repair will not be held responsible for loss or damage to vehicle or articles left in the vehicle in the case of fire, theft, accident or any other cause not due to negligence of Glass Paint & Autobody Repair or its employees.

This estimate may include charges for shop supplies and/or hazardous/other waste removal. This charge represents costs and profits to the motor vehicle repair facility for miscellaneous shop supplies or waste disposal.

If the estimate includes the sale of new tires, F.S. 403.718 mandates a $1.00 fee to each new tire sold in the State of Florida.

If the estimate includes the sale of a new or remanufactured battery, F.S. 403.7185 mandates a $1.50 fee for each new or remanufactured battery sold in the State of Florida

-- POWER OF ATTORNEY --
I do hereby appoint Glass Paint & Autobody Repair to act as Power of Attorney in fact to accept on my behalf any and all checks, drafts, bills of exchange and to endorse all such checks, drafts, bills of exchange for deposit to Glass Paint & Autobody Repair's account for credit on my account for repairs to my vehicle. I authorize any and all supplemental charges to be made payable to Glass Paint & Autobody Repair.

-- VEHICLE RELEASE POLICY--
* All repairs must be paid in full prior to vehicle release (unless prior arrangements have been made).
* We do not accept personal checks over $500 without prior approval
* On amounts over $500, we accept: cash, major credit cards, money orders, or cashier's checks.
* All deductibles are payable to Glass Paint & Autobody Repair.
* Multiple party checks must be endorsed prior to vehicle release.
* I have read and understand Glass Paint & Autobody Repair's Vehicle Release Policy
* I understand that estimated delivery date is not guaranteed and is subject to change
* I personally assume all risks of loss for property left in vehicle. I understand that if I cancel repairs after parts have been ordered, I will be responsible for paying any restocking fees if any are applicable.

Customer's intended method of payment for these repairs:

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Cash [ ] Check [ ] Visa [ ] Mastercard [ ] American Express [ ]

Please read carefully and check one of the statements below and sign:
I understand that, under state law, I am entitled to a written estimate if my final bill will exceed $100.
_____ I request a written estimate.

_____ I do not request a written estimate as long as the repair costs do not exceed $_____. The shop may not exceed this amount without my written or oral approval.

_____ I do not request a written estimate.

_____
Signature

_____
Printed Name

_____
Date

Disclaimer: Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony of the third degree.

Estimate Event Log

Job Created	9/16/2026 04:22 PM
Estimate Started	9/17/2026 08:31 AM
Estimate Printed	9/17/2026 08:35 AM
Estimate Committed	9/17/2026 08:35 AM
Estimate Version	0
Estimate Retrieval ID	1011814722

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ESTIMATE



Prepared For

MARIE CAMME ABRAHAM
2200 nw 77 ter pembroke pines
hollywood, FL 33023

INTERSTATE JFP AUTO REPAIR

2450 SW 56 AVE.
West park, Florida 33023
Phone: (786) 262-0326
Email: frantzblanctech@gmail.com

Estimate # 2018 Toyota Rav-4
Date 09/02/2026

Description	Total
1qte of paint	$150.00
labor	$450.00

Subtotal	$600.00
Total	**$600.00**

By signing this document, the customer agrees to the services and conditions outlined in this document.



Signed on: 09/02/2026

MARIE CAMME ABRAHAM

American Shoreline Restoration Inc.
4521 PGA Blvd., Suite 134, Palm Beach Gardens, FL 33418
Cell: (561) 436 - 4446 - Email: ba33418@yahoo.com

July 6, 2026

Al Caruso
Project manager
Craig A. Smith & Associates
1425 E. Newport Center Drive
Deerfield Beach, Florida 33442

RE: Walnut Creek CDD

Estimate for Repair

American Shoreline Restoration (ASR) offers to repair 3 areas on the lakes at Walnut Creek CDD. The 3 areas are located on lakes 4, 6 and 8.

Repair of lake 4 will consist of applying approximately 2 yards of 1½ inch white rock, in the water, along the south border of the lake just to the east of the center of the lake.

Repair of lake 6 will consist of applying sand wrapped in non-woven polypropene on the northeast portion of the lake at the end of the previously installed geo-tube.

Repair of lake 8 will consist of applying sand wrapped in non-woven polypropene on the northeast portion of the lake where a washout of the previously installed geo-tube has occurred.

Sod will be placed on the repairs of lakes 6 and 8.

The total cost for the repair is $2700 payable after the repairs are completed.

ASR is currently working full time on projects on the west coast of Florida until approximately November, 2026, and will complete the repair at Walnut Creek no later than December, 2026.

Please let me know whether to proceed with this repair.

Best Regards,
Bill Anderson - President / Owner
American Shoreline Restoration Inc.

CRAIG A. SMITH & ASSOCIATES

Consulting Engineers • Surveyors • Construction Managers • Utility Locators

1425 E. Newport Center Drive, Deerfield Beach, Florida 33442

MEMO

To: Gloria Perez – Walnut Creek CDD District Manager

From: Al Caruso - CAS

CC: Ronald Gavis – Field Operations Mgr.-SDS Inc., Todd Larson – CAS Field Inspector Stephen Smith – CAS District Engineer, Gabrielle Vitucci – SDS Inc., Allan Beckman - Walnut Creek CDD Board Chairman

Date: September 30, 2026

Re: Walnut Creek Visitor's Gate Trap Modifications – Taft Street Entrance

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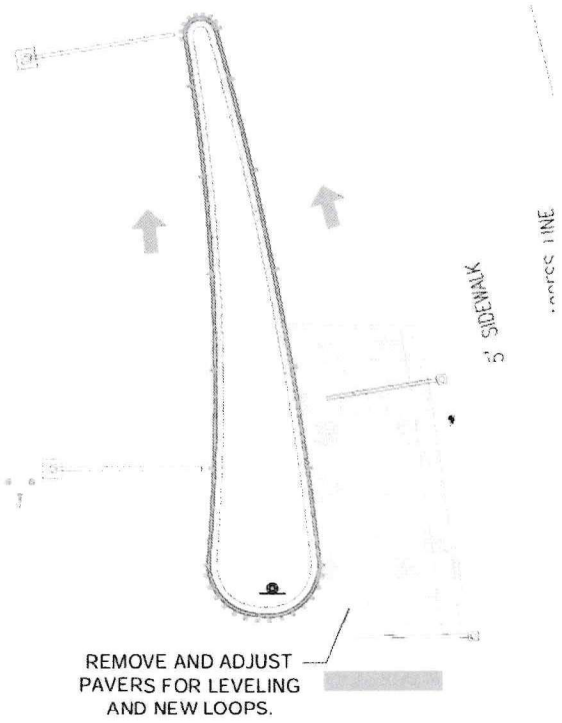
Craig A. Smith & Associates has reviewed the Change Order No. 2 submittal documents, provided by Arking Solutions Inc., for $3,400.00 for the removal and replacement of existing pavers on the resident side of the Walnut Creek Taft Street entrance gate trap modifications. We take no exceptions to the submitted documents.

ARKING SOLUTIONS INC

Mrs. Gloria Perez
Project Manager.
Special District Services, Inc.

September 29, 2026

REF: Change Order 2 - Pavers Resident Side



SCOPE OF WORK

Arking Solutions Inc. is pleased to provide you with this proposal to:

Remove existing pavers on the Resident side of the Taft Street entrance, replace damaged pavers, level base and reinstall pavers. Includes general clean-up of area and pressure washing area.

Done by third party: Install new loops for arms

Total
$ 3,400

Any other part of the existing space not listed is not included in this agreement, and the necessary work will be done in a separate agreement. If there is any unauthorized or non-conforming construction not disclosed, it is not addressed in this agreement and is the responsibility of the owner.

PAYMENT CALENDAR

$1,700	50% Deposit when accepting proposal
$1,700	50% Once all work is completed

NOT INCLUDED

A- Agency fees
B- Costs of printing and reproduction
C- Notarization
E- Permitting

TERMS & CONDITIONS

Services:

We specialize in all aspects of construction. This includes design, plans, rendering, permitting, inspections, construction management and more. The client may choose a full service package or assemble a custom package to serve their needs.

Obtaining necessary documents is the responsibility of the client, unless otherwise indicated in the Scope of Work. If the client wishes, they can request the "Information Collection" services for an additional charge. Client will be responsible for reimbursing Arking Solutions for any charge incurred in obtaining said documents. These include, but are not limited to: microfilm, survey, city letters, county letters, prior plans submitted, etc.

Quotes & Pricing:

Quotes provided are based on the information provided and available at the time of proposal. Final pricing may vary based on changes to the scope of work or unforeseen costs. A deposit is required to secure your project - the timeline of payment depends on the services being provided.

Scope & Changes:

Any modification to the original scope of work must be communicated and approved in writing. Changes may affect the project timeline and cost. We will provide written documentation for any additional costs associated with scope changes. An estimate will be sent prior to any work being done. Once approved, an amendment must be added to this agreement in order to be valid. Additional work may change the schedule of this agreement.

Meetings:

We include two (2) formal design meetings if the project includes our "Design and Plans" service. If the project includes our "General Contracting/Constiction" services, two (2) formal meetings for planning and scheduling are included.

If the Client requests for more meetings at any point, they will be charged per hour at $150. If meetings are held in our office, the charge will be $75 per hour.

Timeline:

Arking Solutions acts as a third party contractor for architects, engineers, laborers, permits, etc. We are beholden to these subcontractors' timelines for our services. We push for the completion of projects to be carried out in a timely manner, but on the occasion that there is a delay - the client will be promptly informed and provided an estimated completion date. Delays in the process do not constitute a failure of rendering services, and if payments are withheld, Arking Solutions reserves the right to pause progress on the project until payment is received. Timelines proposed on the Scope of Work are an approximation.

If the services include "Permit Process", the client understands that the timeline of the city is outside of Arking Solutions hands and can vary from one project to another. City and County reviewers can take up to, if not more, than one (1) month to review projects. If there are comments made that have to be addressed by Arking Solutions, we will work on providing answers within two (2) weeks of the receipt of comments; if we cannot meet this timeline, we will inform the client of the delay. Arking Solutions does not guarantee any dates of release of permits.

Payment Terms:

The owner must pay the due amount upon receipt of the invoice. There is a 15-day grace period; any delay in payments will be charged at an additional $10 for each additional 15 days. Clients can pay via cash, zelle, ACH or checks – All checks must be made payable to Arking Solutions Inc or Zelle to: maria.caballero@arkingsolutions.com.

The client understands that if they do not pay on time, Arking Solutions Inc will not proceed with more work until the invoice is paid.

Liability:
Our liability for any claim arising from the project is limited to the amount paid for the project. We are not liable for any consequential or incidental damages.

Termination:
Either party may terminate this agreement if the other party breaches these terms or fails to meet obligations. The termination must be in a written notice. If the client terminates this agreement, an evaluation of the work completed will be done and the client must pay that balance.
If there are no good reasons for delaying the project process (*see "Timeline" for details*), the client has the right to terminate this agreement and receive a refund - 10% of the deposit is non-refundable.

Disputes:
Any dispute arising under these terms will be resolved through mediation before pursuing legal action. Jurisdiction for any legal proceeding will be the State of Florida / Broward County.

Changes to Terms:
We reserve the right to modify these terms at any time. Any changes will be communicated to the client and will apply to all ongoing and future projects.

Acts of God:
We are not liable for any failure to perform our obligation under these terms due to events beyond our control, including but not limited to natural disasters (e.g. Earthquakes, floods, fire, hurricanes, storms), war, acts of terrorism or other force majeure events. In the event of such an occurrence, we will promptly notify the client and make reasonable efforts to resume performance as soon as possible.

AGREEMENT

Both parties have read and understood this agreement. From this date, it has been accepted and the first phase of the project will begin. Payment of services constitutes an agreement to these Terms and Conditions regardless of this document being signed.

Client Name: Walnut Creek CDD

ARKING SOLUTIONS INC

Signature: Allan Beckmann (Oct 1, 2026 11:02:53 EDT)

Allan Beckmann, Chairman for Walnut Creek CDD

Maria Caballero

Date: October 1, 2026

September 29, 2026

WCCDD Change Order 2_9-30-26

Final Audit Report 2026-10-01

Created:	2026-10-01
By:	Gloria Perez (gperez@sdsinc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA1UUxaVU9LphnCtYg7Rr4LqvoWcRY1g9V

"WCCDD Change Order 2_9-30-26" History

Document created by Gloria Perez (gperez@sdsinc.org)
2026-10-01 - 2:52:02 PM GMT

Document emailed to al.beckmann.jr@gmail.com for signature
2026-10-01 - 2:52:42 PM GMT

Email viewed by al.beckmann.jr@gmail.com
2026-10-01 - 2:52:57 PM GMT

Signer al.beckmann.jr@gmail.com entered name at signing as Allan Beckmann
2026-10-01 - 3:02:51 PM GMT

Document e-signed by Allan Beckmann (al.beckmann.jr@gmail.com)
Signature Date: 2026-10-01 - 3:02:53 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

Agreement completed.
2026-10-01 - 3:02:53 PM GMT

CRAIG A. SMITH & ASSOCIATES

Consulting Engineers • Surveyors • Construction Managers • Utility Locators

1425 E. Newport Center Drive, Deerfield Beach, Florida 33442

MEMO

To: Gloria Perez – Walnut Creek CDD District Manager

From: Al Caruso - CAS

CC: Ronald Gavis – Field Operations Mgr.-SDS Inc., Todd Larson – CAS Field Inspector Stephen Smith – CAS District Engineer, Gabrielle Vitucci – SDS Inc., Allan Beckman - Walnut Creek CDD Board Chairman

Date: October 6, 2026

Re: Walnut Creek Visitor's Gate Trap Modifications – Taft Street Entrance
(Change Order No. 3)

Craig A. Smith & Associates has reviewed the Change Order No. 3 submittal documents, provided by Regions Security Services, for $4,846.00 for the replacement of three ground loops and the relocation of barrier operators on the resident lane of the Walnut Creek Taft Street entrance gate trap modifications. The change order also includes miscellaneous work (re-wiring, control boxes and cable installation) within the guardhouse. We take no exceptions to the submitted documents.

REGIONS SECURITY

"Ensuring A Safer Tomorrow"



Walnut Creek

Pembroke Pines, Florida

Taft Resident Lane

Barrier Gates Deployment

CHANGE ORDER

October 2, 2026

Regions Security Services
1100 NW 72nd Ave
Miami, FL 33126
(305) 517-1266
www.RegionsSecurity.us
technology@RegionsSecurity.us

About Us



Regions Security' mission is to optimize the protection of our clients' assets by developing and implementing a strategic plan. We strive to be the most dynamic and resourceful security provider for all our clients. As one of the tops fastest growing companies in South Florida, Regions Security continues to expand rapidly in all major vertical markets. Our business extends throughout the tri-county area with contracts from north of Jupiter in Palm Beach County to south of Homestead in Miami-Dade County. Regions Security offers cutting-edge technology, highly trained security professionals and best-in-class customer service and support. We meet your needs, your budget and help you and your organization accomplish your security goals.

Regions Security has earned the confidence of our valued customers by providing professional assistance with all our access control and video surveillance installations. Our company's corporate offices and customer support center are in Miami, Florida adjacent to Miami International Airport. Our facilities support our networking and systems engineering department, as well as our help desk and technical services. We maintain a customer support department providing 24/7 help desk support. We only carry professional grade equipment and security software. Each of our support representatives has completed comprehensive training on all our products and has extensive knowledge of product application and equipment troubleshooting. Regions can help you understand your technological security risks by offering a complementary Security Risk Assessment of your company's operation, office and exterior areas including parking lots and building entrances. We will help you determine the best Access Control and Surveillance Systems for your facility to guarantee the highest level of uninterrupted operation. Regions collaborates with you to design a customized solution that addresses the evolving security needs of your organization in the most effective way possible.



Digital video surveillance helps deter crime, theft, vandalism, and employee theft. Security cameras and digital video recording may reduce fraudulent liability claims with clearly documented incidents. Video surveillance may also improve employee productivity and business efficiency. Access Control systems help protect valuable assets and sensitive areas by restricting and managing all entry points. These systems help increase employee safety and eliminate costly re-keying and lock changes. Experienced installation service technicians guarantee your system will be trouble-free. Each system includes a full 100% one-year warranty on parts and labor. Our technicians are available 24 hours a day, seven days a week. We are focused on customer satisfaction, which is an integral part of our past success and the cornerstone of our future growth. Our goal is 100% customer satisfaction.



Regions Security is a Veteran-Owned Small Business and a specialized provider of security and ancillary services. Regions Security was born out of the desire and need to address unresponsive and substandard services, red-tape and service delays often offered by other companies. Regions Security was formed in 2010 by its President & CEO Carlos Rivero, Jr. after serving in the U.S. Army and managing numerous security companies. Mr. Rivero is a recognized service-disabled veteran who served in the Operation Enduring Freedom military initiative in 2001-2002.

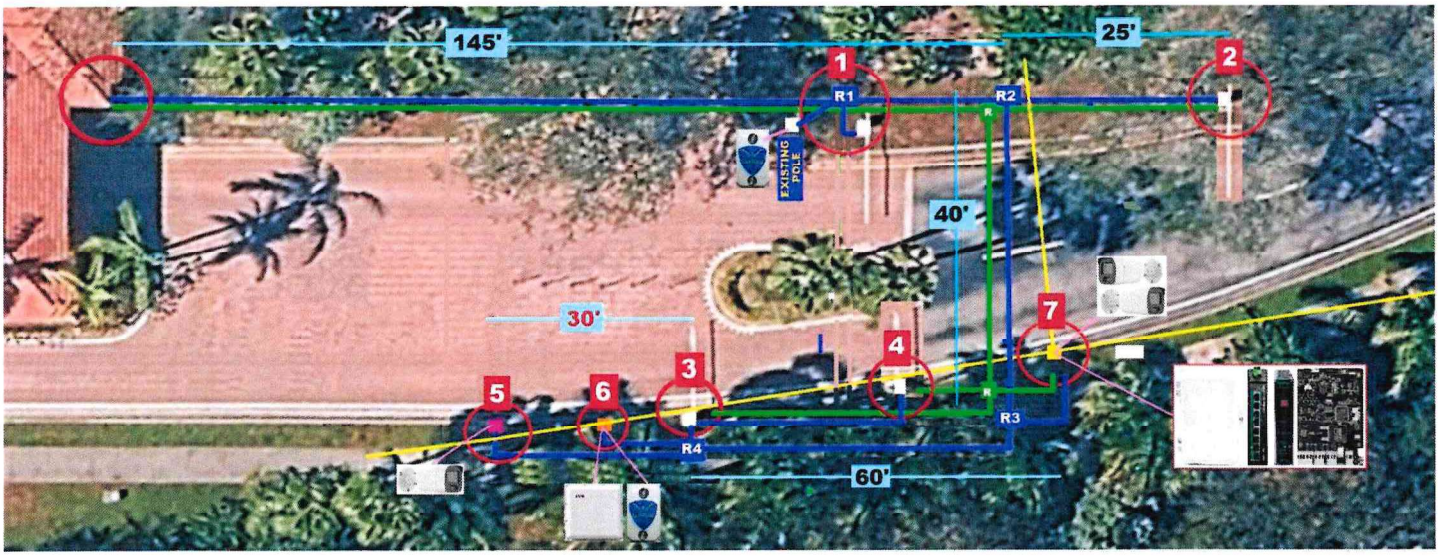
Original Scope of Work

Original Scope of Work was limited to:

Install, test, and certify all required low-voltage cables as listed on the chart above. We recommend using waterproof-rated cables in Florida, even when installed inside conduits, to provide additional protection against moisture and condensation" and delivering and installing three poles where we would install all the equipment we included in our proposal.

Three aluminum pole constructed from 4" x 4" square tubing with 1/8" wall thickness and an overall height of 8 & 10 feet. The base plate shall measure 8"x8"x1/4" and include a 2.5" diameter center opening to accommodate all required electrical conduit pipes. Poles are supplied with a white painted finish unless an alternate color is requested. Pole on #5 must be at 30 feet from barrier gate #3 to allow for proper distance for vehicle plate decoding. Pole #6 needs to be 10 feet in front of barrier gate #3 for optimum transponder reader functionality.

Poles shall be mounted at the center of the concrete pad. All electrical and low-voltage conduits must be stubbed up at the center of the pad and extend a minimum of 24" above the finished pad surface to facilitate installation. Aluminum poles will be delivered and installed by Regions Security upon successful completion and approval of all required electrical and low-voltage rough inspections.



Gate Barriers #1 - #2 - #3 - #4 – (By Third Party Deployment)

Liftmaster Four Barrier Gates - Equipment and Installation Services:

- **Gate Barrier Removal – Visitor One Existing – Two New Barrier Installed**
- **All underground conduits for Electrical & Low Voltage**
- **All Concrete pads for #1, #2, #5, #6, #7**
- **Resident Barrier Gate Removal & Reinstallation**
- **Electrical Work - Trap Wiring – Wiring Connections to all 4 motors**

Change Order Request

Resident Lane – Ground Loop Replacement

Install three preformed direct burial loops; Installation materials and base preparation; lead in routing, connections and preparation; detector adjustments and vehicle trap testing.

- **Loop #1:** Currently functional but requires replacement due to the removal of the surrounding pavers.
- **Loop #2:** Testing indicates that this loop is faulty, it is timely that now all loops will be replaced.
- **Loop #3:** Already removed during construction and requires replacement.

Note: Paver removal and reinstallation will be performed by a third party.

Resident Lane Barrier Operators Relocation

- Remove the existing barrier operators and reinstall them on the new concrete pads.
- Connect new 120 VAC power source and low-voltage cables.
- Connect all required ground loops, sensors, and emergency detection devices.
- Test all barrier gate operations and vehicle trap functions.
- **Note:** We will carefully relocate both resident lane operators, since they are older units, any repairs or additional required hardware will be quoted separately.

Guardhouse Low-Voltage Cleanup, Rewiring, New Guard Manual Controls

- Remove and dispose of all exposed cables and existing access control panels.
- Install new wiring above the hard ceiling.
- Cover the existing exposed conduit with Wire Guard protective cover.
- Install new guard control boxes with toggle switches for the visitor and resident lanes.
- Patch walls as needed and paint affected areas, provided matching paint is available.

Change Order Request Summary & Payment Terms

Change Order - Total $4,846.00 (Plus, Sales Tax)

Payment: With Project Completion.
Delivery: As required by General Contractor and Project Schedule.
(With reasonable time allowance and weather permitting)

Walnut Creek CDD

Name Allan Beckmann, Chairman for Walnut Creek CDD

Regions Security Services

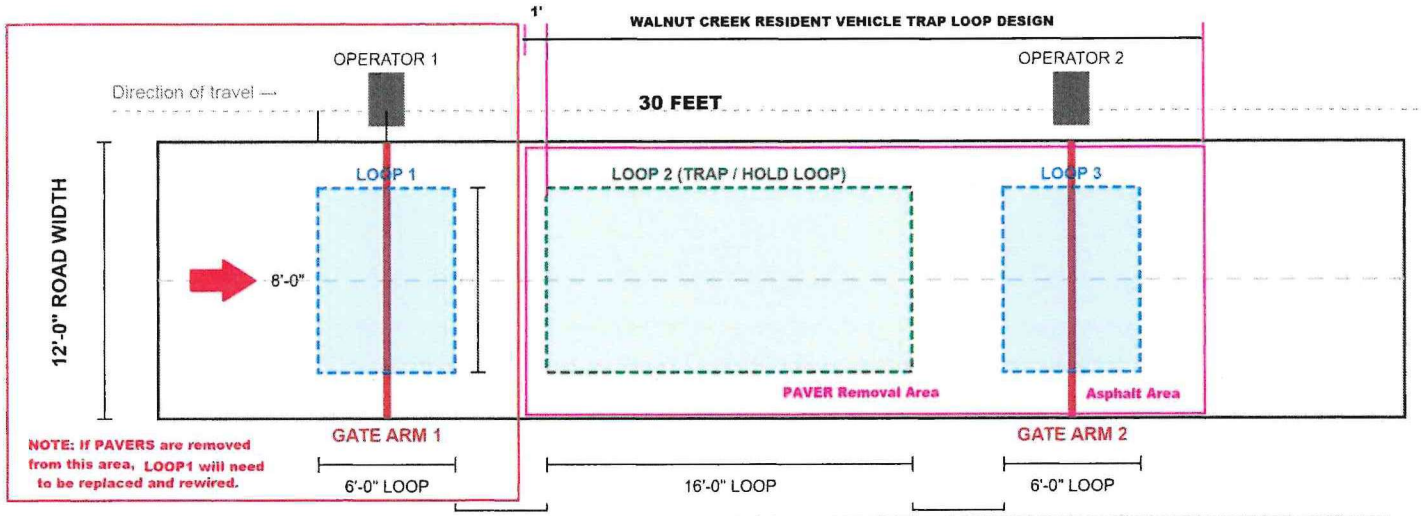
Name Carlos Riveros Jr.

Approved pursuant to the terms of the existing agreement. CRJ AB

Signature Allan Beckmann (Oct 6, 2026 16:13:33 EDT)

Signature Carlos Riveros Jr.

Loop Diagram & Barrier Operator Relocation

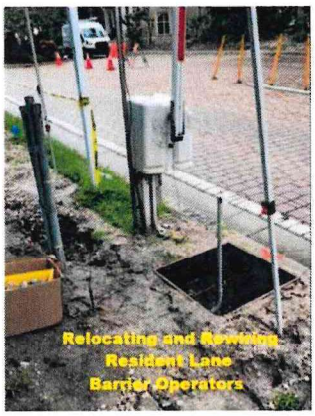


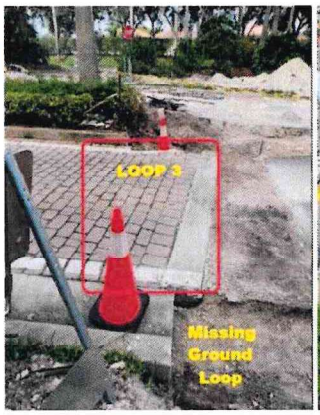
LEGEND / LOOP FUNCTION (LiftMaster LOOPDETLM-style detector, one per loop)

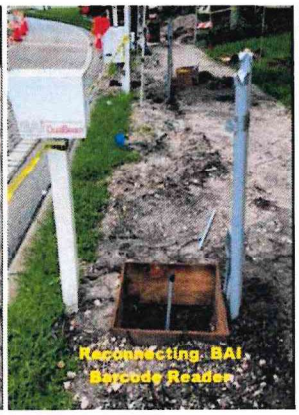
- LOOP 1 & LOOP 3 - Safety/Interrupt loops, centered under each gate arm. Prevents that arm from closing on a vehicle. 6' x 8'.
- LOOP 2 - Trap/Hold loop, centered between the arms. Holds Gate 1 closed and confirms vehicle is fully in the trap before Gate 2 opens. 16' x 8'.

Loop width – 8' (2' clearance from each edge of the 12' road). Keep minimum 4' spacing between adjacent loops per LiftMaster/DoorKing guidance.

Each loop needs its own dedicated loop detector, set to a different frequency if detectors are near each other. Confirm final sizing/placement on site.



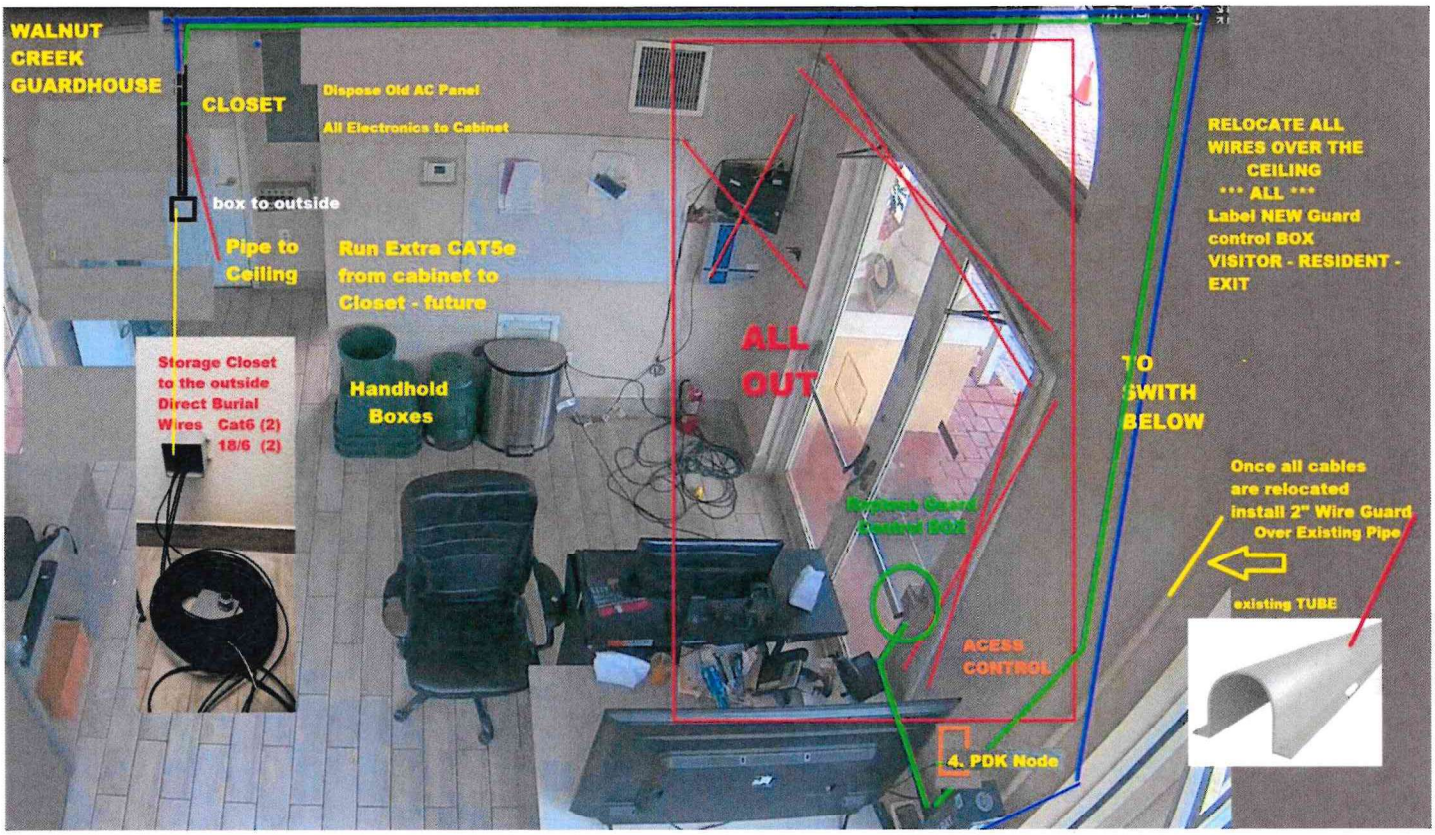








Guardhouse Low Voltage Cleanup
New Physical Guard Manual Controls



Change Order 3_10-6-26

Final Audit Report 2026-10-06

Created:	2026-10-06
By:	Gloria Perez (gperez@sdsinc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGRkCNF2AKWzY5Hi91-PruNxrWIG6pQzh

"Change Order 3_10-6-26" History

Document created by Gloria Perez (gperez@sdsinc.org)
2026-10-06 - 6:49:36 PM GMT

Document emailed to crivero@regionssecurity.com for signature
2026-10-06 - 6:51:40 PM GMT

Email viewed by crivero@regionssecurity.com
2026-10-06 - 6:52:42 PM GMT

Signer crivero@regionssecurity.com entered name at signing as Carlos Rivero, Jr.
2026-10-06 - 7:04:55 PM GMT

Document e-signed by Carlos Rivero, Jr. (crivero@regionssecurity.com)
Signature Date: 2026-10-06 - 7:04:57 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE

Document emailed to al.beckmann.jr@gmail.com for signature
2026-10-06 - 7:05:00 PM GMT

Email viewed by al.beckmann.jr@gmail.com
2026-10-06 - 7:09:06 PM GMT

Signer al.beckmann.jr@gmail.com entered name at signing as Allan Beckmann
2026-10-06 - 8:13:31 PM GMT

Document e-signed by Allan Beckmann (al.beckmann.jr@gmail.com)
Signature Date: 2026-10-06 - 8:13:33 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

Agreement completed.
2026-10-06 - 8:13:33 PM GMT

Walnut Creek
Community Development District

Financial Report For
September 2026

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
SEPTEMBER 2026

	Annual Budget 10/1/25 - 9/30/26	Actual Sep-26	Year To Date Actual 10/1/25 - 9/30/26
REVENUES			
ADMINISTRATIVE ASSESSMENTS	183,984	0	186,052
MAINTENANCE ASSESSMENTS	1,426,702	0	1,426,571
DEBT ASSESSMENTS (2010)	129,869	0	129,831
OTHER REVENUE	0	1,248	10,697
INTEREST INCOME (OPERATING)	2,400	0	59,129
INTEREST INCOME (IMPROVEMENTS)	1,800	0	32,790
TOTAL REVENUES	**$ 1,744,755**	**$ 1,248**	**$ 1,845,070**
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	10,000	0	5,400
PAYROLL TAXES (EMPLOYER)	800	0	413
ENGINEERING	35,000	0	74,696
LEGAL FEES	22,000	0	19,730
AUDIT FEES	4,300	0	4,300
MANAGEMENT	52,020	4,335	52,020
POSTAGE	1,350	98	1,162
OFFICE SUPPLIES/PRINTING	5,100	537	4,742
INSURANCE	24,000	0	21,696
LEGAL ADVERTISING	2,400	0	1,120
MISCELLANEOUS	8,650	531	10,388
DUES & SUBSCRIPTIONS	175	0	175
ASSESSMENT ROLL	7,500	7,500	7,500
TRUSTEE FEES	1,500	0	1,420
CONTINUING DISCLOSURE FEE	350	350	350
WEBSITE MANAGEMENT	2,000	167	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 177,145**	**$ 13,518**	**$ 207,112**
MAINTENANCE EXPENDITURES			
FIELD MANAGEMENT	5,000	0	5,000
OPERATIONS MANAGEMENT	12,000	1,000	12,000
SECURITY SERVICES	360,000	0	225,902
HOA SECURITY SERVICES ADMIN	30,100	1,100	14,240
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000	3,808	47,608
SECURITY CAMERAS & MAINTENANCE	12,000	274	5,786
SECURITY ONLINE SOLUTIONS	12,000	1,090	11,174
SECURITY GATE SYSTEMS MAINTENANCE & REPAIRS	55,000	4,076	40,687
TELEPHONE	12,500	1,252	15,114
ELECTRIC	95,000	8,615	105,460
WATER & SEWAGE	16,000	0	13,122
GUARD HOUSE - VISITOR PASSES	30,000	0	0
GUARD HOUSE INT/EXT MAINTENANCE	0	566	9,497
LAKE & PRESERVE MAINTENANCE	48,000	3,048	37,243
SIGNAGE	2,000	0	615
STREETLIGHT MAINTENANCE	5,000	0	0
WATERFALL MAINTENANCE	100,000	4,650	74,326
HOLIDAY LIGHTING	11,000	0	10,693
IGUANA REMOVAL SERVICES	27,000	2,242	24,658
MISCELLANEOUS MAINTENANCE	15,000	430	3,918
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	100,000	0	0
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES	14,000	0	0

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
SEPTEMBER 2026

	Annual Budget 10/1/25 - 9/30/26	Actual Sep-26	Year To Date Actual 10/1/25 - 9/30/26
HEADWALL STABILIZATION PROJECT	50,000	0	0
LAKE SLOPE SOIL MAINTENANCE	10,000	0	0
OPERATING RESERVE/CONTINGENCY	24,000	0	0
STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT	240,000	0	7,100
MONUMENT MAINTENANCE	5,500	0	8,250
LAKE FOUNTAIN MAINTENANCE/RESERVE	15,000	0	0
EAST WATERFALL/POND REPAIRS & REFINISHING PROJECT	200,000	0	0
TREE TRIMMING SERVICES	0	0	10,425
LAKE RESTORATION MAINTENANCE	0	0	59,704
TAFT GATE TRAP IMPROVEMENT PROJECT	0	0	69,271
TOTAL MAINTENANCE EXPENDITURES	**$ 1,541,100**	**$ 32,151**	**$ 811,793**
TOTAL EXPENDITURES	**$ 1,718,245**	**$ 45,669**	**$ 1,018,905**
EXCESS OR (SHORTFALL)	**$ 26,510**	**$ (44,421)**	**$ 826,165**
PAYMENT TO TRUSTEE (2010)	(122,077)	0	(123,898)
BALANCE	**$ (95,567)**	**$ (44,421)**	**$ 702,267**
COUNTY APPRAISER & TAX COLLECTOR FEE	(34,811)	0	(16,776)
DISCOUNTS FOR EARLY PAYMENTS	(69,622)	0	(62,754)
EXCESS/ (SHORTFALL)	**$ (200,000)**	**$ (44,421)**	**$ 622,737**
FUNDS FROM IMPROVEMENT ACCOUNT (STORMWATER PIPE CLEANING)	200,000	0	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ (44,421)**	**$ 622,737**

Notes

Reserves Set-Up For Un-Used Budgeted Fiscal Year 20/21, 21/22, 22/23, 23/24, 24/25 & 25/26 Maintenance Projects.
Improvement/Emergency Funds May Be Needed To Fund A Portion Of The Projects.
Reserve Balances As Of 9-30-26 Total $1,996,200 ($1,603,300 as of 9-30-25 - plus 25/26 additions - $392,900).
25/26 Reserve Additions: Canal: $0 - Stormwater/Pipe Rpl: $100,000 - Headwall: $50,000 - Lake Slope - $10,000 & Stormwater Drainage Pipe Cleaning & CCTV Certification: $232,900.

Bank Balance As Of 9/30/26	**$ 2,527,928.53**
Accounts Payable As Of 9/30/26	**$ 65,191.97**
Accounts Receivable As Of 9/30/26	**$ 28,992.50**
Reserve For Headwall Stabilization As Of 9/30/26	**$ 250,000.00**
Reserve For Lake Slope Soil Maintenance As Of 9/30/26	**$ 60,000.00**
Reserve For Stormwater Maint/Pipe Replacement As Of 9/30/26	**$ 433,300.00**
Reserve For Stormwater Drainage Pipe Cleaning & Certification As Of 9/30/26	**$ 232,900.00**
Reserve For Canal Reconstruction As Of 9/30/26	**$ 1,020,000.00**
Operating Account Available Funds As Of 9/30/26	**$ 495,529.06**
Improvements/Emergency Funds As Of 9/30/26	**$ 1,588,347.03**
Total Available Funds As Of 9/30/26	**$ 2,083,876.09**

Walnut Creek Community Development District
Budget vs. Actual
October 2025 through September 2026

	Oct 25 - Sept 26	25/26 Budget	$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	186,051.53	183,984.00	2,067.53	101.12%
01-3200 · Maintenance Assessment	1,426,571.00	1,426,702.00	-131.00	99.99%
01-3811 · Debt Assessments (Series 2010)	129,830.90	129,869.00	-38.10	99.97%
01-3821 · Debt Assess-Paid To Trustee-10	-123,898.45	-122,077.00	-1,821.45	101.49%
01-3830 · Assessment Fees	-16,776.03	-34,811.00	18,034.97	48.19%
01-3831 · Assessment Discounts	-62,753.89	-69,622.00	6,868.11	90.14%
01-9400 · Miscellaneous Revenue	10,697.50	0.00	10,697.50	100.0%
01-9410 · Interest Income	59,129.39	2,400.00	56,729.39	2,463.73%
Interest Income (Improvements Account)	32,790.09	1,800.00	30,990.09	1,821.67%
01-9411 · Carryover From Prior Year	0.00	200,000.00	-200,000.00	0.0%
Total Income	1,641,642.04	1,718,245.00	-76,602.96	95.54%
Expense				
01-1307 · Payroll tax expense	413.10	800.00	-386.90	51.64%
01-1308 · Supervisor Fees	5,400.00	10,000.00	-4,600.00	54.0%
01-1310 · Engineering	74,695.50	35,000.00	39,695.50	213.42%
01-1311 · Management Fees	52,020.00	52,020.00	0.00	100.0%
01-1315 · Legal Fees	19,730.00	22,000.00	-2,270.00	89.68%
01-1318 · Assessment/Tax Roll	7,500.00	7,500.00	0.00	100.0%
01-1320 · Audit Fees	4,300.00	4,300.00	0.00	100.0%
01-1450 · Insurance	21,696.00	24,000.00	-2,304.00	90.4%
01-1480 · Legal Advertisements	1,119.87	2,400.00	-1,280.13	46.66%
01-1512 · Miscellaneous	10,387.88	8,650.00	1,737.88	120.09%
01-1513 · Postage and Delivery	1,162.10	1,350.00	-187.90	86.08%
01-1514 · Office Supplies	4,742.06	5,100.00	-357.94	92.98%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	1,420.00	1,500.00	-80.00	94.67%
01-1551 · Continuing Disclosure Fee	350.00	350.00	0.00	100.0%
01-1570 · Website Management	1,999.92	2,000.00	-0.08	100.0%
01-1601 · Security Services & Rover	225,901.31	360,000.00	-134,098.69	62.75%
01-1604 · Guardhouse Int/Ext Maintenance	9,496.98	30,000.00	-20,503.02	31.66%
01-1605 · Gate System Maintenance	40,687.20	55,000.00	-14,312.80	73.98%
01-1609 · Security Cameras & Maintenance	5,786.00	12,000.00	-6,214.00	48.22%
01-1610 · Security Online Solutions	11,174.00	12,000.00	-826.00	93.12%
01-1803 · Lake & Preserve Maintenance	37,243.00	48,000.00	-10,757.00	77.59%
01-1805 · Stormwater Mgt/Pipe Replacement	0.00	100,000.00	-100,000.00	0.0%
01-1812 · Signs	615.00	2,000.00	-1,385.00	30.75%
01-1814 · Electricity	105,459.66	95,000.00	10,459.66	111.01%
01-1815 · Miscellaneous Maintenance	3,917.56	15,000.00	-11,082.44	26.12%
01-1816 · Telephone	15,114.44	12,500.00	2,614.44	120.92%
01-1817 · Water & Sewer	13,122.45	16,000.00	-2,877.55	82.02%
01-1818 · Field Management	5,000.00	5,000.00	0.00	100.0%

Walnut Creek Community Development District
Budget vs. Actual
October 2025 through September 2026

	Oct 25 - Sept 26	25/26 Budget	$ Over Budget	% of Budget
01-1821 · Waterfall Maintenance	74,326.46	100,000.00	-25,673.54	74.33%
01-1824 · Streetlight Maintenance	0.00	5,000.00	-5,000.00	0.0%
01-1825 · Tree Trimming Services	10,425.21	0.00	10,425.21	100.0%
01-1826 · Holiday Lighting	10,693.00	11,000.00	-307.00	97.21%
01-1829 · Monument Maintenance	8,250.00	5,500.00	2,750.00	150.0%
01-1832 · Lake Restoration	59,704.00	0.00	59,704.00	100.0%
01-1835 · Pressure Clean & Paint Ext Strc	0.00	14,000.00	-14,000.00	0.0%
01-1839 · Iguana Removal Services	24,658.37	27,000.00	-2,341.63	91.33%
01-1840 · Headwall Stabilization Project	0.00	50,000.00	-50,000.00	0.0%
01-1841 · Lake Slope Soil Maintenance	0.00	10,000.00	-10,000.00	0.0%
Canal Improvements Project - Eng Design	0.00	0.00	0.00	0.0%
01-1844 · Security Services Admin	14,240.00	30,100.00	-15,860.00	47.31%
01-1845 · Security Video Surv. & Virtual	47,608.36	35,000.00	12,608.36	136.02%
01-1848 · Taft Gate Improvement Project	69,270.95	0.00	69,270.95	100.0%
01-1899 · Operating Maint Resrve/Contngcy	0.00	24,000.00	-24,000.00	0.0%
Lake Fountain Maintence/Reserve	0.00	15,000.00	-15,000.00	0.0%
Stormwater Drainage Pipe Cleaning & CCTV Prj	7,100.00	240,000.00	-232,900.00	2.96%
East Waterfall/Pond Repairs & Refinishing Prj	0.00	200,000.00	-200,000.00	0.0%
01-2311 · Operations Management	12,000.00	12,000.00	0.00	100.0%
Total Expense	1,018,905.38	1,718,245.00	-699,339.62	59.3%
Net Income	**622,736.66**	**0.00**	**622,736.66**	**100.0%**

Walnut Creek Community Development District
Check Register
August 2026 - September 2026

Reference #	Date	Vendor	Amount
8-1	08/04/2026	Special District Services	6,898.29
8-2	08/06/2026	City of Pembroke Pines (536645-248297)	52.79
8-3	08/06/2026	City of Pembroke Pines (536646-248298)	394.20
8-4	08/06/2026	City of Pembroke Pines (536647-248299)	716.58
8-5	08/06/2026	Stallion Equities LLC , DBA Randy's Holiday Lighting	5,346.50
9-1	09/03/2026	Allstate Resource Management, Inc.	3,048.00
9-2	09/03/2026	Arking Solutions Inc	590.43
9-3	09/03/2026	Billing Cochran P.A.	632.50
9-4	09/03/2026	Blue Iguana Pest Control Inc	2,241.67
9-5	09/03/2026	City of Pembroke Pines (536645-248297)	161.40
9-6	09/03/2026	City of Pembroke Pines (536646-248298)	318.34
9-7	09/03/2026	City of Pembroke Pines (536647-248299)	564.87
9-8	09/03/2026	Comcast (8939)	641.15
9-9	09/03/2026	Comcast (9044)	626.15
9-10	09/03/2026	Craig A Smith & Associates LLC	6,502.00
9-11	09/03/2026	Crystal Pool Service Inc	4,650.00
9-12	09/03/2026	FPL	8,963.74
9-13	09/03/2026	Primo Brands	90.28
9-14	09/03/2026	Regions Security	27,664.76
9-15	09/03/2026	Special District Services	5,988.78
9-16	09/03/2026	SunSentinel	166.25
9-17	09/15/2026	Arking Solutions Inc	28,440.52
9-18	09/15/2026	Billing Cochran P.A.	3,135.00
9-19	09/15/2026	KJC FUMIGATION LLC	140.00
9-20	09/15/2026	Maria Clyce Higginbotham	2,166.00
9-21	09/15/2026	Primo Brands	98.83
9-22	09/15/2026	Regions Security	22,346.56
9-23	09/15/2026	Vyom Upadhya	1,085.00
		TOTAL	133,670.59

Walnut Creek Community Development District
Expenditures
October 2025 through September 2026

	Date	Invoice #	Vendor	Memo	Amount
Expenditures					
01-1307 · Payroll tax expense					
	10/22/2025	PR 10/21/25		mtg 10/21/25 ck date 10/24/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	76.50
	01/21/2026	PR 01/20/26		mtg 01/20/26 ck date 01/26/26 (Kroker, Chin, Beckman, & Fateyev)	61.20
	02/18/2026	PR 02/17/26		mtg 02/17/26 ck date 02/23/26 (Kroker, Kagan, Chin, Beckman, & Fateyev)	76.50
	04/23/2026	PR 04/21/26		mtg 04/21/26 ck date 04/27/26 (Kroker, Kagan, Chin, Beckman)	61.20
	06/25/2026	PR 06.23.26		mtg 06.23.26 ck date 06.2926 (Kroker, Kagan, Chin, Beckman, Fateyev)	76.50
	08/21/2026	PR 08.18.26		mtg 08.18.26 ck date 08.2526 (Kroker, Chin, Beckman, Fateyev)	61.20
Total 01-1307 · Payroll tax expense					413.10
01-1308 · Supervisor Fees					
	10/22/2025	PR 10/21/25		mtg 10/21/25 ck date 10/24/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	1,000.00
	01/21/2026	PR 01/20/26		mtg 01/20/26 ck date 01/26/26 (Kroker, Chin, Beckman, & Fateyev)	800.00
	02/18/2026	PR 02/17/26		mtg 02/17/26 ck date 02/23/26 (Kroker, Kagan, Chin, Beckman, & Fateyev)	1,000.00
	04/23/2026	PR 04/21/26		mtg 04/21/26 ck date 04/27/26 (Kroker, Kagan, Chin, Beckman)	800.00
	06/25/2026	PR 06.23.26		mtg 06.23.26 ck date 06.2926 (Kroker, Kagan, Chin, Beckman, Fateyev)	1,000.00
	08/21/2026	PR 08.18.26		mtg 08.18.26 ck date 08.2526 (Kroker, Chin, Beckman, Fateyev)	800.00
Total 01-1308 · Supervisor Fees					5,400.00
01-1310 · Engineering					
	10/31/2025	CASA-INV-003318	Craig A Smith & Associates LLC	professional services thru 10/31/2025	10,173.00
	11/30/2025	CASA-INV-003410	Craig A Smith & Associates LLC	professional services thru 11/30/2025	2,304.00
	12/31/2025	CASA-INV-003491	Craig A Smith & Associates LLC	professional services thru 12/31/2025	921.00
	01/31/2026	CASA-INV-003593	Craig A Smith & Associates LLC	professional services thru 1/31/2026	9,876.00
	02/28/2026	CASA-INV-003672	Craig A Smith & Associates LLC	professional services thru 02/28/2026	7,351.00
	03/31/2026	CASA-INV-003777	Craig A Smith & Associates LLC	professional services thru 03/31/2026	10,715.00
	04/30/2026	CASA-INV-003826	Craig A Smith & Associates LLC	professional services thru 04/30/2026	8,171.50
	05/31/2026	CASA-INV-003900	Craig A Smith & Associates LLC	professional services thru 05/31/2026	2,685.00
	06/30/2026	CASA-INV-003980	Craig A Smith & Associates LLC	professional services thru 06/30/2026	7,376.00
	07/31/2026	CASA-INV-004057	Craig A Smith & Associates LLC	professional services thru 07/31/2026	6,502.00
	08/31/2026	CASA-INV-004151	Craig A Smith & Associates LLC	professional services thru 08/31/2026	8,621.00
Total 01-1310 · Engineering					74,695.50

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01-1311 · Management Fees					
	10/31/2025	2025-1436	Special District Services	Management fee October 2025	4,335.00
	11/30/2025	2025-1561	Special District Services	Management fee November 2025	4,335.00
	12/31/2025	2025-1702	Special District Services	Management fee December 2025	4,335.00
	01/31/2026	2026-1836	Special District Services	Management fee January 2026	4,335.00
	02/28/2026	2026-1958	Special District Services	Management fee - monthly	4,335.00
	03/31/2026	2026-2076	Special District Services	Management fee - monthly	4,335.00
	04/30/2026	2026-2197	Special District Services	Management fee - monthly	4,335.00
	05/31/2026	2026-2350	Special District Services	Management fee - monthly	4,335.00
	06/30/2026	2026-2472	Special District Services	Management fee - monthly	4,335.00
	07/31/2026	2026-2588	Special District Services	Management fee - monthly	4,335.00
	08/18/2026	2026-2714	Special District Services	Management fee - monthly.	4,335.00
	09/30/2026	2026-2837	Special District Services	Management fee - monthly	4,335.00
Total 01-1311 · Management Fees					52,020.00
01-1315 · Legal Fees					
	10/31/2025	195973	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 10/31/2025	3,850.00
	11/30/2025	196391	Billing Cochran P.A.	legal thru 11/30/25	605.00
	12/31/2025	196825	Billing Cochran P.A.	legal thru 11/30/25	500.00
	01/31/2026	197089	Billing Cochran P.A.	legal thru 01/31/2026	2,172.50
	02/28/2026	197462	Billing Cochran P.A.	legal thru 01/31/2026	2,612.50
	03/31/2026	198085	Billing Cochran P.A.	legal thru 03/31/2026	990.00
	04/30/2026	198537	Billing Cochran P.A.	legal thru 03/31/2026	1,980.00
	05/31/2026	199007	Billing Cochran P.A.	legal thru 05/31/2026	1,045.00
	06/30/2026	199481	Billing Cochran P.A.	legal thru 06/30/2026	2,207.50
	07/31/2026	199982	Billing Cochran P.A.	legal thru 07/31/2026	632.50
	08/31/2026	200395	Billing Cochran P.A.	legal thru 08/31/2026	3,135.00
Total 01-1315 · Legal Fees					19,730.00
01-1318 · Assessment/Tax Roll					
	09/29/2026	2026-2989	Special District Services	Assessment Roll Preparation (per agreement) 2026	7,500.00
Total 01-1318 · Assessment/Tax Roll					7,500.00
01-1320 · Audit Fees					
	04/02/2026	29203	Grau and Associates	fee for fiscal year 2024/2025 audit	4,300.00
Total 01-1320 · Audit Fees					4,300.00
01-1450 · Insurance					
	10/01/2025	30079	Egis Insurance and & Risk Advisors	Policy #100125507 10/01/2025-10/01/2026Florida Insurance Alliance	21,696.00
Total 01-1450 · Insurance					21,696.00

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01-1480 · Legal Advertisements					
	10/06/2025	125622175000	SunSentinel	FY 25/26 Mtg Schedule	167.79
	02/04/2026	SFA 16209	SunSentinel	Invitation to Bid Erosion and Sedimentation Project	253.49
	05/31/2026	SFA67541	SunSentinel	Notice of Qualifying Period	139.34
	06/30/2026	121997	SunSentinel	Notice of PH & Reg Board Mtg	393.00
	07/31/2026	SFA96278	SunSentinel	RFP for Annual Audit Services	166.25
Total 01-1480 · Legal Advertisements					1,119.87
01-1512 · Miscellaneous					
	10/22/2025	PR 10/21/25		mtg 10/21/25 ck date 10/24/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	54.25
	10/31/2025	2025-1436	Special District Services	document storage	127.38
	10/31/2025	2025-1436	Special District Services	travel	275.36
	11/29/2025	2515181200	Crystal Pool Service Inc	December service charge	0.00
	11/30/2025	2025-1561	Special District Services	document storage	138.18
	11/30/2025	2025-1561	Special District Services	travel	238.40
	12/04/2025	12-4-25	Broward County Property Appraiser	annual property appraiser fee 25/26	1,790.00
	12/31/2025	2025-1702	Special District Services	document storage	137.71
	12/31/2025	2025-1702	Special District Services	travel	114.45
	01/21/2026	PR 01/20/26		mtg 01/20/26 ck date 01/26/26 (Kroker, Chin, Beckman, & Fateyev)	53.40
	01/31/2026	2026-1836	Special District Services	document storage	181.21
	01/31/2026	2026-1836	Special District Services	travel	151.41
	02/18/2026	PR 02/17/26		mtg 02/17/26 ck date 02/23/26 (Kroker, Kagan, Chin, Beckman, & Fateyev)	54.25
	02/28/2026	2026-1958	Special District Services	Document Storage- January 2026	127.42
	02/28/2026	2026-1958	Special District Services	Travel January 2026	206.13
	03/31/2026	2026-2076	Special District Services	Document Storage- February 2026	217.89
	03/31/2026	2026-2076	Special District Services	Travel - February 2026	399.94
	04/23/2026	PR 04/21/26		mtg 04/21/26 ck date 04/27/26 (Kroker, Kagan, Chin, Beckman)	53.40
	04/30/2026	2026-2197	Special District Services	Document Storage- March 2026	165.39
	04/30/2026	2026-2197	Special District Services	Travel Ronald Galvis - March 2026	135.52
	04/30/2026	2026-2197	Special District Services	Travel Ryan Quiroga - March 2026	14.50
	05/31/2026	2026-2350	Special District Services	City of Pembroke Pines	3,505.33
	05/31/2026	2026-2350	Special District Services	Document Storage- April 2026	163.56
	05/31/2026	2026-2350	Special District Services	Travel - Gloria Perez - April 2026	55.10
	05/31/2026	2026-2350	Special District Services	Travel Ronald Galvis - April 2026	96.30
	06/25/2026	PR 06.23.26		mtg 06.23.26 ck date 06.2926 (Kroker, Kagan, Chin, Beckman, Fateyev)	54.25
	06/30/2026	2026-2472	Special District Services	Document Storage- May 2026	165.35
	06/30/2026	2026-2472	Special District Services	Travel May 2026	248.33
	07/31/2026	2026-2588	Special District Services	Document Storage- June 2026	176.15

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	Date	Invoice #	Vendor	Memo	Amount
	07/31/2026	2026-2588	Special District Services	Travel	287.06
	08/18/2026	2026-2714	Special District Services	Document Storage- July 2026	165.35
	08/18/2026	2026-2714	Special District Services	Travel	250.56
	08/21/2026	PR 08.18.26		mtg 08.18.26 ck date 08.2526 (Kroker, Chin, Beckman, Fateyev)	53.40
	09/30/2026	2026-2837	Special District Services	Document Storage- August 2026	165.35
	09/30/2026	2026-2837	Special District Services	Travel - August 2026	365.60
Total 01-1512 · Miscellaneous					10,387.88
01-1513 · Postage and Delivery					
	10/31/2025	2025-1436	Special District Services	FedEx	44.32
	10/31/2025	2025-1436	Special District Services	postage	31.32
	11/30/2025	2025-1561	Special District Services	FedEx	100.20
	11/30/2025	2025-1561	Special District Services	postage	93.96
	12/31/2025	2025-1702	Special District Services	FedEx	33.78
	01/31/2026	2026-1836	Special District Services	FedEx	-22.16
	01/31/2026	2026-1836	Special District Services	Postage	10.44
	02/28/2026	2026-1958	Special District Services	FedEx Charges - January 2026	117.99
	02/28/2026	2026-1958	Special District Services	Postage - January 2026	17.32
	03/31/2026	2026-2076	Special District Services	FedEx Charges - February 2026	113.49
	03/31/2026	2026-2076	Special District Services	Postage February 2026	146.16
	05/31/2026	2026-2350	Special District Services	FedEx Charges - April 2026	121.36
	05/31/2026	2026-2350	Special District Services	Postage - March & April 2026	10.44
	06/30/2026	2026-2472	Special District Services	FedEx Charges - May 2026	6.51
	06/30/2026	2026-2472	Special District Services	Postage May 2026	10.44
	07/31/2026	2026-2588	Special District Services	FedEx Charges - June 2026	165.20
	08/18/2026	2026-2714	Special District Services	FedEx Charges - July 2026	51.80
	08/18/2026	2026-2714	Special District Services	Postage July 2026	11.76
	09/30/2026	2026-2837	Special District Services	FedEx Charges - August 2026	97.77
Total 01-1513 · Postage and Delivery					1,162.10
01-1514 · Office Supplies					
	10/31/2025	2025-1436	Special District Services	copier charges	206.85
	11/30/2025	2025-1561	Special District Services	copier charges	348.45
	11/30/2025	2025-1561	Special District Services	meeting books	36.00
	12/31/2025	2025-1702	Special District Services	copier charges	1.65
	01/31/2026	2026-1836	Special District Services	copier charges	2.85
	02/03/2026	1PJ6-MTDL-1LLK	Amazon Capital Services	conferencing bundle, battery back up, TC cart, laptop, TV	2,368.34
	02/05/2026	1NWW-3WTX-L14X	Amazon Capital Services	sales tax on TV	-27.86
	02/05/2026	17NP-MW6V-JK63	Amazon Capital Services	sales tax on TV stand	-16.09
	02/05/2026	16RR-XWKJ-KTLG	Amazon Capital Services	sales tax on conferencing bundle	-76.37

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	Date	Invoice #	Vendor	Memo	Amount
	02/05/2026	16TD-DLX1-K6T7	Amazon Capital Services	sales tax on laptop	-20.86
	02/10/2026	1TF4-K6M4-KG6F	Amazon Capital Services	sales tax battery back up & surge protector	-13.30
	02/28/2026	2026-1958	Special District Services	Copier Charges - January 2026	309.30
	02/28/2026	2026-1958	Special District Services	Meeting books - January 2026	32.00
	03/31/2026	2026-2076	Special District Services	Copier Charges - February 2026	724.15
	03/31/2026	2026-2076	Special District Services	Meeting books - February 2026	32.00
	04/21/2026	421-2026	Walnut Creek Community Association, Inc.	colored copies	28.50
	04/30/2026	2026-2197	Special District Services	Credit February Copier & Copier Charges - March 2026	-466.90
	05/31/2026	2026-2350	Special District Services	Copier Charges - April 2026	60.75
	05/31/2026	2026-2350	Special District Services	Meeting books - April 2026	91.00
	06/30/2026	2026-2472	Special District Services	Copier Charges - May 2026	2.10
	07/31/2026	2026-2588	Special District Services	Copier Charges - June 2026	546.60
	07/31/2026	2026-2588	Special District Services	Meeting books - June 2026	28.00
	08/18/2026	2026-2714	Special District Services	Copier Charges - July 2026	7.65
	09/30/2026	2026-2837	Special District Services	Copier Charges - August 2026	446.25
	09/30/2026	2026-2837	Special District Services	Meeting books - August 2026	91.00
Total 01-1514 · Office Supplies					4,742.06
01-1540 · Dues, License & Subscriptions					
	10/01/2025	92656	Florida Commerce	special district fee FY 25/26	175.00
Total 01-1540 · Dues, License & Subscriptions					175.00
01-1550 · Trustee Fees (GF)					
	11/06/2025	44218	Hancock Bank (Trustee Fee)	trustee fee 12/31/25 - 12/30/2026	1,420.00
Total 01-1550 · Trustee Fees (GF)					1,420.00
01-1551 · Continuing Disclosure Fee					
	09/28/2026	2026-3184	Special District Services	Continuing Disclosure Fee - Fiscal Year 2025/2026 - (Series 2010)	350.00
Total 01-1551 · Continuing Disclosure Fee					350.00
01-1570 · Website Management					
	10/31/2025	2025-1436	Special District Services	website fee	166.66
	11/30/2025	2025-1561	Special District Services	website fee	166.66
	12/31/2025	2025-1702	Special District Services	website fee	166.66
	01/31/2026	2026-1836	Special District Services	website fee	166.66
	02/28/2026	2026-1958	Special District Services	Website fee - monthly	166.66
	03/31/2026	2026-2076	Special District Services	Website fee monthly	166.66
	04/30/2026	2026-2197	Special District Services	Website fee monthly	166.66
	05/31/2026	2026-2350	Special District Services	Website fee monthly	166.66
	06/30/2026	2026-2472	Special District Services	Website fee monthly	166.66
	07/31/2026	2026-2588	Special District Services	Website fee monthly	166.66
	08/18/2026	2026-2714	Special District Services	Website fee monthly	166.66

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	Date	Invoice #	Vendor	Memo	Amount
	09/30/2026	2026-2837	Special District Services	Website fee monthly	166.66
Total 01-1570 · Website Management					1,999.92
01-1601 · Security Services & Rover					
	10/31/2025	36546	Regions Security	SECURITY & ROVER SERVICES October 2025	21,315.66
	11/30/2025	36864	Regions Security	SECURITY & ROVER SERVICES November 2025	21,020.84
	12/16/2025	36989	Regions Security	SECURITY & ROVER SERVICES December 2025	21,677.68
	01/01/2026	37319	Regions Security	Security services January 2026	21,616.19
	02/28/2026	37630	Regions Security	Security & rover service February 2026	19,274.36
	03/31/2026	38135	Regions Security	SECURITY & ROVER SERVICES March 2026	19,813.38
	05/30/2026	38070	Regions Security	Security & Rover Services April 2026	19,300.25
	05/31/2026	38367	Regions Security	Security & Rover Services May 2026	20,067.12
	06/30/2026	38759	Regions Security	SECURITY & ROVER SERVICES June 2026	19,270.79
	07/31/2026	38908	Regions Security	SECURITY & ROVER SERVICES July 2026	20,198.48
	08/31/2026	39161	Regions Security	security & Rover services August 2026	22,346.56
Total 01-1601 · Security Services & Rover					225,901.31
01-1604 · Guardhouse Int/Ext Maintenance					
	10/13/2025	61550	Tirone Electric	RE-INSTALL POLE HEAD CAP AND REPLACE LIGHT BULB IN POLE BY TAFT ST ENT	397.50
	10/30/2025	4473	Shekinah Fence Services LLC	INSTALL OF 400 LINEAR FT OF PRIVACY GREEN SCREEN FOR CHAIN LINK 6 FT & GATES	2,565.00
	10/31/2025	174696	KJC FUMIGATION LLC	bi monthly pest control	140.00
	11/18/2025	61813	Tirone Electric	replace light bulbs in pole by Taft St exit	387.00
	12/26/2025	176074	KJC FUMIGATION LLC	bi monthly pest control	140.00
	01/14/2026	4487	Shekinah Fence Services LLC	INSTALL OF two picket 6' tall white	350.00
	01/20/2026	27775	Richie Rich Services LLC	AC service at guardhouse	284.00
	01/23/2026	1098742	Traffic Cones for Less	traffic delineators	696.90
	02/09/2026	4495	Shekinah Fence Services LLC	Installation of chain link gate size 5x5 in color green	280.00
	02/26/2026	178627	KJC FUMIGATION LLC	bi monthly pest control	140.00
	02/28/2026	2026-1958	Special District Services	Guardhouse fire extinguishers, water bottles	39.08
	04/06/2026	4512	Shekinah Fence Services LLC	Installation of chain link gate size 5x5 in color green	400.00
	04/08/2026	06D8760106596	Primo Brands	gatehouse water	167.00
	04/09/2026	16D8760106596	Primo Brands	gatehouse water	86.43
	04/17/2026	181877	KJC FUMIGATION LLC	bi monthly pest control	140.00
	05/08/2026	63041	Tirone Electric	supply/install 1 corn light pole on Sheridan entrance	315.00
	05/09/2026	06F8760106596	Primo Brands	gatehouse water	11.48
	05/12/2026	63063	Tirone Electric	replace bad breaker & light bulbs	550.00
	05/14/2026	28674	Richie Rich Services LLC	AC service at guardhouse	142.50
	06/09/2026	06G8760106596	Primo Brands	gatehouse water	81.44
	06/26/2026	186869	KJC FUMIGATION LLC	bi monthly pest control	140.00
	07/22/2026	10104620	Traffic Cones for Less	traffic delineators	1,104.60

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	08/08/2026	06H8760106596	Primo Brands	gatehouse water	90.28
	08/25/2026	28872	Richie Rich Services LLC	AC service at guardhouse	142.50
	08/27/2026	191674	KJC FUMIGATION LLC	bi monthly pest control	140.00
	09/10/2026	8760106596	Primo Brands	gatehouse water	98.83
	09/23/2026	64027	Tirone Electric	SUPPLY/INSTALL NEW LED CORN BULB AND REPLACE PHOTOCELL FOR FOUNTAIN LIGHT.	467.44
Total 01-1604 · Guardhouse Int/Ext Maintenance					9,496.98
01-1605 · Gate System Maintenance					
	10/16/2025	36391	Regions Security	Liftmaster 24V motor replacement Taft right 2nd arm	1,625.00
	10/16/2025	36387	Regions Security	Taft visitor liftmaster 24V transformer for mega arm	900.00
	10/31/2025	36528	Regions Security	TAFT STREET RESIDENT FIRST ARM COMMUNICATION	1,050.00
	10/31/2025	36526	Regions Security	12' green & red (2) replacement arms	1,052.00
	10/31/2025	36527	Regions Security	Sheridan right resident arm replacement 10/16/25 1:16 pm	150.00
	11/01/2025	36510	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS Nov 2025	825.00
	12/01/2025	36754	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS Dec 2025	825.00
	12/11/2025	36839	Regions Security	Taft 2nd are remount 10/24/25 5:13 pm	150.00
	12/11/2025	36836	Regions Security	Gate repairs - removal of broken retractable hinges	550.00
	12/11/2025	36837	Regions Security	Taft visitor arm remount 10/9/25 4:40 pm	150.00
	12/11/2025	36840	Regions Security	Taft 1st arm remount 10/27/25 at 9:45 am	150.00
	12/11/2025	36838	Regions Security	Taft visitors are remount 10/21/25 5:25 pm	150.00
	01/01/2026	37039	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS Jan 2026	825.00
	01/12/2026	37110	Regions Security	2 green and red replacement lighted arms 17'	1,127.00
	01/15/2026	37112	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS Jan 2026	2,760.00
	02/01/2026	37228	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS Feb 2026	825.00
	02/11/2026	37364	Regions Security	2 x 12' replacement arms	1,052.00
	02/11/2026	37361	Regions Security	Sheridan resident right swing gate replacement of controller	1,295.00
	02/11/2026	37363	Regions Security	Sheridan left exit arm brackets, gate removal and install	1,010.00
	02/11/2026	37362	Regions Security	Sheridan pedestrian gate removal and replacement of hinges	550.00
	02/16/2026	37468	Regions Security	Sheridan left resident arm remount 2/8 11:20 pm	225.00
	03/01/2026	37525	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS March 2026	825.00
	03/04/2026	37490	Regions Security	SECURITY GATE SYSTEM - Sheridan left exit gate repairs	450.00
	03/30/2026	37670	Regions Security	Taft 1st arm barrier replacement	225.00
	04/01/2026	37979	Regions Security	Gate Service Maintenance Contract April	825.00
	04/03/2026	37693	Regions Security	2 x 12' lighted arms	1,052.00
	04/08/2026	37761	Regions Security	Sheridan left exit barrier remount 3/31 at 2:15 pm	150.00
	04/08/2026	37763	Regions Security	Sheridan right and left exit swing gate diagnostic	300.00
	04/08/2026	37762	Regions Security	ape kit for liftmaster and APS encoder replacement labor	405.00
	05/01/2026	37958	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS May 2026	825.00
	05/01/2026	37962	Regions Security	SECURITY ADMINISTRATIVE SERVICES May 2026	1,100.00

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	05/04/2026	38168	Regions Security	Security Gate maintenance and repairs	600.00
	05/07/2026	38161	Regions Security	disconnect & remove 2 defective click 2 enter and replace	3,500.00
	05/26/2026	38249	Regions Security	Sheridan right resident arm replacement 5/23/26 3:32 pm	150.00
	06/01/2026	38344	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS June 2026	825.00
	06/02/2026	38316	Regions Security	Mega arm & mat control board replacement	895.00
	07/01/2026	38589	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS 07-2026	825.00
	07/15/2026	38699	Regions Security	Taft visitors entrance - mega arm gear box replacement	2,755.00
	08/03/2026	38974	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS August 2026	825.00
	08/06/2026	38982	Regions Security	Taft St resident entrance raspberry pi board 5 replacement	369.50
	08/31/2026	39145	Regions Security	Gate system maintenance - replacement arms	1,052.00
	08/31/2026	39146	Regions Security	Gate system maintenance	730.20
	08/31/2026	39143	Regions Security	Gate system maintenance - Taft visitor access diagnostic	300.00
	08/31/2026	39142	Regions Security	Gate system maintenance - Taft resident 2nd arm brush replacement	381.50
	09/03/2026	07.06.26	Maria Clyce Higginbotham	reimbursement for 07.06.26 gate incident	2,166.00
	09/03/2026	06.14.26	Vyom Upadhya	reimbursement for 06.14.26 gate incident	1,085.00
	09/03/2026	39189	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS 09-2026	825.00
Total 01-1605 · Gate System Maintenance					40,687.20
01-1609 · Security Cameras & Maintenance					
	10/01/2025	36137	Regions Security	SECURITY CAMERAS & MAINTENANCE October 2025	274.00
	11/01/2025	36512	Regions Security	SECURITY CAMERAS & MAINTENANCE November 2025	274.00
	12/01/2025	36756	Regions Security	SECURITY CAMERAS & MAINTENANCE Dec 2025	274.00
	02/01/2026	37229	Regions Security	SECURITY ONLINE SOLUTIONS February 2026	1,090.00
	02/01/2026	37230	Regions Security	SECURITY CAMERAS & MAINTENANCE February 2026	274.00
	02/04/2026	37357	Regions Security	Sheridan entrance/exit gate cameras	1,682.00
	03/01/2026	37527	Regions Security	SECURITY CAMERAS & MAINTENANCE March 2026	274.00
	04/01/2026	37981	Regions Security	Video Maintenance Services	274.00
	05/01/2026	37960	Regions Security	SECURITY CAMERAS & MAINTENANCE May 2026	274.00
	06/01/2026	38346	Regions Security	SECURITY CAMERAS & MAINTENANCE June 2026	274.00
	07/01/2026	38591	Regions Security	SECURITY CAMERAS & MAINTENANCE 07-2026	274.00
	08/03/2026	38976	Regions Security	SECURITY CAMERAS & MAINTENANCE August	274.00
	09/03/2026	39191	Regions Security	SECURITY CAMERAS & MAINTENANCE 09-2026	274.00
Total 01-1609 · Security Cameras & Maintenance					5,786.00
01-1610 · Security Online Solutions					
	10/01/2025	36136	Regions Security	SECURITY ONLINE SOLUTIONS October 2025	1,090.00
	11/01/2025	36511	Regions Security	SECURITY ONLINE SOLUTIONS Nov 2025	1,090.00
	12/01/2025	36755	Regions Security	SECURITY ONLINE SOLUTIONS Dec 2025	1,090.00
	01/01/2026	37041	Regions Security	SECURITY CAMERAS & MAINTENANCE Jan 2026	274.00
	01/01/2026	37040	Regions Security	SECURITY ONLINE SOLUTIONS Jan 2026	1,090.00

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	03/01/2026	37526	Regions Security	SECURITY ONLINE SOLUTIONS March 2026	1,090.00
	04/01/2026	37980	Regions Security	SECURITY ONLINE SOLUTIONS April	1,090.00
	05/01/2026	37959	Regions Security	SECURITY ONLINE SOLUTIONS May 2026	1,090.00
	06/01/2026	38345	Regions Security	SECURITY ONLINE SOLUTIONS June 2026	1,090.00
	07/01/2026	38590	Regions Security	SECURITY ONLINE SOLUTIONS July 2026	1,090.00
	09/03/2026	39190	Regions Security	SECURITY ONLINE SOLUTIONS 09-2026	1,090.00
Total 01-1610 · Security Online Solutions					11,174.00
01-1803 · Lake & Preserve Maintenance					
	10/01/2025	2583	Allstate Resource Management, Inc.	mitigation and lake management October 2025	1,854.00
	10/01/2025	2583	Allstate Resource Management, Inc.	Mitigation area maintenance -Area K	333.00
	10/01/2025	2583	Allstate Resource Management, Inc.	Mitigation area maintenance	861.00
	11/01/2025	3404	Allstate Resource Management, Inc.	mitigation management November 2025	1,194.00
	11/01/2025	3404	Allstate Resource Management, Inc.	lake management November 2025	1,854.00
	12/01/2025	88972	Allstate Resource Management, Inc.	mitigation management December 2025	1,194.00
	12/01/2025	88972	Allstate Resource Management, Inc.	lake management December 2025	1,854.00
	01/01/2026	89822	Allstate Resource Management, Inc.	mitigation management January 2026	1,194.00
	01/01/2026	89822	Allstate Resource Management, Inc.	lake management January 2026	1,854.00
	02/01/2026	90627	Allstate Resource Management, Inc.	mitigation and lake management February 2026	1,194.00
	02/01/2026	90627	Allstate Resource Management, Inc.	lake management January 2026	1,854.00
	03/01/2026	220190	Allstate Resource Management, Inc.	mitigation management March 2026	1,194.00
	03/01/2026	220190	Allstate Resource Management, Inc.	lake management March 2026	1,854.00
	04/01/2026	220989	Allstate Resource Management, Inc.	Mitigation area maintenance	1,194.00
	04/01/2026	220989	Allstate Resource Management, Inc.	lake management services	1,854.00
	04/02/2026	221935	Allstate Resource Management, Inc.	annual fish stocking	667.00
	05/01/2026	222172	Allstate Resource Management, Inc.	mitigation management May 2026	1,194.00
	05/01/2026	222172	Allstate Resource Management, Inc.	lake management May 2026	1,854.00
	06/01/2026	222975	Allstate Resource Management, Inc.	Lake Management Services Improvment District	1,854.00
	06/01/2026	222975	Allstate Resource Management, Inc.	Mitigation Area Maintenance Improvment District	1,194.00
	07/01/2026	223859	Allstate Resource Management, Inc.	Mitigation Area Maintenance Improvment District	1,194.00
	07/01/2026	223859	Allstate Resource Management, Inc.	Lake Management Services Improvment District	1,854.00
	08/01/2026	224678	Allstate Resource Management, Inc.	Mitigation Area Maintenance Improvment District	1,194.00
	08/01/2026	224678	Allstate Resource Management, Inc.	Lake Management Services Improvment District	1,854.00
	09/01/2026	225533	Allstate Resource Management, Inc.	Mitigation Area Maintenance Improvment District	1,194.00
	09/01/2026	225533	Allstate Resource Management, Inc.	Lake Management Services Improvment District	1,854.00
Total 01-1803 · Lake & Preserve Maintenance					37,243.00
01-1812 · Signs					
	12/31/2025	2025-1702	Special District Services	Sheridan exit sign	65.00
	01/21/2026	INV10200	Falcon Vac Solutions LLC	remove pole, supply and install signal and pole	350.00

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	01/21/2026	INV10201	Falcon Vac Solutions LLC	repair sign	200.00
Total 01-1812 · Signs					615.00
01-1814 · Electricity					
	10/20/2025	63714-09001 1025	FPL	acct# 63714-09001 09/18/25 - 10/20/25	33.47
	10/20/2025	91603-83023 1025	FPL	acct# 91603-83023 09/18/25 - 10/20/25	1,106.34
	10/20/2025	36358-71365 1025	FPL	acct# 36358-71365 09/18/25 - 10/20/25	6,156.91
	10/20/2025	04574-72025 1025	FPL	acct# 04574-72025 09/18/25 - 10/20/25	518.14
	10/20/2025	54061-43023 1025	FPL	acct# 54061-43023 09/18/25 - 10/20/25	104.07
	10/20/2025	63522-34022 1025	FPL	acct# 63522-34022 09/18/25 - 10/20/25	634.27
	11/17/2025	63522-34022 1125	FPL	acct# 63522-34022 10/20/25 - 11/17/25	624.43
	11/17/2025	36358-71365 1125	FPL	acct# 36358-71365 10/20/25 - 11/17/25	6,156.91
	11/17/2025	91603-83023 1125	FPL	acct# 91603-83023 10/20/25 - 11/17/25	1,036.47
	11/17/2025	63714-09001 1125	FPL	acct# 63714-09001 10/20/25 - 11/17/25	33.36
	11/17/2025	04574-72025 1125	FPL	acct# 04574-72025 10/20/25 - 11/17/25	442.32
	11/17/2025	54061-43023 1125	FPL	acct# 54061-43023 10/20/25 - 11/17/25	85.41
	12/16/2025	63714-09001 1225	FPL	acct# 63714-09001 11/17/25 - 12/16/25	36.07
	12/16/2025	54061-43023 1225	FPL	acct# 54061-43023 11/17/25 - 12/16/25	83.01
	12/16/2025	04574-72025 1225	FPL	acct# 04574-72025 11/17/25 - 12/16/25	451.16
	12/16/2025	63522-34022 1225	FPL	acct# 63522-34022 11/17/25 - 12/16/25	707.40
	12/16/2025	91603-83023 1225	FPL	acct# 91603-83023 11/17/25 - 12/16/25	1,095.58
	12/16/2025	36358-71365 1225	FPL	acct# 36358-71365 11/17/25 - 12/16/25	6,156.91
	01/16/2026	63714-09001 0126	FPL	acct# 63714-09001 12/16/25 - 01/16/26	40.85
	01/16/2026	54061-43023 0126	FPL	acct# 54061-43023 12/16/25 - 01/16/26	87.13
	01/16/2026	04574-72025 0126	FPL	acct# 04574-72025 12/16/25 - 01/16/26	466.54
	01/16/2026	63522-34022 0126	FPL	acct# 63522-34022 12/16/25 - 01/16/26	544.00
	01/16/2026	91603-83023 0126	FPL	acct# 91603-83023 12/16/25 - 01/16/26	1,221.45
	01/16/2026	36358-71365 0126	FPL	acct# 36358-71365 12/16/25 - 01/16/26	6,405.41
	02/18/2026	63714-09001 0226	FPL	acct# 63714-09001 01/16/26 - 02/18/26	38.94
	02/18/2026	54061-43023 0226	FPL	acct# 54061-43023 01/16/26 - 02/18/26	88.11
	02/18/2026	04574-72025 0226	FPL	acct# 04574-72025 01/16/26 - 02/18/26	498.08
	02/18/2026	63522-34022 0226	FPL	acct# 63522-34022 01/16/26 - 02/18/26	761.07
	02/18/2026	91603-83023 0226	FPL	acct# 91603-83023 01/16/26 - 03/11/26	1,229.97
	02/18/2026	36358-71365 0226	FPL	acct# 36358-71365 01/16/26 - 02/18/26	6,405.41
	03/19/2026	63714-09001 0326	FPL	acct# 63714-09001 02/18/26 - 03/19/26	37.81
	03/19/2026	54061-43023 0326	FPL	acct# 54061-43023 02/18/26 - 03/19/26	88.25
	03/19/2026	04574-72025 0326	FPL	acct# 04574-72025 02/18/26 - 03/19/26	431.37
	03/19/2026	63522-34022 0326	FPL	acct# 63522-34022 02/18/26 - 03/19/26	707.20
	03/19/2026	91603-83023 0326	FPL	acct# 91603-83023 02/18/26 - 03/19/26	1,136.99

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03/19/2026	36358-71365 0326	FPL	acct# 36358-71365 02/18/26 - 03/19/26	6,405.41
04/17/2026	63522-34022 0426	FPL	acct# 63522-34022 03/19/26 - 04/17/26	703.21
04/17/2026	54061-43023 0426	FPL	acct# 54061-43023 03/19/26 - 04/17/26	90.17
04/17/2026	91603-83023 0426	FPL	acct# 91603-83023 03/19/26 - 04/17/26	1,146.95
04/17/2026	63714-09001 0426	FPL	acct# 63714-09001 03/19/26 - 04/17/26	37.19
04/17/2026	04574-72025 0426	FPL	acct# 04574-72025 03/19/26 - 04/17/26	430.25
04/17/2026	36358-71365 0426	FPL	acct# 36358-71365 03/19/26 - 04/17/26	6,405.41
05/19/2026	63714-09001 0526	FPL	acct# 63714-09001 04/17/26 - 05/19/26	37.74
05/19/2026	54061-43023 0526	FPL	acct# 54061-43023 04/17/26 - 05/19/26	115.40
05/19/2026	04574-72025 0526	FPL	acct# 04574-72025 04/17/26 - 05/19/26	512.84
05/19/2026	36358-71365 0526	FPL	acct# 36358-71365 04/17/26 - 05/19/26	6,405.41
05/22/2026	63522-34022 0526	FPL	acct# 63522-34022 04/17/26 - 05/19/26	684.11
05/22/2026	91603-83023 0526	FPL	acct# 91603-83023 04/17/26 - 05/19/26	1,218.70
06/18/2026	63714-09001 0626	FPL	acct# 63714-09001 05/19/26 - 06/18/26	37.94
06/18/2026	54061-43023 0626	FPL	acct# 54061-43023 05/19/26 - 06/18/26	118.16
06/18/2026	04574-72025 0626	FPL	acct# 04574-72025 05/19/26 - 06/18/26	498.91
06/18/2026	63522-34022 0626	FPL	acct# 63522-34022 05/19/26 - 06/18/26	670.58
06/18/2026	91603-83023 0626	FPL	acct# 91603-83023 05/19/26 - 06/18/26	1,166.89
06/18/2026	36358-71365 0626	FPL	acct# 36358-71365 05/19/26 - 06/18/26	6,405.41
07/20/2026	91603-83023 0726	FPL	acct# 91603-83023 06/18/26 - 07/20/26	1,214.92
07/20/2026	04574-72025 0726	FPL	acct# 04574-72025 06/18/26 - 07/20/26	558.20
07/20/2026	63714-09001 0726	FPL	acct# 63714-09001 06/18/26 - 07/20/26	38.31
07/20/2026	54061-43023 0726	FPL	acct# 54061-43023 06/18/26 - 07/20/26	133.88
07/20/2026	63522-34022 0726	FPL	acct# 63522-34022 06/18/26 - 07/20/26	788.77
07/20/2026	36358-71365 0726	FPL	acct# 36358-71365 06/18/26 - 07/20/26	6,405.41
08/19/2026	63714-09001 0826	FPL	acct# 63714-09001 07/20/26 - 08/19/26	38.11
08/19/2026	54061-43023 0826	FPL	acct# 54061-43023 07/20/26 - 08/19/26	133.05
08/19/2026	04574-72025 0826	FPL	acct# 04574-72025 07/20/26 - 08/19/26	546.77
08/19/2026	91603-83023 0826	FPL	acct# 91603-83023 07/20/26 - 08/19/26	1,165.16
08/19/2026	63522-34022 0826	FPL	acct# 63522-34022 07/20/26 - 08/19/26	675.24
08/19/2026	36358-71365 0826	FPL	acct# 36358-71365 07/20/26 - 08/19/26	6,405.41
09/18/2026	63714-09001 0926	FPL	acct# 63714-09001 08/19/26 - 09/18/26	37.29
09/18/2026	54061-43023 0926	FPL	acct# 54061-43023 08/19/26 - 09/18/26	113.98
09/18/2026	04574-72025 0926	FPL	acct# 04574-72025 08/19/26 - 09/18/26	498.17
09/18/2026	63522-34022 0926	FPL	acct# 63522-34022 08/19/26 - 09/18/26	607.24
09/18/2026	36358-71365 0926	FPL	acct# 36358-71365 08/19/26 - 09/18/26	6,262.76
09/18/2026	91603-83023 0926	FPL	acct# 91603-83023 08/19/26 - 09/18/26	1,095.50
Total 01-1814 · Electricity				105,459.66

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01-1815 · Miscellaneous Maintenance					
	10/22/2025	21393886 102225	Crystal Springs	water for guardhouse	103.92
	10/31/2025	2025-1436	Special District Services	padlock and chain chargeback	27.69
	11/19/2025	21393886 111925	Crystal Springs	water for guardhouse	63.94
	11/30/2025	2025-1561	Special District Services	Permit application & sign	1,227.25
	12/17/2025	21393886 121725	Crystal Springs	water for guardhouse	86.43
	01/14/2026	21393886 011426	Crystal Springs	water for guardhouse	61.45
	02/11/2026	21393886 021126	Crystal Springs	water for guardhouse	73.94
	03/11/2026	21393886 031126	Crystal Springs	water for guardhouse	79.94
	03/31/2026	2026-2076	Special District Services	Fence Chain & Lock	68.70
	04/30/2026	2026-2197	Special District Services	Home Depot	35.27
	04/30/2026	6071	FLORIDA FIRE & BACKFLOW LLC	backflow repair and testing	867.65
	05/31/2026	2026-2350	Special District Services	Fence padlock, Water	138.04
	06/22/2026	1030-26	Arking Solutions Inc	permit process	440.02
	06/30/2026	2026-2472	Special District Services	Home Depot	19.21
	07/31/2026	2026-2588	Special District Services	Zoom Subscription, Publix Water	193.62
	09/30/2026	2026-2837	Special District Services	Traffic Cones, Water	430.49
Total 01-1815 · Miscellaneous Maintenance					3,917.56
01-1816 · Telephone					
	10/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 (10/15/25 - 11/14/25)	600.66
	10/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (10/15/25 - 11/14/25)	625.36
	11/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 (11/15/25 - 12/14/25)	600.66
	11/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (11/15/25 - 12/14/25)	625.36
	12/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (12/15/25 - 01/14/26)	640.63
	12/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 (12/15/25 - 01/14/26)	624.71
	01/11/2026	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (01/15/26 - 02/14/26)	625.50
	01/11/2026	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 (01/15/26 - 02/14/26)	625.50
	02/11/2026	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 Feb 15, 2026 to Mar 14, 2026	640.50
	02/11/2026	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 Feb 15, 2026 to Mar 14, 2026	640.50
	03/11/2026	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 Mar 15, 2026 to Apr 14, 2026	640.50
	03/11/2026	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 Mar 15, 2026 to Apr 14, 2026	640.50
	04/11/2026	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 Apr 15, 2026 to May 14, 2026	640.36
	04/11/2026	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 Apr 15, 2026 to May 14, 2026	640.36
	05/11/2026	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 May 15, 2026 to Jun 14, 2026	640.36
	05/11/2026	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 May 15, 2026 to Jun 14, 2026	640.36
	06/11/2026	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 June 15, 2026 to Jun 14, 2026	625.36
	06/11/2026	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 June 15, 2026 to Jul 14, 2026	625.36
	07/11/2026	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 July 15, 2026 to Aug 14, 2026	626.15

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	07/11/2026	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 July 15, 2026 to Aug 14, 2026	626.15
	08/11/2026	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 August 15, 2026 to Sept 14, 2026	626.15
	08/11/2026	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 August 15, 2026 to Sept14, 2026	641.15
	09/11/2026	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 September 15, 2026 to Oct 14, 2026	626.15
	09/11/2026	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 September 15, 2026 to Oct 14, 2026	626.15
Total 01-1816 · Telephone					15,114.44
01-1817 · Water & sewer					
	10/21/2025	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 09/18/2025 - 10/20/2025	50.15
	10/21/2025	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (08/19/25 - 09/18/25)	339.16
	10/21/2025	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 09/18/2025 - 10/20/2025	580.36
	11/19/2025	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 10/20/2025- 11/18/2025	318.34
	11/19/2025	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 10/20/2025- 11/18/2025	1,067.42
	11/19/2025	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 10/20/2025 11/18/2025	143.30
	12/17/2025	536645 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 11/18/2025 - 12/17/2025	52.79
	12/17/2025	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 11/18/2025 - 12/17/2025	204.56
	12/17/2025	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 11/18/2025 - 12/17/2025	451.09
	01/21/2026	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 12/17/2025 - 01/20/2026	57.85
	01/21/2026	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 12/17/2025 - 01/20/2026	1,165.32
	01/21/2026	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 12/17/2025 - 01/20/2026	602.44
	02/18/2026	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 01/20/2026 thru 02/17/2026	470.05
	02/18/2026	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 01/20/2026 - 02/17/2026	631.25
	03/19/2026	536645 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 2/17/26 - 3/18/26	225.07
	03/19/2026	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 2/17/26 - 3/18/26	498.50
	03/19/2026	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 2/17/26 - 3/18/26	653.84
	04/21/2026	536645 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 3/18/26 - 4/20/26	52.79
	04/21/2026	536647 248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 03/18/26 - 04/20/26	650.21
	04/21/2026	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 3/17/26 - 4/20/26	308.86
	05/20/2026	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 4/20/26 - 05/19/26	288.11
	05/20/2026	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 04/20/26 - 5/19/26	299.38
	05/20/2026	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 04/20/26 - 5/19/26	564.87
	06/17/2026	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 5/19/26 - 06/17/26	384.71
	06/17/2026	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 05/19/26 - 06/17/26	270.01
	06/22/2026	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 5/19/26 - 06/17/26	583.84
	07/21/2026	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 06/17/26 - 07/20/26	394.20
	07/21/2026	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 06/17/26 - 07/20/26	716.58
	07/21/2026	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 06/17/26 - 07/20/26	52.79
	08/20/2026	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 07/20/26 - 08/19/26	161.40
	08/20/2026	2907030	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 07/20/26 - 08/19/26	318.34

Walnut Creek Community Development District
Expenditures
October 2025 through September 2026

	Date	Invoice #	Vendor	Memo	Amount
	08/20/2026	536647 - 248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 07/20/26 - 08/19/26	564.87
Total 01-1817 · Water & sewer					13,122.45
01-1818 · Field Management					
	10/01/2025	1stpayment	Walnut Creek Community Association, Inc.	1st payment 25/26 of HOA maintenance & Field Services agreement	2,500.00
	04/06/2026	2026-04-06 (1)	Walnut Creek Community Association, Inc.	2nd payment 25/26 of HOA maintenance & Field Services agreement	2,500.00
Total 01-1818 · Field Management					5,000.00
01-1821 · Waterfall Maintenance					
	10/01/2025	2515181000	Crystal Pool Service Inc	October fountain service	4,650.00
	10/20/2025	2515191100	Crystal Pool Service Inc	install new Pentair TR-140 C and primed system	8,679.00
	10/28/2025	2515181100	Crystal Pool Service Inc	November service charge	4,650.00
	11/29/2025	2515181200	Crystal Pool Service Inc	December service charge	4,650.00
	12/23/2025	2615190100	Crystal Pool Service Inc	New Pentair and filter pump	8,479.00
	01/01/2026	2615180100	Crystal Pool Service Inc	January service	4,650.00
	01/27/2026	2615190200	Crystal Pool Service Inc	grout joints with structural cement	475.00
	01/28/2026	2615180200	Crystal Pool Service Inc	February Service Charges	4,650.00
	02/20/2026	111473360	A to Z Statewide Plumbing Inc	repair leak at backflow	565.00
	03/01/2026	2615180300	Crystal Pool Service Inc	March Service Charges	4,650.00
	04/01/2026	2615180400	Crystal Pool Service Inc	April Service Charges	4,650.00
	05/01/2026	2615180500	Crystal Pool Service Inc	May Service Charges	4,650.00
	05/30/2026	2615190600	Crystal Pool Service Inc	repair feeder tubing	328.46
	06/01/2026	2615180600	Crystal Pool Service Inc	June service charges	4,650.00
	07/01/2026	2615180700	Crystal Pool Service Inc	July service charges	4,650.00
	08/01/2026	2615180800	Crystal Pool Service Inc	August service charges	4,650.00
	09/01/2026	2615180900	Crystal Pool Service Inc	September service charges	4,650.00
Total 01-1821 · Waterfall Maintenance					74,326.46
01-1825 · Tree Trimming Services					
	10/22/2025	2092	Cutters Edge Lawn and Maint	palm trimming	3,645.21
	01/29/2026	2453	Cutters Edge Lawn and Maint	palm trimming	3,390.00
	05/29/2026	2933	Cutters Edge Lawn and Maint	trimming front entrance	3,390.00
Total 01-1825 · Tree Trimming Services					10,425.21
01-1826 · Holiday Lighting					
	11/16/2025	942	Randy's Holiday Lighting (DNU)	final payment on 2025 holiday lights	5,346.50
	06/10/2026	1921	Stallion Equities LLC , DBA Randy's Holid	deposit on 2026 holiday lights	5,346.50
Total 01-1826 · Holiday Lighting					10,693.00
01-1829 · Monument Maintenance					
	10/01/2025	1-25-26	Walnut Creek Community Association, Inc.	1st payment for 25/26 HOA Monument Maintenance Agreement	2,750.00
	12/30/2025	25-26	Walnut Creek Community Association, Inc.	Dec 30, 2025 payment for HOA Monument Maintenance Agreement	2,750.00
	04/06/2026	2026-04-06	Walnut Creek Community Association, Inc.	2nd payment for 25/26 HOA Monument Maintenance Agreement	2,750.00

Walnut Creek Community Development District
Expenditures
October 2025 through September 2026

	Date	Invoice #	Vendor	Memo	Amount
Total 01-1829 · Monument Maintenance					8,250.00
01-1832 · Lake Restoration & Maintenance					
	10/16/2025	2263	Landshore Enterprises LLC	700 linear feet of shoreline on lake 10; utilizing eco-filter tubeTotal Contract	38,632.00
	11/06/2025	2271	Landshore Enterprises LLC	700 linear feet of shoreline on lake 10; utilizing eco-filter tube (Completed)	21,072.00
Total 01-1832 · Lake Restoration & Maintenance					59,704.00
01-1839 · Iguana Removal Services					
	10/08/2025	251658	Blue Iguana Pest Control Inc	monitoring October 2025	2,000.00
	10/08/2025	251664	Blue Iguana Pest Control Inc	monitoring October 2025	241.67
	11/03/2025	259140	Blue Iguana Pest Control Inc	monitoring November 2025	2,000.00
	11/03/2025	259139	Blue Iguana Pest Control Inc	monitoring November 2025	241.67
	01/05/2026	274833	Blue Iguana Pest Control Inc	monitoring January 2026	241.67
	01/05/2026	274834	Blue Iguana Pest Control Inc	monitoring January 2026	2,000.00
	02/02/2026	281887	Blue Iguana Pest Control Inc	monitoring February 2026	2,000.00
	02/02/2026	281883	Blue Iguana Pest Control Inc	monitoring February 2026	241.67
	03/04/2026	289232	Blue Iguana Pest Control Inc	monitoring March 2026	241.67
	03/04/2026	289233	Blue Iguana Pest Control Inc	monitoring March 2026	2,000.00
	04/01/2026	296247	Blue Iguana Pest Control Inc	monitoring March 2026	2,000.00
	04/01/2026	296246	Blue Iguana Pest Control Inc	monitoring April 2026	241.67
	05/01/2026	303297	Blue Iguana Pest Control Inc	monitoring May 2026	241.67
	05/01/2026	303298	Blue Iguana Pest Control Inc	monitoring April 2026	2,000.00
	06/02/2026	310353	Blue Iguana Pest Control Inc	monitoring June 2026	241.67
	06/02/2026	310354	Blue Iguana Pest Control Inc	monitoring June 2026	2,000.00
	07/02/2026	318121	Blue Iguana Pest Control Inc	monitoring July 2026	241.67
	07/02/2026	318122	Blue Iguana Pest Control Inc	monitoring July 2026	2,000.00
	08/06/2026	325486	Blue Iguana Pest Control Inc	monitoring August 2026	241.67
	08/06/2026	325487	Blue Iguana Pest Control Inc	monitoring August 2026	2,000.00
	09/02/2026	332867	Blue Iguana Pest Control Inc	monitoring September 2026	2,000.00
	09/02/2026	332863	Blue Iguana Pest Control Inc	monitoring September 2026	241.67
Total 01-1839 · Iguana Removal Services					24,658.37
01-1844 · Security Services Admin					
	10/01/2025	36139	Regions Security	SECURITY ADMINISTRATIVE SERVICES October 2025	1,100.00
	11/01/2025	36514	Regions Security	SECURITY ADMINISTRATIVE SERVICES Nov 2025	1,100.00
	12/01/2025	36758	Regions Security	SECURITY ADMINISTRATIVE SERVICES Dec 2025	1,100.00
	01/01/2026	37043	Regions Security	SECURITY ADMINISTRATIVE SERVICES January 2026	1,100.00
	02/01/2026	37232	Regions Security	1Security Administration Services February 2026	1,100.00
	03/01/2026	37529	Regions Security	SECURITY ADMINISTRATIVE SERVICES March 2026	1,100.00
	04/01/2026	37983	Regions Security	SECURITY ADMINISTRATIVE SERVICES April	1,100.00
	05/14/2026	38169	Regions Security	Security gate system maintenance & repairs	2,140.00

Walnut Creek Community Development District
Expenditures
October 2025 through September 2026

	Date	Invoice #	Vendor	Memo	Amount
	06/01/2026	38348	Regions Security	SECURITY ADMINISTRATIVE SERVICES June 2026	1,100.00
	07/01/2026	38593	Regions Security	SECURITY ADMINISTRATIVE SERVICES	1,100.00
	08/03/2026	38978	Regions Security	SECURITY ADMINISTRATIVE SERVICES August	1,100.00
	09/03/2026	39193	Regions Security	SECURITY ADMINISTRATIVE SERVICES 09-2026	1,100.00
Total 01-1844 · Security Services Admin					14,240.00
01-1845 · Security Video Surv. & Virtual					
	10/01/2025	36135	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS Oct 2025	825.00
	10/01/2025	36138	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES October 2025	3,807.78
	11/01/2025	36513	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Nov 2025	3,807.78
	12/01/2025	36757	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Dec 2025	3,807.78
	01/01/2026	37042	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Jan 2026	3,807.78
	02/01/2026	37231	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES February 2026	3,807.78
	03/01/2026	37528	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES March 2026	3,807.78
	04/01/2026	37982	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES April	3,807.78
	05/01/2026	37961	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES May 2026	3,807.78
	06/01/2026	38347	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES June 2026	3,807.78
	07/01/2026	38592	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES 07-2026	3,807.78
	08/03/2026	38975	Regions Security	SECURITY ONLINE SOLUTIONS August 2026	1,090.00
	08/03/2026	38977	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES August 2026	3,807.78
	09/03/2026	39192	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES 09-2026	3,807.78
Total 01-1845 · Security Video Surv. & Virtual					47,608.36
01-1846 · Drainage, Pipe Cleaning & CCTV					
	02/05/2026	26977R2	Flotech Environmental LLC	Jet-Vac Cleaning & CCTV Pipeline Inspection -	7,100.00
Total 01-1846 · Drainage, Pipe Cleaning & CCTV					7,100.00
01-1848 · Taft Gate Trap Improvement Proj					
	07/24/2026	1048	Arking Solutions Inc	design and construction	28,440.00
	08/18/2026	1058	Arking Solutions Inc	permit release fee reimbursement	590.43
	08/25/2026	1059	Arking Solutions Inc	progress billing 40%	28,440.52
	08/27/2026	1060	Arking Solutions Inc	Deposit on change order #1 (40%)	11,800.00
Total 01-1848 · Taft Gate Trap Improvement Proj					69,270.95
01-2311 · Operations Management					
	10/31/2025	2025-1436	Special District Services	field operations management	1,000.00
	11/30/2025	2025-1561	Special District Services	field operations management	1,000.00
	12/31/2025	2025-1702	Special District Services	field operations management	1,000.00
	01/31/2026	2026-1836	Special District Services	field operations management	1,000.00
	02/28/2026	2026-1958	Special District Services	Field Operations Management - monthly	1,000.00
	03/31/2026	2026-2076	Special District Services	Field Operations Management - monthly	1,000.00
	04/30/2026	2026-2197	Special District Services	Field Operations Management - monthly	1,000.00

Walnut Creek Community Development District
Expenditures
October 2025 through September 2026

	Date	Invoice #	Vendor	Memo	Amount
	05/31/2026	2026-2350	Special District Services	Field Operations Management - monthly	1,000.00
	06/30/2026	2026-2472	Special District Services	Field Operations Management - monthly	1,000.00
	07/31/2026	2026-2588	Special District Services	Field Operations Management - monthly	1,000.00
	08/18/2026	2026-2714	Special District Services	Field Operations Management - monthly	1,000.00
	09/30/2026	2026-2837	Special District Services	Field Operations Management - monthly	1,000.00
Total 01-2311 · Operations Management					12,000.00
Total Expenditures					**1,018,905.38**

Walnut Creek Community Development District
Balance Sheet
As of September 30, 2026

	Operating Fund	Debt Service (2010) Fund	General Fixed Assets	Long Term Debt	TOTAL
ASSETS					
Current Assets					
Checking/Savings					
Operating Fund	2,527,928.53	0.00	0.00	0.00	2,527,928.53
Improvements/Emergency Funds	1,588,347.03	0.00	0.00	0.00	1,588,347.03
Total Checking/Savings	4,116,275.56	0.00	0.00	0.00	4,116,275.56
Total Current Assets	4,116,275.56	0.00	0.00	0.00	4,116,275.56
Other Assets					
Investments - Interest Account	0.00	2.34	0.00	0.00	2.34
Investments - Reserve Fund	0.00	133,080.87	0.00	0.00	133,080.87
Investments - Revenue Account	0.00	174,399.48	0.00	0.00	174,399.48
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00
Investments - Redemption Account	0.00	2,503.42	0.00	0.00	2,503.42
Investments - Principal	0.00	6.38	0.00	0.00	6.38
Accounts Receivable	28,992.50	0.00	0.00	0.00	28,992.50
A/R Non Ad Valorem Receipts	0.00	0.00	0.00	0.00	0.00
Land & Land Improvements	0.00	0.00	6,327,392.00	0.00	6,327,392.00
2010 Project Improvements	0.00	0.00	1,746,100.00	0.00	1,746,100.00
2014 Improvements	0.00	0.00	66,674.00	0.00	66,674.00
Infrastructure	0.00	0.00	3,123,376.00	0.00	3,123,376.00
Equipment	0.00	0.00	30,534.00	0.00	30,534.00
Depreciation - Infrastructure	0.00	0.00	-3,561,801.00	0.00	-3,561,801.00
Depreciation - Equipment	0.00	0.00	-30,534.00	0.00	-30,534.00
Amount Available In DSF (2010)	0.00	0.00	0.00	309,992.49	309,992.49
Amount To Be Provided	0.00	0.00	0.00	485,007.51	485,007.51
Total Other Assets	28,992.50	309,992.49	7,701,741.00	795,000.00	8,835,725.99
TOTAL ASSETS	**4,145,268.06**	**309,992.49**	**7,701,741.00**	**795,000.00**	**12,952,001.55**
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Accrued Expense Sundry	0.00	0.00	0.00	0.00	0.00
Maintenance Projects Reserves	1,996,200.00	0.00	0.00	0.00	1,996,200.00
Accounts Payable	65,191.97	0.00	0.00	0.00	65,191.97
Total Current Liabilities	2,061,391.97	0.00	0.00	0.00	2,061,391.97
Long Term Liabilities					
Special Assessment Debt (2008)	0.00	0.00	0.00	0.00	0.00
Special Assessment Debt (2010)	0.00	0.00	0.00	795,000.00	795,000.00
Total Long Term Liabilities	0.00	0.00	0.00	795,000.00	795,000.00
Total Liabilities	2,061,391.97	0.00	0.00	795,000.00	2,856,391.97
Equity					
Retained Earnings	1,461,139.43	294,796.58	-3,431,627.00	0.00	-1,675,690.99
Net Income	622,736.66	15,195.91	0.00	0.00	637,932.57
Current Year Depreciation	0.00	0.00	-160,708.00	0.00	-160,708.00
Investment In Gen Fixed Assets	0.00	0.00	11,294,076.00	0.00	11,294,076.00
Total Equity	2,083,876.09	309,992.49	7,701,741.00	0.00	10,095,609.58
TOTAL LIABILITIES & EQUITY	**4,145,268.06**	**309,992.49**	**7,701,741.00**	**795,000.00**	**12,952,001.55**

Walnut Creek CDD
Debt Service (Series 2010) Profit & Loss Report September 2026

	Annual Budget 10/1/25 - 9/30/26	Actual Sep-26	Year To Date Actual 10/1/25 - 9/30/26
Revenues			
Interest Income	1,000	245	10,100
NAV Tax Collection	122,077	0	123,898
Bond Prepayments	0	0	1,785
Total Revenues	**$ 123,077**	**$ 245**	**$ 135,783**
Expenditures			
Principal Payments	70,000	0	70,000
Additional Principal Payments	4,502	0	0
Interest Payments	48,575	0	50,587
Total Expenditures	**$ 123,077**	**$ -**	**$ 120,587**
Excess/ (Shortfall)	**$ -**	**$ 245**	**$ 15,196**

WALNUT CREEK CDD
TAX COLLECTIONS
2025 - 2026

#	ID#	Payment From	DATE	FOR	Tax Collect Receipts Gross	Interest Received	Commission Paid	Discount	Net From Tax Collector	Admin Assessment Income (Before Discounts & Fees)	Maintenance Assessment Income (Before Discounts & Fees)	Series 2010 Debt Assessment Income (Before Discounts & Fees)	Admin Assessment Income (After Discounts & Fees)	Maintenance Assessment Income (After Discounts & Fees)	Series 2010 Debt Assessment Income (After Discounts & Fees)	Series 2010 Debt Assessment Paid to Trustee
									$1,740,565	**$183,985**	**$1,426,711**	**$129,869**	**$183,985**	**$1,426,711**	**$129,869**	
									$1,636,131	**$172,946**	**$1,341,108**	**$122,077**	**$172,946**	**$1,341,108**	**$122,077**	**$122,077**
1	1	Broward Cty Tax Collector	11/21/25	NAV Taxes	$ 202,193.71		$ (1,939.27)	$ (8,267.12)	$ 191,987.32	$ 21,371.86	$ 165,738.20	$ 15,083.65	$ 20,292.97	$ 157,372.05	$ 14,322.30	$ 14,322.30
2	2	Broward Cty Tax Collector	12/19/25	NAV Taxes	$ 1,065,618.15		$ (10,231.85)	$ (42,432.68)	$ 1,012,953.62	$ 112,635.80	$ 873,487.20	$ 79,495.15	$ 107,069.12	$ 830,318.10	$ 75,566.40	$ 75,566.40
3	3	Broward Cty Tax Collector	12/05/25	NAV Taxes	$ 243,051.58		$ (2,333.30)	$ (9,721.69)	$ 230,996.59	$ 25,690.53	$ 199,229.40	$ 18,131.65	$ 24,416.24	$ 189,347.95	$ 17,232.40	$ 17,232.40
4	4	Broward Cty Tax Collector	01/02/26	NAV Taxes	$ 26,323.41		$ (255.14)	$ (809.18)	$ 25,259.09	$ 2,782.36	$ 21,577.30	$ 1,963.75	$ 2,669.74	$ 20,704.95	$ 1,884.40	$ 1,884.40
5	5	Broward Cty Tax Collector	01/16/26	NAV Taxes	$ 25,480.18		$ (247.16)	$ (764.45)	$ 24,468.57	$ 2,693.23	$ 20,886.10	$ 1,900.85	$ 2,586.22	$ 20,056.90	$ 1,825.45	$ 1,825.45
6	Int - 1	Broward Cty Tax Collector	01/23/26	Interest		$ 909.76			$ 909.76	$ 909.76			$ 909.76			$ -
7	6	Broward Cty Tax Collector	02/13/26	NAV Taxes	$ 19,504.25		$ (191.18)	$ (387.23)	$ 18,925.84	$ 2,061.60	$ 15,987.60	$ 1,455.05	$ 2,000.39	$ 15,513.50	$ 1,411.95	$ 1,411.95
8	7	Broward Cty Tax Collector	03/13/26	NAV Taxes	$ 31,166.52		$ (308.14)	$ (351.69)	$ 30,506.69	$ 3,294.27	$ 25,547.20	$ 2,325.05	$ 3,224.39	$ 25,006.40	$ 2,275.90	$ 2,275.90
9	8	Broward Cty Tax Collector	04/10/26	NAV Taxes	$ 70,300.33		$ (702.80)	$ (19.85)	$ 69,577.68	$ 7,430.73	$ 57,625.20	$ 5,244.40	$ 7,354.33	$ 57,032.80	$ 5,190.55	$ 5,190.55
10	Int - 2	Broward Cty Tax Collector	04/24/26	Interest		$ 958.54			$ 958.54	$ 958.54			$ 958.54			$ -
11	9	Broward Cty Tax Collector	05/15/26	NAV Taxes/Interest	$ 13,619.06	$ 497.47	$ (141.17)		$ 13,975.36	$ 1,492.03	$ 11,571.35	$ 1,053.15	$ 1,477.06	$ 11,455.65	$ 1,042.65	$ 1,042.65
12	10	Broward Cty Tax Collector	06/12/26	NAV Taxes/Interest	$ 10,232.45	$ 306.99	$ (105.39)		$ 10,434.05	$ 1,113.99	$ 8,639.20	$ 786.25	$ 1,102.85	$ 8,552.80	$ 778.40	$ 778.40
13	11	Broward Cty Tax Collector	07/10/26	NAV Taxes/Interest (TC)	$ 31,129.28	$ 933.92	$ (320.63)		$ 31,742.57	$ 3,389.00	$ 26,282.25	$ 2,391.95	$ 3,355.07	$ 26,019.45	$ 2,368.05	$ 2,368.05
14	Int - 3	Broward Cty Tax Collector	07/24/26	Interest		$ 227.83			$ 227.83	$ 227.83			$ 227.83			$ -
15									$ -							$ -
16									$ -							$ -
17									$ -							$ -
18									$ -							$ -
19									$ -							$ -
20									$ -							$ -
					$1,738,618.92	$ 3,834.51	$ (16,776.03)	$ (62,753.89)	$ 1,662,923.51	$ 186,051.53	$ 1,426,571.00	$ 129,830.90	$ 177,644.51	$ 1,361,380.55	$ 123,898.45	$ 123,898.45

25/26 Assessment Roll:
Admin: $183,985.15
Maint: $1,426,710.55
2020 Debt: $129,868.80
$1,740,564.50

Collections
99.89%

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.
Bottom line are 2025/2026 budgeted assessments after discounts and fees.

$ 1,738,618.92	
$ 3,834.51	$ 1,662,923.51
$ (186,051.53)	$ (177,644.51)
$ (1,426,571.00)	$ (1,361,380.55)
$ -	$ -
$ (129,830.90)	$ (123,898.45)
$ -	$ 0.00

Pest Findings by Location

WALNUT CREEK CDD LAKES/CANALS

SEP 01, 2026 TO OCT 01, 2026

Iguana Control

Finding Types: All Finding Types
Target Pests: Iguana

Walnut Creek CDD Lakes/Canals, 7500 NW 20th St, Hollywood, FL 33024-1079

Device	Date	Pest	Type	Quantity
Property				
	09/04/2026 10:34 AM	Iguana	Sighted	9
	09/05/2026 10:38 AM	Iguana	Sighted	2
	09/09/2026 01:56 PM	Iguana	Sighted	4
	09/11/2026 04:48 PM	Iguana	Sighted	22
	09/11/2026 04:57 PM	Iguana	Sighted	19
	09/12/2026 11:00 AM	Iguana	Sighted	5
	09/16/2026 03:08 PM	Iguana	Sighted	8
	09/23/2026 01:47 PM	Iguana	Sighted	6
	09/25/2026 04:27 PM	Iguana	Sighted	16
	09/25/2026 04:50 PM	Iguana	Sighted	14
	09/30/2026 01:39 PM	Iguana	Sighted	4

Total Lakes & Canals SEPTEMBER 2026: 109 Iguanas

Pest Findings by Location

WALNUT CREEK CDD TAFT/WATERFALLS

SEP 01, 2026 TO OCT 01, 2026

Iguana Control

Finding Types: All Finding Types
Target Pests: Iguana

Walnut Creek CDD Taft/Waterfalls, 1978 Northwest 76th Avenue, Pembroke Pines, FL 33024

Device	Date	Pest	Type	Quantity
Property				
	09/05/2026 09:42 AM	Iguana	Sighted	1
	09/11/2026 04:57 PM	Iguana	Sighted	4
	09/12/2026 10:04 AM	Iguana	Sighted	1
	09/16/2026 02:46 PM	Iguana	Sighted	2
	09/25/2026 04:50 PM	Iguana	Sighted	5
	09/30/2026 01:13 PM	Iguana	Sighted	2

Total Waterfalls SEPTEMBER 2026: 15 Iguanas

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Walnut Creek Community Development District ("District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 20th day of October, 2026.

ATTEST:

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Walnut Creek
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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I AMENDED FINAL OPERATING FUND BUDGET

II AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2010)

AMENDED FINAL BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25-9/30/26	AMENDED FINAL BUDGET 10/1/25-9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
ADMINISTRATIVE ASSESSMENTS	183,984	**186,052**	186,052
MAINTENANCE ASSESSMENTS	1,426,702	**1,426,571**	1,426,571
DEBT ASSESSMENTS (2010)	129,869	**129,831**	129,831
OTHER REVENUES	0	**10,697**	10,697
INTEREST INCOME (OPERATING)	2,400	**60,500**	59,129
INTEREST INCOME (IMPROVEMENTS FUND)	1,800	**34,000**	32,790
TOTAL REVENUES	**$ 1,744,755**	**$ 1,847,651**	**$ 1,845,070**
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	10,000	**5,400**	5,400
PAYROLL TAXES (EMPLOYER)	800	**4,413**	413
ENGINEERING	35,000	**85,000**	74,696
LEGAL FEES	22,000	**21,000**	19,730
AUDIT FEES	4,300	**4,300**	4,300
MANAGEMENT	52,020	**52,020**	52,020
POSTAGE	1,350	**1,190**	1,162
OFFICE SUPPLIES/PRINTING	5,100	**5,000**	4,742
INSURANCE	24,000	**21,696**	21,696
LEGAL ADVERTISING	2,400	**2,200**	1,120
MISCELLANEOUS	8,650	**11,500**	10,388
DUES & SUBSCRIPTIONS	175	**175**	175
ASSESSMENT ROLL	7,500	**7,500**	7,500
TRUSTEE FEES	1,500	**1,420**	1,420
CONTINUING DISCLOSURE FEE	350	**350**	350
WEBSITE MANAGEMENT	2,000	**2,000**	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 177,145**	**$ 225,164**	**$ 207,112**
MAINTENANCE EXPENDITURES			
FIELD MAINTENANCE	5,000	**5,000**	5,000
OPERATIONS MANAGEMENT	12,000	**12,000**	12,000
SECURITY & ROVER SERVICES	360,000	**265,000**	225,902
SECURITY ADMINISTRATIVE SERVICES	30,100	**20,000**	14,240
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000	**52,000**	47,608
SECURITY CAMERAS & MAINTENANCE	12,000	**7,500**	5,786
SECURITY ONLINE SOLUTIONS	12,000	**14,000**	11,174
SECURITY GATE SYSTEM MAINTENANCE	55,000	**50,000**	40,687
TELEPHONE	12,500	**15,114**	15,114
ELECTRIC	95,000	**105,460**	105,460
WATER & SEWAGE	16,000	**14,000**	13,122
GUARD HOUSE - VISITOR PASSES	30,000	**0**	0
GUARD HOUSE INT/EXT MAINTENANCE	0	**0**	9,497
LAKE & PRESERVE MAINTENANCE	48,000	**42,000**	37,243
SIGNAGE	2,000	**1,000**	615
STREETLIGHT MAINTENANCE	5,000	**1,000**	0
WATERFALL MAINTENANCE	100,000	**80,000**	74,326
HOLIDAY LIGHTING	11,000	**10,693**	10,693
OPERATING RESERVE/CONTINGENCY	24,000	**24,000**	0
MISCELLANEOUS MAINTENANCE	15,000	**17,500**	14,343
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	100,000	**100,000**	0
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES	14,000	**2,500**	0
HEADWALL STABILIZATION PROJECT	50,000	**50,000**	0
LAKE SLOPE SOIL MAINTENANCE	10,000	**10,000**	0
IGUANA REMOVAL SERVICES	27,000	**27,000**	24,658
STORMWATER DRAINAGE PIPE CLEANING &CCTV	240,000	**240,000**	7,100
MONUMENT MAINTENANCE	5,500	**10,000**	8,250
LAKE FOUNTAIN MAINTENANCE/RESERVE	15,000	**5,000**	0
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	0	**0**	0
EAST WATERFALL/POND REPAIRS & REFINISHING PROJECT	200,000	**10,000**	0
LAKE SHORELINE RESTORATION MAINTENANCE	0	**75,000**	59,704
TAFT GATE TRAP IMPROVEMENT PROJECT	0	**100,000**	69,271
TOTAL MAINTENANCE EXPENDITURES	**$ 1,541,100**	**$ 1,365,767**	**$ 811,793**
TOTAL EXPENDITURES	**$ 1,718,245**	**$ 1,590,931**	**$ 1,018,905**
REVENUES LESS EXPENDITURES	**$ 26,510**	**$ 256,720**	**$ 826,165**
PAYMENT TO TRUSTEE (2010)	(122,077)	**(123,898)**	(123,898)
BALANCE	**$ (95,567)**	**$ 132,822**	**$ 702,267**
COUNTY APPRAISER & TAX COLLECTOR FEE	(34,811)	**(16,776)**	(16,776)
DISCOUNTS FOR EARLY PAYMENTS	(69,622)	**(62,754)**	(62,754)
EXCESS/ (SHORTFALL)	**$ (200,000)**	**$ 53,292**	**$ 622,737**
CARRY FORWARD SURPLUS	200,000	**200,000**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ 253,292**	**$ 622,737**

GROSS AVAILABLE FUNDS AS OF 9/30/25	$3,457,339
RESERVE BALANCE AS OF 9/30/25	$1,603,300
AVAILABLE FUNDS AS OF 9/30/25	$1,854,039
FY 2025/2026 FUND BALANCE ACTIVITY	$446,192
GROSS AVAILABLE FUNDS AS OF 9/30/26	$3,903,531
RESERVE BALANCE AS OF 9/30/26	$1,996,200
AVAILABLE FUNDS AS OF 9/30/26	$1,907,331

Notes

Available Funds Includes Improvements/Emergency Fund Of $1,588,347.
Reserve Balances As Of 9-30-26 Total $1,996,200 ($1,603,300 as of 9-30-25 - plus 25/26 additions - $392,900).
25/26 Reserve Additions: Canal: $0 - Stormwater/Pipe Rpl: $100,000 - Headwall: $50,000 - Lake Slope - $10,000 & Stormwater Drainage Pipe Cleaning & CCTV Certification: $232,900.
9/30/26 Reserve Balances: S-8 Canal: $1,020,000 - Stormwater/Pipe Replacement: $433,300 - Headwall: $250,000 - Lake Slope - $60,000 & Stormwater Drainage Pipe Cleaning & CCTV Certification: $232,900 - Total: $1,996,200.
Improvement/Emergency Funds May Be Needed To Fund A Portion Of The Projects.
Carryover From Prior Year Of $200,000 used to reduce Fiscal Year 2025/2026 Assessments.
Carryover From Prior Year Of $197,700 to be used to reduce Fiscal Year 2026/2027 Assessments.

AMENDED FINAL BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2010)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25-9/30/26	AMENDED FINAL BUDGET 10/1/25-9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,000	**10,100**	9,855
NAV Tax Collection	122,077	**123,898**	123,898
Prepaid Bond Collection	0	**1,785**	1,785
Total Revenues	**$ 123,077**	**$ 135,783**	**$ 135,538**
EXPENDITURES			
Principal Payments	70,000	**70,000**	70,000
Additional Principal Payments	4,502	**0**	0
Interest Payments	48,575	**50,587**	50,587
Total Expenditures	**$ 123,077**	**$ 120,587**	**$ 120,587**
Excess/ (Shortfall)	**$ -**	**$ 15,196**	**$ 14,951**

FUND BALANCE AS OF 9/30/25	$294,796
FY 2025/2026 ACTIVITY	$15,196
FUND BALANCE AS OF 9/30/26	$309,992

Notes
Reserve Fund Balance = $133,081*. Revenue Fund Balance = $176,902*
Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of $23,281.
* Approximate Amounts

Series 2010 Bond Information

Original Par Amount =	$2,650,000	Annual Principal Payments Due:
Interest Rate =	2.051% - 5.95%	May 1st
Issue Date =	January 2010	Annual Interest Payments Due:
Maturity Date =	May 2040	May 1st & November 1st
Par Amount As Of 9/30/26 =	$795,000	

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Walnut Creek Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-06 on August 20, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

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

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution 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 20 day of October, 2026.

ATTEST:	**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Print name: Gloria Perez Secretary/Assistant Secretary	Print name: Allan Beckmann Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings
Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities
Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- "No findings" for annual financial audit (**NO**)
    - If "yes" explain

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets
Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Walnut Creek Community Development District (the "District") is a local unit of special-purpose government created and existing under and pursuant to Chapters 189 and 190, *Florida Statutes*, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

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

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit "A".** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution 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 _20th__ day of _____October_____, 2026.

ATTEST:	**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair

Exhibit "A": Performance Measures/Standards and Annual Reporting

EXHIBIT "A"

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all District meetings

Objectives:

- Notice all District regular meetings, special meetings, and public hearings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required.
  Achieved: Yes ☐ No ☐
- Meeting minutes and post-meeting action completed.
  Achieved: Yes ☐ No ☐
- District records retained as required by law.
  Achieved: Yes ☐ No ☐

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year proposed budget and the final fiscal year budget.
- District amended fiscal year budget within 60 days following the end of the fiscal year.
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year proposed budget and the final fiscal year budget.
  Achieved: Yes ☐ No ☐
- District amended budget within 60 days following the end of the fiscal year.
  Achieved: Yes ☐ No ☐
- District accounts receivable/payable processed for the year.
  Achieved: Yes ☐ No ☐
- "No findings" for annual financial audit (yes/no)
  Achieved: Yes ☐ No ☐
  - If "yes" explain: _____

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s).
- Obtain all necessary contracted services for District operations and infrastructure.
- Determine all vendors are in compliance with District contracts.

Performance Measures:

- District insurance policies reviewed and in place.
  Achieved: Yes ☐ No ☐
- Contracted Services obtained for all District operations.
  Achieved: Yes ☐ No ☐
- All District contracts in compliance.
  Achieved: Yes ☐ No ☐

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
RANKING OF AUDITOR PROPOSALS
FOR FISCAL YEAR ENDING 9/30/26

		Audit Firms	
Criteria	**Point Range**	**Grau & Associates**	**McIntosh CPA**
Ability of Personnel: (E.g., geographic locations of the firms headquarters of permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load).	1-10	9	9
Proposer's Experience: (E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation).	1-10	9	8
Understanding of Scope of Work: Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.	1-10	9	9
Ability to Furnish the Required Services: Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.	1-10	9	9
Price: Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.	1-10	8	9
TOTAL POINTS	50	44	44
BID PRICE - 2025/2026 AUDIT		$3,600.00	$3,200.00
BID PRICE - 2026/2027 AUDIT		$3,700.00	$3,300.00
BID PRICE - 2027/2028 AUDIT		$3,800.00	$3,400.00
BID PRICE - 2028/2029 AUDIT		$3,900.00	$3,500.00
BID PRICE - 2029/2030 AUDIT		$4,000.00	$3,600.00

COMMENTS:		Currently the auditing firm for more than	Former partner at Grau & Associates who has worked on audits for
		300 Special Districts and Governmental Entities.	over 200 Special Districts and Governmental Entities.

RECOMMENDATION:		Both Firms are capable of performing the audit. Management recommends that either Grau & Associates, the current auditor, and the firm with
		most experience or McIntosh CPA, the low bidder, be selected to perform the September 30, 2026, 2027 and 2028 annual audits, with an
		option subject to fee adjustments for inflation, to perform the fiscal year end audits for the following years (FYE 9/30/29 and FYE 9/30/30).

Note: 2026/2027 Budget For Audit Services is $4,400.00

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

WALNUT CREEK

Community Development District

Proposal Due: August 18, 2026
4:00AM

Submitted to:
Walnut Creek
Community Development District
c/o SDS
2501A Burns Road
Palm Beach Gardens, Florida 33410

Submitted by:
Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431
Tel (561) 994-9299
Fax (561) 994-5823
tgrau@graucpa.com
www.graucpa.com

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

August 18, 2026

Walnut Creek Community Development District
c/o SDS
2501A Burns Road
Palm Beach Gardens, Florida 33410

Re: Request for Proposal for Professional Auditing Services for the fiscal years ended September 30, 2026-2028, with an option for two (2) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Walnut Creek Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you with an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing Your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

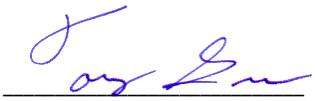
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Ben Steets, CPA (bsteets@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



3 Partners

11 Professional Staff

2 Administrative Professionals

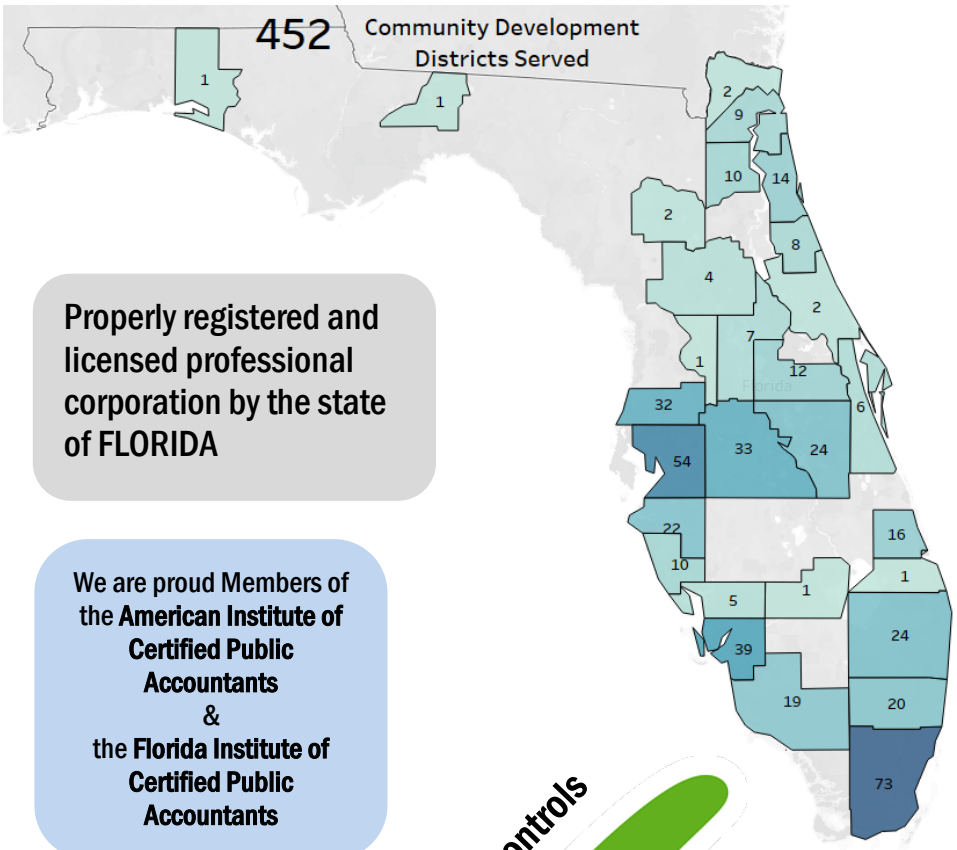


2005

Year founded

Services Provided





Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**



⇒ External quality review program: consistently receives a pass

⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

PGP
PRIDA, GUIDA & PEREZ, P.A.
CERTIFIED PUBLIC ACCOUNTANTS
2504 W. KATHLEEN STREET
TAMPA, FLORIDA 33607
TELEPHONE: (813) 226-6091
FAX: (813) 229-7754

Report on the Firm's System of Quality Control

October 3, 2025

To the Partners of Grau & Associates
And the Peer Review Committee of the
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Grau & Associates (the firm), in effect for the year ended June 30, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

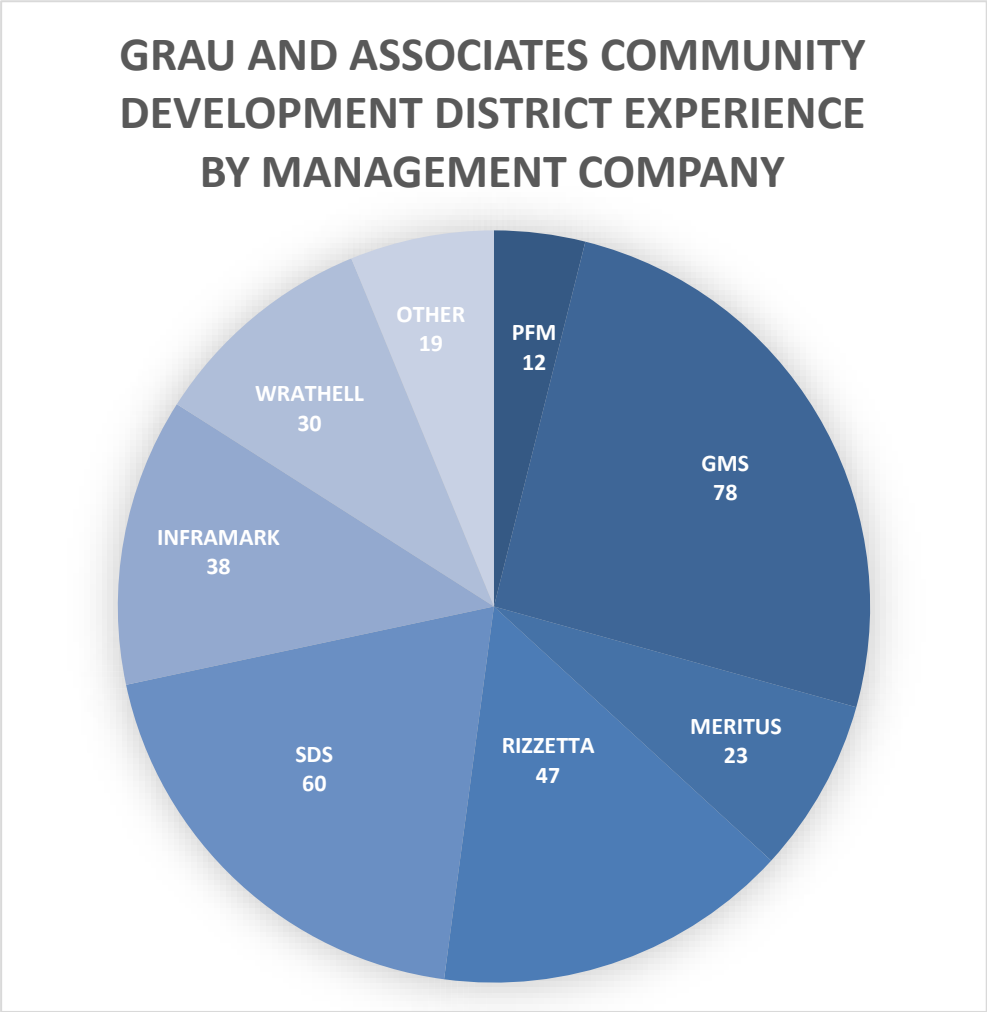
In our opinion, the system of quality control for the accounting and auditing practice of Grau & Associates in effect for the year ended June 30, 2025, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass, pass with deficiency(ies),* or *fail*. Grau & Associates has received a peer review rating of *pass*.

Prida Guida & Perez, P.A.

MEMBER AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER FLORIDA INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

Firm & Staff Experience

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS



Profile Briefs:

Antonio J GRAU, CPA (Partner)
Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 32 hours; Accounting, Auditing and Other: 58 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA

Ben Steets, CPA (Partner)
Years Performing Audits: 10+
CPE (last 2 years): Government Accounting, Auditing: 28 hours; Accounting, Auditing and Other: 88 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."
- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."
- Ben Steets

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony 'J. Grau, CPA, *Partner*

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I, II, IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District
Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control
St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
City of Boca Raton Financial Advisory Board Member
Florida Government Finance Officers Association
Government Finance Officers Association Member

Professional Education *(over the last two years)*

Course	***Hours***
Government Accounting and Auditing	32
Accounting, Auditing and Other	58
Total Hours	90 (*includes of 4 hours of Ethics CPE)*



Ben Steets, CPA, *Partner*

Contact : bsteets@graucpa.com / (561) 939-6669

Experience

Grau & Associates	Partner	2023-Present
Grau & Associates	Manager	2021-2023
Grau & Associates	Senior Auditor	2018-2021
Grau & Associates	Staff Auditor	2016-2018
PCAOB Registered Firm	Staff Auditor	2015-2016

Education

Florida Atlantic University (2015)

Clients Served *(partial list)*

(>300) Various Special Districts
Careersource Polk
Central Broward Water Control District
Dunes Community Development District
Greater Naples Fire Rescue District
Key Marco Community Development District
Lake Worth Drainage District
Mae Volen Senior Center
Port of the Islands Community Improvement District
San Carlos Park Fire and Rescue Service District
Sanibel Fire and Rescue District
South Broward Drainage District
South Trail Fire and Rescue District
Town of Highland Beach
Town of Lauderdale-By-The-Sea
Verona Walk Community Development District
West Villages Improvement District
Winding Cypress Community Development District

Professional Education (*over the last two years*)

Course	Hours
Government Accounting and Auditing	28
Accounting, Auditing and Other	88
Total Hours	116 (includes 4 hours of Ethics CPE)

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants

References

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

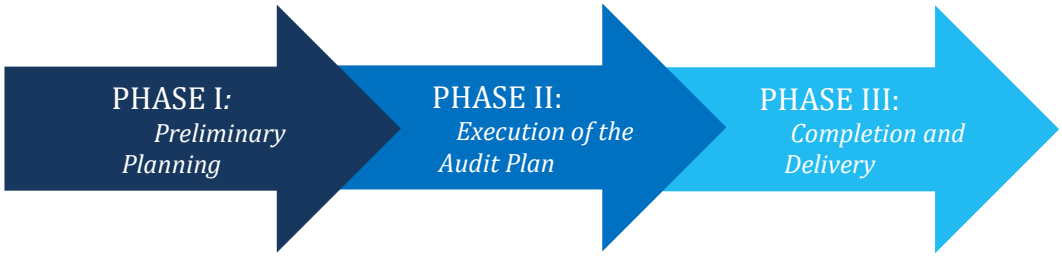
AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm*** *and* ***we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but*** *will* ***exceed those expectations***. Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State of Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- Read minutes of meetings;
- Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- Obtain an understanding of fraud detection and prevention systems;
- Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- Perform final analytical procedures;
- Review information and make inquiries for subsequent events; and
- Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

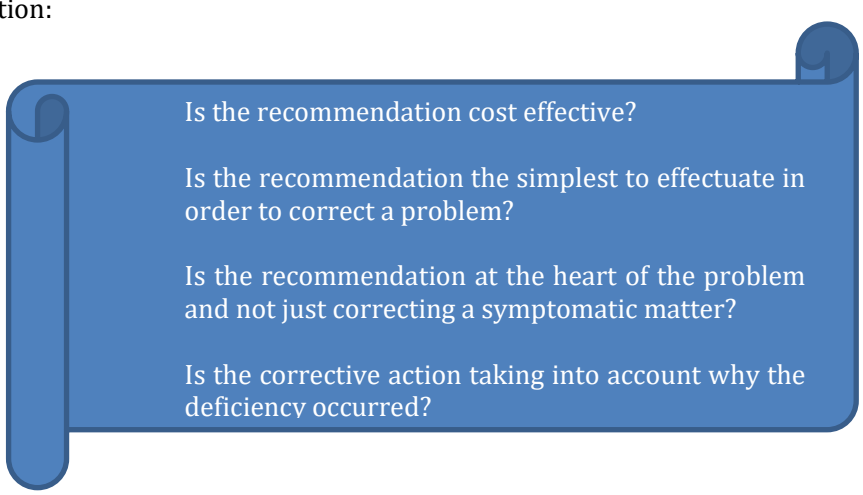
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- Significant audit adjustments;
- Significant deficiencies or material weaknesses;
- Disagreements with management; and
- Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no "surprises" in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2026-2030 are as follows:

Year Ended September 30,	Fee
2026	$3,600
2027	$3,700
2028	$3,800
2029	$3,900
2030	$4,000
TOTAL (2026-2030)	**$19,000**

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional debt is issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	**491**	**5**	**4**	**484**	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current Arbitrage Calculations

We look forward to providing Walnut Creek Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

For even more information on Grau & Associates please visit us on www.graucpa.com.

Independent Audit Service Proposal



2385 NW Executive Center Dr.
Boca Raton, FL 33431

rmcintoshcpa.com

Walnut Creek Community Development District

Prepared By:
McIntosh CPA

August 18, 2026

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Transmittal Letter

August 18, 2026

Board of Supervisors
Walnut Creek Community Development District
Broward County, FL

McIntosh CPA is pleased to submit this proposal to provide annual auditing services for the Walnut Creek Community Development District (the "District"). Our firm specializes in auditing services for governmental entities, including special districts, ensuring compliance with Florida Statutes, Government Auditing Standards (Yellow Book), and the requirements set forth by the Florida Auditor General. We are a Woman & Minority Business certified by the State of Florida.

While the firm is new, the managing partner has been providing auditing services to special districts for over 18 years and has an impeccable reputation among former clients. With this experience and knowledge, we are uniquely qualified and ready to assist the District with the audit services needed. We are confident that we will not only provide the services required but exceed expectations.

We understand the importance of accountability and fiscal responsibility in government operations. Our audit methodology is designed to provide an efficient, thorough, and collaborative review process while minimizing disruption to your daily operations. Additionally, we are committed to maintaining open communication and delivering clear, actionable recommendations to support the District's financial integrity and operational efficiency

We have an established reputation for delivering high-quality, timely, and efficient audits. With our extensive experience, we are confident in our ability to provide the District with the highest level of professional service. We acknowledge that this proposal is valid for ninety (90) days following submission.

We thank you for the opportunity to provide a proposal and look forward to working with the District's team. Please do not hesitate to contact Racquel McIntosh at 2385 NW Executive Center Dr., Suite 100, Boca Raton FL 33431, 561-981-6282, or mcintoshcpa@outlook.com with any questions.

Sincerely,

McIntoshCPA

Racquel McIntosh, CPA
President

Statement of Understanding and Scope of Work

The Walnut Creek Community Development District requires independent audit services for the fiscal years ending September 30, 2026 - 2028, with an option for two additional one-year renewals. Our firm understands that the audit must comply with:

- Chapter 218.39, Florida Statutes
- Florida Auditor General's Rules
- Government Auditing Standards (Yellow Book)
- Licensure under Chapter 473

The audit will include an examination of the District's financial records, internal controls, and compliance with applicable laws and regulations.

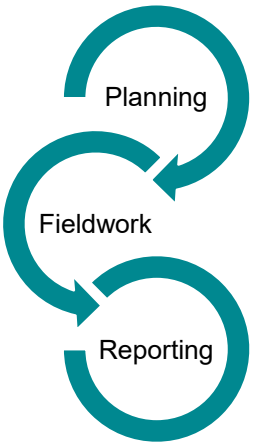
AUDIT TIMELINE

We recognize the importance of adhering to the District's annual audit deadline and are fully committed to ensuring a timely and efficient audit process. Racquel McIntosh will be responsible for the firm meeting the required deadline. Our team will strategically plan and execute the audit to ensure that the draft and auditor's reports are completed well in advance of the deadline, allowing ample time for review and discussion. Additionally, we will maintain open communication throughout the engagement to address any concerns promptly and ensure a smooth and seamless audit experience.

SCOPE OF WORK

- Conduct an independent audit in accordance with Government Auditing Standards
- Evaluate internal controls and compliance with Florida statutes
- Issue audited financial statements with findings and recommendations
- Report to the Board of Supervisors on the audit findings
- Provide ongoing support for financial and compliance questions

The audit will be performed in the three phases below;



AUDIT PLANNING

This is the most critical part of an audit, as a well planned audit determines the flow and efficiency for the entire audit. Planning consists of the following segments:

Obtain an understanding of the District – we will gain an understanding of the District in order to perform risk assessment for the various segments of the audit. It involves reviewing the policies and procedures, documenting the internal controls of the District, including compliance requirements, and making an initial assessment of inherent risk in order to determine the preliminary risk of material misstatement to the financial statements. It also includes gaining an understanding of the District's IT environment and how that affects financial reporting.

IT Assessment – we will discuss with management and document the District's IT infrastructure, including; general controls over the network and the accounting software, and specific controls within the accounting software. We will also discuss access, backups, disaster recovery, and virus protection. These discussions will assist in determining if the IT infrastructure is adequate to reduce any material financial statement misstatements.

Preliminary analytics – current vs prior year review of accounts to determine and document causes for fluctuations.

Risk Assessment - Used in conjunction with other planning items above to dictate further audit procedures.

FIELDWORK

Based on the risk assessment results from planning, a combination of analytical procedures, detail test of transactions, and use of audit confirmations will be applied by the auditor.

Analytical procedures – these will consist of revenue and expenditure variances from the prior year, variances with the budget, calculating revenue expectations, and reviewing trend analysis for anomalies.

Test of details – these will consist of tracing and vouching transactions to and from the accounting records. Will also include testing bond compliance.

Audit confirmations – these will be sent to attorneys, tax collector, bond trustees, and other entities as deemed necessary.

REPORTING

Once the fieldwork has been completed, a draft of the financial statements along with all related audit reports will be prepared for management's review. McIntosh CPA utilizes a memo to management regarding findings and recommendations not deemed significant and therefore not included in any of the audit reports. The memo will detail the observation and provide a recommendation for corrective action. No management response is required since it will not be presented in any audit report. Before a finding is reported in the audit report, a determination is made as to why the issue occurred and whether it was a one-time occurrence. We ensure that reporting items in the audit report are necessary and that recommendations are cost beneficial.

For all three phases above, if deficiencies or discrepancies are identified, management will be informed immediately to give them a chance to research and provide additional information or put corrective measures in place.

Qualifications and Experience

INDEPENDENCE

We affirm that McIntosh CPA is independent with respect to the District. We meet the independence standards of Generally Accepted Auditing Standards and the U.S. Government Accountability Office's *Government Auditing Standards*.

FIRM QUALIFICATIONS

- Licensed under Chapter 473, Florida Statutes
- Over 18 years of experience auditing governments
- Demonstrated expertise in auditing special districts and financials
- Strong track record of timely report delivery and responsiveness

The services as outlined in the statement of understanding will be overseen by Racquel McIntosh CPA, who brings over 18 years of exemplary service in the government auditing and accounting industry. In her previous role, she was an audit partner providing auditing services to municipalities and special districts throughout the State of Florida and was in charge of audit quality for the firm. In addition, she assisted clients with internal policy review, internal control best practices and implementation, and assisted with implementation of accounting software and accounting standards.

Further, she has met the educational requirements for CPAs set forth under Florida Statutes and the Government Auditing Standards (Yellow Book) issued by the Government Accountability Office (GAO). See next page for resume.

Value-Added Service

In addition to providing audit services for the District, Racquel provides an annual training session for the District accounting staff which will include; reviewing items found in the previous year's audit, accounting treatment for certain transactions, how to respond to auditor inquiry, how to analyze financial statements, and new accounting standards and regulations applicable to the upcoming audit year.

REFERENCES

Below are three districts that the engagement partner has worked on with the named management companies. In total, the engagement partner oversaw and worked on over 200 CDDs.

CATALINA AT WRINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT	Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
BERRY BAY COMMUNITY DEVELOPMENT DISTRICT	Meritus 2005 Pan Am Circle, Suite 300 Tampa, FL 33607
BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT	Inframark 210 N University Drive Coral Springs, FL 33071



561-981-6282

mcintoshcpa@outlook.com

Racquel Mcintosh, CPA

2385 NW Executive Center Dr. Suite 100, Boca Raton FL

EDUCATION

Masters of Accounting
Florida Atlantic University
2004

Bachelor of Arts B.B.A
Major: Accounting & Finance
Florida Atlantic University
2003

INDUSTRIES

Governments

Non-profits

MEMBERSHIPS

AICPA
CSDA
FASD
FICPA
FGFOA

FASD Board Member/Presenter

FICPA SLG Committee Member

RACQUEL MCINTOSH

CPA

Profile

Racquel has been providing auditing and consulting services to governments and non-profits for over 18 years. Her in-depth knowledge of government/non-profit compliance requirements, regulations, accounting principles and audit methodologies provides clients with the highest service quality delivered with the utmost integrity.

Experience

- Oct 2023- Present
  McIntosh CPA
  Founder & President

- 2005 - 2023
  Grau & Associates
  Audit Staff 2005 - 2009
  Audit Senior 2009 -2011
  Audit Manager 2011 - 2014,
  Audit Partner 2014 - 2023

- Continuing Professional Education
  Over the last two(2) years

	Hours
Government Accounting & Auditing	37.5
Accounting, Auditing & Other (Incl Ethics)	42.5
Total hours	**80**

Collaborations

In addition to external audits, Racquel has assisted clients with implementing new accounting standards and State legislation, switching ERP systems, improving internal controls via new policies and procedures, providing education via webinars/seminars, and providing guidance to management.

LIST OF SPECIAL DISTRICTS AUDITED

COMMUNITY DEVELOPMENT

- OVER 200

WATER CONTROL/DRAINAGE

- Central Broward Water Control District
- East Central Regional Water Reclamation Facility
- Old Plantation Water Control District
- Pinellas Park Water Management District
- Pinetree Water Control District (Broward and Palm Beach)
- Ranger Drainage District
- South Central Regional Wastewater Treatment & Disposal Plant

FIRE RESCUE

- San Carlos Park Fire Protection & Rescue District
- Sanibel Fire & Rescue District
- South Trail Fire & Rescue District

OTHER

- Boca Raton Airport Authority
- Greater Boca Raton Beach & Park District
- Indian Trail Improvement District
- Spring Lake Improvement District

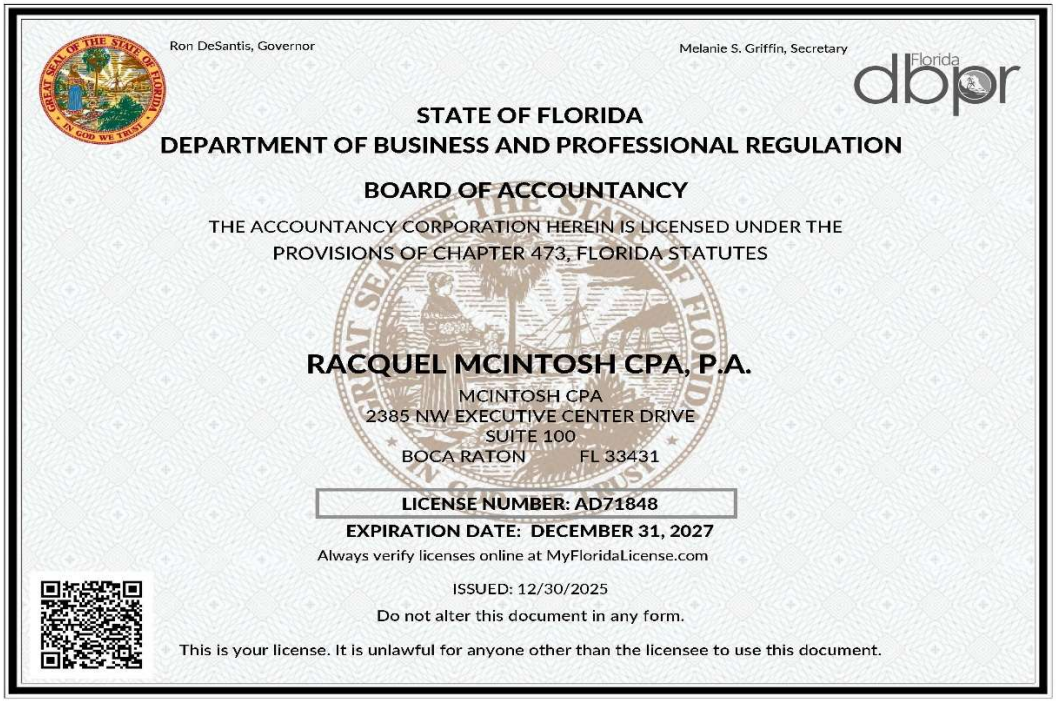
Schedule of Fees

Below are the all-inclusive fees for the District's annual financial statement audit.

Fiscal Year	Proposed Fee
2026	$3,200
2027	$3,300
2028	$3,400
2029	$3,500
2030	$3,600

The above fees are based on the District not issuing Bonds in any of the fiscal years. If Bonds are issued, then fees will be renegotiated.

Appendix



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ACCOUNTANCY

THE ACCOUNTANCY CORPORATION HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 473, FLORIDA STATUTES

RACQUEL MCINTOSH CPA, P.A.

MCINTOSH CPA
2385 NW EXECUTIVE CENTER DRIVE
SUITE 100
BOCA RATON FL 33431

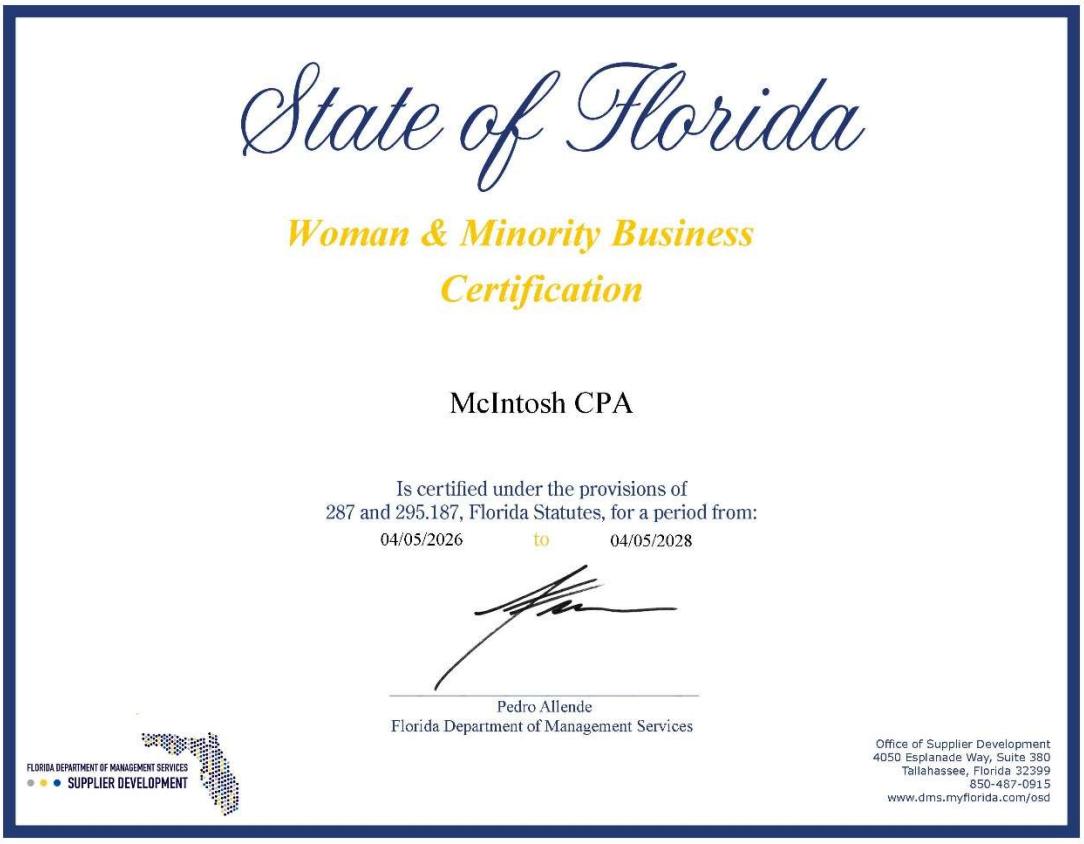
LICENSE NUMBER: AD71848
EXPIRATION DATE: DECEMBER 31, 2027

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/30/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



State of Florida

Woman & Minority Business Certification

McIntosh CPA

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
04/05/2026 to 04/05/2028

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
SUPPLIER DEVELOPMENT

Office of Supplier Development
4050 Esplanade Way, Suite 380
Tallahassee, Florida 32399
850-487-0915
www.dms.myflorida.com/osd

Walnut Creek CDD - Iguanas Mitigation Proposals

Iguanas Mitigation Services currently being provided by Iguana Control (Blue Iguana Pest Control).

Services for Lakes and Canals: **$2,000.00 monthly**.

Services for Waterfalls: **$241.67 monthly**.

A & J Iguana Removal	Iggytrap of Florida	Iguana Busters	Redline Iguana Removal
Lakes & Canals			
1 visit per week	2 visits per week		1 visit per week
$2,999.00 Monthly	**$1,500.00 Monthly**	**$1,200.00 Monthly**	**$750.00 Monthly**
Waterfalls			
1 visit per week	2 visits per week		1 visit per week
$699.00 Monthly	**$600.00 Monthly**	**$800.00 Monthly**	**$250.00 Monthly**
	Iggytrap also offers an "extra-service" for trapping iguanas, installing 16 "iggytraps" strategically located/distributed. This service (if added) will be charged for ***$3,750.00 quarterly*** *.*	*This vendor does not carry Workers Comp. insurance coverage. They have a Workers Comp. Exemption, due to the number of employees, as allowed by the State.*	

All of these vendors provided us with references of their services on similar communities/projects. These references were called by Field Operations Manager. All of the people called provided excellent references about these vendors.

Representatives from all of these vendors attended and made a presentation during the District's meeting on August 18th.

Iguana Solutions decided not to participate of the process any longer.

Vendor	Services & Cost	Service Frequency	Notes
Summary			
Current Provider (**Iguana Control / Blue Iguana Pest Control**)	Lakes & Canals: $24,000/year | Waterfalls: $2,900/year	Current Contract	Existing Provider
AJ Iguanas	Lakes & Canals: $2,999/month | Waterfalls: $699/month	1 visit/week	Workers Comp exemption
Iggytrap of Florida	Lakes & Canals: $1,500/month | Waterfalls: $600/month	2 visits/week	Optional 16-trap program: $3,750 quarterly
Iguana Busters	Lakes & Canals: $1,200/month | Waterfalls: $800/month	2 visits/week	Workers Comp exemption
Redline Iguana Removal	Lakes & Canals: $750/month | Waterfalls: $250/month	1 visit/week	

A & J IGUANA REMOVAL

Updated Service & Pricing Overview

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT

BOARD MEETING · OCT 20, 2026

Prepared for Board Review

RECOMMENDED WEEKLY SERVICE — TWO COVERAGE AREAS

3 Entrance Waterfalls — $699 / MONTH

Entrance areas sit in high-visibility, high-traffic public space with limited access points, making safe carcass retrieval slower and more labor-intensive. Pricing reflects the added time, coordination, and precision these locations require — accuracy and safety come first.

11 Interior Lakes — $2,999 / MONTH

Coverage includes all 11 interior lakes and their connecting canals — where the bulk of iguana activity concentrates — for full, community-wide service, not a partial route. Trapping and relocating iguanas is not a sustainable or permitted option: state regulation requires elimination rather than release, or our operating license is at risk.

WHY COMMUNITIES HIRE PROFESSIONAL MANAGEMENT

- Protects common-area landscaping and irrigation from burrowing and feeding damage
- Iguanas bask on pool decks, patios, and tile — waste buildup in these areas carries bacteria and disease risk to residents
- Breeding season brings **increased territorial aggression**
- Their tails carry sharp scales capable of cutting or injuring anyone who attempts to wrangle or remove them without training
- Professional handling reduces resident risk and liability exposure for the District
- While we don't service individual homes, community-wide management protects the shared spaces every resident uses

TRAINING & COMPANY BACKGROUND

- All technicians complete **4 weeks** of hands-on training before field assignment
- Our most recent hire, onboarded 4 weeks ago, is currently assigned only to raccoon trapping and preventative spray accounts — **not Walnut Creek**
- Walnut Creek will be served exclusively by our senior technicians
- E&O (Errors & Omissions) and Workers' Compensation insurance documentation provided on request

YOUR DEDICATED TEAM

- **Juliano & Jorge** — assigned technicians, each with **4+ years** of hands-on shooting experience
- Safety is our number one priority on every visit — for residents, staff, and our own crew
- Carcass retrieval and disposal are treated with equal priority to elimination itself — incomplete cleanup creates its own odor and sanitation concerns for the community

SERVICE COMMITMENT

1. **One full day, every week** — an entire day is dedicated exclusively to Walnut Creek
2. **Weather disruptions:** service is split across multiple days that same week to make sure it still gets done — we don't deal in excuses, we deal in results
3. **As needed:** plan adjusts based on conditions observed on site

PROVEN TRACK RECORD

- **3 college campuses** under active contract
- Golf courses from **Boca Raton to Davie** — successful large-scale population reduction
- Elementary school account — serviced on **weekends** for discretion and student safety
- Already walked the property with **Ronald Galvis**, visited the lakes and canals where activity concentrates, and photographed the entrance waterfalls
- Working from the community's own site maps and location outlines for a plan built around Walnut Creek specifically

Professional and discreet by design — we don't film or post our removals for social media. This is serious pest management for a serious invasive-species problem, not entertainment. And like any pest control service, **consistency is what makes this effective.** With regular, ongoing visits, the community will see a visible reduction in population and in the damage done to landscaping and homeowners' properties — giving the Board and residents confidence that the community's assets are being protected.

THIS PROPOSAL IS VALID FOR 90 DAYS (3 MONTHS) FROM DATE OF ISSUE

Got Wildlife? We Got You.

A & J IGUANA REMOVAL

954-495-1381 · ajiguanaremoval@gmail.com

www.ajiguanaremoval.com

Call with any questions, or for updated documentation and educational materials

IGGYTRAP OF FLORIDA LLC
PO Box 272278
Boca Raton, FL 33486
(888) 355-4449

QUOTE/SERVICE AGREEMENT

Walnut Creek CDD
2501-A Burns Road
Palm Beach Gardens, FL 33410

Service Address
Walnut Creek CDD
1800 Northwest 76th Avenue
Pembroke Pines, FL 33025

Quote/service agreement #	2027053
Quote/service agreement Date	07/16/2026
Quote/service agreement Total	**$18000.00**

Item	Cost	Quantity	Total
Airgun Removal	$1500.00	12	$18000.00

Humane and efficient removal of invasive iguanas using precision air rifles. Our trained and licensed specialists utilize airguns for rapid response in areas where trapping is not feasible or effective.

This method ensures immediate population control while minimizing disruption to the property and surrounding environment.
IggyTrap Technicians will conduct airgun removal 8 days a month (2 days per week)
for all lakes and canals managed by the Walnut Creek Community Development District.

IggyTrap will devise a plan to divide the Walnut Creek CDD managed areas. This plan will help target different areas each visit to ensure that every lake and canal is equally serviced

All removals are performed in compliance with Florida wildlife regulations and safety standards.

Terms
Net 30 Terms: Payment is due within 30 days from the invoice date. Invoices that are not settled within this period will incur a late payment fee of 5%.

Subtotal	**$18000.00**
Tax	$0.00
Quote/service agreement Total	**$18000.00**

Notes
IGGY TRAP OF FLORIDA reserves the right to modify this agreement if circumstances change such as inadequate access, or poor Customer cooperation occurs. Before such an action occurs, IGGY TRAP OF FLORIDA will notify the Customer two days in advance. If the Customer is unable or unwilling to correct such issues, there will be an early termination fee equal to two (2) times the service fee. Depending on the circumstances IGGY TRAP OF FLORIDA reserves the right to stop trapping or to return at a later date. If the Customer relocates any equipment belonging to IGGY TRAP OF FLORIDA on their own without prior notice given to IGGY TRAP OF FLORIDA, there will be a $100 fee each time equipment is moved.

IGGYTRAP OF FLORIDA, LLC will be as discreet as possible so not to disturb the customer, any neighbors, or community member(s). All methods used by IggyTrap of Florida, LLC are approved by FWC in the removal of any invasive species, such as Iguanas. If the customer wants us to omit any part of our service so not disturb or offend anyone, we're willing to comply with such requests. Depending on the specific request it could impact the overall success of the program. We will do out best to mitigate these requests to provide the best outcomes possible.

Customer understands that they are responsible to provide access to the property when IGGY TRAP OF FLORIDA requests access. Whether it is to install, inspect, service, bait, or retrieve the trap(s). Customer is also responsible to remove items from the access area(s) that may be damaged or soiled from IGGY TRAP OF FLORIDA work. Florida State law requires that all traps be checked by IGGY TRAP

OF FLORIDA on a daily basis, no matter the day of the week, unless the trap has been disabled.

Weather - IGGYTRAP OF FLORIDA, LLC strives to provide the absolute best service possible that's under our control. The only thing we have absolutely no control over is the weather. Unfortunately, weather can have a significant impact on Iguanas. Rainy, cloudy, cold weather will greatly reduce their movement, making them more difficult to find, attract, and remove. We cannot be held responsible for inclement weather.

Mutual Obligations and Disclaimers:

CUSTOMER'S OBLIGATIONS:

A. FEES: The Customer shall pay IGGY TRAP OF FLORIDA the trapping fee in accordance with the terms as specified in this agreement. This fee shall be paid regardless of whether any Iguanas are trapped and shall not be credited against any other fees. The Customer shall pay IGGY TRAP OF FLORIDA a deposit per trap (when requested) as stated for trap(s) placed on the Customer's premises. Said deposits shall be returned to the Customer without interest upon the return of the trap(s) to IGGY TRAP OF FLORIDA, providing said trap(s) have not been damaged by reason other than the target animal or stolen. A fee of $900/per trap will be assessed for lost/stolen or damaged traps. IGGY TRAP OF FLORIDA has the right to use the deposit fee to pay any delinquent trapping fees incurred.

B. ACCESS & CHECKING TRAPS: The Customer shall permit IGGY TRAP OF FLORIDA, its agents and employees' free entrance and exit to the Customer's premises with necessary materials and equipment at reasonable times for the performance of the services to be rendered under this contract. Customer understands that Florida State law requires all traps to be checked by IGGY TRAP OF FLORIDA on a daily basis. Failure to permit access to IGGY TRAP OF FLORIDA may result in fines, UNLESS ACCEPTABLE SPECIFIC ALTERNATIVE ARRANGEMENTS HAVE BEEN MADE. The Customer is also responsible for removing / protecting items that may be damaged or soiled by IGGY TRAP OF FLORIDA's work. IGGY TRAP OF FLORIDA is not responsible for items not removed from the working area and access points. Iguanas urinate and defecate at various times and may do so when being removed. Further, the Customer shall vacate the premises for periods required and as direct by IGGY TRAP OF FLORIDA, if necessary.

C. FINES and FEES: In the event that any outstanding balance remains due to IGGY TRAP OF FLORIDA after the date of completion, the Customer agrees to pay finance charges on said outstanding balance at the rate of 1 1/2% per month beginning thirty days after the Contracts completion. The Customer shall also be responsible for the cost to IGGY TRAP OF FLORIDA for any checks returned by a bank for non-sufficient funds or for any other reason. In addition, the Customer agrees to pay for all collection costs including the cost of reasonable attorney's fees on any outstanding balance due under this contract. The Customer is responsible for any fines incurred by IGGY TRAP OR FLORIDA from the State, County, or City due to lack of access for servicing the trap(s).

D. INFORMATION: Customer is obligated to provide IGGY TRAP OF FLORIDA with information regarding observed Iguana movements or actions in a timely manner. The Customer understands that she/ he is the eyes and ears of IGGY TRAP OF FLORIDA. Failure to notify IGGY TRAP OF FLORIDA may result in greater property damage and less than optimal trapping results.

E. RENEWAL: Except for one-time or singular job service agreements, this Agreement will automatically renew for successive one-year terms (or contracted length) unless either party provides written notice of non-renewal at least **30 days** prior to the end of the current term. Upon renewal, services will continue under the same terms and conditions unless updated pricing or service changes are provided to the Customer in writing at least **30 days** before the renewal date. By continuing services past the renewal date, the Customer agrees to the renewed term and applicable service rates.
One-time or singular job service agreements—including but not limited to single-treatment wildlife removals, inspections, or stand-alone pest control services—**do not** include auto-renewal and will terminate automatically upon completion of the agreed-upon service. For agreements subject to auto-renewal, the Customer may elect not to renew by providing timely written notice as described above. If the Customer cancels after the renewal date, any fees for services already rendered or scheduled may still be due. IGGY TRAP OF FLORIDA reserves the right to adjust service schedules, pricing, or program structure upon renewal. Any such changes will be communicated to the Customer in writing in advance of the renewal date.

IGGY TRAP OF FLORIDA OBLIGATIONS:

A. WORKMANSHIP: IGGY TRAP OF FLORIDA, its employees and agents will always be uniformed and have an IGGY TRAP OF FLORIDA ID and will render their service in a good workmanlike manner according to the customary and approved methods and procedures prevailing in the business of Iguana control. IGGY TRAP OF FLORIDA agrees to exercise the greatest care in trapping said Iguana(s) in order to avoid damage to the Customer's property. However, the Customer is still responsible for removing items that may be damaged in accordance with section B. Under CUSTOMER'S OBLIGATIONS. IGGY TRAP OF FLORIDA employees will always take care when installing, servicing, and removing trap(s) but will NOT be responsible for any damage that might accrue to the Customer’s property in this process.

B. ANIMAL DISPOSITION: Said Iguana(s) shall be handled whenever possible in accordance with Customers preference as long as it abides with Florida State Law. IGGY TRAP OF FLORIDA can offer no guarantee that Iguanas will not damage property and or re-enter property once the Contract is completed.

C. EQUIPMENT: Customer Understands that IGGY TRAP OF FLORIDA may remove traps, add traps, change traps or any combination of the above in accordance to the situation. IGGY TRAP OF FLORIDA will not always designate these changes on the contract. However, the Customer will still be responsible for trap security.

DISCLAIMERS:
The process(es) used to eradicate, evicting, and controlling Iguana(s) involves equipment that may be hazardous to other animals. Therefore, IGGY TRAP OF FLORIDA disclaims any responsibility for any injuries or damage that may occur to any person(s) or animal(s) as a result of said trap(s) and / or equipment being used. Further, the trap(s) themselves and any animal caught in said trap(s) may be hazardous to any person(s) or animal(s) who may get too close to said trap(s) or captured animal(s). Therefore, the Customer understands and agrees that IGGY TRAP OF FLORIDA will NOT be responsible for any injuries resulting from any person(s) or animal(s) coming too close to said trap(s), whether said trap(s), is empty or whether there is any animal(s) trapped therein. The target Iguana(s) may cause damage to the premises or cause injury to person(s), other animal(s) or property prior to being captured, when captured on the Customer's property. It is possible that trapped animal(s) may escape from said trap(s). Any animal(s) caught in said trap(s) may damage or contaminate the area around and underneath said trap(s). It is also possible that the animal may escape while being removed from the premises by IGGY TRAP OF FLORIDA. Therefore, the Customer understands and

agrees that IGGY TRAP OF FLORIDA will not be responsible for any injuries to person(s) or animal(s) or any damage to property caused by said animal(s) or from the process while on the Customer's premises. IGGY TRAP OF FLORIDA does not guarantee that all Iguanas or Iguana carcasses have been found or removed or that the cause of Customer's complaints has been rectified, As IGGY TRAP OF FLORIDA is in the business of handling Iguana problems, the Customer understands and agrees that IGGY TRAP OF FLORIDA is not responsible for disclosing any damage that may have been caused by any animal, nor is IGGY TRAP OF FLORIDA liable for any damage caused by any animal, Iguana, person(s) or nature.
These Terms and Conditions apply to all airgun-based iguana removal services provided by IggyTrap, including inspection, dispatch, removal, disposal, exclusion recommendations, and related pest-control or wildlife-management services. By scheduling, authorizing, or permitting services, the customer agrees to the terms below.

1. Scope of Services
IggyTrap provides iguana removal services for private properties where lawful access and authorization have been provided by the property owner, authorized manager, homeowners' association, condominium association, or other legally authorized representative.
Services may include, as applicable:

- Visual inspection of iguana activity and habitat areas;
- Airgun-based dispatch of iguanas where appropriate and lawful;
- Physical removal of dispatched iguanas from accessible areas;
- Recommendations for habitat modification, exclusion, deterrents, or follow-up service;
- Documentation of service activity.

IggyTrap cannot guarantee complete elimination of iguanas from the property. Iguanas are mobile wild animals, and new iguanas may enter or return to the property after service.

2. Legal Authorization and Property Access
The customer represents and warrants that they have full legal authority to authorize iguana removal on the service property. If the customer is not the property owner, the customer confirms they have obtained all required approvals from the property owner, association, board, landlord, manager, or other authorized party.
The customer authorizes IggyTrap and its technicians to enter the property at the scheduled service time for the purpose of performing iguana removal and related services.
Services will be performed only in areas where IggyTrap has lawful permission to operate. IggyTrap will not knowingly enter neighboring properties, public property, conservation areas, easements, restricted areas, or other unauthorized areas to pursue, retrieve, or remove iguanas unless proper written authorization has been provided.

3. Compliance With Laws and Humane Standards
IggyTrap will use commercially reasonable efforts to perform services in compliance with applicable federal, state, county, municipal, and local laws, rules, ordinances, and regulations.
Green iguanas are an invasive, nonnative species in Florida and may be humanely removed from private property where lawful authorization exists. All removal activities remain subject to applicable animal-cruelty laws, local discharge ordinances, trespass laws, public-safety requirements, and any property-specific rules or restrictions.
IggyTrap reserves the right to refuse, pause, modify, or cancel service if, in its judgment, conditions are unsafe, unlawful, restricted by local ordinance, prohibited by the property rules, or inconsistent with humane handling standards.

4. Airgun Use and Safety Conditions

Airgun removal will be performed only when IggyTrap determines that a safe and

appropriate shot is available. The technician has sole discretion to determine whether conditions are safe.
The customer acknowledges that airgun removal may not be performed in certain circumstances, including but not limited to:

- Unsafe backstop or trajectory;
- Presence of people, pets, vehicles, windows, pool screens, utilities, fragile structures, neighboring properties, or other hazards;
- Excessive wind, rain, poor visibility, or other weather conditions;
- Areas where local law, association rules, property rules, or site conditions prohibit or restrict airgun use;
- Situations where the iguana cannot be humanely dispatched;
- Any condition the technician believes creates an unreasonable risk.

The customer agrees to keep all people, children, guests, tenants, employees, and pets away from the service area during removal. The customer is responsible for notifying occupants, tenants, guards, staff, neighbors, or association representatives as needed before service begins.

5. Customer Responsibilities

The customer agrees to:

- Provide accurate property access information, gate codes, parking instructions, contact information, and known hazard information;
- Identify restricted areas, neighboring property boundaries, sensitive areas, cameras, alarm systems, pets, livestock, ponds, pool equipment, fragile landscaping, utilities, and any other relevant site conditions;
- Obtain all required permissions from property owners, associations, boards, managers, tenants, or local authorities before service;
- Ensure people and pets remain clear of the service area during the appointment;
- Secure animals, unlock authorized access points, and provide a safe working environment;
- Notify IggyTrap of any rules, ordinances, or association restrictions that may affect airgun use or wildlife removal;
- Pay all agreed service fees, trip charges, removal fees, and other applicable charges.

Failure to provide safe access or required authorization may result in cancellation, rescheduling, or a charge for the service.

6. No Guarantee of Results

IggyTrap does not guarantee that all iguanas will be removed from the property, that iguanas will not return, or that future damage will not occur. Iguana activity is affected by weather, breeding cycles, food sources, water sources, shelter, landscaping, neighboring properties, canals, lakes, seawalls, roofs, trees, docks, and other environmental factors outside IggyTrap's control.
Any estimate of the number of iguanas present is an estimate only and may change before, during, or after service.

7. Damage Disclaimer

The customer acknowledges that iguanas may already have caused damage before IggyTrap arrives, including but not limited to damage to seawalls, docks, roofs, gutters, landscaping, pool decks, patios, screens, irrigation, electrical lines, plumbing, foundations, walkways, burrows, and vegetation.
IggyTrap is not responsible for pre-existing damage, hidden damage, structural defects, soil instability, burrows, erosion, drainage issues, landscaping conditions, or damage caused by iguanas before or after service.
IggyTrap will use reasonable care while performing services. However, the customer understands that wildlife removal may involve working around landscaping, water, rocks, roofs, seawalls, docks, pool areas, and other sensitive

areas. IggyTrap is not responsible for incidental or cosmetic disturbance that is reasonably associated with accessing or removing iguanas, unless caused by IggyTrap's gross negligence or willful misconduct.

8. Carcass Removal and Disposal

Where accessible and safe, IggyTrap will remove dispatched iguanas from the property and dispose of them in accordance with applicable requirements and standard operating procedures.
IggyTrap is not responsible for retrieving iguanas that fall into inaccessible, unsafe, submerged, elevated, neighboring, restricted, or concealed areas, including but not limited to canals, lakes, roofs, attics, crawlspaces, dense vegetation, storm drains, seawalls, or adjacent properties.
Additional fees may apply for unusually difficult removal, biohazard cleanup, odor control, sanitation, or retrieval from difficult access areas.

9. Health and Sanitation

The customer acknowledges that iguanas and areas contaminated by iguanas may present health or sanitation concerns, including feces, parasites, bacteria, odors, carcasses, and contaminated surfaces.
Unless specifically included in writing, IggyTrap's service does not include pressure washing, disinfection, biohazard cleanup, feces removal, odor remediation, landscaping repair, burrow filling, structural repair, or restoration.

10. Scheduling, Weather, and Cancellation

Service appointments are subject to availability, weather, access, visibility, safety, and lawful operating conditions.
IggyTrap may reschedule, delay, modify, or cancel service due to unsafe weather, poor visibility, restricted access, excessive people or pets in the service area, lack of authorization, local restrictions, or any condition that prevents safe or lawful removal.
Cancellation fees, trip charges, or minimum service fees may apply if the customer cancels late, fails to provide access, provides incorrect information, or fails to obtain required authorization.

11. Fees and Payment

The customer agrees to pay all quoted or agreed fees for service.
Payment is due according to the invoice, estimate, work order, or service agreement. Late payments may result in suspension of service, collection costs, late fees, or other remedies allowed by law.

12. Assumption of Risk

The customer understands that iguana removal may involve inherent risks, including movement of wildlife, use of airguns, outdoor hazards, water hazards, uneven surfaces, vegetation, falling debris, startled animals, and activity around structures or landscaping.
The customer agrees not to interfere with the technician during service and agrees to keep all persons and animals away from the active service area.

13. Limitation of Liability

To the fullest extent permitted by law, IggyTrap's liability for any claim arising out of or relating to services shall be limited to the amount paid by the customer for the specific service giving rise to the claim.
IggyTrap shall not be liable for indirect, incidental, special, consequential, punitive, or exemplary damages, including loss of use, loss of enjoyment, diminution in property value, lost profits, emotional distress, or damages caused by future iguana activity.
Nothing in these Terms limits liability where such limitation is prohibited by law.

14. Indemnification

The customer agrees to defend, indemnify, and hold harmless IggyTrap, its owners, employees, contractors, agents, and representatives from and against claims, damages, fines, penalties, costs, liabilities, and expenses, including reasonable attorney's fees, arising out of or related to:

- The customer's lack of authority to authorize service;
- Incorrect or incomplete information provided by the customer;
- Failure to disclose property hazards, restrictions, boundaries, or association rules;
- Entry disputes involving neighbors, tenants, associations, or other third parties;
- Customer interference with service;
- Persons or pets entering the service area despite instructions;
- Pre-existing property damage or conditions;
- Iguana activity occurring before or after service.

15. Property Rules, HOAs, and Local Ordinances

The customer is responsible for notifying IggyTrap of any homeowners' association rules, condominium rules, community restrictions, local ordinances, security procedures, or property-specific requirements that may apply.
IggyTrap may require written approval from an association, board, manager, landlord, or property owner before performing service in common areas, multi-unit properties, gated communities, commercial properties, or managed properties.

16. Photographs, Videos, and Documentation

IggyTrap may take photographs or videos of iguanas, property conditions, damage, access areas, service results, or safety concerns for documentation, quality control, training, billing, or legal compliance.
IggyTrap will not intentionally disclose private customer information in marketing materials without permission. The customer may request that property-identifying images not be used for marketing.

17. Recurring Service

For recurring service plans, IggyTrap will perform services according to the agreed schedule, access terms, and service scope. Recurring service does not guarantee complete removal or prevention of future iguana activity.
Either party may cancel recurring service according to the written agreement, estimate, or invoice terms. Unpaid balances remain due after cancellation.

18. Refusal of Service

IggyTrap may refuse or discontinue service if:

- The technician determines conditions are unsafe;
- Required authorization is missing or disputed;
- The customer requests unlawful, unsafe, or inhumane activity;
- People or pets cannot be kept away from the service area;
- The customer is abusive, threatening, or interferes with service;
- Payment is overdue;
- Local rules, property rules, or site conditions prevent safe service.

19. Governing Law

These Terms shall be governed by the laws of the State of Florida, without regard to conflict-of-law principles. Any dispute shall be handled in the appropriate court or forum located in Florida, unless otherwise required by law or agreed in writing.

20. Entire Agreement

These Terms, together with any written estimate, invoice, work order, service agreement, or signed authorization, constitute the entire agreement between the customer and IggyTrap regarding the services. If there is a conflict between these Terms and a signed written service agreement, the signed written service agreement controls.

21. Customer Acceptance

By scheduling service, approving an estimate, signing a work order, making payment, allowing access, or otherwise authorizing IggyTrap to perform iguana removal, the customer acknowledges that they have read, understood, and agreed to these Terms and Conditions.

IGGYTRAP OF FLORIDA LLC
PO Box 272278
Boca Raton, FL 33486
(888) 355-4449

ESTIMATE

WALNUT CREEK CDD

Ronald Galvis
1800 Northwest 76th Avenue
Pembroke Pines, FL 33025

Service Address
Ronald Galvis
1800 Northwest 76th Avenue
Pembroke Pines, FL 33025

Estimate #	2027051
Estimate Date	07/16/2026
Estimate Total	**$7200.00**

Item	Cost	Quantity	Total
Airgun Removal	$600.00	12	$7200.00

Humane and efficient removal of invasive iguanas using precision air rifles. Our trained and licensed specialists utilize airguns for rapid response in areas where trapping is not feasible or effective.

This method ensures immediate population control while minimizing disruption to the property and surrounding environment.

All removals are performed in compliance with Florida wildlife regulations and safety standards.

Air gun removal will be conducted for the three waterfall features at the front of the Walnut Creek Community (located off Taft St).

Airgun Removals for iguanas will consist of 4 days a month, an IggyTrap technician will conduct one weekly visit to the site to remove any iguanas seen at the time of service.

IggyTrap will generate a report of all the iguanas removed at the end of every month to provide to the Walnut Creek Community Development District.

Terms
Net 30 Terms: Payment is due within 30 days from the invoice date. Invoices that are not settled within this period will incur a late payment fee of 5%.

Subtotal	**$7200.00**
Tax	$0.00
Estimate Total	**$7200.00**

Notes
IGGY TRAP OF FLORIDA reserves the right to modify this agreement if circumstances change such as inadequate access, or poor Customer cooperation occurs. Before such an action occurs, IGGY TRAP OF FLORIDA will notify the Customer two days in advance. If the Customer is unable or unwilling to correct such issues, there will be an early termination fee equal to two (2) times the service fee. Depending on the circumstances IGGY TRAP OF FLORIDA reserves the right to stop trapping or to return at a later date. If the Customer relocates any equipment belonging to IGGY TRAP OF FLORIDA on their own without prior notice given to IGGY TRAP OF FLORIDA, there will be a $100 fee each time equipment is moved.

IGGYTRAP OF FLORIDA, LLC will be as discreet as possible so not to disturb the customer, any neighbors, or community member(s). All methods used by IggyTrap of Florida, LLC are approved by FWC in the removal of any invasive species, such as Iguanas. If the customer wants us to omit any part of our service so not disturb or offend anyone, we're willing to comply with such requests. Depending on the specific request it could impact the overall success of the program. We will do out best to mitigate these requests to provide the best outcomes possible.

Customer understands that they are responsible to provide access to the property

when IGGY TRAP OF FLORIDA requests access. Whether it is to install, inspect, service, bait, or retrieve the trap(s). Customer is also responsible to remove items from the access area(s) that may be damaged or soiled from IGGY TRAP OF FLORIDA work. Florida State law requires that all traps be checked by IGGY TRAP OF FLORIDA on a daily basis, no matter the day of the week, unless the trap has been disabled.

Weather - IGGYTRAP OF FLORIDA, LLC strives to provide the absolute best service possible that's under our control. The only thing we have absolutely no control over is the weather. Unfortunately, weather can have a significant impact on Iguanas. Rainy, cloudy, cold weather will greatly reduce their movement, making them more difficult to find, attract, and remove. We cannot be held responsible for inclement weather.

Mutual Obligations and Disclaimers:

CUSTOMER'S OBLIGATIONS:

A. FEES: The Customer shall pay IGGY TRAP OF FLORIDA the trapping fee in accordance with the terms as specified in this agreement. This fee shall be paid regardless of whether any Iguanas are trapped and shall not be credited against any other fees. The Customer shall pay IGGY TRAP OF FLORIDA a deposit per trap (when requested) as stated for trap(s) placed on the Customer's premises. Said deposits shall be returned to the Customer without interest upon the return of the trap(s) to IGGY TRAP OF FLORIDA, providing said trap(s) have not been damaged by reason other than the target animal or stolen. A fee of $900/per trap will be assessed for lost/stolen or damaged traps. IGGY TRAP OF FLORIDA has the right to use the deposit fee to pay any delinquent trapping fees incurred.

B. ACCESS & CHECKING TRAPS: The Customer shall permit IGGY TRAP OF FLORIDA, its agents and employees' free entrance and exit to the Customer's premises with necessary materials and equipment at reasonable times for the performance of the services to be rendered under this contract. Customer understands that Florida State law requires all traps to be checked by IGGY TRAP OF FLORIDA on a daily basis. Failure to permit access to IGGY TRAP OF FLORIDA may result in fines, UNLESS ACCEPTABLE SPECIFIC ALTERNATIVE ARRANGEMENTS HAVE BEEN MADE. The Customer is also responsible for removing / protecting items that may be damaged or soiled by IGGY TRAP OF FLORIDA's work. IGGY TRAP OF FLORIDA is not responsible for items not removed from the working area and access points. Iguanas urinate and defecate at various times and may do so when being removed. Further, the Customer shall vacate the premises for periods required and as direct by IGGY TRAP OF FLORIDA, if necessary.

C. FINES and FEES: In the event that any outstanding balance remains due to IGGY TRAP OF FLORIDA after the date of completion, the Customer agrees to pay finance charges on said outstanding balance at the rate of 1 1/2% per month beginning thirty days after the Contracts completion. The Customer shall also be responsible for the cost to IGGY TRAP OF FLORIDA for any checks returned by a bank for non-sufficient funds or for any other reason. In addition, the Customer agrees to pay for all collection costs including the cost of reasonable attorney's fees on any outstanding balance due under this contract. The Customer is responsible for any fines incurred by IGGY TRAP OR FLORIDA from the State, County, or City due to lack of access for servicing the trap(s).

D. INFORMATION: Customer is obligated to provide IGGY TRAP OF FLORIDA with information regarding observed Iguana movements or actions in a timely manner. The Customer understands that she/ he is the eyes and ears of IGGY TRAP OF FLORIDA. Failure to notify IGGY TRAP OF FLORIDA may result in greater property damage and less than optimal trapping results.

E. RENEWAL: Except for one-time or singular job service agreements, this Agreement will automatically renew for successive one-year terms (or contracted

length) unless either party provides written notice of non-renewal at least **30 days** prior to the end of the current term. Upon renewal, services will continue under the same terms and conditions unless updated pricing or service changes are provided to the Customer in writing at least **30 days** before the renewal date. By continuing services past the renewal date, the Customer agrees to the renewed term and applicable service rates.
One-time or singular job service agreements—including but not limited to single-treatment wildlife removals, inspections, or stand-alone pest control services—**do not** include auto-renewal and will terminate automatically upon completion of the agreed-upon service. For agreements subject to auto-renewal, the Customer may elect not to renew by providing timely written notice as described above. If the Customer cancels after the renewal date, any fees for services already rendered or scheduled may still be due. IGGY TRAP OF FLORIDA reserves the right to adjust service schedules, pricing, or program structure upon renewal. Any such changes will be communicated to the Customer in writing in advance of the renewal date.
IGGY TRAP OF FLORIDA OBLIGATIONS:

A. WORKMANSHIP: IGGY TRAP OF FLORIDA, its employees and agents will always be uniformed and have an IGGY TRAP OF FLORIDA ID and will render their service in a good workmanlike manner according to the customary and approved methods and procedures prevailing in the business of Iguana control. IGGY TRAP OF FLORIDA agrees to exercise the greatest care in trapping said Iguana(s) in order to avoid damage to the Customer's property. However, the Customer is still responsible for removing items that may be damaged in accordance with section B. Under CUSTOMER'S OBLIGATIONS. IGGY TRAP OF FLORIDA employees will always take care when installing, servicing, and removing trap(s) but will NOT be responsible for any damage that might accrue to the Customer’s property in this process.

B. ANIMAL DISPOSITION: Said Iguana(s) shall be handled whenever possible in accordance with Customers preference as long as it abides with Florida State Law. IGGY TRAP OF FLORIDA can offer no guarantee that Iguanas will not damage property and or re-enter property once the Contract is completed.

C. EQUIPMENT: Customer Understands that IGGY TRAP OF FLORIDA may remove traps, add traps, change traps or any combination of the above in accordance to the situation. IGGY TRAP OF FLORIDA will not always designate these changes on the contract. However, the Customer will still be responsible for trap security.

DISCLAIMERS:
The process(es) used to eradicate, evicting, and controlling Iguana(s) involves equipment that may be hazardous to other animals. Therefore, IGGY TRAP OF FLORIDA disclaims any responsibility for any injuries or damage that may occur to any person(s) or animal(s) as a result of said trap(s) and / or equipment being used. Further, the trap(s) themselves and any animal caught in said trap(s) may be hazardous to any person(s) or animal(s) who may get too close to said trap(s) or captured animal(s). Therefore, the Customer understands and agrees that IGGY TRAP OF FLORIDA will NOT be responsible for any injuries resulting from any person(s) or animal(s) coming too close to said trap(s), whether said trap(s), is empty or whether there is any animal(s) trapped therein. The target Iguana(s) may cause damage to the premises or cause injury to person(s), other animal(s) or property prior to being captured, when captured on the Customer's property. It is possible that trapped animal(s) may escape from said trap(s). Any animal(s) caught in said trap(s) may damage or contaminate the area around and underneath said trap(s). It is also possible that the animal may escape while being removed from the premises by IGGY TRAP OF FLORIDA. Therefore, the Customer understands and agrees that IGGY TRAP OF FLORIDA will not be responsible for any injuries to person(s) or animal(s) or any damage to property caused by said animal(s) or from the process while on the Customer's premises. IGGY TRAP OF FLORIDA does not guarantee that all Iguanas or Iguana carcasses have been found or removed or that the cause of Customer's complaints has been rectified, As IGGY TRAP OF FLORIDA is in the business of handling Iguana problems, the Customer understands and

agrees that IGGY TRAP OF FLORIDA is not responsible for disclosing any damage that may have been caused by any animal, nor is IGGY TRAP OF FLORIDA liable for any damage caused by any animal, Iguana, person(s) or nature.

IGGYTRAP OF FLORIDA LLC
PO Box 272278
Boca Raton, FL 33486
(888) 355-4449

ESTIMATE

WALNUT CREEK CDD

Ronald Galvis
1800 Northwest 76th Avenue
Pembroke Pines, FL 33025

Service Address
Ronald Galvis
1800 Northwest 76th Avenue
Pembroke Pines, FL 33025

Estimate #	2027052
Estimate Date	07/16/2026
Estimate Total	**$15000.00**

Item	Cost	Quantity	Total
Quarterly Service	$3750.00	4	$15000.00

General maintenance every 3 months.

Comprehensive Iguana removal service utilizing IggyTraps, Live Noosing and Air Gun Removal (when applicable) to eliminate existing infestations and create a lasting difference.

Trapping will occur over a 2 week period. Technicians will be on-site (Mon-Fri) to service and remove any caught iguanas.

Comprehensive Iguana Management Program

-16 Commercial IggyTraps will be strategically deployed throughout the lakes and canal systems managed by the Walnut Creek Community Development District.
-Trap placement will be determined by our trained IggyTrap technicians, who will conduct ongoing site assessments to identify areas with the highest iguana activity. Traps will be positioned where they will provide the greatest impact in reducing the population.
-In addition to the trapping program, technicians will remove any visible iguanas encountered during each service visit using specialized airgun equipment, providing immediate population reduction in areas where iguanas are active.
-By combining 24/7 passive trapping with active on-site removal, this integrated approach maximizes effectiveness. The commercial traps work continuously between service visits, while technicians address iguanas that are not captured in the traps during scheduled maintenance.
Benefits to the District

-Continuous 24/7 population control
-Strategic placement based on real-time iguana activity
-Immediate removal of visible iguanas during each visit
-Comprehensive coverage of lakes, canals, and surrounding common areas
-More effective long-term population reduction than using a single removal method alone
This integrated management strategy provides a proactive, efficient, and sustained solution to significantly reduce the iguana population throughout the District while maximizing the effectiveness of every service visit.

At the end of each quarterly service the Walnut Creek CDD will receive a report of a total count including all iguanas removed from the property.

IggyTraps are patented, mutli-catch cages capable of trapping dozens of iguanas at a time, per cage. Cages are activated 24 hours/day. All Iguanas caught and removed will be processed off-site.

Terms
Net 30 Terms: Payment is due within 30 days from the invoice date. Invoices that are not settled within this period will incur a late payment fee of 5%.

Subtotal	**$15000.00**
Tax	$0.00

Notes

Estimate Total	$15000.00

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Weather - IGGYTRAP OF FLORIDA, LLC strives to provide the absolute best service possible that's under our control. The only thing we have absolutely no control over is the weather. Unfortunately, weather can have a significant impact on Iguanas. Rainy, cloudy, cold weather will greatly reduce their movement, making them more difficult to find, attract, and remove. We cannot be held responsible for inclement weather.

Mutual Obligations and Disclaimers:

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A. FEES: The Customer shall pay IGGY TRAP OF FLORIDA the trapping fee in accordance with the terms as specified in this agreement. This fee shall be paid regardless of whether any Iguanas are trapped and shall not be credited against any other fees. The Customer shall pay IGGY TRAP OF FLORIDA a deposit per trap (when requested) as stated for trap(s) placed on the Customer's premises. Said deposits shall be returned to the Customer without interest upon the return of the trap(s) to IGGY TRAP OF FLORIDA, providing said trap(s) have not been damaged by reason other than the target animal or stolen. A fee of $900/per trap will be assessed for lost/stolen or damaged traps. IGGY TRAP OF FLORIDA has the right to use the deposit fee to pay any delinquent trapping fees incurred.

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C. FINES and FEES: In the event that any outstanding balance remains due to IGGY TRAP OF FLORIDA after the date of completion, the Customer agrees to pay finance charges on said outstanding balance at the rate of 1 1/2% per month beginning thirty days after the Contracts completion. The Customer shall also be responsible for the cost to IGGY TRAP OF FLORIDA for any checks returned by a bank for non-sufficient funds or for any other reason. In addition, the Customer agrees to pay for all collection costs including the cost of reasonable attorney's fees on any outstanding balance due under this contract. The Customer is responsible for any fines incurred by IGGY TRAP OR FLORIDA from the State, County, or City due to lack of access for servicing the trap(s).

D. INFORMATION: Customer is obligated to provide IGGY TRAP OF FLORIDA with information regarding observed Iguana movements or actions in a timely manner. The Customer understands that she/ he is the eyes and ears of IGGY TRAP OF FLORIDA. Failure to notify IGGY TRAP OF FLORIDA may result in greater property damage and less than optimal trapping results.

E. RENEWAL: Except for one-time or singular job service agreements, this Agreement will automatically renew for successive one-year terms (or contracted length) unless either party provides written notice of non-renewal at least **30 days** prior to the end of the current term. Upon renewal, services will continue under the same terms and conditions unless updated pricing or service changes are provided to the Customer in writing at least **30 days** before the renewal date. By continuing services past the renewal date, the Customer agrees to the renewed term and applicable service rates.
One-time or singular job service agreements—including but not limited to single-treatment wildlife removals, inspections, or stand-alone pest control services—**do not** include auto-renewal and will terminate automatically upon completion of the agreed-upon service. For agreements subject to auto-renewal, the Customer may elect not to renew by providing timely written notice as described above. If the Customer cancels after the renewal date, any fees for services already rendered or scheduled may still be due. IGGY TRAP OF FLORIDA reserves the right to adjust service schedules, pricing, or program structure upon renewal. Any such changes will be communicated to the Customer in writing in advance of the renewal date.
IGGY TRAP OF FLORIDA OBLIGATIONS:

A. WORKMANSHIP: IGGY TRAP OF FLORIDA, its employees and agents will always be uniformed and have an IGGY TRAP OF FLORIDA ID and will
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Iguana control. IGGY TRAP OF FLORIDA agrees to exercise the greatest care in trapping said Iguana(s) in order to avoid damage to the Customer's property. However, the Customer is still responsible for removing items that may be damaged in accordance with section B. Under CUSTOMER'S OBLIGATIONS. IGGY TRAP OF FLORIDA employees will always take care when installing, servicing, and removing trap(s) but will NOT be responsible for any damage that might accrue to the Customer’s property in this process.

B. ANIMAL DISPOSITION: Said Iguana(s) shall be handled whenever possible in accordance with Customers preference as long as it abides with Florida State Law. IGGY TRAP OF FLORIDA can offer no guarantee that Iguanas will not damage property and or re-enter property once the Contract is completed.

C. EQUIPMENT: Customer Understands that IGGY TRAP OF FLORIDA may remove traps, add traps, change traps or any combination of the above in
accordance to the situation. IGGY TRAP OF FLORIDA will not always designate these changes on the contract. However, the Customer will still be
responsible for trap security.

DISCLAIMERS:
The process(es) used to eradicate, evicting, and controlling Iguana(s) involves

equipment that may be hazardous to other animals. Therefore, IGGY TRAP OF FLORIDA disclaims any responsibility for any injuries or damage that may occur to any person(s) or animal(s) as a result of said trap(s) and / or equipment being used. Further, the trap(s) themselves and any animal caught in said trap(s) may be hazardous to any person(s) or animal(s) who may get too close to said trap(s) or captured animal(s). Therefore, the Customer understands and agrees that IGGY TRAP OF FLORIDA will NOT be responsible for any injuries resulting from any person(s) or animal(s) coming too close to said trap(s), whether said trap(s), is empty or whether there is any animal(s) trapped therein. The target Iguana(s) may cause damage to the premises or cause injury to person(s), other animal(s) or property prior to being captured, when captured on the Customer's property. It is possible that trapped animal(s) may escape from said trap(s). Any animal(s) caught in said trap(s) may damage or contaminate the area around and underneath said trap(s). It is also possible that the animal may escape while being removed from the premises by IGGY TRAP OF FLORIDA. Therefore, the Customer understands and agrees that IGGY TRAP OF FLORIDA will not be responsible for any injuries to person(s) or animal(s) or any damage to property caused by said animal(s) or from the process while on the Customer's premises. IGGY TRAP OF FLORIDA does not guarantee that all Iguanas or Iguana carcasses have been found or removed or that the cause of Customer's complaints has been rectified, As IGGY TRAP OF FLORIDA is in the business of handling Iguana problems, the Customer understands and agrees that IGGY TRAP OF FLORIDA is not responsible for disclosing any damage that may have been caused by any animal, nor is IGGY TRAP OF FLORIDA liable for any damage caused by any animal, Iguana, person(s) or nature.

IGUANABUSTERS

500 S Australian Ave, 6th Floor
West Palm Beach, Florida, 33401
(866) NO-GUANA(664-8262)
info@iguanabusters.com

VETERAN OWNED AND OPERATED

AGREEMENT/PROPOSAL FOR IGUANA REMOVAL

CUSTOMER: Walnut Creek CDD Lakes (10) and Canals (2)

LOCATION: 1800 NW 76 Avenue, Pembroke Pines, FL 33025

PHONE: 786 503-1633 (Ronald Galvis-Field Operations Manager)

EMAIL: rgalvis@sdsinc.org

TERMS: Remove iguanas and inspect for burrows

8 visits @ $150.00 per visit. Trapper will visit the lakes and canals 2 times a week for 4 weeks.

Trapper will concentrate on the lakes and or canals that have a high population of iguanas first.

After 8 visits trapper will reassess the area and see if more visits are required.

Total amount $1200.00. Each visit will be up to 1 hour.

The terms listed above are good for **30 days from the date signed below.** Prices/terms could change after 30 days at the discretion of IGUANABUSTERS (herein referred to as (IB).

Late Fees: Invoices 30-60 days past due may be subject to a 10% or $50 late fee. Invoices 60-90 days past due may be subject to a 20% or $100 late fee. Over 90 days may be sent to collection agency. Service may also suspended at the discretion of IB.

IB recommends a minimum of 2 visits per week when beginning any remediation session. This may be scaled back once the current iguana population has been impacted. During each visit, trappers will check and rebait traps. Any nuisance wildlife, other than iguanas, will be released unless otherwise agreed to.

IB staff will not visit any property during poor weather conditions as iguanas are less likely to be observed during these conditions. IB reserves the right to remove/close/secure any traps deployed.

IB makes no promises or guarantees that iguanas will be removed. IB will use best practices and operate within the legal guidelines established by the State of Florida.

ROOF REMOVAL RELEASE OF LIABILITY (Must be Initialed if authorized)

_____I do hereby release and hold harmless IB personnel for any damage caused by attempts to remove Iguanas from the roof of my residence. I authorize IB personnel to attempt to remove any iguanas from my roof understanding that IB staff will only use air rifles when determined to be a safe/clear shot. I also understand that IB staff will make every effort to retrieve the iguanas while not actually going onto the roof.

****IF THIS IS NOT INITIALED TRAPPERS WILL NOT REMOVE ANY IGUANAS FROM THE CUSTOMERS ROOF***

IGUANABUSTERS.COM LLC, (IB) is a fully licensed and insured nuisance wildlife removal company specializing in the safe, humane Iguana removal and prevention. IB is registered with the Florida Wildlife Commission (FWC) and operate within the guidelines established by the FWC.

IB staff are mostly composed of former first responders and/or veterans. All staff have been fully vetted and trained in the latest nuisance wildlife removal techniques.
IB will use all approved methods and techniques to remove the majority of Iguanas from a customers property.
IB uses but is not limited to, trapping, netting, use of airguns/rifles, noosing, baiting.
IB may post a warning sign advising of trapping operations when agreed to by both parties.
IB may use a non pesticide, proprietary spray to aid in keeping the Iguanas from returning to customers property.
IB will check any traps that are active in accordance with current state statues.
IB will only capture and remove Iguanas from customers property unless otherwise agreed. Nuisance wildlife such as raccoons, opossums, birds, squirrels will be released unharmed, unless otherwise agreed.
IB only uses traps that will not cause harm to any animal trapped.
IB conducts trapping operations only during regular business hours, Monday-Friday (9-5) unless otherwise agreed.
IB may respond to calls over the weekend and/or holidays at an agreed separate cost.
IB will make every effort to reduce the majority of Iguanas from the customers property.
IB reserves the right to terminate/suspend trapping operations due to unsafe conditions.
IB reserves the right to terminate/cancel/modify agreement at anytime.
IB advises that any tree wraps installed are meant to be temporary and should be removed once removal operations have been completed.

Customer agrees to allow IB access to their property during active removal operations.
Customer agrees not to tamper with IB property and agrees to contact IB immediately if any wildlife is observed in the trap.
Any IB property destroyed, damaged, removed, by customer or while on customers property will be replaced at the customers expense.

Each visit by one of our trappers will average approximately 1 hour. Any visits longer than 2 hours shall be billed as an extra visit (hourly rate). Some visits will be less than 1 hour.

IB will recommend a course of action for Iguana removal based on customer input. Customer will decide how many times IB trappers come to property.

By signing below this agreement/proposal becomes a binding contract. Customer agrees to the terms outlined, no additional services will be provided unless otherwise agreed and stipulated in the terms listed above.

S.E KAVASHANSKY. Date:
OWNER
IGUANABUSTERS.COM,LLC

_____Date:
(print/sign name)
CUSTOMER

IGUANABUSTERS

500 S Australian Ave, 6th Floor
West Palm Beach, Florida, 33401
(866) NO-GUANA(664-8262)
info@iguanabusters.com

VETERAN OWNED AND OPERATED

AGREEMENT/PROPOSAL FOR IGUANA REMOVAL

CUSTOMER: Walnut Creek CDD Waterfalls (3)

LOCATION: 1800 NW 76 Avenue, Pembroke Pines, FL 33025

PHONE: 786 503-1633 (Ronald Galvis-Field Operations Manager)

EMAIL: rgalvis@sdsinc.org

TERMS: Remove iguanas and inspect for burrows

8 visits @ $100.00 per visit. Trapper will visit the waterfalls 2 times a week for 4 weeks.

After 8 visits trapper will reassess the area and see if more visits are required.

Total amount $800.00. Each visit will be up to 1 hour.

The terms listed above are good for **30 days from the date signed below.** Prices/terms could change after 30 days at the discretion of IGUANABUSTERS (herein referred to as (IB).

Late Fees: Invoices 30-60 days past due may be subject to a 10% or $50 late fee. Invoices 60-90 days past due may be subject to a 20% or $100 late fee. Over 90 days may be sent to collection agency. Service may also suspended at the discretion of IB.

IB recommends a minimum of 2 visits per week when beginning any remediation session. This may be scaled back once the current iguana population has been impacted. During each visit, trappers will check and rebait traps. Any nuisance wildlife, other than iguanas, will be released unless otherwise agreed to.

IB staff will not visit any property during poor weather conditions as iguanas are less likely to be observed during these conditions. IB reserves the right to remove/close/secure any traps deployed.

IB makes no promises or guarantees that iguanas will be removed. IB will use best practices and operate within the legal guidelines established by the State of Florida.

ROOF REMOVAL RELEASE OF LIABILITY (Must be Initialed if authorized)

_____I do hereby release and hold harmless IB personnel for any damage caused by attempts to remove Iguanas from the roof of my residence. I authorize IB personnel to attempt to remove any iguanas from my roof understanding that IB staff will only use air rifles when determined to be a safe/clear shot. I also understand that IB staff will make every effort to retrieve the iguanas while not actually going onto the roof.

****IF THIS IS NOT INITIALED TRAPPERS WILL NOT REMOVE ANY IGUANAS FROM THE CUSTOMERS ROOF***

IGUANABUSTERS.COM LLC, (IB) is a fully licensed and insured nuisance wildlife removal company specializing in the safe, humane Iguana removal and prevention. IB is registered with the Florida Wildlife Commission (FWC) and operate within the guidelines established by the FWC.

IB staff are mostly composed of former first responders and/or veterans. All staff have been fully vetted and trained in the latest nuisance wildlife removal techniques.
IB will use all approved methods and techniques to remove the majority of Iguanas from a customers property.
IB uses but is not limited to, trapping, netting, use of airguns/rifles, noosing, baiting.
IB may post a warning sign advising of trapping operations when agreed to by both parties.
IB may use a non pesticide, proprietary spray to aid in keeping the Iguanas from returning to customers property.
IB will check any traps that are active in accordance with current state statues.
IB will only capture and remove Iguanas from customers property unless otherwise agreed. Nuisance wildlife such as raccoons, opossums, birds, squirrels will be released unharmed, unless otherwise agreed.
IB only uses traps that will not cause harm to any animal trapped.
IB conducts trapping operations only during regular business hours, Monday-Friday (9-5) unless otherwise agreed.
IB may respond to calls over the weekend and/or holidays at an agreed separate cost.
IB will make every effort to reduce the majority of Iguanas from the customers property.
IB reserves the right to terminate/suspend trapping operations due to unsafe conditions.
IB reserves the right to terminate/cancel/modify agreement at anytime.
IB advises that any tree wraps installed are meant to be temporary and should be removed once removal operations have been completed.

Customer agrees to allow IB access to their property during active removal operations.
Customer agrees not to tamper with IB property and agrees to contact IB immediately if any wildlife is observed in the trap.
Any IB property destroyed, damaged, removed, by customer or while on customers property will be replaced at the customers expense.

Each visit by one of our trappers will average approximately 1 hour. Any visits longer than 2 hours shall be billed as an extra visit (hourly rate). Some visits will be less than 1 hour.

IB will recommend a course of action for Iguana removal based on customer input. Customer will decide how many times IB trappers come to property.

By signing below this agreement/proposal becomes a binding contract. Customer agrees to the terms outlined, no additional services will be provided unless otherwise agreed and stipulated in the terms listed above.

S.E KAVASHANSKY. Date:
OWNER
IGUANABUSTERS.COM,LLC

_____Date:
(print/sign name)
CUSTOMER

Quote: 6575

7/14/26

Walnut Creek CDD

Site Inspection

Iguanas are not native to South Florida—they are considered an invasive species by the Florida Fish and Wildlife Conservation Commission (FWC). Native to Central and South America, iguanas were introduced to Florida around the 1960s. This is significant because, in Florida, iguanas have no natural predators, allowing their population to grow rapidly and unchecked. The region's mild winters and extensive canal systems have further contributed to their population boom.

Iguanas pose several problems for both homeowners and municipalities. They can cause serious damage to landscaping and gardens, burrow near seawalls and lakes (accelerating erosion) and leave behind large amounts of feces, which can spread disease. These issues not only diminish the appearance of a property but can also lead to costly infrastructure damage if left unaddressed.

Iguanas tend to inhabit areas with abundant food sources and close proximity to water. They often rely on water or dense vegetation as a means of escape when they sense danger. These environmental features make such areas particularly attractive to iguanas and contribute to their rapid population growth. Upon inspection, there is a significant iguana presence on the site, especially around the pond,canal,and front waterfall areas.

Proposed Plan:

Phase 1: Front Waterfall/Rock structures

Redline will perform an initial **two week removal** to quickly bring the population under control. A removal specialist will be onsite daily, spending roughly one hour per visit, using a combination of air rifles, snaring/noosing, trapping, and other live-catch methods. Traps will be placed in areas where onsite removal isn't possible, including custom-built traps capable of catching multiple iguanas; these are placed discreetly, display our contact information, and are checked daily to ensure humane treatment. Redline will also search for burrows, remove any eggs found, and collapse and fill them in.

Redline will also conduct night visits, which are highly effective for removal. Iguanas are dormant, making them much slower to flee than during the day. This allows technicians to locate and remove them more easily, particularly in trees and dense vegetation.

Once the initial removal is complete, service moves to a maintenance schedule with visits **one time per week** to manage new iguanas migrating onto the property and prevent the population from re-establishing. The same methods will be used as the initial two week removal.

Cost: $250.00 per month (Please note that this is a 12 month commitment and can be canceled with 30 days written notice after the initial 12 months).

Phase 2: CDD Common Areas (Lakes+Canal Banks)

Redline will perform an initial **two week removal**, beginning with the highly populated areas noted above and sweeping the remaining areas once those are cleared. A removal specialist will be onsite daily, spending roughly two hours per visit, using a combination of air rifles, snaring/noosing, trapping, and other live-catch methods. Traps will be placed in areas where onsite removal isn't possible, including custom-built traps capable of catching multiple iguanas; these are placed discreetly, display our contact information, and are checked daily to ensure humane treatment. Redline will also search for burrows, remove any eggs found, and collapse and fill them in.

Redline will also conduct night visits, which are highly effective for removal. Iguanas are dormant, making them much slower to flee than during the day. This allows technicians to locate and remove them more easily, particularly in trees and dense vegetation.

Once the initial removal is complete, service moves to a maintenance schedule with weekly visits to manage new iguanas migrating onto the property and prevent the population from re-establishing. The same methods will be used as the initial two week removal.

Cost: $750.00 per month (Please note that this is a 12 month commitment and can be canceled with 30 days written notice after the initial 12 months).

Reporting and Additional Information

All trappers will wear company uniforms along with reflective vests and all company vehicles have our logo clearly displayed. Redline will remove all captured iguanas from the property. A detailed report (with pictures) will be provided on a regular basis, via email.

Redline will also use a utility vehicle, if permitted, in order to hit all the areas more efficiently than by truck.

Why Use Redline?

Redline's owners were born and raised in South Florida. We have a passion for the outdoors and care deeply about the local ecosystem. Redline's Co-owner, Blake Wilkins, is a published biologist. With ample experience in public outreach, Blake has experience dealing with an audience of all ages. We will take the time to educate residents and answer any questions they may have. Redline and all its employees, are trained to act in a professional and courteous manner. Our past and current jobs include multiple cities, large communities, and countless residential properties, so we are very experienced in dealing with the public. We strive to do everything as safely and humanely as possible.

Redline is fully licensed through the Florida Fish and Wildlife Conservation Commission (FWC) and fully insured, giving you peace of mind that all work is performed legally, safely, and professionally.

Redline focuses primarily on iguana removal. This has allowed us to devote all our time to learning their behaviors, which makes us extremely effective in controlling their population. This means you will see results. We are very effective in what we do and strive every day to improve. We have a strong commitment to our customers, which is evidenced by our 5-star rating on Google!

Service Agreement

By accepting this agreement, CUSTOMER agrees to pay the amount above for removal services. If CUSTOMER defaults on said payment, CUSTOMER shall be responsible for all costs of collection, including without limitation, reasonable attorney's fees. REDLINE is not responsible for any damage done to said property by iguanas and is only responsible for the removal of iguanas. This includes but is not limited to any injury that may be caused by the removal services, preventative maintenance, or as a result of traps that are left on CUSTOMER'S premises.

Accepted by (Customer):

Signature: _____

Print Name: _____

Title: _____

Date: _____

Walnut Creek CDD East Waterfall Pond Resurfacing			
305 Pool Solutions	DCP Pool Services	Felix Clean Services	Pool Ally
OPTION 1: Aquaguard Epoxy 5000 (Product currently used in all the 3 waterfalls) – East Waterfall Resurfacing This task involves a comprehensive and detailed project requiring specific preparation of the pond surface. The scope of work includes, but is not limited to, the following steps: - Thorough cleaning of the entire surface - Hydro blasting to remove contaminants and prepare the substrate - Acid washing to ensure optimal adhesion - Identification and repair of any detected (minor) cracks - Application of any necessary preparatory layer			
7-Year warranty on product/materials 1-year warranty on labor	10-Year warranty on product/materials 1-year warranty on labor	7-Year warranty on product and application	10-Year warranty on product 1-year warranty on labor
$58,500.00	$158,000.00	$86,948.40	$69,000.00
Requires 60% Deposit	Requires: 40% Deposit, upon approval, 30% on start date, 20% upon completion, & 10% after final inspection	Requires 50% Deposit	First Payment (Deposit): $25,000.00 Second Payment (Upon completion of installation process): $30,000.00 Final Payment (Project completion): $14,000.00

Walnut Creek CDD East Waterfall Pond Resurfacing			
305 Pool Solutions	DCP Pool Services	Felix Clean Services	Pool Ally
OPTION 2: Florida Stucco (Commonly known as Diamond Brite) – East Waterfall Resurfacing This task involves a comprehensive and detailed project requiring specific preparation of the pond surface. The scope of work includes, but is not limited to, the following steps: - Thorough cleaning of the entire surface - Hydro blasting to remove contaminants and prepare the substrate - Acid washing to ensure optimal adhesion - Identification and repair of any detected (minor) cracks - Application of preparatory layer			
7-Year warranty on product/materials 1-year warranty on labor	5-Year warranty on product/materials 1-year warranty on labor	3-Year warranty on product and application	10-Year warranty on product 1-year warranty on labor
$38,000.00	$126,850.00	$100,884.34	$76,500.00
Requires 60% Deposit	Requires: 40% Deposit upon approval, 30% on start date, 20% upon completion, & 10% after final inspection	Requires 50% Deposit	First Payment (Deposit): $25,000.00 Second Payment (Upon completion of installation process): $35,000.00 Final Payment (Project completion): $16,500.00

Walnut Creek CDD
East Waterfall Pond Resurfacing

Important Notes on the Project

Crystal Pools (the company responsible for the waterfalls' regular maintenance) and Felix Clean Pools recommend Aquaguard Epoxy 5000 over Florida Stucco, citing factors such as high temperatures, the pond's shallow depth, and other site-specific conditions. They believe Aquaguard Epoxy 5000 offers superior durability and longevity. Conversely, Pool Ally and other vendors recommend Florida Stucco based on the waterfall's specific design and characteristics.

Representatives from all vendors that submitted proposals attended the District's meeting on August 18, 2026, and made a presentation before the Board.

All vendors advised that if significant cracks or structural deficiencies are discovered during the removal of the existing epoxy coating, additional work and a corresponding change order may be required. Although only minor cracking is anticipated, this possibility should be considered.

While some proposals may have technically expired, all vendors have agreed to honor their original pricing.

All vendors clarified that their warranties do not cover any damages resulting from external factors, including improper maintenance, misuse, vandalism, or other human-induced causes.

References for all vendors bidding were contacted and verified by the Field Operations Manager, with favorable feedback confirming their experience and performance on similar projects. The exception was DCP Pools, which did not provide customer references due to their privacy policy.

Master Touch Outdoors decided not to move forward bidding for this project.

ESTIMATE

305 Pool Solutions, LLC.
10773 NW 58th St
Ste 213
Doral, FL 33178-2801

info@305poolsolutions.com
+1 (305) 930-3508

Bill to
WALNUT CREEK CDD
Taft St. & NW 76th AV
Hollywood, FL 33024

Ship to
WALNUT CREEK CDD
Taft St. & NW 76th AV
Hollywood, FL 33024

Estimate details
Estimate no.: 1185
Estimate date: 10/07/2025

#	Product or service	Description	Qty	Rate	Amount
1.	**RESURFACING**	Walnut Creek East Pond/Waterfall Epoxy 5000 Resurfacing Renovation. Any visible cracks repair is included. Scope: - Empty pond - Thoroughly clean entire surface - Sand entire surface - Installation of SGM approved adhesive (Bond Kote). - Apply two layers of Seaguard 5000 HS epoxy mix coat - Once dry, apply two gel coat blue layers - Once dry, fill pond back up	1	$58,500.00	$58,500.00

Total **$58,500.00**

Note to customer

- 7 Year Warranty on materials is included.
- 1 Year Warranty on labor is included.
- 60% upfront payment is required so as to get materials and labor in order. Remaining 40% is to be paid right after completion.
- Permitting and city fees are not included.
- Project start will depend on providers' delivery schedule. Once materials arrive, job might take up to 4 weeks to complete.
- Weather conditions might affect working days.
- This work does not guarantee that underground leaks won't appear in the future, nor will it solve pre-existing underground leaks.
- Estimate is valid for 7 days starting 9/29/25.

Accepted date **Accepted by**

DCP POOL Services LLC

4543 N Pine Island Rd
#526
Sunrise, FL 33351
954-774-4334

Quote #611631 07/29/2026
OPEN

WC Walnut Creek CDD
1800 Northwest 76th Avenue
Pembroke Pines, Florida 33025

SERVICE ADDRESS
1800 Northwest 76th Avenue
Pembroke Pines, Florida 33025

	QTY	PRICE	AMOUNT
Pond Epoxy Resurfacing Approximately 6000 SqFT This project consists of resurfacing the existing pond using AquaGuard 5000 Epoxy, as requested by the client. Due to the presence of multiple previously applied surface layers, a full mechanical surface removal is required to ensure proper bonding and acceptable substrate conditions prior to epoxy application. Scope of Work • Complete mechanical surface removal, including chipping out and removing all existing coatings, finishes, and multiple previously applied layers to expose a suitable substrate • Detailed surface preparation to achieve proper bonding conditions and confirm the integrity of the underlying structure • Bonding and sealing of the substrate after surface removal, in accordance with manufacturer and industry requirements • Application of AquaGuard 5000 Epoxy by rolling or spraying, depending on site conditions and accessibility Project Duration • The total expected project duration is approximately five (5) weeks, based on the size of the pond (approximately 6,000 square feet) and the scope of complete surface removal required. • This timeline includes 2-3 weeks of intensive surface preparation and mechanical removal, followed by substrate bonding, epoxy application, and a minimum 24-hour curing period. • Project duration is contingent upon site access, weather conditions, substrate condition once exposed, and compliance with manufacturer application requirements. • Any delays caused by unforeseen site conditions, weather, moisture intrusion, or third-party interference may extend the project timeline without penalty. ——— Epoxy & Manufacturer Warranty Disclaimer	1.0	$158,000.00	$158,000.00

• AquaGuard 5000 Epoxy carries a 10-year manufacturer warranty.
• Warranty coverage, eligibility, approval, and claim determinations are controlled exclusively by the manufacturer.
• The contractor does not guarantee manufacturer warranty approval and is not responsible for warranty claims, disputes, or outcomes.
• Labor warranty applies only to workmanship and does not cover material failure, chemical exposure, environmental conditions, or misuse.

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Curing & Environmental Disclaimer
• The epoxy surface requires a minimum 24-hour undisturbed curing period.
• The contractor is not responsible for damage caused by moisture intrusion, rain, groundwater, foot traffic, animals, vandalism, or third-party interference during or after curing.
• Premature exposure to water or environmental conditions may compromise adhesion and performance and void both labor and manufacturer warranties.

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Responsibility & Liability Limitations
• The contractor's responsibility is strictly limited to the work described in this proposal.
• The contractor is not responsible for pre-existing conditions, concealed defects, or failures unrelated to workmanship.
• Project timelines may be extended due to weather, site access restrictions, unforeseen conditions, or third-party delays without penalty.
• Contractor liability is limited to the value of the contracted labor portion of this project.

DCP POOL Warranty
• Labor Warranty: One (1) year on workmanship provided by the contractor

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Exclusions, Assumptions & Disclaimers

Assumptions
• The pond structure is assumed to be structurally sound, with no hidden structural failures, excessive movement, or active leaks beyond what becomes visible during surface removal.
• It is assumed that complete surface removal will expose a substrate suitable for epoxy adhesion; any structural deficiencies discovered after removal are outside this scope.
• The pond will be fully drained, accessible, and free of standing water prior to the start of work.
• Unrestricted access will be provided for demolition equipment, debris removal, materials, and personnel for the duration of the project.
• Weather and environmental conditions will remain within the acceptable limits required for epoxy preparation, application, and curing.

———

Exclusions

The following items are not included unless specifically stated in writing:

• Structural repairs, crack remediation, shell replacement, or correction of structural defects revealed after surface removal
• Leak detection, waterproofing beyond the epoxy coating system, or remediation of existing or future leaks
• Repair or replacement of plumbing lines, drains, penetrations, fittings, or embedded components
• Removal or restoration of landscaping, decorative rock, water features, or surrounding site elements
• Filling of the pond, water chemistry balancing, biological start-up, or operational commissioning
• Engineering services, permits, inspections, or regulatory approvals unless explicitly listed
• Additional preparation or remediation required due to incompatible substrates, contamination, chemical exposure, biological growth, or prior improper installations

Any additional work required due to unforeseen conditions will be documented and quoted separately and must be approved in writing before proceeding.



Subtotal	$158,000.00
Taxable Subtotal	$0.00
Discount	$0.00
Tax	$0.00
TOTAL	**$158,000.00**

• It is recommended to remove the existing plaster to ensure proper bonding and durability of the new surface.
• Permit processing fees include paperwork preparation only. City and Health Department fees are not included and must be paid directly by the property owner.
• DCP Pool Services is not responsible for existing violations, hidden damages, or deficiencies in the pool structure, plumbing, electrical system, or deck area. Any required corrections will be billed separately and do not affect final payment for resurfacing.
• Weather, inspection, or permitting delays are outside of our control and do not alter the agreed payment schedule.
• Once resurfacing is complete, the startup process is critical to the longevity and appearance of the new surface. Proper chemical balance must be maintained daily for at least 30 days. Failure to follow startup procedures may void surface warranties and can result in stains, scaling, or discoloration.
• After startup, DCP Pool Services is not responsible for issues caused by improper water chemistry or lack of maintenance.

We always encourage our clients to compare quotes—but make sure you're comparing with a licensed contractor. Hiring unlicensed individuals is not only illegal in the state of Florida, but it also exposes you, the homeowner, to serious liability and financial risks. Protect your home, your investment, and your peace of mind by choosing a licensed and insured professional.

Payment schedule:
40% upon approval
30% on start date
20% upon completion
10% after final inspection

A 3.5% convenience fee is applicable only when paid by card. This fee can be waived if paid in cash, check or transfers via Zelle to 786-486-1679 incur no fees, providing an additional option to avoid fees.

FELIX CLEAN SERVICES, LLC.

Office Phone: (786) 389-6522

Proposal/Contract

Customer & Address: Walnut Creek Community Development District

1800 NW 76th Ave

Pembroke Pines, FL

We hereby submit specifications and estimates for:

AQUAGUARD EPOXY 5000 Resurface for East Waterfall:

- Removal of hollow spots
- Clean and remove debris
- Hydro blast surface
- Acid wash
- Correct any cracks detected (*Minor cracks)
- Bond Kote preparation
- Aquaguard Epoxy 5000 application on surface

7 Years Warranty on Product and Application - Does not cover damages caused by external factors.

50% Deposit is required to start the project.

Monthly Maintenance Charge	----------	$ 86,968.40
7% Tax	----------	N/A
Total	----------	**$ 86,968.40**

ACCEPTANCE OF PROPOSAL

Name (and Title): _____

Signature: _____

Date: _____

FELIX CLEAN SERVICES, LLC.: _____

Fountain Renovation Proposal

Pool Ally LLC

14359 Miramar Pkwy. #471
Miramar, FL. 33027
billing@poolally.com
305-709-0909
License # CPC1461068

SUBMITTED TO:

SUBMITTED TO: Walnut Creek CDD
2501 A Burns Rd.
Palm Beach Gardens, FL 33410

DESCRIPTION OF WORK:

Permits: According to City requirements/Permits only for this project.

Pool Ally LLC will perform a complete resurfacing of the existing fountain system. The work includes the following:

1. Surface Preparation & Demolition

- Full removal of existing coating system down to a stable substrate.
- Mechanical and/or manual surface preparation to ensure proper adhesion of new materials.
- Disposal of all removed materials in accordance with local regulations.

Initials: _____

2. Structural Repairs

- Inspection of exposed shell after removal of existing finish.
- Repair of visible cracks, voids, and deteriorated areas using **hydraulic cement** or equivalent high-strength repair material.
- Sealing of penetrations and minor surface imperfections to restore substrate integrity.

3. Waterproofing System

- Application of **two (2) layers of professional-grade waterproofing membrane**.
- Each layer applied per manufacturer specifications, including proper curing time between coats.
- System designed to reduce water intrusion and extend lifespan of finish.

4. Final Finish

- Installation of 3 coats AquaGuard 500A0 Epoxy Coating
- Hand-applied with roller to achieve a uniform and durable surface.
- Final appearance will be consistent with industry standards for Epoxies finishes.

Project Exclusions

Unless specifically stated in writing, the following are **excluded**:

- Structural engineering repairs or modifications
- Major crack remediation requiring structural reinforcement
- Plumbing repairs, leak detection, or underground piping issues
- Electrical work, lighting repairs, or code upgrades
- Replacement of fittings, drains, or water features
- Dewatering systems or groundwater mitigation
- Chemical balancing beyond initial startup

Commercial Disclaimers & Conditions

Surface & Structural Condition

- This proposal assumes the existing fountain shell is structurally sound.
- Hidden conditions may be discovered after removal of the existing finish.
- Any unforeseen structural deficiencies will be documented and presented as a **change order**.

Finish Variations

- Epoxy finishes may exhibit:
- Roller or application marks
- Variation on sheen or gloss
- Slight color inconsistencies over large surface areas

These conditions are normal and not considered defects'

Waterproofing Limitations

- Waterproofing systems significantly reduce water penetration but **do not guarantee a 100% watertight structure**, especially in older or structurally compromised fountains.
- Hydrostatic pressure, soil movement, or existing cracks may affect long-term performance.

Crack Disclaimer

- Crack repairs are performed on visible and accessible cracks only.
- Pool Ally LLC does **not guarantee that cracks will not reappear**, as they may be caused by structural movement or external conditions.

Environmental Factors

- Weather conditions, temperature, humidity, and water chemistry may affect curing, appearance, and longevity of the finish.
- Client is responsible for maintaining proper water chemistry after project completion.

Initials: _____

Warranty

Workmanship Warranty

Pool Ally LLC provides a **12-month limited workmanship warranty** from the date of project completion, covering:

- Delamination due to improper installation
- Failure of applied materials due to workmanship errors

Material Warranty

- 10 Years Manufacturer warranties apply to coating materials, where applicable.
- Pool Ally LLC will assist in processing valid claims but is not responsible for manufacturer defects.

Warranty Exclusions

This warranty does **not cover**:

- Structural movement or substrate failure
- Cracks caused by ground movement or hydrostatic pressure
- Improper water chemistry or lack of maintenance
- Staining, discoloration, or scaling
- Damage caused by vandalism, misuse, or third parties
- Normal wear and tears in commercial environments

Project Timeline

- Estimated Duration: 3 Weeks
- Schedule subject to weather, material availability, and site conditions

Total Labor and Material for the project completion: $69,000.00

PAYMENT SCHEDULE

FIRST PAYMENT: $25,000.00 (Deposit)

SECOND PAYMENT: Upon completion of the new Finish installation $30,000.00

FINAL PAYMENT: Upon Finish project and closing permits $14,000.00

Insurance

The contractor shall maintain appropriate insurance coverage, including general liability and workers' compensation insurance, for the duration of the project.

Termination

Either Party may terminate this Agreement upon written notice if the other Party fails to fulfill their obligations under this Agreement. In the event of termination, Contractor shall be paid for all Work completed up to the date of termination.

Entire Agreement

This Agreement constitutes the entire understanding between the Parties and supersedes all prior agreements, representations, or understandings, whether written or oral.

Signatures

By signing below, the client agrees to the terms and conditions of this Agreement.

Date: _____

Name: _____

Signature: _____

Respectfully submitted by: Maykel Garcia (President at Pool Ally)

ESTIMATE

305 Pool Solutions, LLC.
10773 NW 58th St
Ste 213
Doral, FL 33178-2801

info@305poolsolutions.com
+1 (305) 930-3508

Bill to
WALNUT CREEK CDD
Taft St. & NW 76th AV
Hollywood, FL 33024

Ship to
WALNUT CREEK CDD
Taft St. & NW 76th AV
Hollywood, FL 33024

Estimate details
Estimate no.: 1185
Estimate date: 07/30/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**RESURFACING**	Walnut Creek East Pond/Waterfall Renovation with the aggregate of Florida Stucco Sky Blue. Scope: - Drain fountain - Existing surface structure demolition (debris collection and dump is included) - Remove all hollow and soft areas on the surface (up to 10% of the fountain). - Installation of SGM approved adhesive (Bond Kote). - Remove and install new fittings on return lines and main drain with approved covers (VGB). - Apply new Sky Blue plaster on the entire surface of the pool. - Wash with muriatic acid to expose the aggregate and highlight its final color. - Chemical Start-Up is NOT included.	1	$38,000.00	$38,000.00

Total **$38,000.00**

Note to customer

- 7 Year Warranty on materials is included.
- 1 Year Warranty on labor is included.
- 60% upfront payment is required so as to get materials and labor in order. Remaining 40% is to be paid right after completion.
- Permitting and city fees are not included.
- Project start will depend on providers' delivery schedule. Once materials arrive, job might take up to 4 weeks to complete.
- Weather conditions might affect working days.
- This work does not guarantee that underground leaks won't appear in the future, nor will it solve pre-existing underground leaks.
- Estimate is valid for 7 days starting 7/30/26.

DCP POOL Services LLC

4543 N Pine Island Rd
#526
Sunrise, FL 33351
954-774-4334

Quote #611622 07/29/2026
OPEN

WC Walnut Creek CDD
1800 Northwest 76th Avenue
Pembroke Pines, Florida 33025

SERVICE ADDRESS
1800 Northwest 76th Avenue
Pembroke Pines, Florida 33025

	QTY	PRICE	AMOUNT
Existing Pool Plaster Removal Scope of Work: • Drain the pond completely to access the plaster surface. • Remove the existing plaster using specialized tools and techniques. • Inspect the underlying surface for any cracks or structural issues. • Clean and prepare the pond shell for resurfacing. • Remove debris and dispose of old plaster material. Materials & Equipment: • Chisels, grinders, and scraping tools • Safety equipment and dust control measures • Waste disposal materials Note: Price may vary based on pond size, plaster thickness, and any necessary repairs before resurfacing.  	1.0	$58,650.00	$58,650.00
Waterproofing & Surface Prep • Apply pool-grade waterproofing membrane over cured concrete. • Prepare surrounding surface for plaster finish.	1.0	$28,450.00	$28,450.00
Pool resurfacing POND Resurfacing Standard Resurfacing (Sky blue or similar light color) Dyed color finish Additional cost / not recommended for ponds. NOTE: We recommend to do a complete removal of existing plaster. This process has an additional cost if not already added on this proposal. Website: Florida gem plaster finishes https://www.floridastucco.com/gallery-gem-	1.0	$39,750.00	$39,750.00

finishes.html

Manufacturer’s Warranty disclosure:

EXPOSED AGGREGATE FINISH LIMITED WARRANTY
NOTE TO OWNER:
This limited warranty excludes damage caused by Owner negligence, improper maintenance or changes, alterations, or additions to Florida Stucco Corp’s material performed by anyone. Owner’s maintenance obligations include those set forth by the NPC.
OWNER MUST RETURN THIS FULLY COMPLETED LIMITED WARRANTY TO FLORIDA STUCCO CORPORATION WITHIN THIRTY (30) DAYS OF INSTALLATION, VIA WWW.FLORIDASTUCCO.COM OR CERTIFIED MAIL.
RETURN RECEIPT MUST BE RETAINED BY OWNER.
LIMITED WARRANTY. This limited warranty excludes any injury to person or damages to personal or real property, in whole or part, that may be a consequence of, or incident to, or result from any defects in material.
The warranty claim for defective material shall be limited to replacement material. Water replacement, loss of use, labor and chemicals are not included.
Consequential damage costs are not included.
Term. Florida Stucco Corporation warrants its aggregate product against failure for five (5) years for commercial installation.
Page - 1 - 09/22dw
ADDITIONAL EXCLUSIONS. This warranty does not cover the following:
1. Damage due to workmanship during installation or physical abuse.
2. Loss of or damage to any items of personal property or injury resulting from defective workmanship.
3. Natural pebbles, aggregates and method of application may result in aesthetic variations, i.e. shading. These conditions are not a product failure.
4. Aggregate loss. Some aggregate loss is to be expected, including from newly applied material. This is not considered a failure.
5. Material replacement is limited solely to the area that is defective.
6. Minor surface checking, delamination, minor cracks and cracks which may be caused by structural damage, draining the pool, or other factors.
7. Water balance must be continuously maintained within NPC recommended standards
for exposed aggregate finishes. This Limited warranty does not include damage due to improper water balance or damage in correcting such imbalance. Verifiable water chemistry maintenance records are required.
8. Damage from animals, including but not limited to, dogs, cats, pets, insects, birds, rodents, frogs, amphibians. The presence of (or any damage from) vegetation growth, including but not limited to mold, mildew, and fungus.
9. Loss of use, loss of opportunity, loss of market value, loss of rental value or any other
similar consequential loss.
10. Personal or bodily injury or any kind (including physical or mental pain and suffering and
emotional distress), medical, hospital,

rehabilitation, or other incidental or consequential
expenses or damage to personal property.
11. This warranty is not transferable
12. Loss or damage that Owner has not taken appropriate action to minimize as soon as practical.
13. Loss or damage that is covered by Owner's insurance or other warranty.
14. Violations of local, state, or national building codes, ordinances, standards.

Claims Procedures.
To initiate a warranty claim you must notify FL Stucco by submitting a written claim to FL Stucco at P.O. Box 880023, Boca Raton, Florida 33488-0023. Said writing must state the date you found the defect, giving a detailed description of the defect, and stating that you are making a claim under this Warranty. Except for an emergency, do not repair or replace the claimed defect.
OWNERS WRITTEN CLAIM MUST BE RECEIVED BY FL STUCCO PRIOR TO
THE EXPIRATION OF THE LIMITED WARRANTY TERM. THERE IS NO
WARRANTY COVERAGE FOR ANY CLAIM RECEIVED AFTER THIS DATE, AND FL STUCCO HAS NO OBLIGATION TO CORRECT, REPAIR, OR REPLACE
ANY DEFECT REPORTED AFTER THIS DATE. THESE TIME LIMITS
ARE AN IMPORTANT PART OF THIE WARRANTY AND SHALL BE
STRICTLY OBSERVED.
Once your claim has been received, the following items shall be required at time of inspection.
1. Limited Warranty as completed at time of application;
2. Original certified mail receipt or e-mail return receipt as completed at time of application;
3. Proof of purchase; and
4. Copies of monthly (or more frequent) results of water chemistry analysis done by a water chemistry professional.
Mediation. Dispute resolution shall be by binding arbitration. The parties waive all rights to a trial by jury in the event of any dispute or court action arising from or related
to this Warranty. Binding arbitration shall be the sole remedy. In the event of any dispute arising out of the subject matter of this Warranty, the prevailing party shall recover it's reasonable attorney's fees and other costs and expenses incurred in arbitration, defending, or resolving the dispute.
Other Terms. This limited warranty shall be governed in its enforcement, construction and interpretation by the laws of the state of Florida. This limited warranty contains the entire agreement between Owner and FL Stucco respecting the matters set forth herein and supersedes all prior agreements between Owners and FL Stucco respecting such matters. In the event that any provision of this Limited Warranty is held or determined invalid or unenforceable, for any reason, the remainder of this Limited Warranty shall remain in full force and effect and unaffected by such holding or determination. The normal rule of ambiguities being held against the drafter shall not apply to this Limited Warranty.

DCP POOL Warranty • Labor Warranty: One (1) year on workmanship provided by the contractor ———

Exclusions, Assumptions & Disclaimers
Assumptions
• The pond structure is assumed to be structurally sound, with no hidden structural failures, excessive movement, or active leaks beyond what becomes visible during surface removal. • It is assumed that complete surface removal will expose a substrate suitable for epoxy adhesion; any structural deficiencies discovered after removal are outside this scope. • The pond will be fully drained, accessible, and free of standing water prior to the start of work. • Unrestricted access will be provided for demolition equipment, debris removal, materials, and personnel for the duration of the project. • Weather and environmental conditions will remain within the acceptable limits required for epoxy preparation, application, and curing. ———
Exclusions The following items are not included unless specifically stated in writing: • Structural repairs, crack remediation, shell replacement, or correction of structural defects revealed after surface removal • Leak detection, waterproofing beyond the epoxy coating system, or remediation of existing or future leaks • Repair or replacement of plumbing lines, drains, penetrations, fittings, or embedded components • Removal or restoration of landscaping, decorative rock, water features, or surrounding site elements • Filling of the pond, water chemistry balancing, biological start-up, or operational commissioning • Engineering services, permits, inspections, or regulatory approvals unless explicitly listed • Additional preparation or remediation required due to incompatible substrates, contamination, chemical exposure, biological growth, or prior improper installations Any additional work required due to unforeseen conditions will be documented and quoted separately and must be approved in writing before proceeding.




Subtotal	$126,850.00
Taxable Subtotal	$0.00
Discount	$0.00
Tax	$0.00
TOTAL	**$126,850.00**

• It is recommended to remove the existing plaster to ensure proper bonding and durability of the new surface.
• Permit processing fees include paperwork preparation only. City and Health Department fees are not included and must be paid directly by the property owner.
• DCP Pool Services is not responsible for existing violations, hidden damages, or deficiencies in the pool structure, plumbing, electrical system, or deck area. Any required corrections will be billed separately and do not affect final payment for resurfacing.
• Weather, inspection, or permitting delays are outside of our control and do not alter the agreed payment schedule.
• Once resurfacing is complete, the startup process is critical to the longevity and appearance of the new surface. Proper chemical balance must be maintained daily for at least 30 days. Failure to follow startup procedures may void surface warranties and can result in stains, scaling, or discoloration.
• After startup, DCP Pool Services is not responsible for issues caused by improper water chemistry or lack of maintenance.

We always encourage our clients to compare quotes—but make sure you’re comparing with a licensed contractor. Hiring

unlicensed individuals is not only illegal in the state of Florida, but it also exposes you, the homeowner, to serious liability and financial risks. Protect your home, your investment, and your peace of mind by choosing a licensed and insured professional.

Payment schedule:
40% upon approval
30% on start date
20% upon completion
10% after final inspection

A 3.5% convenience fee is applicable only when paid by card. This fee can be waived if paid in cash, check or transfers via Zelle to 786-486-1679 incur no fees, providing an additional option to avoid fees.

FELIX CLEAN SERVICES, LLC.

Office Phone: (786) 389-6522

Proposal/Contract

Customer & Address: Walnut Creek Community Development District

1800 NW 76th Ave

Pembroke Pines, FL

We hereby submit specifications and estimates for:

FLORIDA STUCCO Resurface for East Waterfall:

- Removal of hollow spots
- Clean and remove debris
- Hydro blast surface
- Acid wash
- Correct any cracks detected (*Minor cracks)
- Bond Kote preparation
- FLORIDA STUCCO application on surface

3 Years Warranty on Product and Application - Does not cover damages caused by external factors.

50% Deposit is required to start the project.

Monthly Maintenance Charge	----------	$ 100,884.34
7% Tax	----------	N/A
Total	----------	**$ 100,884.34**

ACCEPTANCE OF PROPOSAL

Name (and Title): _____

Signature: _____

Date: _____

FELIX CLEAN SERVICES, LLC.: _____

Fountain Renovation Proposal

Pool Ally LLC

14359 Miramar Pkwy. #471
Miramar, FL. 33027
billing@poolally.com
305-709-0909
License # CPC1461068

SUBMITTED TO:

SUBMITTED TO: Walnut Creek CDD
2501 A Burns Rd.
Palm Beach Gardens, FL 33410

DESCRIPTION OF WORK:

Permits: According to City requirements/Permits only for this project.

Pool Ally LLC will perform a complete resurfacing of the existing fountain system. The work includes the following:

1. Surface Preparation & Demolition

- Full removal of existing coating system down to a stable substrate.
- Mechanical and/or manual surface preparation to ensure proper adhesion of new materials.
- Disposal of all removed materials in accordance with local regulations.

2. Structural Repairs

- Inspection of exposed shell after removal of existing finish.
- Repair of visible cracks, voids, and deteriorated areas using **hydraulic cement** or equivalent high-strength repair material.
- Sealing of penetrations and minor surface imperfections to restore substrate integrity.

3. Waterproofing System

- Application of **two (2) layers of professional-grade waterproofing membrane**.
- Each layer applied per manufacturer specifications, including proper curing time between coats.
- System designed to reduce water intrusion and extend lifespan of finish.

4. Bond Coat Application

- Application of a bonding agent to promote adhesion between waterproofing layer and final finish.

5. Final Finish

- Installation of high quality exposed aggregate plaster **Florida Stucco Finish** (commercial-grade).
- Hand-applied finish to achieve a uniform and durable surface.
- Final appearance will be consistent with industry standards for cementitious finishes.

6. Fire-Up Process

- Pool Ally will complete 4 weeks of fire-up process including all the necessary chemicals to properly balance the Fountain water.
- New filter cartridges will be replaced after the fire up process.

Project Exclusions

Unless specifically stated in writing, the following are **excluded**:

- Structural engineering repairs or modifications
- Major crack remediation requiring structural reinforcement
- Plumbing repairs, leak detection, or underground piping issues
- Electrical work, lighting repairs, or code upgrades
- Replacement of fittings, drains, or water features
- Dewatering systems or groundwater mitigation
- Chemical balancing beyond initial startup

Commercial Disclaimers & Conditions

Surface & Structural Condition

- This proposal assumes the existing fountain shell is structurally sound.
- Hidden conditions may be discovered after removal of the existing finish.
- Any unforeseen structural deficiencies will be documented and presented as a **change order**.

Finish Variations

- Exposed Aggregate finishes such as Florida stucco are **hand-applied products**.
- Variations in color, texture, shade, and minor surface irregularities are **normal and expected**.
- Slight mottling, streaking, or shading differences are not considered defects.

Waterproofing Limitations

- Waterproofing systems significantly reduce water penetration but **do not guarantee a 100% watertight structure**, especially in older or structurally compromised fountains.
- Hydrostatic pressure, soil movement, or existing cracks may affect long-term performance.

Crack Disclaimer

- Crack repairs are performed on visible and accessible cracks only.
- Pool Ally LLC does **not guarantee that cracks will not reappear**, as they may be caused by structural movement or external conditions.

Environmental Factors

- Weather conditions, temperature, humidity, and water chemistry may affect curing, appearance, and longevity of the finish.
- Client is responsible for maintaining proper water chemistry after project completion.

Warranty

Workmanship Warranty

Pool Ally LLC provides a **12-month limited workmanship warranty** from the date of project completion, covering:

- Delamination due to improper installation
- Failure of applied materials due to workmanship errors

Material Warranty

- 10 Years Manufacturer warranties apply to coating materials, where applicable.
- Pool Ally LLC will assist in processing valid claims but is not responsible for manufacturer defects.

Warranty Exclusions

This warranty does **not cover**:

- Structural movement or substrate failure
- Cracks caused by ground movement or hydrostatic pressure
- Improper water chemistry or lack of maintenance
- Staining, discoloration, or scaling
- Damage caused by vandalism, misuse, or third parties
- Normal wear and tears in commercial environments

Project Timeline

- Estimated Duration: 3 Weeks
- Schedule subject to weather, material availability, and site conditions

Total Labor and Material for the project completion: $76,500.00

PAYMENT SCHEDULE

FIRST PAYMENT: $25,000.00 (Deposit)

SECOND PAYMENT: Upon completion of the new finish installation $35,000.00

FINAL PAYMENT: Upon Finish project and closing permits $16,500.00

Insurance

The contractor shall maintain appropriate insurance coverage, including general liability and workers' compensation insurance, for the duration of the project.

Termination

Either Party may terminate this Agreement upon written notice if the other Party fails to fulfill their obligations under this Agreement. In the event of termination, Contractor shall be paid for all Work completed up to the date of termination.

Entire Agreement

This Agreement constitutes the entire understanding between the Parties and supersedes all prior agreements, representations, or understandings, whether written or oral.

Signatures

By signing below, the client agrees to the terms and conditions of this Agreement.

Date: _____

Name: _____

Signature: _____

Respectfully submitted by: Maykel Garcia (President at Pool Ally)

QUOTE # 10105527

Date: 08/18/26 13:19:16

Delivery Type: Pick Up

Traffic Cones For Less
Division of OES Global Inc.
1935 NW 18th Street
Pompano Beach, FL 33069 USA
tel: 888-388-0180
fax: 954-318-0440

BILL TO	SHIP TO
Walnut Creek Community District Ronald Galvis 2501 Burns Road STE A Palm Beach Gardens, FL 33410 US 786-503-1633 rgalvis@sdsinc.org	Walnut Creek Community District Ronald Galvis 7500 NW 20th St Hollywood, FL 33024 US 786-503-1633 rgalvis@sdsinc.org

PIC	SKU	PRODUCT TITLE	PRICE	QTY	TOTAL
	RS70032CT-3M6	28" Orange Traffic Cone, 7 lb Black Base, w/6" Reflective Collar Customize: None	16.94	25	423.50

Subtotal:	$423.50
FLTAX	$0.00
TOTAL:	**$423.50**

- Traffic Cones Purchase APPROVED on 08/18/2026.
As per District Eng. Specs., needed for Taft Entrance Modification Project (Arking Solutions)

Ronald Galvis
Field Operations Manager
Walnut Creek CDD



Cones to be 28-inch high traffic safety cone, orange/white reflective with black base.

Visitors Opening
Option 2



Cones to be 28-inch high traffic safety cone, orange/white reflective with black base.

Resident Opening
Option 1

TIRONE ELECTRIC INC.
TIRONE DATA
A Division of Tirone Electric

3300 CORPORATE AVENUE, SUITE 100
WESTON, FL 33331
MIAMI-DADE (305) 625-2600
BROWARD (954) 989-7162
FAX (954) 894-0334

EC0000345 / EC0003059

TIRONE-ELECTRIC.COM

September 17, 2026
Proposal
1026-404

Walnut Creek Development District
C/O Special Direct Services Inc.
2501 A Burns Rd.
Palm Beach Gardens, FL 33410

RE: Lighting Repairs/Troubleshooting

In accordance with your request, Tirone Electric, Inc. proposes to furnish all necessary labor, tools, materials and supervision for a complete and operational electrical installation to the above referenced project as per our on-site review and as per the following listed qualifications.

1) Supply and replace (1) 100-Watt LED pole lamp on Taft exit lane.
2) Troubleshoot west waterfall power not turning on.
3) Permits and engineering fees are not included.
4) This is a DO NOT EXCEED proposal, should the work not be completed after the proposed price is reached, work will stop and a change order will need to be provided to complete the job.
5) This quote is valid for 30 days from the date above.
6) All work is to be performed Monday through Friday during normal business hours.
7) All material and labor are warranty for 1year from date of install. Any damage due to Mother Nature or vandalism is not warrantied.

Our Contract price, for the above referenced project is:
Five Hundred Dollars, ……..…….. $500.00
TERMS: Not to exceed $500.00

Approved and Accepted:
The above prices, specifications and conditions are accepted. Tirone Electric, Inc. is authorized to do the work as specified. Payments will be made as outlined above. In the event a lien or other legal measures are commended to secure payments on any portion of the contract sum, the prevailing party shall be entitled to receive all costs and reasonable attorney fees.

_____ _____ _____
Signature Printed Name and Title PO/Date

Respectfully submitted,

TIRONE ELECTRIC INC.
DATA
A Division of Tirone Electric

3300 CORPORATE AVENUE, SUITE 100
WESTON, FL 33331
MIAMI-DADE (305) 625-2600
BROWARD (954) 989-7162
FAX (954) 894-0334

EC0000345 / EC0003059

TIRONE-ELECTRIC.COM

Service Manager
Bobby Randazzo

- Approved by District Manager on 9-18-2026.

- Required COIs and Affidavit from Vendor already received and on file.

Ronald Galvis

Ronald Galvis - Field Ops. Manager
Walnut Creek CDD