



**WALNUT CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING
MAY 20, 2025
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
561.630.4923 Facsimile

AGENDA
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
Walnut Creek Clubhouse
7500 NW 20th Street Pembroke Pines, Florida 33024
REGULAR BOARD MEETING
May 20, 2025
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. Security Systems/Services**
 - 1. Region’s Security Report.....Page 4
 - 2. Security Administrator Updates and Reports (*provided via handout by Regions Security*):
 - a) Gate Maintenance/Service Report
 - b) Invoice Report
 - c) Incident Report
 - 3. Consider Approval of Region’s Proposal for the Taft Exit Plate Cameras.....Page 7
 - 4. Incident of April 30, 2025, Mr. Fernandez is Disputing the Sheridan West Exit Gate Damages.....Page 13
- G. Approval of Minutes**
 - 1. April 15, 2025 Regular Board Meeting Minutes.....Page 18
- H. Administrative Matter**
 - 1. Financial Update.....Page 22
 - 2. Reminder of Statement of Financial Interests Disclosure 2024 Form 1, Filing Deadline: July 1, 2025
- I. Landscape & Irrigation Maintenance Services RFP**
 - 1. Landscape & Irrigation Maintenance Services RFP Packet (*Project Manual*).....Page 40
 - 2. Sealed Bids Received by the District.....Page 114
 - 3. Earth Advisor’s Review and Recommendation (*Under Separate Cover*)
 - 4. RFP Ranking “Evaluation Criteria Sheet” (*Provided via handout*)
- J. New/Additional Business**
 - 1. Iguana Control Report.....Page 117
 - 2. Iguana Solutions Proposal.....Page 119
 - 3. Consider Approval of CAS Proposal to Oversee the Lake 10 Shoreline Erosion Project.....Page 123
 - 4. Consider Approval of CAS Proposal to Create Shape Files as Requested by the Supervisor of Elections...Page 125
 - 5. Landshore Enterprises Lake 10 Shoreline Erosion Proposal.....Page 126
 - 6. Consider Landshore Enterprises Updated Erosion and Sedimentation Control Plan for Canal Project Bid Process (*This information is Posted on the District Website at <https://walnutcreekcdd.org/> and was provided to the Board via handout during the meeting of April 15, 2025*)
 - 7. Consider Approval of Proposal for Exploratory Assessment of Maple Grove Drainage Pipe to Determine Cause of Road Depression near NW 75th Way and NW 19th Drive.....Page 130
 - 8. Discussion Regarding Taft Entrance Waterfall(s) Resurfacing Projects and Timelines.....Page 153
 - 9. Consider Approval of Resolution No. 2025-02 – Approving a Proposed Budget for FY 2025/2026.....Page 155

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

1. Regions Est. 2025-2019 Taft Street Visitor Mega Arm Cover.....Page 180
2. Regions Est. 2025-2023 Visitor Gear Box and Bracket.....Page 181

L. Old Business

1. Update on the Taft Street Visitor Gate Trap System Project & Feedback from City of Pembroke Pines
2. Update on the Central Broward Water Control District Project being Conducted at the NW 72 Ave Canal

M. Additional Staff Updates/Requests

1. Attorney
2. District Manager

N. Additional Board Member/Public Comments

O. Adjourn

www.walnutcreekcdd.org

SUN-SENTINEL

Sold To:

Walnut Creek Community Development District - CU80173075
2501 Burns Rd, Ste A
Palm Beach Gardens, FL 33410-5207

Bill To:

Walnut Creek Community Development District - CU80173075
2501 Burns Rd, Ste A
Palm Beach Gardens, FL 33410-5207

Published Daily

**Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida**

**State Of Florida
County Of Orange**

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the
attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting .
Was published in said newspaper by print in the issues of, and by publication on the
newspaper's website, if authorized on Sep 30, 2024
SSC_Notice of Public Meeting
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

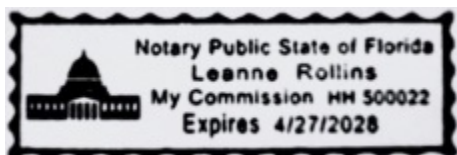


Signature of Affiant

Sworn to and subscribed before me this: October 01, 2024.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

Affidavit Delivery Method: E-Mail
Affidavit Email Address: L.Archer@sdsinc.org
7701258

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 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, 7500 NW 20th Street, Pembroke Pines, Florida 33024 on the following dates:

October 15, 2024
January 21, 2025
March 18, 2025
April 15, 2025
May 20, 2025
June 17, 2025
August 19, 2025

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 ensure 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
09/30/2024 7701258

Walnut Creek CDD Gate Performance

APRIL 1ST 2025 – APRIL 30TH 2025

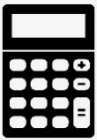
 **21,905** Total Entries Recorded.

 **7,327** Total Residents Recorded. (Down by over 1000!)

 **4,982** QR Invites Scanned.

- 1,370 of those QR invites belonged to residents

This averages out to...



- 730 entries per day
- 30 entries per hour (note: includes data from non-peak hours)

Walnut Creek CDD

CENSUS

(AS OF 5/1/2025)

 **719** Units have logged into the application. (UP BY 3)

 **178** Units have not logged into the application.

 **3,219** Total Residents in the system. (DOWN BY 2)

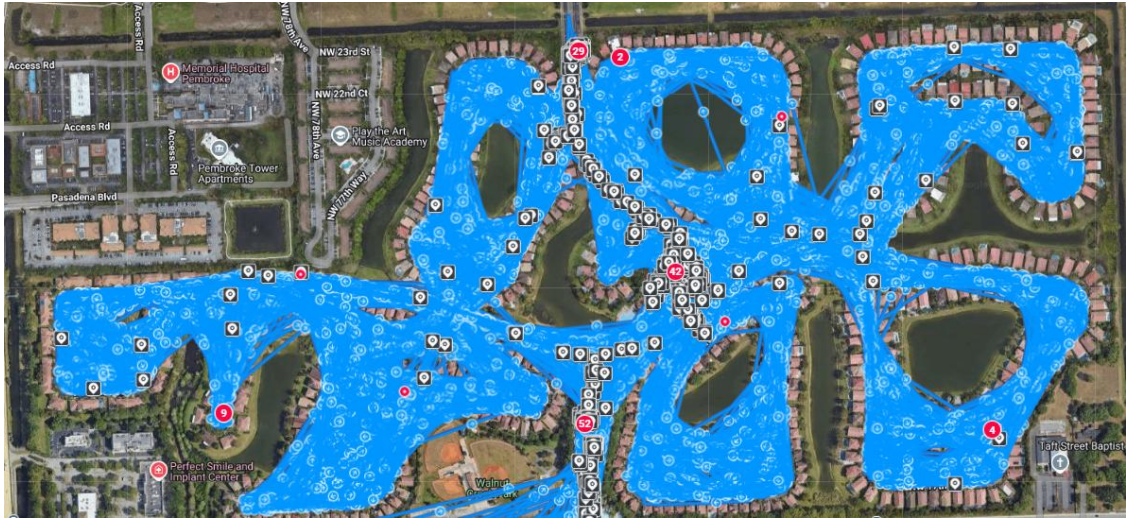
Note: "Residents" include homeowners.

 **3,091** Total Residents Vehicles in the system. (UP BY 16)

 **5,961** Total Permanent Visitors in the system. (UP BY 54)

Rover Performance

MOVEMENT MAP



Report Breakdowns:

Access Gate Arm Barrier Damage – 9

Noise Complaint – 1

Information/Informative Reports – 37

Trespass – 2

Vandalism – 9

We appreciate everyone's continued feedback & support.



Walnut Creek

Pembroke Pines, Florida

Taft Exit Plate Cameras

**Confidential Proposal
March 20, 2025**

**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 top 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 innovative 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 have completed comprehensive training on all our products and have 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 efficiencies. 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 highly recognized service-disabled veteran who served in the Operation Enduring Freedom military initiative in 2001-2002.

Hanwha Advanced Video Surveillance



Hanwha Techwin America (formerly Samsung Security) is a precision technology company that has demonstrated stable growth for over 42 years, and is part of the Hanwha Group, a Fortune 500 company and one of the largest conglomerates in South Korea. The Hanwha Group has accumulated manufacturing expertise over 60 years of operation, gaining in-depth market knowledge and experience in producing the highest quality, precision products that serve the aerospace, defense, energy and security industries. As a leading manufacturer in the security industry, Hanwha offers video surveillance products including analog and IP cameras, storage devices and software founded on world-class optical design, image processing technologies and intelligent video analytics.



WAVE Intelligent Video Management Software



Hanwha's Wave Video Management Software (VMS) is an advanced, flexibility and customizable IP Video Management platform to create tailored networked video solutions. Compatible with all major video cameras and operating systems (Windows, Linux).



Simplicity Intuitive implementation is one of the most essential elements to ensure our users navigate through the software with ease. Whether it is software installation, server configuration, recording setup, layout creation, or sharing of your system with WAVE Sync, everything is designed with simplicity in mind.



Reliability You cannot afford to lose any video from an incident and that is why you need a reliable security surveillance solution. WAVE is loaded with features to help your system capture and record every moment with minimum downtime. Multi-server redundant fail-over option can be built into the software to be used and can be activated with only a few clicks.



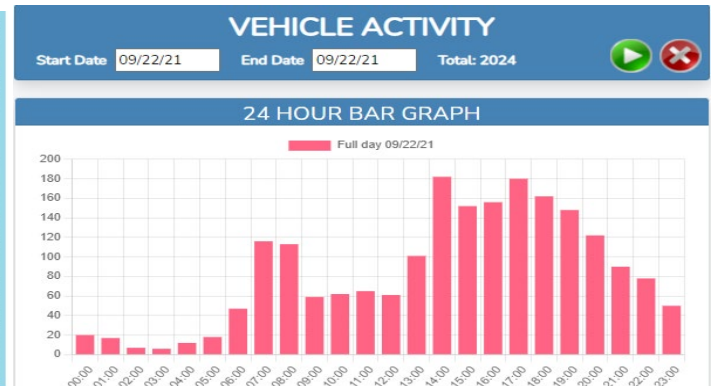
Remote WAVE Sync allows you to share your system without having to have any in-depth knowledge of the network. With WAVE Sync you can easily access remote or share the system. WAVE Mobile app lets you view live video and playback recordings from your smart devices. Supports both iOS and Android.



Vehicle Plate Management

PLATetrak

Residential communities and commercial buildings can enhance their surveillance capabilities with advanced technology that captures and decodes vehicle data in real-time, even at high speeds. The system identifies and records each vehicle's license plate, class, make, and color. All captured data and images are automatically stored in the Cloud for up to six months, enabling smart playback and efficient searches by license plate number, class, make, or color. Once a target vehicle is identified, the corresponding images can be retrieved and shared with the proper authorities, providing critical information that would be difficult to obtain without intelligent vehicle recognition software. Please note that **Regions** does not guarantee all license plates will be readable, especially if they are obstructed, missing, or damaged. The consumer acknowledges that unreadable plates are not due to system failure. It is recommended to have a backup system in place for instances where a plate cannot be accurately read.



Visitor LPR ATME53 Blue Volkswagen Sedan Entering Mar 21 7:37:29 pm

DISPLAY HISTORY

Items Per Page 200

1 2 3 4 ... 304

PLATE	COLOR	MAKE	TYPE	OPEN	DATE	TIME
ABC-123 H BITJ64	GRAY	MITSUBISHI	SEDAN	YES	09/24/21	12:44
ABC-123 H DPAP07	GRAY	MINI	SEDAN	YES	09/24/21	12:33


PlateTrak Decoding Application and Cloud Services


PlateTrak System Monthly Service Cost

PLATetrak

\$ 142.00/ Each / Month - For Exit Camera

Video Professional Security Camera System

Description	QTY
Hanwha Wave Intelligent Video Management System (PRO License)  Wave is an advanced, flexible and customizable IP Video Management platform to create tailored networked video solutions. Deploy any type of project any video camera. H.265 H.264, Server Health Monitoring, View, edit, and export offline videos and images, fully customizable application.	2

AXIS License Plate Recognition (ALPR) Bullet Camera  AXIS License Plate Camera delivers clear and sharp license plate images from vehicles moving at speeds of up to 81 mph, day and night. Sharp license plates in HDTV 2MP Optimized IR range up to 164 ft, 8x optical zoom.	2
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------

Equipment Installation Services



Installation of vehicle license plate cameras, programming and equipment connection to new video server. Includes all cabling, materials, labor, cable terminations and certifications. Does not include any electrical work, city permits, engineering plans, permit processing costs or fees.

Note: Proposal includes adding additional 8GB Memory chip and a 2TB Solid State Drive to an existing PC, to store the video data for these License Plate Cameras.

TAFT - Exit Lanes - Vehicle Plate Cameras - Total \$ 3,761.00

PlateTrak - Vehicle Plate Management - Total \$ 284.00/ Month

(Plus, Applicable Sales Tax)

ACCEPT: Regions Security Initials _____ Customer Initials _____

Project Terms

Payments Schedule:

Payment: With Project Completion

Delivery: 3-5 Working Days from Purchase Order

Regions Equipment Warranty



Regions will repair or replace any new equipment sold and installed for a period of One Year, including labor. Equipment Warranty excludes accidents, vandalism, theft, water, lightning, fire damage, intrusion, abuse, misuse, any casualty, unauthorized repair service, modification, or any other cause beyond the control of Regions, including interruption of electrical power or internet service. Normal business service hours are Monday–Friday from 8:00AM to 5:00PM excluding Holidays. Services performed outside of business hours will be billed at \$188.00 per hour with a minimum of one hour for remote and two hours for on-site service.

Purchase Agreement

Regions Security Services (**Regions**) located at 1100 NW 72nd Avenue; Miami Florida 33126 by its acceptance agrees to sell, and the customer listed below ("Customer") agrees to purchase, under the terms and conditions of this agreement, the items listed in this proposal.

I. DELIVERY

Regions shall deliver equipment, software and services in accordance with the installation schedule mutually agreed to by Regions and Customer.

II. RISK OF LOSS OR DAMAGE

During the period, the equipment is in transit or in Regions Security possession, up to and including the Date of Delivery and Physical Installation of said equipment, Regions Security and its insurers relieve the Customer of responsibility of all risks of loss or of damage to the equipment. Regions will maintain ownership of all equipment until final payment is received.

III. TERMS OF PAYMENT Regions Security shall issue an invoice covering the Equipment sold pursuant to this agreement. A 50% deposit will be required with the execution of this contract. Final balance payment with project completion. Regions Security shall include and procure all applicable taxes.

IV. INSTALLATION

Prior to shipment of the Equipment to the Customer's premises, Customer shall prepare its premises by providing all necessary space and an installation schedule during normal working hours to allow Regions Security to complete all work in a timely manner.

V. SOFTWARE LICENSE AGREEMENT

In consideration of the mutual promises contained herein and in the purchase between the Customer and Regions Security, the parties agree as follows: All third-party software and source code is installed only to be used in the designated equipment on the condition that the customer agrees to the terms of all installed Software License Agreements. These licenses cover all software programs supplied by Regions Security developed by any third party and distributed under license by Regions Security. The licenses are for unlimited use and for an indefinite period on the same equipment. These licenses can only be transferred to equipment which is replacing original equipment.

VI. WARRANTY

Commencing on the date of installation and continuing for a period of 12 months, Regions Security agrees to provide, at no additional charge, labor to keep the equipment in, or restore equipment to, good working order. Parts will be furnished on an exchange basis, and the replacement parts will become the property of Regions Security. The warranty service provided under this agreement does not ensure uninterrupted operation of the equipment. The warranties provided by Regions Security under this agreement do not include repairs of damage caused by failure to continually provide a suitable installation environment, accident, disaster, fire, flood, water, wind, lightning, power fluctuations, unauthorized third-party service, force of nature or war. Manufacturer's warranties available beyond Regions original warranty period, are not included.

VII. NON-SOLICITATION OF REGIONS SECURITY EMPLOYEES

Customer agrees not to knowingly hire or solicit Regions Security employees without Regions Security written consent during performance of the agreement and for a period of 2 years after termination of the agreement.

VIII. DISCLAIMER AND LIMITATION OF LIABILITY

Regions Security will not be liable for lost profits or other consequential damages even if Regions Security has been advised of the possibilities of such damages, or for any claim against the Customer by any other party. The Customer acknowledges he has read this agreement, which includes the Regions Security Equipment Description and Price Configuration, understands all the terms, and agrees to be bound by its terms and conditions. Further, the Customer agrees that this document is a complete and exclusive statement of the agreement between the parties, which supersedes all proposals or prior agreements, oral or written, between the parties related to the subject of this agreement.

IX. LEGAL REMEDIES

In the event of a dispute concerning any of the terms and condition of this Agreement and/or a breach of the Agreement, the prevailing party will be entitled to recover reasonable attorney's fees. All legal proceedings shall be conducted in the county of Miami-Dade County, in the State of Florida.

BUSINESS NAME (Customer)

CONTRACT NUMBER

CONTRACT DATE

BUSINESS ADDRESS

INSTALLATION DATE

CITY STATE ZIP

DEPOSIT AMOUNT

CUSTOMER REPRESENTATIVE / TITLE

REGIONS SECURITY REPRESENTATIVE / TITLE

SIGNATURE

SIGNATURE

Report Type	General / Vandalism
Reported By	Hazel Magat [Administrator]
Site Name	Walnut Creek CDD
Site Address	7500 NW 20th st, Pembroke Pines, Florida, 33024
Date / Time	Tue 05/13/2025 09:54 AM
Report Ref #	02120000275931

Report Description:

An incident occurred at the Sheridan Street exit gate.

As per our investigation, at 9:04 AM, after a vehicle exited through the left-side exit gate, the gate arm was still in the process of lowering when another vehicle a gray Lexus struck the gate arm causing it to be misaligned.

There is a sign posted that the arm gate closes after each vehicle.

The police were contacted, and the gate technician has been informed.

Police Case Number: 25-25043-306-29

Vehicle Details:

License Plate: Y78XHY

Color: Gray

Make: Lexus

Resident: Gregory Fernandez

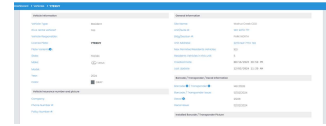
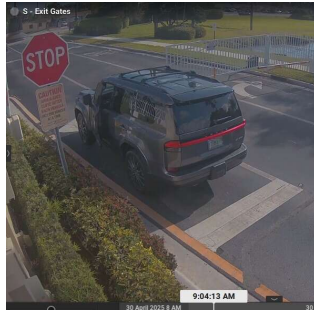
Address: 2270 NW 77th Ter

You can find the video recording of the incident at the link below:

https://www.dropbox.com/scl/fo/83k1qlqol442t860myj7s/AD2iVrLc_q16EaNDL67Cqek/Walnut%20Creek%20043025%20904%20Left%20exit%20gate%20struck%20the%20vehicle%20WC.mp4?rlkey=uwnxluxg1lrmrth60wk2mzb9o&dl=0

https://www.dropbox.com/scl/fo/83k1qlqol442t860myj7s/AJY-RiWKUMSJk5SvH_SEpos/Walnut%20Creek%20043025%20904%20Left%20exit%20gate%20LPR%20WC.mp4?rlkey=uwnxluxg1lrmrth60wk2mzb9o&dl=0

Pictures attached (5):



Reported by:
Hazel Magat / Regions Security Services, INC.
Wed 04/30/2025 01:14 PM



CALIBER
RESTORING THE RHYTHM OF YOUR LIFE
Julian Herrera
SERVICE ADVISOR
juliaherrera6@CaliberCollision.com
p: 754.816.1701
504.676.9332

HOLLYWOOD, FLORIDA
5900 WASHINGTON ST
HOLLYWOOD, FL 33023

CALIBER - HOLLYWOOD FL
 BRING THE RHYTHM OF YOUR LIFE
 5900 Washington St, Hollywood, FL 33023
 Phone: (754) 816-1701
 FAX: (754) 701-7356

Workfile ID: f156edd1
 Federal ID: 33-0730794
 State ID: MV100867
 Resale Number: 16-8017598817-5
 State EPA: NA

Preliminary Estimate

Customer: FERNANDEZ, GREGORIO

Written By: Julian Herrera

Insured: FERNANDEZ, GREGORIO
 Type of Loss:
 Point of Impact: 12 Front

Policy #:
 Date of Loss:

Claim #:
 Days to Repair: 4

Owner:
 FERNANDEZ, GREGORIO
 (954) 494-5085 Cell

Inspection Location:
 CALIBER - HOLLYWOOD FL
 5900 Washington St
 Hollywood, FL 33023
 Repair Facility
 (754) 816-1701 Business

Insurance Company:
 CUSTOMER PAY

VEHICLE

2024 LEXU GX 550 Luxury+ 4WD 4D UTV 6-3.4L Turbocharged Gasoline Port/Direct Injection Nebula Gray Pearl

VIN: JTJVBCDX5R5021724
 License:
 State:

Interior Color: YELLOW BROWN
 Exterior Color: Nebula Gray Pearl
 Production Date: 9/2024

Mileage In:
 Mileage Out:
 Condition:

Vehicle Out:
 Job #:

TRANSMISSION

Automatic Transmission
 4 Wheel Drive

POWER

Power Steering
 Power Brakes
 Power Windows
 Power Locks
 Power Mirrors
 Heated Mirrors
 Power Driver Seat
 Power Passenger Seat
 Memory Package

DECOR

Dual Mirrors
 Privacy Glass
 Console/Storage
 Wood Interior Trim

CONVENIENCE

Rear Defogger
 Keyless Entry
 Alarm
 Message Center
 Steering Wheel Touch Controls
 Rear Window Wiper
 Telescopic Wheel
 Heated Steering Wheel
 Climate Control
 Dual Air Condition
 Navigation System
 Backup Camera
 Parking Sensors
 Surround View Camera

Remote Starter
 Intelligent Cruise

Home Link

RADIO

AM Radio

Premium Radio
 Satellite Radio
 Equalizer
SAFETY
 Drivers Side Air Bag
 Passenger Air Bag
 Anti-Lock Brakes (4)
 4 Wheel Disc Brakes
 Traction Control
 Stability Control
 Front Side Impact Air Bags
 Head/Curtain Air Bags
 Rear Side Impact Air Bags
 Communications System
 Hands Free Device
 Xenon or L.E.D. Headlamps
 Blind Spot Detection
 Heads Up Display
 Lane Departure Warning

Bucket Seats
 Leather Seats
 Heated Seats
 Rear Heated Seats
 Ventilated Seats
 Power Third Seat

WHEELS

20" Or Larger Wheels
 Locking Wheels

PAINT

Clear Coat Paint

OTHER

Fog Lamps
 Rear Spoiler
 Signal Integrated Mirrors
 Headlamp Washer

TRUCK

Trailer Hitch
 Trailing Package

Get live updates at www.carwise.com/e/55nJwa

5/7/2025 11:58:22 AM

414675

Preliminary Estimate

FERNANDEZ, GREGORIO

2010 GX 550 Luxury+ 4WD 4D UTV 6-3.4L Turbocharged Gasoline Port/Direct Injection Nebula Gray Pearl

	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
FRONT BUMPER & GRILLE							
* <>	Rpr	Bumper cover w/headlamp washer				2.0	3.2
		Add for Clear Coat					1.3
	R&I	R&I bumper cover				2.1	
#		Cover Car for Overspray		1	12.00 T	0.3	
#	Repl	Corrosion Protection / Primer		1	15.00 T	0.3	
#	Subl	Hazardous Waste Disposal		1	4.00 T		
#	Refn	Color Tint					0.5
SUBTOTALS					31.00	4.7	5.0

ESTIMATE TOTALS

Category	Basis	Rate	Cost \$
Parts			0.00
Body Labor	4.7 hrs @	\$ 75.00 /hr	352.50
Paint Labor	5.0 hrs @	\$ 75.00 /hr	375.00
Paint Supplies	5.0 hrs @	\$ 52.00 /hr	260.00
Miscellaneous			31.00
Subtotal			1,018.50
Sales Tax	Tier 1 \$ 1,018.50 @	7.0000 %	71.30
Grand Total			1,089.80

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 15, 2025**

A. CALL TO ORDER

District Manager, Gloria Perez, called the April 15, 2025, Regular Board Meeting of the Walnut Creek Community Development District (the “District”) to order at 6:09 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 September 30, 2024, as part of the District’s Fiscal Year 2024/2025 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: Chairperson 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.; and General Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Others present included: Mr. Ruiz of Regions Security; Ms. Moisa, Walnut Creek Association Property Manager; Martha Arango of Arking Solutions; Miguel Reto of Landshore Enterprises and several members of the public.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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. SECURITY SYSTEMS/SERVICES

1. Region’s Security Report

The Regions Security Report was presented in the meeting materials and Mr. Ruiz provided an overview of the same.

2. Security Administrator Updates and Reports

a. Gate Maintenance/Service Report

The report was provided via handout and was reviewed by the Board.

b. Invoice Report

The report was provided via handout and was reviewed by the Board.

c. Incident Report

The report was provided via handout and was reviewed by the Board.

G. APPROVAL OF MINUTES

1. March 18, 2025, Regular Board Meeting

The minutes from the March 18, 2025, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Dr. Chin and unanimously passed approving the minutes of the March 18, 2025, Regular Board Meeting, as presented.

H. ADMINISTRATIVE MATTERS

1. Financial Update

Financial Reports were presented in the meeting books and reviewed, which consisted of the following: 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 March 31, 2025 reflecting: \$2,540,564.17.

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

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

I. 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:

147	from the lakes and canals
<u>71</u>	from the Taft Street water features
218	<i>Total</i>

Supervisor Benjamin Kroker joined the meeting via phone at approximately 6:22 p.m.

2. Arking Solutions' Presentation & Proposal for Taft Street Visitor Gate Trap System Project

Mrs. Arango made a presentation and reviewed the proposal for the street visitor gate trap system project. Mrs. Arango then answered several questions of the Board.

Direction was given for District management to schedule a meeting with the City of Pembroke Pines to review and comment on the project and plans that are being considered prior to project approval.

3. Landshore Enterprises Lake 10 Shoreline Erosion Proposal

Mr. Reto provided an overview of the Lake 10 Shoreline Erosion Proposal and addressed the Board's questions including his note that the proposed material was not under warrantee by Landshore Enterprises, but Landshore Enterprises offers a three (3) years warrantee on workmanship. A lengthy discussion ensued, and District management was asked to obtain a proposal from the District Engineer to oversee the Lake 10 Shoreline Project and the Landshore Enterprises proposal was tabled until the next scheduled meeting.

4. Landshore Enterprises Updated Erosion and Sedimentation Control Plan for Canal

The Landshore Enterprise Updated Erosion and Sedimentation Control Plan for Canal was posted on the District's website (<https://walnutcreekcdd.org/>) and provided to the Board via handout due to the size and scale of the information.

Mr. Reto provided an overview of the Plan and addressed the Board's questions. A discussion ensued and it was confirmed that a sealed bid would be required for this project, should the Board decide to move forward.

It was noted during this meeting that Central Broward Water Control District (CBWCD) was currently dredging the southern portion of the canal that runs parallel with NW 72nd Avenue. District management was asked to reach out to CBWCD to find out what their plans were and to request the following information:

- Is turbidity control being used for this project?
- What measures to prevent further erosion are being used while conducting this project?
- How far up NW 72nd Avenue does the current project work extend to?
- Does CBWCD have any plans to address the erosion issues that are occurring near the intersection of 72nd Avenue and Sheridan Street?
- Is there a "desilting maintenance" plan? If so, can you please provide a copy?

District management was also asked to request that moving forward the CBWCD provide the District with proper notification for any projects that are to be conducted within the District's boundaries.

District Counsel will look into existing easements for the canal areas.

5. Landscape RFP Process Updated Map

Mrs. Perez presented the updated map that is being used by the District in the Landscape RFP process. In previous years, the District provided landscaping services, but the lake banks were not included in the scope of work. During the last meeting, the Board asked that the lake banks be included in the current RFP process. As such Mrs. Perez requested that the District Engineer update the map to provide for the common areas and lake banks that are owned by the District. As it turns out, the District owns and maintains the water and mitigation areas in all 10 lakes, but it does not own the lake banks of all of the lakes. The District owns 9 out of the 10 lake banks. The District does have an easement for the lake located

between Parcel H and Parcel C (*the Palm Brook and Park South*) also referred to as Lake #1 to provide maintenance to the stormwater management, lake water and the Preserve.

Mrs. Perez noted that the advertisement for the District's Landscape RFP was posted yesterday (Monday, April 14, 2025.).

J. CONSIDER RATIFICATIONS AND APPROVALS

There were no items requiring ratification and approval at this time.

K. OLD BUSINESS

There was no Old Business to come before the Board.

L. ADDITIONAL STAFF UPDATES/REQUESTS

1. Attorney

District Counsel noted that he was working on completing the agreements that had been approved during the previous meeting and would be forwarding same to District management for finalization.

2. District Manager

The District Manager had nothing further.

M. ADDITIONAL BOARD MEMBER/PUBLIC COMMENTS

The Board, District Manager and Legal Counsel provided clarification regarding questions that members of the public had with respect to the landscaping conditions and responsibilities.

N. ADJOURNMENT

There being no further business to come before the Board a MOTION was made by Chairman Beckmann, seconded by Supervisor Dr. Chin and passed unanimously adjourning the meeting at 7:28 p.m.

ATTESTED BY:

Secretary /Assistant Secretary

Chairman/Vice-Chair

Walnut Creek
Community Development District

**Financial Report For
April 2025**

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
APRIL 2025

	Annual Budget 10/1/24 - 9/30/25	Actual Apr-25	Year To Date Actual 10/1/24 - 4/30/25
REVENUES			
ADMINISTRATIVE ASSESSMENTS	191,895	0	181,862
MAINTENANCE ASSESSMENTS	1,268,723	0	1,197,490
DEBT ASSESSMENTS (2010)	129,869	0	122,646
OTHER REVENUE	0	0	4,225
INTEREST INCOME (OPERATING)	1,800	0	35,578
INTEREST INCOME (IMPROVEMENTS)	0	0	18,691
TOTAL REVENUES	\$ 1,592,287	\$ -	\$ 1,560,492
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	10,000	600	3,400
PAYROLL TAXES (EMPLOYER)	800	46	260
ENGINEERING	40,000	0	8,050
LEGAL FEES	23,000	4,567	14,842
AUDIT FEES	4,200	0	0
MANAGEMENT	50,556	4,213	29,491
POSTAGE	1,450	130	574
OFFICE SUPPLIES/PRINTING	5,300	169	1,025
INSURANCE	24,000	0	21,894
LEGAL ADVERTISING	2,500	279	279
MISCELLANEOUS	8,750	339	4,304
DUES & SUBSCRIPTIONS	175	0	175
ASSESSMENT ROLL	7,500	0	0
TRUSTEE FEES	1,600	0	1,420
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	167	1,167
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 182,181	\$ 10,510	\$ 86,881
MAINTENANCE EXPENDITURES			
FIELD MANAGEMENT	5,000	2,500	5,000
OPERATIONS MANAGEMENT	12,000	1,000	7,000
SECURITY SERVICES	370,000	0	125,680
HOA SECURITY SERVICES ADMIN	35,100	1,100	7,700
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000	3,524	23,563
SECURITY CAMERAS & MAINTENANCE	12,000	274	1,918
SECURITY ONLINE SOLUTIONS	12,000	1,090	6,840
TELEPHONE	12,500	194	6,936
ELECTRIC	85,000	8,401	56,981
WATER & SEWAGE	16,000	2,341	8,319
GUARD HOUSE - VISITOR PASSES	0	0	0
GATE SYSTEM MAINTENANCE	50,000	6,653	38,324
GUARD HOUSE INT/EXT MAINTENANCE	30,000	0	9,562
LAKE & PRESERVE MAINTENANCE	48,000	3,715	21,739
SIGNAGE	2,000	0	0
STREETLIGHT MAINTENANCE	5,000	0	3,863
WATERFALL MAINTENANCE	80,000	4,650	44,200
HOLIDAY LIGHTING	11,000	0	4,995
IGUANA REMOVAL SERVICES	27,000	2,242	15,692

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
APRIL 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Apr-25	Year To Date Actual 10/1/24 - 4/30/25
MISCELLANEOUS MAINTENANCE	10,000	231	6,988
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	100,000	0	0
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES	14,000	0	0
HEADWALL STABILIZATION PROJECT	50,000	0	0
LAKE SLOPE SOIL MAINTENANCE	10,000	0	0
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	240,000	0	0
OPERATING RESERVE/CONTINGENCY	24,000	0	0
TAFT STREET STRUCTURE MAINTENANCE	0	0	0
STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT	0	0	0
MONUMENT MAINTENANCE	6,000	0	0
TREE TRIMMING SERVICES	0	0	3,643
TOTAL MAINTENANCE EXPENDITURES	\$ 1,301,600	\$ 37,915	\$ 398,943
TOTAL EXPENDITURES	\$ 1,483,781	\$ 48,425	\$ 485,824
EXCESS OR (SHORTFALL)	\$ 108,506	\$ (48,425)	\$ 1,074,668
PAYMENT TO TRUSTEE (2010)	(122,077)	0	(115,514)
BALANCE	\$ (13,571)	\$ (48,425)	\$ 959,154
COUNTY APPRAISER & TAX COLLECTOR FEE	(31,810)	0	(28,855)
DISCOUNTS FOR EARLY PAYMENTS	(63,619)	0	(58,449)
EXCESS/ (SHORTFALL)	\$ (109,000)	\$ (48,425)	\$ 871,850
CARRYOVER FROM PRIOR YEAR	109,000	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (48,425)	\$ 871,850

Notes

Reserves Set-Up For Un-Used Budgeted Fiscal Year 20/21, 21/22, 22/23 & 23/24 Maintenance Projects.

Improvement/Emergency Funds May Be Needed To Fund A Portion Of The Projects.

Reserve Balances Total \$1,225,000 (\$825,000 as of 9-30-23 -plus 9/30/24 additions - \$400,000).

Reserve Additions: S-8 Canal: \$240,000 - Stormwater/Pipe: \$100,000 - Headwall: \$50,000 - Lake Slop - \$10,000 - Total: \$400,000.

Bank Balance As Of 4/30/25	\$ 2,443,735.74
Accounts Payable As Of 4/30/25	\$ 78,521.21
Accounts Receivable As Of 4/30/25	\$ 12,945.00
Reserve For Headwall Stabilization As Of 4/30/25	\$ 150,000.00
Reserve For Lake Slope Soil Maintenance As Of 4/30/25	\$ 40,000.00
Reserve For Stormwater Maint/Pipe Replacement As Of 4/30/25	\$ 255,000.00
Reserve For S-8 Canal Reconstruction As Of 4/30/25	\$ 780,000.00
Operating Account Available Funds As Of 4/30/25	\$ 1,153,159.53
Improvements/Emergency Funds As Of 4/30/25	\$ 1,335,345.61
Total Available Funds As Of 4/30/25	\$ 2,488,505.14

Walnut Creek Community Development District
Budget vs. Actual
October 2024 through April 2025

	Oct 24 - April 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	181,862.24	191,895.00	-10,032.76	94.77%
01-3200 · Maintenance Assessment	1,197,489.60	1,268,723.00	-71,233.40	94.39%
01-3811 · Debt Assessments (Series 2010)	122,646.40	129,869.00	-7,222.60	94.44%
01-3821 · Debt Assess-Paid To Trustee-10	-115,514.00	-122,077.00	6,563.00	94.62%
01-3830 · Assessment Fees	-28,854.57	-31,810.00	2,955.43	90.71%
01-3831 · Assessment Discounts	-58,449.22	-63,619.00	5,169.78	91.87%
01-9400 · Miscellaneous Revenue	4,225.00	0.00	4,225.00	100.0%
01-9410 · Interest Income	35,577.88	1,800.00	33,777.88	1,976.55%
Interest Income (Improvements Account)	18,691.28	0.00	18,691.28	100.0%
01-9411 · Carryover From Prior Year	0.00	109,000.00	-109,000.00	0.0%
Total Income	1,357,674.61	1,483,781.00	-126,106.39	91.5%
Expense				
01-1307 · Payroll tax expense	260.10	800.00	-539.90	32.51%
01-1308 · Supervisor Fees	3,400.00	10,000.00	-6,600.00	34.0%
01-1310 · Engineering	8,050.00	40,000.00	-31,950.00	20.13%
01-1311 · Management Fees	29,491.00	50,556.00	-21,065.00	58.33%
01-1315 · Legal Fees	14,842.50	23,000.00	-8,157.50	64.53%
01-1318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
01-1320 · Audit Fees	0.00	4,200.00	-4,200.00	0.0%
01-1450 · Insurance	21,894.00	24,000.00	-2,106.00	91.23%
01-1480 · Legal Advertisements	279.30	2,500.00	-2,220.70	11.17%
01-1512 · Miscellaneous	4,304.23	8,750.00	-4,445.77	49.19%
01-1513 · Postage and Delivery	573.63	1,450.00	-876.37	39.56%
01-1514 · Office Supplies	1,024.58	5,300.00	-4,275.42	19.33%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	1,420.00	1,600.00	-180.00	88.75%
01-1551 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
01-1570 · Website Management	1,166.62	2,000.00	-833.38	58.33%
01-1601 · Security Services & Rover	125,679.72	370,000.00	-244,320.28	33.97%
01-1604 · Guardhouse Int/Ext Maintenance	9,562.28	30,000.00	-20,437.72	31.87%
01-1605 · Gate System Maintenance	38,324.00	50,000.00	-11,676.00	76.65%
01-1609 · Security Cameras & Maintenance	1,918.00	12,000.00	-10,082.00	15.98%
01-1610 · Security Online Solutions	6,840.00	12,000.00	-5,160.00	57.0%
01-1803 · Lake & Preserve Maintenance	21,739.00	48,000.00	-26,261.00	45.29%
01-1805 · Stormwater Mgt/Pipe Replacement	0.00	100,000.00	-100,000.00	0.0%
01-1812 · Signs	0.00	2,000.00	-2,000.00	0.0%
01-1814 · Electricity	56,981.06	85,000.00	-28,018.94	67.04%
01-1815 · Miscellaneous Maintenance	6,987.88	10,000.00	-3,012.12	69.88%
01-1816 · Telephone	6,935.83	12,500.00	-5,564.17	55.49%
01-1817 · Water & sewer	8,318.58	16,000.00	-7,681.42	51.99%
01-1818 · Field Management	5,000.00	5,000.00	0.00	100.0%
01-1821 · Waterfall Maintenance	44,200.00	80,000.00	-35,800.00	55.25%
01-1824 · Streetlight Maintenance	3,863.00	5,000.00	-1,137.00	77.26%
01-1825 · Tree Trimming Services	3,645.00	0.00	3,645.00	100.0%

Walnut Creek Community Development District
Budget vs. Actual
October 2024 through April 2025

	Oct 24 - April 25	24/25 Budget	\$ Over Budget	% of Budget
01-1826 · Holiday Lighting	4,995.00	11,000.00	-6,005.00	45.41%
01-1829 · Monument Maintenance	0.00	6,000.00	-6,000.00	0.0%
01-1835 · Pressure Clean & Paint Ext Strc	0.00	14,000.00	-14,000.00	0.0%
01-1839 · Iguana Removal Services	15,691.69	27,000.00	-11,308.31	58.12%
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%
01-1842 · S-8 Canal Reconstructn-Eng Dsgn	0.00	240,000.00	-240,000.00	0.0%
01-1844 · Security Services Admin	7,700.00	35,100.00	-27,400.00	21.94%
01-1845 · Security Video Surv. & Virtual	23,562.46	35,000.00	-11,437.54	67.32%
01-1899 · Operating Maint Resrve/Contngcy	0.00	24,000.00	-24,000.00	0.0%
01-2311 · Operations Management	7,000.00	12,000.00	-5,000.00	58.33%
Total Expense	485,824.46	1,483,781.00	-997,956.54	32.74%
Net Income	871,850.15	0.00	871,850.15	100.0%

Walnut Creek Community Development District
Check Register
April 2025

Reference #	Date	Vendor	Amount
4-1	4/2/2025	Allstate Resource Management, Inc.	3,048.00
4-2	4/2/2025	Blue Iguana Pest Control Inc	2,241.67
4-3	4/2/2025	City of Pembroke Pines (536645-248297)	205.97
4-4	4/2/2025	City of Pembroke Pines (536646-248298)	204.37
4-5	4/2/2025	City of Pembroke Pines (536647-248299)	575.54
4-6	4/2/2025	FPL	8,370.10
4-7	4/2/2025	Regions Security	25,856.90
4-8	4/2/2025	Special District Services	<u>5,704.01</u>
		TOTAL	46,206.56

Walnut Creek Community Development District
Expenditures
October 2024 through April 2025

	Date	Num	Name	Memo	Amount
Expenditures					
01-1307 · Payroll tax expense					
	10/18/2024	PR 10/15/24		mtg 10/15/24 PR 10/21/24 (Levenson, Ross, Beckman, Kagan, Fateyev)	76.50
	01/31/2025	PR 01-21-25		mtg 01/21/25 ck date 2/3/25 (Kroker, Ross, Beckman, Kagan, & Fateyev)	76.50
	03/18/2025	PR 03-21-25		mtg 03/18/25 ck date 3/21/25 (Kroker, Beckman, Kagan, & Fateyev)	61.20
	04/24/2025	PR 04-25-25		mtg 04/15/25 ck date 4/25/25 (Kroker, Beckman, & Fateyev)	45.90
Total 01-1307 · Payroll tax expense					260.10
01-1308 · Supervisor Fees					
	10/18/2024	PR 10/15/24		mtg 10/15/24 PR 10/21/24 (Levenson, Ross, Beckman, Kagan, Fateyev)	1,000.00
	01/31/2025	PR 01-21-25		mtg 01/21/25 ck date 2/3/25 (Kroker, Ross, Beckman, Kagan, & Fateyev)	1,000.00
	03/18/2025	PR 03-21-25		mtg 03/18/25 ck date 3/21/25 (Kroker, Beckman, Kagan, & Fateyev)	800.00
	04/24/2025	PR 04-25-25		mtg 04/15/25 ck date 4/25/25 (Kroker, Beckman, & Fateyev)	600.00
Total 01-1308 · Supervisor Fees					3,400.00
01-1310 · Engineering					
	10/31/2024	CASA-INV-002417	Craig A Smith & Associates LLC	professional services thru 10/31/2024	3,135.00
	11/30/2024	CASA-INV-002487	Craig A Smith & Associates LLC	professional services thru 11/30/2024	845.00
	12/31/2024	CASA-INV-002576	Craig A Smith & Associates LLC	professional services thru 12/31/2024	585.00
	01/31/2025	CASA-INV-002629	Craig A Smith & Associates LLC	professional services thru 01/31/2025	1,235.00
	02/28/2025	CASA-INV-002692	Craig A Smith & Associates LLC	professional services thru 02/28/2025	1,199.00
	03/31/2025	CASA-INV-002796	Craig A Smith & Associates LLC	professional services thru 03/31/2025	1,051.00
Total 01-1310 · Engineering					8,050.00
01-1311 · Management Fees					
	10/31/2024	2024-1455	Special District Services	Management fee - October 2024	4,213.00
	11/30/2024	2024-1588	Special District Services	Management fee - November 2024	4,213.00
	12/31/2024	2024-1817	Special District Services	Management fee - December 2024	4,213.00
	01/31/2025	2025-0058	Special District Services	Management fee - January 2025	4,213.00
	02/28/2025	2025-0171	Special District Services	Management Fee - February 2025	4,213.00
	03/31/2025	2025-0300	Special District Services	Management Fee - March 2025	4,213.00
	04/30/2025	2025-0432	Special District Services	Management Fee - April 2025	4,213.00
Total 01-1311 · Management Fees					29,491.00
01-1315 · Legal Fees					
	10/31/2024	190280	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 10/31/2024	3,077.50
	11/30/2024	190789	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 11/30/2024	500.00
	12/31/2024	191218	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 12/31/2024	500.00
	01/31/2025	191822	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 01/31/2025	1,755.00
	02/28/2025	192220	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 02/28/2025	517.50
	03/31/2025	192751	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 03/31/2025	3,925.00
	04/30/2025	193186	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 04/30/2025	4,567.50
Total 01-1315 · Legal Fees					14,842.50
01-1450 · Insurance					
	10/01/2024	25436	Egis Insurance and & Risk Advisors	policy #100124507 10/1/24 - 10/1/25	21,894.00
Total 01-1450 · Insurance					21,894.00

Walnut Creek Community Development District
Expenditures
October 2024 through April 2025

	Date	Num	Name	Memo	Amount
01-1480 · Legal Advertisements					
	04/20/2025	115370644000	SunSentinel	RFP for Landscaping Services	279.30
Total 01-1480 · Legal Advertisements					279.30
01-1512 · Miscellaneous					
	10/18/2024	PR 10/15/24		mtg 10/15/24 PR 10/21/24 (Levenson, Ross, Beckman, Kagan, Fateyev)	53.75
	10/31/2024	2024-1455	Special District Services	document storage	89.68
	10/31/2024	2024-1455	Special District Services	travel	225.76
	11/18/2024	11/18/24	Broward County Property Appraiser	annual property appraiser fee 24/25	1,790.00
	11/30/2024	2024-1588	Special District Services	document storage	89.68
	11/30/2024	2024-1588	Special District Services	travel	309.12
	12/31/2024	2024-1817	Special District Services	document storage	89.68
	12/31/2024	2024-1817	Special District Services	travel	135.68
	01/30/2025		Paymaster	W2 processing fee	86.75
	01/31/2025	2025-0058	Special District Services	document storage	91.54
	01/31/2025	2025-0058	Special District Services	travel	73.37
	01/31/2025	PR 01-21-25		mtg 01/21/25 ck date 2/3/25 (Kroker, Ross, Beckman, Kagan, & Fateyev)	53.75
	01/31/2025	401	Clark D. Bennett	revise amortization schedule	150.00
	02/28/2025	2025-0171	Special District Services	document storage	92.32
	02/28/2025	2025-0171	Special District Services	travel	271.66
	03/18/2025	PR 03-21-25		mtg 03/18/25 ck date 3/21/25 (Kroker, Beckman, Kagan, & Fateyev)	53.12
	03/31/2025	2025-0300	Special District Services	document storage	122.08
	03/31/2025	2025-0300	Special District Services	travel	186.97
	04/24/2025	PR 04-25-25		mtg 04/15/25 ck date 4/25/25 (Kroker, Beckman, & Fateyev)	52.34
	04/30/2025	2025-0432	Special District Services	document storage	117.93
	04/30/2025	2025-0432	Special District Services	travel	169.05
Total 01-1512 · Miscellaneous					4,304.23
01-1513 · Postage and Delivery					
	10/31/2024	2024-1455	Special District Services	FedEx	118.17
	11/30/2024	2024-1588	Special District Services	FedEx	171.69
	11/30/2024	2024-1588	Special District Services	postage	10.33
	12/31/2024	2024-1817	Special District Services	FedEx	5.06
	02/28/2025	2025-0171	Special District Services	FedEx	111.88
	02/28/2025	2025-0171	Special District Services	postage	26.87
	04/30/2025	2025-0432	Special District Services	FedEx	100.71
	04/30/2025	2025-0432	Special District Services	postage	28.92
Total 01-1513 · Postage and Delivery					573.63

Walnut Creek Community Development District
Expenditures
October 2024 through April 2025

	Date	Num	Name	Memo	Amount
01-1514 · Office Supplies					
	10/18/2024	13GX-HG7W-X61W	Amazon Capital Services	Olympus digital recorder and carrying case	161.97
	10/19/2024	1MKN-TMPG-19HR	Amazon Capital Services	padlocks	47.96
	10/31/2024	2024-1455	Special District Services	copier charges	43.20
	11/30/2024	2024-1588	Special District Services	copier charges	188.40
	11/30/2024	2024-1588	Special District Services	meeting books	28.00
	12/31/2024	2024-1817	Special District Services	copier charges	3.15
	01/31/2025	2025-0058	Special District Services	copier charges	15.75
	02/28/2025	2025-0171	Special District Services	copier charges	324.00
	02/28/2025	2025-0171	Special District Services	meeting books	28.00
	03/31/2025	2025-0300	Special District Services	copier charges	15.30
	04/30/2025	2025-0432	Special District Services	copier charges	140.85
	04/30/2025	2025-0432	Special District Services	meeting books	28.00
Total 01-1514 · Office Supplies					1,024.58
01-1540 · Dues, License & Subscriptions					
	10/01/2024	90567	Florida Commerce	special district fee FY 24/25	175.00
Total 01-1540 · Dues, License & Subscriptions					175.00
01-1550 · Trustee Fees (GF)					
	11/18/2024	42727	Hancock Bank (Trustee Fee)	trustee fee 01/01/2025 - 12/31/2025	1,420.00
Total 01-1550 · Trustee Fees (GF)					1,420.00
01-1570 · Website Management					
	10/31/2024	2024-1455	Special District Services	website fee	166.66
	11/30/2024	2024-1588	Special District Services	website fee	166.66
	12/31/2024	2024-1817	Special District Services	website fee	166.66
	01/31/2025	2025-0058	Special District Services	website fee	166.66
	02/28/2025	2025-0171	Special District Services	website fee	166.66
	03/31/2025	2025-0300	Special District Services	website fee	166.66
	04/30/2025	2025-0432	Special District Services	website fee	166.66
Total 01-1570 · Website Management					1,166.62
01-1601 · Security Services & Rover					
	10/31/2024	33064	Regions Security	security and rover services October 2024	20,994.98
	11/30/2024	33351	Regions Security	Security and Rover services November 2024	20,978.24
	12/15/2024	33570	Regions Security	SECURITY & ROVER SERVICES - December 2024	21,677.68
	01/31/2025	34054	Regions Security	SECURITY & ROVER SERVICES 01/01/25 - 01/31/25	21,551.51
	02/28/2025	34302	Regions Security	SECURITY & ROVER SERVICES 02/1/25 - 02/28/25	19,228.12
	03/31/2025	34557	Regions Security	Security Officer Services - March	21,249.19
Total 01-1601 · Security Services & Rover					125,679.72

Walnut Creek Community Development District
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	Date	Num	Name	Memo	Amount
01-1604 · Guardhouse Int/Ext Maintenance					
	10/03/2024	1080048	Traffic Cones for Less	traffic delineators	643.50
	10/16/2024	1939	Elite Property Service & Painting Corp	remove bracket, patch holes, paint	850.00
	10/16/2024	58581	Tirone Electric	troubleshoot lights by Taft St entrance pavilion	360.00
	10/18/2024	25068	Richie Rich Services LLC	AC service at guardhouse	284.00
	10/31/2024	2024-1455	Special District Services	guardhouse light bulbs	48.06
	11/07/2024	156225	KJC FUMIGATION LLC	bi monthly pest control	140.00
	11/13/2024	4402	Shekinah Fence Services LLC	REPAIR FENCE SECTIONS BROKEN ALONG NW 72 AVE	1,756.00
	11/30/2024	2024-1588	Special District Services	fence gate chain	3.17
	01/03/2025	158311	KJC FUMIGATION LLC	bi monthly pest control	140.00
	01/10/2025	59363	Tirone Electric	replace light bulbs - 2 streetlights, 3 guardhouse bulbs, 1 decorative light	573.55
	01/24/2025	4412	Shekinah Fence Services LLC	REPAIR FENCE SECTIONS BROKEN ALONG NW 72 AVE	775.00
	02/11/2025	59612	Tirone Electric	job# 24-RB121 for pole light head replacement	2,555.00
	02/12/2025	4415	Shekinah Fence Services LLC	REPAIR FENCE SECTIONS BROKEN ALONG NW 72 AVE	1,010.00
	03/05/2025	160239	KJC FUMIGATION LLC	bi monthly pest control	140.00
	03/05/2025	25482	Richie Rich Services LLC	AC service at guardhouse	284.00
Total 01-1604 · Guardhouse Int/Ext Maintenance					9,562.28
01-1605 · Gate System Maintenance					
	10/01/2024	32688	Regions Security	Oct 2024 gate maintenance contract	825.00
	10/29/2024	32997	Regions Security	Taft Street Resident Lane Sign 24" x 18" Reflective Aluminum	250.00
	11/01/2024	33025	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS nOV 24	825.00
	11/06/2024	33091	Regions Security	Taft resident 2nd arm remount 10/22 7:10 pm	225.00
	11/06/2024	33089	Regions Security	hurricane arm swing gates removal and remount	600.00
	11/06/2024	33090	Regions Security	Sheridan left exit arm remount 10/16 1:15 pm	300.00
	11/07/2024	33095	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS	810.00
	11/11/2024	33173	Regions Security	Sheridan entrance repair 10/18/24	300.00
	11/11/2024	33170	Regions Security	Sheridan left exit arm barrier remount 11/9/24 12:05 pm	225.00
	11/15/2024	33201	Regions Security	Sheridan left exit are remount 10/15 4:35 pm	150.00
	11/15/2024	33202	Regions Security	virtual guard remote gate control - 4 gate motors	3,512.00
	12/01/2024	33321	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS - December 2024	825.00
	12/01/2024	33322	Regions Security	SECURITY ONLINE SOLUTIONS - December 2024	1,090.00
	12/04/2024	33442	Regions Security	1 CLICK2ENTER SYSTEM PROJECT ON TAFT AND SHERIDAN	12,675.00
	12/09/2024	33457	Regions Security	Sheridan entrance gate loop replacement	1,890.00
	12/10/2024	33458	Regions Security	Installation of new LED kit for Taft resident 2nd arm	525.00
	12/31/2024	33647	Regions Security	Sheridan left exit arm remount 11/20/24 8:45 pm	225.00
	12/31/2024	33649	Regions Security	Sheridan left exit arm remount 12/30/24 9:15 pm	225.00
	12/31/2024	33650	Regions Security	Sheridan left exit are barrier remount 12/23/24 4:25 pm	150.00
	12/31/2024	33651	Regions Security	Sheridan left exit are barrier remount 12/13/24 6:25 pm	150.00
	12/31/2024	33645	Regions Security	Sheridan left exit arm remount 11/18/24 8:29 pm	150.00
	12/31/2024	33642	Regions Security	Taft resident arm barrier remount 10/30/24 8:17 pm	150.00
	12/31/2024	33646	Regions Security	Taft resident 2nd arm barrier remount 11/19/24 7:49 pm	225.00
	12/31/2024	33643	Regions Security	Taft resident 2nd arm barrier remount 10/30/24 7:05 pm	150.00

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Date	Num	Name	Memo	Amount
12/31/2024	33648	Regions Security	Sheridan left exit are barrier remount 11/26/24 6:00 pm	225.00
12/31/2024	33644	Regions Security	Taft resident arm remount 11/9/24 8:20 pm	225.00
01/02/2025	33620	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS January 2025	825.00
01/28/2025	33924	Regions Security	resident 1st arm re-mount 1/28/25 @ 10:05am	150.00
01/30/2025	33960	Regions Security	2 x 12' lighted arms, 2 x 17' lighted arms	2,144.00
02/01/2025	33952	Regions Security	February 2025 SECURITY GATE SYSTEM MAINTENANCE & REPAIRS	825.00
03/01/2025	34201	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS 03/01/25 - 03/31/25	825.00
04/01/2025	34460	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS April 2025	825.00
04/11/2025	34649	Regions Security	Taft resident 2nd arm barrier remount 3/30 7:03 pm	225.00
04/11/2025	34650	Regions Security	Sheridan exit arm barrier remount 3/30/25 5:40 pm	225.00
04/15/2025	34661	Regions Security	Resident lane barrier gate control	1,193.00
04/17/2025	34671	Regions Security	Taft resident 2nd arm barrier remount 4/16 6:20 pm	150.00
04/17/2025	34665	Regions Security	Taft St visitor gate - mega arm cover	755.00
04/17/2025	34667	Regions Security	Taft St - mega arm box replacement	2,755.00
04/23/2025	34678	Regions Security	Taft resident 2nd arm remount 4/5/25 6:00 pm	225.00
04/23/2025	34679	Regions Security	Taft resident 2nd arm remount 4/11/25 5:08 pm	150.00
04/25/2025	34776	Regions Security	Sheridan left exit arm barrier remount 4/24/25 3:13pm	150.00
Total 01-1605 · Gate System Maintenance				38,324.00
01-1609 · Security Cameras & Maintenance				
10/01/2024	32823	Regions Security	video maintenance services	274.00
11/01/2024	33027	Regions Security	SECURITY CAMERAS & MAINTENANCE	274.00
12/01/2024	33323	Regions Security	SECURITY CAMERAS & MAINTENANCE - December 2024	274.00
01/02/2025	33622	Regions Security	SECURITY CAMERAS & MAINTENANCE January 2025	274.00
02/01/2025	33954	Regions Security	February 2025 SECURITY CAMERAS & MAINTENANCE	274.00
03/01/2025	34203	Regions Security	SECURITY CAMERAS & MAINTENANCE 03/01/25 - 03/31/25	274.00
04/01/2025	34462	Regions Security	SECURITY CAMERAS & MAINTENANCE April 2025	274.00
Total 01-1609 · Security Cameras & Maintenance				1,918.00
01-1610 · Security Online Solutions				
10/01/2024	32796	Regions Security	Oct 2024 SOS app subscription	1,090.00
11/01/2024	33026	Regions Security	SECURITY ONLINE SOLUTIONS November 24	1,090.00
01/02/2025	33621	Regions Security	SECURITY ONLINE SOLUTIONS January 2025	1,090.00
02/01/2025	33953	Regions Security	February 2025 SECURITY ONLINE SOLUTIONS	1,090.00
02/12/2025	34092	Regions Security	2 SOS SYSTEM RASPBERRY PI DIAGNOSTIC:	300.00
03/01/2025	34202	Regions Security	SECURITY ONLINE SOLUTIONS 03-01-25 - 03/31/25	1,090.00
04/01/2025	34461	Regions Security	SECURITY ONLINE SOLUTIONS April 2025	1,090.00
Total 01-1610 · Security Online Solutions				6,840.00
01-1803 · Lake & Preserve Maintenance				
10/01/2024	12027	Allstate Resource Management, Inc.	mitigation area maintenance and lake management	2,960.00
11/01/2024	12819	Allstate Resource Management, Inc.	mitigation area maintenance and lake management	2,960.00
12/01/2024	13578	Allstate Resource Management, Inc.	mitigation area maintenance and lake management	2,960.00
01/01/2025	14389	Allstate Resource Management, Inc.	mitigation area maintenance and lake management	3,048.00
02/01/2025	15205	Allstate Resource Management, Inc.	mitigation area maintenance and lake management	3,048.00
03/01/2025	15956	Allstate Resource Management, Inc.	mitigation area maintenance and lake management	3,048.00
04/01/2025	17150	Allstate Resource Management, Inc.	mitigation and lake management April 2025	3,048.00

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	04/14/2025	18044	Allstate Resource Management, Inc.	annual fish stocking	667.00
Total 01-1803 · Lake & Preserve Maintenance					21,739.00
01-1814 · Electricity					
	10/18/2024	54061-43023 1024	FPL	acct# 54061-43023 (09/18/24 - 10/18/24)	100.93
	10/18/2024	63714-09001 1024	FPL	acct# 63714-09001 (09/18/24 - 10/18/24)	31.63
	10/18/2024	63522-34022 1024	FPL	acct# 63522-34022 (09/18/24 - 10/18/24)	329.82
	10/18/2024	04574-72025 1024	FPL	acct# 04574-72025 (09/18/24 - 10/18/24)	443.35
	10/18/2024	91603-83023 1024	FPL	acct# 91603-83023 (09/18/24 - 10/18/24)	1,029.03
	10/18/2024	36358-71365 1024	FPL	acct# 36358-71365 (09/18/24 - 10/18/24)	5,972.40
	11/18/2024	54061-43023 1124	FPL	acct# 54061-43023 (10/18/24 - 11/18/24)	91.94
	11/18/2024	04574-72025 1124	FPL	acct# 04574-72025 (10/18/24 - 11/18/24)	421.20
	11/18/2024	63714-09001 1124	FPL	acct# 63714-09001 (10/18/24 - 11/18/24)	32.10
	11/18/2024	91603-83023 1124	FPL	acct# 91603-83023 (10/18/24 - 11/18/24)	1,113.91
	11/18/2024	36358-71365 1124	FPL	acct# 36358-71365 (10/18/24 - 11/18/24)	5,972.40
	11/18/2024	63522-34022 1124	FPL	acct# 63522-34022 (10/18/24 - 11/18/24)	76.10
	12/18/2024	36358-71365 1224	FPL	acct# 36358-71365 (11/18/24 - 12/18/24)	5,972.40
	12/18/2024	54061-43023 1124	FPL	acct# 54061-43023 (11/18/24 - 12/18/24)	75.86
	12/18/2024	91603-83023 1224	FPL	acct# 91603-83023 (11/18/24 - 12/18/24)	1,114.11
	12/18/2024	04574-72025 1224	FPL	acct# 04574-72025 (11/18/24 - 12/18/24)	369.22
	12/18/2024	63522-34022 1224	FPL	acct# 63522-34022 (11/18/24 - 12/18/24)	475.35
	12/18/2024	63714-09001 1224	FPL	acct# 63714-09001 (11/18/24 - 12/18/24)	34.33
	12/18/2024	36358-71365 0125	FPL	acct# 36358-71365 12/18/24 - 01/17/25	6,132.96
	01/17/2025	63714-09001 0125	FPL	acct# 63714-09001 12/18/24 - 01/17/25	35.65
	01/17/2025	54061-43023 0125	FPL	acct# 54061-43023 12/18/24 - 01/17/25	79.16
	01/17/2025	04574-72025 0125	FPL	acct# 04574-72025 12/18/24 - 01/17/25	410.51
	01/17/2025	91603-83023 0125	FPL	acct# 91603-83023 12/18/24 - 01/17/25	1,140.15
	01/17/2025	63522-34022 0125	FPL	acct# 63522-34022 12/18/24 - 01/17/25	246.28
	01/17/2025	91603-83023 0225	FPL	acct# 91603-83023 01/17/25 - 02/19/25	1,191.98
	02/19/2025	63522-34022 0225	FPL	acct# 63522-34022 01/17/25 - 02/19/25	568.09
	02/19/2025	36358-71365 0225	FPL	acct# 36358-71365 01/17/25 - 02/19/25	6,151.11
	02/19/2025	54061-43023 0225	FPL	acct# 54061-43023 01/17/25 - 02/19/25	90.17
	02/19/2025	04574-72025 0225	FPL	acct# 04574-72025 01/17/25 - 02/19/25	474.33
	02/19/2025	63714-09001 0225	FPL	acct# 63714-09001 01/17/25 - 02/19/25	33.13
	03/19/2025	36358-71365 0325	FPL	acct# 36358-71365 02/19/25 - 03/19/25	6,151.11
	03/19/2025	91603-83023 0325	FPL	acct# 91603-83023 02/19/25 - 03/19/25	1,077.00
	03/19/2025	54061-43023 0325	FPL	acct# 54061-43023 02/19/25 - 03/19/25	79.17
	03/19/2025	04574-72025 0325	FPL	acct# 04574-72025 02/19/25 - 03/19/25	409.30
	03/19/2025	63714-09001 0325	FPL	acct# 63714-09001 02/19/25 - 03/19/25	32.58
	03/19/2025	63522-34022 0325	FPL	acct# 63522-34022 02/19/25 - 03/19/25	620.94
	04/17/2025	04574-72025 0425	FPL	acct# 04574-72025 03/19/25 - 04/17/25	431.97
	04/17/2025	91603-83023 0425	FPL	acct# 91603-83023 03/19/25 - 04/17/25	1,081.33
	04/17/2025	63522-34022 0425	FPL	acct# 63522-34022 03/19/25 - 04/17/25	617.03

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	Date	Num	Name	Memo	Amount
	04/17/2025	54061-43023 0425	FPL	acct# 54061-43023 03/19/25 - 04/17/25	87.34
	04/17/2025	36358-71365 0425	FPL	acct# 36358-71365 03/19/25 - 04/17/25	6,151.11
	04/17/2025	63714-09001 0425	FPL	acct# 63714-09001 03/19/25 - 04/17/25	32.58
Total 01-1814 · Electricity					56,981.06
01-1815 · Miscellaneous Maintenance					
	10/17/2024	101724-01	Earth Advisors Inc	completion of landscape audit and report	4,095.00
	11/12/2024	2122	Landshore Enterprises LLC	initial deposit (50%) for re-evaluation of current conditions	750.00
	11/20/2024	21393886 112024	Crystal Springs	water for guardhouse	69.93
	12/18/2024	21393886 121824	Crystal Springs	water for guardhouse	59.45
	01/15/2025	21393886 011525	Crystal Springs	water for guardhouse	62.44
	01/17/2025	366	Project Perch Inc	Florida burrowing owl	100.00
	02/12/2025	21393886 021225	Crystal Springs	water for guardhouse	107.39
	02/28/2025	2025-0171	Special District Services	fire extinguisher and water bottle	60.22
	03/17/2025	2165	Landshore Enterprises LLC	final payment for re-evaluation of current conditions	750.00
	03/27/2025	5234	FLORIDA FIRE & BACKFLOW LLC	backflow repair and testing	701.75
	04/09/2025	21393886 040925	Crystal Springs	water for guardhouse	65.44
	04/30/2025	2025-0432	Special District Services	drainage system supplies chargeback	166.26
Total 01-1815 · Miscellaneous Maintenance					6,987.88
01-1816 · Telephone					
	10/11/2024	8495 75 100 0519044	Comcast (9044)	acct# 8495751000519044 (10/15/24 - 11/14/24)	823.27
	10/11/2024	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (10/15/24 - 11/14/24)	823.27
	10/15/2024	220522511	Comcast (Voice 8931)	acct# 904688931 inv# 220522511	180.18
	11/11/2024	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (11/15/24 - 12/14/24)	394.02
	11/11/2024	8495 75 100 0519044	Comcast (9044)	acct# 8495751000519044 (11/15/24 - 12/14/24)	429.28
	11/15/2024	223093833	Comcast (Voice 8931)	acct# 904688931 inv# 223093833	180.18
	12/11/2024	8495 75 100 0519044	Comcast (9044)	acct# 8495751000518939 (12/15/24 - 01/14/25)	419.47
	12/15/2024	227241889	Comcast (Voice 8931)	acct# 904688931 inv# 227241889	180.18
	01/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (01/15/25 - 02/14/25)	30.06
	01/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495751000518939 (01/15/25 - 02/14/25)	424.34
	01/15/2025	231049518	Comcast (Voice 8931)	acct# 904688931 inv# 231049518	194.52
	02/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (02/15/25 - 03/14/25)	478.16
	02/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495751000518939 (02/15/25 - 03/14/25)	442.97
	02/15/2025	233558470	Comcast (Voice 8931)	acct# 904688931 inv# 233558470	194.52
	03/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495751000518939 (03/15/25 - 04/14/25)	456.73
	03/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (03/15/25 - 04/14/25)	896.20
	03/15/2025	236086655	Comcast (Voice 8931)	acct# 904688931 inv# 236086655	194.52
	04/15/2025	238496408	Comcast (Voice 8931)	acct# 904688931 inv# 238496408	193.96
Total 01-1816 · Telephone					6,935.83
01-1817 · Water & sewer					
	10/21/2024	536645 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (09/16/24 - 10/17/24)	131.59
	10/21/2024	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (09/16/24 - 10/17/24)	259.48
	10/21/2024	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (09/16/24 - 10/17/24)	339.08
	11/20/2024	536645 - 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (10/17/24 - 11/19/24)	50.42
	11/20/2024	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (10/17/24 - 11/19/24)	448.80

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11/20/2024	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (10/17/24 - 11/19/24)	1,019.14
12/19/2024	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (11/19/24 - 12/17/24)	267.74
12/19/2024	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (11/19/24 - 12/17/24)	485.01
12/19/2024	536645 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (11/19/24 - 12/17/24)	50.42
01/22/2025	536647 248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (12/17/24 - 01/21/25)	647.97
01/22/2025	536645 - 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (12/17/24 - 01/21/25)	67.70
01/22/2025	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (12/17/24 - 01/21/25)	358.27
02/19/2025	536645 - 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (01/21/25 - 02/18/25)	50.42
02/19/2025	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (01/21/25 - 02/18/25)	675.13
02/19/2025	536646 - 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (01/21/25 - 02/18/25)	141.00
03/19/2025	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (02/18/25 - 03/18/25)	204.37
03/19/2025	536645 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (02/18/25 - 03/18/25)	205.97
03/19/2025	536647 248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (02/18/25 - 03/18/25)	575.54
04/16/2025	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (03/18/25 - 04/16/25)	340.16
04/16/2025	536647 248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (03/18/25 - 04/16/25)	1,535.16
04/16/2025	536645 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (03/18/25 - 04/16/25)	465.21
Total 01-1817 · Water & sewer				8,318.58
01-1818 · Field Management				
10/15/2024	2024/2025	Walnut Creek Community Association, Inc.	1st payment for agreement b/t District and association FY 2024/2025	2,500.00
04/01/2025	2024/2025	Walnut Creek Community Association, Inc.	2nd payment for agreement b/t District and association FY 2024/2025	2,500.00
Total 01-1818 · Field Management				5,000.00
01-1821 · Waterfall Maintenance				
10/01/2024	2415181000	Crystal Pool Service Inc	October service	4,650.00
11/01/2024	2415181100	Crystal Pool Service Inc	November service	4,650.00
11/21/2024	2024-walnut-1	Felix Cleaning Service LLC	Filling & compacting areas under & between waterfall rocks (as per agreement).	4,700.00
11/21/2024	2415191200	Crystal Pool Service Inc	November repairs	1,950.00
12/01/2024	2415181200	Crystal Pool Service Inc	December service	4,650.00
01/01/2025	2515180100	Crystal Pool Service Inc	January service	4,650.00
02/01/2025	2515180200	Crystal Pool Service Inc	February service	4,650.00
02/24/2025	2515190300	Crystal Pool Service Inc	repairs to grout joints in between rocks at all 3 waterfalls	5,000.00
02/24/2025	2515180300	Crystal Pool Service Inc	March service	4,650.00
04/01/2025	2515180400	Crystal Pool Service Inc	April service	4,650.00
Total 01-1821 · Waterfall Maintenance				44,200.00
01-1824 · Streetlight Maintenance				
01/16/2025	28649	Hall Fountains Inc.	LED platter for SL250 light fixture	3,863.00
Total 01-1824 · Streetlight Maintenance				3,863.00
01-1825 · Tree Trimming Services				
02/13/2025	895	Cutters Edge Cutters Edge Lawn and Mainte	palm pruning	3,645.00
Total 01-1825 · Tree Trimming Services				3,645.00
01-1826 · Holiday Lighting				
01/16/2025	13675	Randy's Holiday Lighting	final payment on 2024 holiday lights	4,995.00
Total 01-1826 · Holiday Lighting				4,995.00
01-1839 · Iguana Removal Services				

Walnut Creek Community Development District
Expenditures
October 2024 through April 2025

	Date	Num	Name	Memo	Amount
	10/01/2024	162997	Blue Iguana Pest Control Inc	monitoring October 2024	241.67
	10/01/2024	162999	Blue Iguana Pest Control Inc	monitoring October 2024	2,000.00
	11/01/2024	170558	Blue Iguana Pest Control Inc	monitoring November 2024	241.67
	11/01/2024	170563	Blue Iguana Pest Control Inc	monitoring November 2024	2,000.00
	12/01/2024	177406	Blue Iguana Pest Control Inc	monitoring December 2024	241.67
	12/01/2024	177404	Blue Iguana Pest Control Inc	monitoring December 2024	2,000.00
	01/06/2025	185007	Blue Iguana Pest Control Inc	monitoring January 2025	2,000.00
	01/06/2025	185008	Blue Iguana Pest Control Inc	monitoring January 2025	241.67
	02/04/2025	191201	Blue Iguana Pest Control Inc	monitoring February 2025	241.67
	02/04/2025	191203	Blue Iguana Pest Control Inc	monitoring February 2025	2,000.00
	03/03/2025	198110	Blue Iguana Pest Control Inc	monitoring March 2025	241.67
	03/03/2025	198111	Blue Iguana Pest Control Inc	monitoring March 2025	2,000.00
	04/01/2025	205142	Blue Iguana Pest Control Inc	monitoring April 2025	241.67
	04/01/2025	205141	Blue Iguana Pest Control Inc	monitoring April 2025	2,000.00
Total 01-1839 · Iguana Removal Services					15,691.69
01-1844 · Security Services Admin					
	10/01/2024	32689	Regions Security	Oct 2024 security administration	1,100.00
	11/01/2024	33029	Regions Security	SECURITY ADMINISTRATIVE SERVICES November 24	1,100.00
	12/01/2024	33325	Regions Security	SECURITY ADMINISTRATIVE SERVICES - December 2024	1,100.00
	01/02/2025	33624	Regions Security	Security Admin Services January 2025	1,100.00
	02/01/2025	33956	Regions Security	SECURITY ADMINISTRATIVE SERVICES February 2025	1,100.00
	03/01/2025	34202	Regions Security	SECURITY ADMINISTRATIVE SERVICES March 2025	1,100.00
	04/01/2025	34464	Regions Security	SECURITY ADMINISTRATIVE SERVICES April 2025	1,100.00
Total 01-1844 · Security Services Admin					7,700.00
01-1845 · Security Video Surv. & Virtual					
	10/01/2024	32690	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES	3,339.78
	11/01/2024	33028	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES November 24	3,339.78
	12/01/2024	33324	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES December 2024	3,339.78
	01/02/2025	33623	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES January 2025	3,339.78
	02/01/2025	33955	Regions Security	February 2025 SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES	3,339.78
	03/01/2025	34204	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES 03/01/25 - 03/31/25	3,339.78
	04/01/2025	34463	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES April 2025	3,523.78
Total 01-1845 · Security Video Surv. & Virtual					23,562.46
01-2311 · Operations Management					
	10/31/2024	2024-1455	Special District Services	field operations management	1,000.00
	11/30/2024	2024-1588	Special District Services	field operations management	1,000.00
	12/31/2024	2024-1817	Special District Services	field operations management	1,000.00
	01/31/2025	2025-0058	Special District Services	field operations management	1,000.00
	02/28/2025	2025-0171	Special District Services	field operations management	1,000.00
	03/31/2025	2025-0300	Special District Services	field operations management	1,000.00
	04/30/2025	2025-0432	Special District Services	field operations management	1,000.00
Total 01-2311 · Operations Management					7,000.00
Total Expenditures					485,824.46

Walnut Creek Community Development District
Balance Sheet
As of April 30, 2025

	Operating Fund	Debt Service (2010) Fund	General Fixed Assets	Long Term Debt	TOTAL
ASSETS					
Current Assets					
Checking/Savings					
Operating Fund	2,443,735.74	0.00	0.00	0.00	2,443,735.74
Improvements/Emergency Funds	1,335,345.61	0.00	0.00	0.00	1,335,345.61
Total Checking/Savings	3,779,081.35	0.00	0.00	0.00	3,779,081.35
Total Current Assets	3,779,081.35	0.00	0.00	0.00	3,779,081.35
Other Assets					
Investments - Interest Account	0.00	3.42	0.00	0.00	3.42
Investments - Reserve Fund	0.00	126,416.86	0.00	0.00	126,416.86
Investments - Revenue Account	0.00	242,149.04	0.00	0.00	242,149.04
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00
Investments - Redemption Account	0.00	668.41	0.00	0.00	668.41
Investments - Principal	0.00	7.86	0.00	0.00	7.86
Accounts Receivable	12,945.00	0.00	0.00	0.00	12,945.00
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	-3,079,677.00	0.00	-3,079,677.00
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	369,245.59	369,245.59
Amount To Be Provided	0.00	0.00	0.00	555,754.41	555,754.41
Total Other Assets	12,945.00	369,245.59	8,183,865.00	925,000.00	9,491,055.59
TOTAL ASSETS	3,792,026.35	369,245.59	8,183,865.00	925,000.00	13,270,136.94
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Accrued Expense Sundry	0.00	0.00	0.00	0.00	0.00
Maintenance Projects Reserves	1,225,000.00	0.00	0.00	0.00	1,225,000.00
Accounts Payable	78,521.21	0.00	0.00	0.00	78,521.21
Total Current Liabilities	1,303,521.21	0.00	0.00	0.00	1,303,521.21
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	925,000.00	925,000.00
Total Long Term Liabilities	0.00	0.00	0.00	925,000.00	925,000.00
Total Liabilities	1,303,521.21	0.00	0.00	925,000.00	2,228,521.21
Equity					
Retained Earnings	1,616,654.99	283,794.59	-3,110,211.00	0.00	-1,209,761.42
Net Income	871,850.15	85,451.00	0.00	0.00	957,301.15
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00
Investment In Gen Fixed Assets	0.00	0.00	11,294,076.00	0.00	11,294,076.00
Total Equity	2,488,505.14	369,245.59	8,183,865.00	0.00	11,041,615.73
TOTAL LIABILITIES & EQUITY	3,792,026.35	369,245.59	8,183,865.00	925,000.00	13,270,136.94

Walnut Creek CDD
Debt Service (Series 2010) Profit & Loss Report April 2025

	Annual Budget 10/1/24 - 9/30/25	Actual Apr-25	Year To Date Actual 10/1/24 - 4/30/25
Revenues			
Interest Income	100	905	7,113
NAV Tax Collection	122,077	0	115,514
Bond Prepayments	0	0	0
Total Revenues	\$ 122,177	\$ 905	\$ 122,627
Expenditures			
Principal Payments	55,000	0	0
Additional Principal Payments	11,083	0	10,000
Interest Payments	56,094	0	27,176
Total Expenditures	\$ 122,177	\$ -	\$ 37,176
Excess/ (Shortfall)	\$ -	\$ 905	\$ 85,451

**WALNUT CREEK CDD
TAX COLLECTIONS
2024 - 2025**

#	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
									\$1,590,491	\$191,897	\$1,268,725	\$129,869	\$191,897	\$1,268,725	\$129,869	
									\$1,495,062	\$180,383	\$1,192,602	\$122,077	\$180,383	\$1,192,602	\$122,077	\$122,077
1	1	Broward Cty Tax Collector	11/22/24	NAV Taxes	\$ 200,923.57		\$ (3,856.24)	\$ (8,111.22)	\$ 188,956.11	\$ 24,231.32	\$ 160,276.75	\$ 16,415.50	\$ 22,787.96	\$ 150,730.35	\$ 15,437.80	\$ 15,437.80
2	2	Broward Cty Tax Collector	12/06/24	NAV Taxes	\$ 228,911.34		\$ (4,395.10)	\$ (9,156.74)	\$ 215,359.50	\$ 27,606.64	\$ 182,602.60	\$ 18,702.10	\$ 25,972.20	\$ 171,792.35	\$ 17,594.95	\$ 17,594.95
3	3	Broward Cty Tax Collector	12/18/24	NAV Taxes	\$ 985,664.11		\$ (18,928.09)	\$ (39,259.12)	\$ 927,476.90	\$ 118,871.01	\$ 786,264.30	\$ 80,528.80	\$ 111,853.55	\$ 739,848.40	\$ 75,774.95	\$ 75,774.95
4	4	Broward Cty Tax Collector	12/27/24	NAV Taxes	\$ 12,359.39		\$ (239.06)	\$ (407.06)	\$ 11,713.27	\$ 1,490.49	\$ 9,859.10	\$ 1,009.80	\$ 1,412.52	\$ 9,343.70	\$ 957.05	\$ 957.05
5	5	Broward Cty Tax Collector	01/06/25	NAV Taxes	\$ 19,157.87		\$ (371.66)	\$ (574.75)	\$ 18,211.46	\$ 2,310.42	\$ 15,282.25	\$ 1,565.20	\$ 2,196.21	\$ 14,527.35	\$ 1,487.90	\$ 1,487.90
6	6	Broward Cty Tax Collector	01/10/25	NAV Taxes	\$ 5,040.32		\$ (98.40)	\$ (120.04)	\$ 4,821.88	\$ 607.82	\$ 4,020.70	\$ 411.80	\$ 581.38	\$ 3,846.50	\$ 394.00	\$ 394.00
7	Int - 1	Broward Cty Tax Collector	01/24/25	Interest		\$ 820.63			\$ 820.63	\$ 820.63			\$ 820.63			\$ -
8	7	Broward Cty Tax Collector	02/14/25	NAV Taxes	\$ 29,119.75		\$ (569.91)	\$ (624.71)	\$ 27,925.13	\$ 3,511.80	\$ 23,228.85	\$ 2,379.10	\$ 3,367.63	\$ 22,275.95	\$ 2,281.55	\$ 2,281.55
9	8	Broward Cty Tax Collector	03/14/25	NAV Taxes	\$ 20,001.26		\$ (396.11)	\$ (195.58)	\$ 19,409.57	\$ 2,412.11	\$ 15,955.05	\$ 1,634.10	\$ 2,340.67	\$ 15,483.10	\$ 1,585.80	\$ 1,585.80
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
					\$1,501,177.61	\$ 820.63	\$ (28,854.57)	\$ (58,449.22)	\$ 1,414,694.45	\$ 181,862.24	\$ 1,197,489.60	\$ 122,646.40	\$ 171,332.75	\$ 1,127,847.70	\$ 115,514.00	\$ 115,514.00

Note: \$1,590,491, \$191,897, \$1,268,869 and \$129,869 are 2024/2025 budgeted assessments before discounts and fees.
\$1,495,062, \$180,383, \$1,192,602 and \$122,077 are 2024/2025 budgeted assessments after discounts and fees.

24/25 Assessment Roll:

Admin: \$191,896.95
Maint: \$1,268,725.15
2020 Debt: \$129,868.80
\$1,590,490.90

Collections
94.38%

\$ 1,501,177.61	
\$ 820.63	\$ 1,414,694.45
\$ (181,862.24)	\$ (171,332.75)
\$ (1,197,489.60)	\$ (1,127,847.70)
\$ -	\$ -
\$ (122,646.40)	\$ (115,514.00)
\$ -	\$ (0.00)

PROJECT MANUAL
FOR
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES
WALNUT CREEK
COMMUNITY DEVELOPMENT DISTRICT

2025

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**LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
Broward, Florida**

Notice is hereby given that the Walnut Creek Community Development District (“**District**”) will accept proposals from qualified firms (“**Proposers**”) interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to gperez@sdsinc.org. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida and hold all required state and federal licenses in good standing; (2) have at least five (5) years of experience with landscape maintenance projects; and (3) attend the mandatory pre-proposal meeting. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit two (2) hard copies of their proposal, along with a PDF file provided via email to gperez@sdsinc.org with a further copy to rgalvis@sdsinc.org no later than May 7, 2025. Hard copy proposals will only be accepted between the hours of 9:00 AM and 3:00 PM and must be delivered to: 8785 SW 165th Avenue, Suite 200, Miami, FL 33193, Attention: Gloria Perez. Proposals shall be submitted in a sealed package that shall bear “RESPONSE TO REQUEST FOR PROPOSALS (Walnut Creek Community Development District – Landscape & Irrigation Maintenance) ENCLOSED” on the face of it. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened on Friday, May 9, 2025 at 10:30 am; those received after the time and date stipulated above may be returned unopened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications, or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District’s Rules of Procedure, which are available from the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, or by sending an email to bbarba@sdsinc.org, (561)630-4922 ext. 238.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities, or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing, via email only, to Gloria Perez at gperez@sdsinc.org, with a further copy to: Ronald Galvis at rgalvis@sdsinc.org.

Walnut Creek Community Development District
Gloria Perez, District Manager

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT

Landscape & Irrigation Maintenance Services Broward County, Florida

Instructions to Proposers

1. DUE DATE. Two (2) written sealed proposal (“**Proposals**”) with a PDF file emailed to gperez@sdsinc.org with a further copy to rgavis@sdsinc.org must be received by interested parties (“**Proposer**”) no later than May 7, 2025, between the hours of 9:00 AM and 3:00 PM (EST) at the offices of Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, FL 33193, Attention: Gloria Perez. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at that time. Proposals received after the time and date stipulated above will not be considered.

2. SUMMARY OF SCHEDULE. The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE	EVENT
04/14/2025	RFP Notice is issued.
04/14/2025	RFP package available for download.
04/25/2025 @ 11:00AM (EST)	Mandatory on-site meeting. Walnut Creek Community Clubhouse 7500 NW 20 th Street, Pembroke Pines, Florida 33024 CDD Representative is Gloria Perez (786)347-2711 ext. 2011 and Ronald Galvis (786)503-1633.
05/01/2025 at 5:00 PM (EST)	Deadline for questions.
05/07/2025 between 9:00 AM and 3:00 PM (EST)	Proposals submittal deadline.
05/09/2025 at 10:30 AM (EST)	Bid opening.

3. PRE-PROPOSAL MEETING. There will be a mandatory pre-proposal meeting beginning at 11:00 AM at Walnut Creek Community Clubhouse 7500 NW 20th Street, Pembroke Pines, Florida 33024. Proposers who do not attend the pre-proposal meeting will not be eligible to submit a proposal.

4. SIGNATURE ON PROPOSAL. Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.

5. FAMILIARITY WITH THE PROJECT. The Proposer, by and through the submission of the Proposal, agrees that he shall be held responsible for having heretofore examined the project site, and the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining

to the work and thereby provide for the satisfactory landscape maintenance thereof. The Proposer agrees to accept the site in an “as is” condition and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors. **IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN AND OR BRING THE SITE TO A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.**

6. FAMILIARITY WITH THE LAW. By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work as well as the District’s operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances, and regulations.

7. PROJECT MANUAL. The “Project Manual,” and any addenda thereto, will be available from the District Manager’s office by sending an email to gperez@sdsinc.org.

8. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

9. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

10. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Gloria Perez at gperez@sdsinc.org, with a further copy to Ronald Galvis at rgalvis@sdsinc.org. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by the Addenda to all parties. Questions received after 05/01/2025 at 5:00 PM (EST) will not be answered. Answers to all questions will be provided to all Proposers by e-mail. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

11. SUBMISSION OF PROPOSAL. Submit two (2) written proposal & one (1) digital PDF copy provided via email to gperezgloria@sdsinc.org with a further copy to rgalvis@sdsinc.org, along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation “RESPONSE TO REQUEST FOR

PROPOSALS (Walnut Creek Community Development District – Landscape & Irrigation Maintenance) ENCLOSED” on the face of it. All costs to prepare and submit a response shall be borne by the Proposer.

12. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

13. PROPOSAL FORMS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping & irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

14. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

- A. A completed and executed Proposal Form, with all of its four parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, the Sworn Statement Regarding Scrutinized Companies, and the Anti-Human Trafficking Affidavit.
- B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.
- C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.
- D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).
- E. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- F. A narrative description of the Proposer’s approach to providing the services as described in the scope of services provided herein.
- G. Completed proposal pricing. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch and annuals, including

installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the District's Board of Supervisors.

15. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached Contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

16. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

17. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

18. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("**Contractor**") will execute a contract for a specified term. Upon expiration or termination of any existing contract for landscape maintenance services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.

19. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; and (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead in the Board's discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

20. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs

and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein.

21. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law.

22. EVALUATION OF PROPOSALS. The proposals shall be ranked based on criteria presented in the Evaluation Criteria sheets contained within the Project Manual. The Board shall review and evaluate the Proposals in their individual discretion and make any final determination with respect to the award of a final contract that is in the best interests of the District. Chapter 112, Florida Statutes, will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

Proposals may be held by the District for a period not to exceed ninety (90) days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

23. COLLUSION. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

24. BLACK OUT PERIOD/CONE OF SILENCE. The black out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

25. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

26. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

27. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

28. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of the Project Manual (**i.e., by no later than 04/18/2025**), and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, Attention: Gloria Perez.** A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to twenty percent (20%) of the anticipated total contract award (including the initial one year term of the contract and all renewal terms) that is the subject of the protest. If the protest relates to the Project Manual, or a decision to reject all proposals, the protest bond shall be in the amount of One Hundred Thousand Dollars (\$100,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event that the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

REQUEST FOR PROPOSALS

LANDSCAPE MAINTENANCE SERVICES

1. Personnel & Equipment (20 Points Possible) (____ Points Awarded)

2. Experience (25 Points Possible) (____ Points Awarded)

3. Understanding Scope of RFP (15 Points Possible) (____ Points Awarded)

4. Financial Capacity (5 Points Possible) (____ Points Awarded)

5. Price (20 Points Possible) (____ Points Awarded)

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EXAMPLE: Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). $(210,000/265,000) \times 20 = 15.85$, therefore, Contractor "B" will receive 15.85 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). $(210,000/425,000) \times 20 = 9.88$, therefore, Contractor "C" will receive 9.88 of 20 points.

6. Reasonableness of ALL Numbers (15 Points Possible) (____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided, including Parts 1, 2, 3, 4, 5 and 6 as well as unit costs from the additional schedules.

Proposer's Total Score (100 Points Possible) (____ Points Awarded)

END

AFFIDAVIT REGARDING PROPOSAL

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Walnut Creek Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: _____.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual **(i.e., by no later than 04/18/2025)**, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this _____ day of _____, 2025.

Proposer: _____

By: _____

Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

Proposer's Corporate Form: _____
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? _____ Date _____

Is the Proposer in good standing with that State? Yes ___ No ___

If no, please explain. _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ___ No ___

If no, please explain. _____

- *What is the Proposer's current insurance limits?*

General Liability	\$ _____
Automobile Liability	\$ _____
Workers Compensation	\$ _____
Expiration Date	_____

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

_____ Supervisors, who will be onsite ____ days per week.
_____ Technical personnel, who will be onsite ____ days per ____; and
_____ Laborers, who will be onsite ____ days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*
- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes ____ No ____ If yes, please provide the following information for each person (attach additional sheets if necessary):*

Name: _____

Position / Certifications: _____

Duties / Responsibilities: _____

% of Time to Be Dedicated to This Project: _____%

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Duties / Responsibilities: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No ___ For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: _____

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

PROPOSER: _____

DATE: _____

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

**SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK**

PROPOSER: _____

DATE: _____

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE

**COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK**

PROPOSER: _____

DATE: _____

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS

[ADDITIONAL PAGES CAN BE ADDED TO COVER ALL EQUIPMENT LIST]

PROPOSAL FORM
PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously? Yes ____ No ____
If yes, please provide the following information for each project (attach additional sheets if necessary):*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years starting with the latest year and ending with the most current year:*

2024 = _____

2023 = _____

2022 = _____

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ____ No ____

Duration of contract: _____

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ____ No ____

Duration of contract: _____

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes _____ No _____ For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

Reason for Termination: _____

Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ____ No ____

If yes, please describe each violation, fine, and resolution. _____

What is the Proposer's current worker compensation rating? _____

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ____ No ____

If yes, please describe each incident. _____

- Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?
Yes ____ No ____ If yes, please provide:

The names of the entities _____

The state(s) where barred or suspended. _____

The period(s) of debarment or suspension _____

Also, please explain the basis for any bar or suspension:

- List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

**PROPOSAL FORM
PART IV PRICING**

NOTE: This pricing form is intended to cover pricing for the initial two-year term of the contract. It is assumed that prices will remain the same through each of the three potential annual renewal terms. If the Proposer intends to change the pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial two-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$ _____ Yr.

\$ _____; cost per mowing (Cut) FOR ALL TURF AREAS – moving, edging and cleanup. Number of services: _____

\$ _____; cost per mowing (Cut) FOR ROAD RIGHT-OF-WAYS AND PERIMETER TURF AREAS – moving, edging and cleanup. Number of services: _____

\$ _____; cost per mowing (Cut) FOR NORTH SIDE AND EAST SIDE EASEMENTS TURF AREAS – moving, edging and cleanup. Number of services: _____

\$ _____; cost per Shrub and Ornamental Pruning for ALL HEDGES, SHRUB BEDS, ORNAMENTALS WITHIN PROPERTY. Number of services: _____

\$ _____; cost per Perimeter Hedge Pruning ONLY; including height and width pruning per specifications for all Perimeter Hedge Sections. Number of services: _____

\$ _____; cost per Shrub and Ornamental Pruning for ONLY North and South Entrance Corridor; including height and width pruning per specifications for hedges and landscape beds. Number of services: _____

\$ _____; cost for Tree and Palm Pruning (under 10'); ____ estimated number of trees; ____ estimated number of palms. Number of services: _____

\$ _____; cost for leaf cleanup and removal. Number of services: _____

PART 2

Agronomic Program (All labor and materials) \$ _____ Yr.

(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

\$ _____; cost for seasonal turf fertilization. Number of applications: _____

\$ _____; cost for turf insect control. Number of applications: _____

\$ _____; cost for turf weed control. Number of applications: _____

\$ _____; cost for turf insect control. Number of applications: _____

\$ _____; cost for pesticide treatment for all hedges and landscape bed areas (not turf areas). Number of applications: _____

\$ _____; cost for palm/tree and shrub fertilization. Number of applications: _____

PART 3

Irrigation (All labor and materials) \$ _____/Yr.

\$ _____; cost for monthly irrigation inspection check and adjustment with report

\$ _____; cost for monthly water meter readings with report

PART 4

Annual Installation, Mulching, and Tree Care (All labor and materials)

\$ _____; Mulching Price (3" mulch depth installed for ALL LANDSCAPE BED AND MULCH AREAS OF PROPERTY) for Option 1 type mulch- cubic yards of mulch = _____

\$ _____; Mulching Price for Option 2 type mulch- cubic yards of mulch = _____

\$ _____; cost per (4") annual plantings entire community

\$ _____; cost for Tree and Palm Pruning (over 10'); ____ estimated number of trees; ____ estimated number of palms. Number of services: _____

Additional terms and work items specified by Contractor and not included in Contract Specifications provided (can be stated on additional sheets)

(Do not include Part 4 in Grand Total)

The District reserves the right to subcontract any item listed in Part 4 below to an outside vendor.

I

GRAND TOTAL (PARTS 1, 2, 3 This is what contract will be written for)

\$ _____/Yr. (Initial Term 10/1/2025 – 9/30/2027)

FIRST ANNUAL RENEWAL \$ _____/Yr* (10/1/2027 – 9/30/2028)

SECOND ANNUAL RENEWAL \$ _____/Yr* (10/1/2028 – 9/30/2029)

THIRD ANNUAL RENEWAL \$ _____/Yr* (10/1/2029– 9/30/2030)

***Unless prices are to remain the same throughout the initial contract term and each of the three possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN AND OR BRING THE SITE IN TO A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

**LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES**

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

- | | | |
|----|---------------------------------------------------|-----------------|
| A. | Mowers w/operator | \$_____ Hour |
| B. | Bush-Hog w/operator | \$_____ Hour |
| C. | Tractor w/operator | \$_____ Hour |
| D. | Supervisor with Transportation | \$_____ Hour |
| E. | Laborer with hand equipment | \$_____ Hour |
| F. | Truck w/driver | \$_____ Hour |
| G. | Irrigation Tech | \$_____ Hour |
| H. | Granular Pesticide Applicator | |
| | Person with Drop Spreader | \$_____ Hour |
| I. | Liquid Pesticide Applicator | |
| | Person with Spray Truck | \$_____ Hour |
| J. | Granular Fertilizer Applicator | |
| | Person with Drop Applicator | \$_____ Hour |
| K. | Liquid Fertilizer Applicator | |
| | Person with Spray Truck | \$_____ Hour |
| L. | Granular Weed Control Applicator | |
| | Person with Drop Applicator | \$_____ Hour |
| M. | Liquid Weed Control Applicator | |
| | Person with Spray Truck | \$_____ Hour |
| N. | Laborer for Additional Trash Pick-Up | \$_____ Hour |
| O. | Lump Sum Mowing ⁽¹⁾ , entire community | \$_____ Per Mow |

¹ Mowing shall include mowing, edging, weed-eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

_____	\$_____ per Hour
_____	\$_____ per Hour
_____	\$_____ per Hour

B. Debris removal equipment unit costs:

_____	\$_____ per Hour
_____	\$_____ per Hour
_____	\$_____ per Hour

C. Other emergency/disaster related unit costs:

_____	\$_____ per Hour
_____	\$_____ per Hour
_____	\$_____ per Hour

Costs for equipment and personnel are only payable when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of _____ (“Proposer”) and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this _____ day of _____, 2025.

Proposer: _____
By: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

**SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES**

***THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL
AUTHORIZED TO ADMINISTER OATHS.***

1. This sworn statement is submitted to Walnut Creek Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer") and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is. _____

4. Proposer's Federal Employer Identification Number (FEIN) is. _____

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)
5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this _____ day of _____, 2025.

Proposer: _____
By: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Walnut Creek Community Development District ("District").
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer") and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is. _____

4. Proposer's Federal Employer Identification Number (FEIN) is. _____

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement :)
5. I understand that, subject to limited exemptions, Section 287.135, Florida Statutes, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, Florida Statutes, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this _____ day of _____, 2025.

Proposer: _____
By: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

In compliance with Section 787.06 (13), Florida Statutes, this attestation must be completed **by an officer or representative of a nongovernmental entity** that is executing, renewing, or extending a contract with Walnut Creek Community Development District (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. Neither the Nongovernmental Entity nor any of its subsidiaries or affiliates uses coercion for labor or services, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.
2. If, at any time in the future, the Nongovernmental Entity uses coercion for labor or services, It will immediately notify the Governmental Entity, and no contracts may be executed, renewed, or extended between the parties.
3. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.
4. The Affiant is authorized to execute this Affidavit on behalf of the Nongovernmental Entity.

FURTHER AFFIANT SAYETH NAUGHT.

NONGOVERNMENTAL ENTITY: _____

NAME: _____

TITLE: _____

SIGNATURE: _____

DATE: _____, 2025

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

LANDSCAPE & IRRIGATION SERVICES AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2025, by and between:

Walnut Creek Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Broward County, Florida, and whose mailing address is: 2501A Burns Road, Palm Beach Gardens, Florida 33410 ("District"); and

_____, a _____, whose address is _____ ("Contractor," and collectively with the District, "Parties").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide, for certain lands within the District, certain landscape and irrigation maintenance services; and

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a "Project Manual," and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by the Contractor; and

WHEREAS Contractor desires to provide such services and represents that it is qualified to do so.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. **SCOPE OF SERVICES.** The Contractor shall provide the services described in the Scope of Services attached hereto as **EXHIBIT A** and for the areas identified in the Landscape Maintenance Areas attached hereto as **EXHIBIT D** (The "Work"). The Contractor agrees that the Landscape Maintenance Areas are the District's best estimate of the District's landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor shall perform the Work consistent with the presently established, high-quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work. The contractor shall solely be responsible for the means, manners, and methods by which its duties, obligations, and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, the Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Work,

including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

3. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The Contractor shall document all Work using the forms attached hereto as part of **EXHIBIT C**. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined below).

The contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting, irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

The contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Work on the premises in a uniform to be designed by the Contractor and shall maintain themselves in a neat and professional manner. No smoking in or around the buildings will be permitted. No Contractor solicitation of any kind is permitted on the property.

4. **MONITORING OF SERVICES.** The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("District Representatives"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates Gloria Perez and Ronald Galvis to act as the District Representatives. The Contractor shall not take direction from anyone other than the District Representatives (e.g., the Contractor shall not take direction from individual District Board Supervisors, any representatives of any local homeowner's associations, any residents, etc.). The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

The Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month. Further, the Contractor agrees to meet the District Representatives no less than one (1) time per month to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement.

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then, within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no

time is specified by the District then within three (3) days and prior to submitting any invoices to the District. If Contractor does not respond or take action within the specified time period, and without limiting the District's remedies in any way, the District shall have the rights to, among other remedies available at law or in equity: fine Contractor One Hundred Dollars (\$100) per day through a reduction in the compensation; to withhold some or all of Contractor's payments under this Agreement; and to contract with outside sources to perform necessary services with all charges for such services to be deducted from Contractor's compensation. Any oversight by the District Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services is properly done by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

5. **SUBCONTRACTORS.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

6. **EFFECTIVE DATE.** This Agreement shall be binding and effective as of the date that the Agreement is signed by the last of the Parties hereto and shall remain in effect as set forth in Section 7, unless terminated in accordance with the provisions of this Agreement.

7. **COMPENSATION; TERM.**

- a. Work under this Agreement shall begin October 1, 2025, and end September 30, 2026 ("Initial Term"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement may be eligible for three (3) annual renewals of the same terms set forth herein, in the District's sole discretion.
- b. As compensation for the Work, the District agrees to pay Contractor _____ (\$_____) per year, in monthly amounts of _____ (\$_____). Such compensation covers only the items specified in Parts 1, 2, and 3 of the Contractor's Proposal Form – Part IV – Pricing ("Contract Amount"). Additionally, for the services specified in Parts 4 of the Contractor's Proposal Form – Part IV – Pricing, attached hereto as **EXHIBIT B**, and only after applying the provisions of Sections 7.c. and 7.d. below, the District agrees to pay Contractor pursuant to Section 7.d. below for such actual services rendered using the pricing specified in the Contractor's Proposal Form – Part IV – Pricing. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.
- c. *Additional Work.* Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("ASO"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's proposal pricing (attached as part of **EXHIBIT B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.
- d. *Payments by District.* The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the

District, in writing, which shall be emailed or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

- e. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. The contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due to the Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Contractor waives any right to file mechanic's and construction liens.

8. INSURANCE.

- a. At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the following insurance:
 - i. **WORKERS' COMPENSATION/EMPLOYER'S LIABILITY:** Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.
 - ii. **COMMERCIAL GENERAL LIABILITY:** Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Contract.
 - iii. **AUTOMOBILE LIABILITY:** Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$2,000,000.00 combined single limit covering all work performed under this Contract.

- iv. UMBRELLA LIABILITY: With limits of not less than \$2,000,000.00 per occurrence covering all work performed under this Contract.
- b. Each insurance policy required by this Contract shall:
 - i. Apply separately to each insured against whom a claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. All insurance certificates, and endorsements, shall be received by the District before the Contractor commence or continue work.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- g. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.
- h. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, agents, employees, and representatives as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District, its Supervisors, Officers, agents, employees or representatives.
- i. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

9. INDEMNIFICATION. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Contract is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that

any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

10. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement, or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. The contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

Contractor hereby covenants to the District that it shall perform the services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

12. ENVIRONMENTAL ACTIVITIES. The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. ACCEPTANCE OF THE SITE. By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the proposal, and that the site is consistent with local community standards and that there are no deficiencies. The Contractor agrees to be

responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation system, in its current condition, and on an “as is” basis. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or site conditions were not in good condition.

14. **TAX EXEMPT DIRECT PURCHASES.** The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

(a) The District may elect to purchase any or all materials directly from a supplier identified by the Contractor.

(b) Contractor shall furnish detailed Purchase Order Requisition Forms (“Requisitions”) for all materials to be directly purchased by the District.

(c) Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.

(d) The purchase order issued by the District shall include the District’s consumer certificate of exemption number issued for Florida sales and use tax purposes.

(e) Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor’s possession of the materials will constitute a bailment. The contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.

(f) After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District’s issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.

(g) The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.

(h) All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

15. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

16. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

17. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

18. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

19. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, and as Contractor's sole remedy, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

20. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

21. **E-VERIFY REQUIREMENTS.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*.

22. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

23. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

24. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

25. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

26. **ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.

27. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

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

29. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("Notice") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: Walnut Creek Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410
Attn: Gloria Perez, District Manager

With a copy to: Attn: Walnut Creek District Counsel
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attn: Michael J. Pawelczyk, Esq.

B. If to Contractor: _____

Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may

notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

30. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

31. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Broward County, Florida.

32. **PUBLIC RECORDS.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Special District Services, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 630-4922 EXT. 238, OR BY EMAIL AT BBARBA@SDSINC.ORG, OR BY REGULAR MAIL AT 2501A BURNS ROAD, PALM BEACH GARDENS, FLORIDA 33410.

33. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

34. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning

the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

35. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

36. **STORM RESPONSE.** In the event of a severe storm-related event, including but not limited to a tropical storm or a hurricane, causing damage to the landscaping within the District, Contractor shall take the following steps:

A. **Pre-Storm.** If it is determined by the National Hurricane Center or other governmental entity that the area where the District is situated will potentially be impacted by a severe weather event, tropical storm, hurricane, or other natural disaster, the Contractor shall undertake the following action prior to such a potential event:

1. Contractor shall meet with the District Manager or his designee on-site of the District at least 72 hours prior to the potential event; and
2. District and Contractor will select a temporary staging area for the collection of debris with GPS coordinates; such site shall have easy access with no overhead obstruction (i.e. power lines), and the site shall be secure so that only debris from the District shall be deposited; and
3. If the Contractor is responsible under this Agreement for the cleaning of storm drains, Contractor shall clean all storm drains of obstructions prior to the potential event; and
4. Contractor, with the District Manager, or his designee, shall inspect all trees and landscaping to identify items that should be addressed prior to the potential event (i.e. necessary trimming); and
5. Contractor shall receive from the District and then distribute the same to its supervisors and account managers, a list of emergency numbers for utilities and District personnel, which list shall be maintained and utilized by Contractor and Contractor personnel and agents in, connection with response to the storm-related event; and
6. Contractor and the District Manager, or his designee, shall develop a response plan in accordance herewith for Contractor's response after the disaster event.

B. **Post Storm**

1. Within twelve (12) hours after the event, Contractor shall appear on site and evaluate of the conditions of the District's landscaping to identify any immediate hazards. Contractor shall arrive with a crew prepared to clear all roadways and sidewalks to ensure safe and clear passage for emergency and public safety vehicles and pedestrian traffic. The crew shall arrive on site equipped with all necessary tools and equipment to perform such task; and
2. Contractor shall identify any hazardous areas, which are the result of downed power lines or other utilities and notify utility companies of same; and
3. Contractor shall check the following websites to determine if the location of the District is included in an area that has been declared a disaster: (1) <http://www.fema.gov> and (2) <http://www.floridapa.org>; and
4. Contractor shall complete the form requesting public assistance (RPA) with correct information and all contact information for primary and secondary contact persons at www.floridapa.org; and

5. Contractor shall inform the District a "Kick Off" meeting where information from state and federal representatives will be provided to explain how the application process is to proceed; and
6. Contractor shall clear all District roadways and sidewalks to insure safe passage for emergency vehicles, public safety vehicles, and pedestrian traffic; and
7. Contractor shall document all activities generating a cost that may be part of a District's claim for reimbursement from either the state or federal government. Such documentation shall include, but not be limited to, the following:
 - a. Photographs of all damage to District structures and landscaping;
 - b. Accurate measurements (cubic yards) of any debris to be removed and trucks removing and hauling debris must be certified in accordance with state and federal rules for reimbursement, copies of all dump tickets shall be provided to the District, and the dumpsite address(es) for each dump ticket shall be identified;
 - c. Provide an independent monitor to document each load of debris;
 - d. Maintain and provide a record of all employee's and timesheets for work associated with storm response;
 - e. Identify the type of equipment utilized (i.e. fuel consumption and hours of operation for chainsaws, backhoes, shovels, and other equipment - excludes hand tools);
 - f. Coordinate with the District with respect to the use of any temporary staging site for debris and ensure that the proper permit has been obtained from the EPA;
 - g. Provide a GPS in connection with stump removal and any temporary staging site(s), identifying locations within the District; and
 - h. Provide copies to the District of all invoices, noting man hours, equipment used, dates, and times.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

ATTEST:

**WALNUT CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

- ☐ Secretary
- ☐ Assistant Secretary

By: _____

- ☐ Chairperson
- ☐ Vice Chairperson

Date: _____

ATTEST:

By: _____

Its: _____

By: _____

Its: _____

Date: _____

- Exhibit A: Scope of Services**
- Exhibit B: Proposal Pricing (Part IV of Proposal Form)**
- Exhibit C: Other Forms**
- Exhibit D: Maintenance Map**

EXHIBIT "A"

SCOPE OF SERVICES

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

Road Right-of-Way turf areas (lawns) will be mowed 34 times each year. This is every 10 days from September through April and weekly from May through August. Utility Easement turf areas will be mowed 26 times (every 2 weeks). These are specifically the north side transmission easement and east side canal easement. Notwithstanding the above, at no time will the grass (or weeds within turf) be allowed to grow beyond a maximum height of five (5) inches.

At each mowing, turf around irrigation heads shall be cut away to allow for proper operation and coverage for irrigation system. A mowing schedule for property must be provided to Owner showing proposed service visits per month. This must be updated in Monthly Maintenance Reports with mowing visits completed and the schedule changes for the upcoming months. Litter and trash in the turf areas shall be removed prior to mowing to reduce problems with cut up trash and cleaning it up after mowing.

Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches, Celebration Bermuda at a height of three quarter (3/4) to one and one quarter (1 ¼) inches & Zoysia at a height of one (1) to one and one half (1 ½) inches. Rotary Mowers are preferred for heights above one (1) inch. Do not remove more than 1/3 of the height of the leaf blade at anyone mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type of deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. The mulching kit must be left in the “closed” position at all times, specifically when mowing pond banks. String-line trimmers are a prime reason for below height cutting of grass and die-back of turf areas. Death or decline of turf due to scalping and improper equipment use must be repaired and/or replaced at Contractor’s expense.

Additionally, when mowing pond banks, mowers must be used in a counterclockwise direction. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. Contractor will be responsible for line-trimming these areas during each and every mow event. The contractor is to include in his proposal, any and all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No “extras” will be billed to the District. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within twenty-four hours of the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the District’s Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted, when necessary, upon prior approval.

Pond Mowing - All ponds identified as such on the overall Maintenance Exhibit shall be mowed, incorporating the same mowing schedule as the common areas stated above. Line trimming at the water’s edge, control structures, mitered end sections, and any other stormwater structures shall occur each and every time the pond

is mowed. Each mowing shall leave the grass at a height of four (4) to four and one-half (4½) inches. This is slightly higher than the mow height in common area Bahia plantings in flatter areas to minimize pond bank erosion. Pond banks will be mowed and trimmed to the water's edge. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to the water's edge, the Contractor shall be extremely careful not to scalp at the water's edge, which also increases the chances of pond bank erosion. The line trimming height shall be the same as the mowing height (if not slightly higher). The contractor shall be careful to keep trimmings from entering the water. Excessive clippings shall be hand-removed. Mowers must blow all clippings away from pond banks. It is understood that trash debris of any kind and other debris within arm's reach of the water's edge shall be removed & disposed of by the Contractor during every normal service event. **CONTRACTOR SHALL KEEP ALL HEADWALLS CLEAR OF ALL GRASSES AT ALL TIMES.** Currently, the grass is to the edge of the waterline, and there are geo-textile tubes as erosion control under the grass. Care must be taken when mowing not to cut into the geo-textile, and Contractor shall be responsible for any damages caused by their work.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. Chemical edging shall not be permitted anywhere on property. Edging shall be done with metal bladed edger or edging tool; not string-line trimmer.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. PARK SITES, CLUBHOUSES, PARKING LOTS AND ALL OTHER HIGH TRAFFIC AMENITIES ON THE PROPERTY SHALL BE CLEANED UP IMMEDIATELY AFTER MOWING AND EDGING TAKES PLACE. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs depending on location and species of tree but shall vary according to DOT specs.) All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from **all trees** on an as-needed basis. However, during the dormant season, ALL Crape Myrtles shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat raked" at any time. Pencil pruning is the preferred method of Crape Myrtle pruning and should be performed after the threat of frost has passed. The initial removal of all Spanish and Ball Mosses shall be completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. The contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. Contractor will also be responsible to keep mulch pulled away from the base of ALL landscape lights at ALL times, not just after a mulching event. This is specific to LED with circuit boards in base.

Palms - All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning palms above the nine o'clock – three o'clock line is prohibited. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. The contractor shall be responsible for the removal of all palm fruit stains. Contractor shall sterilize all pruning equipment prior to pruning the next palm, paying careful attention when pruning Medjool, Sylvester, Reclinata and Canary Palms.

4) WEEDS AND GRASSES – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. The condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. Performance to this specification will be judged after the third month of this Agreement.

Open ground that is to be maintained without plants or turf (edge areas of landscape beds, space between individual shrubs or plants in landscape beds, bases of fences, sides of sidewalks, road edges, driveway edges, etc.) shall be maintained in weed-free condition by chemical or mechanical means.

AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION. CONTRACTOR

WILL BE HELD RESPONSIBLE FOR THE REPLACEMENT OF ALL TURF DAMAGED BY THE APPLICATION OR OVERSPRAY OF HERBICIDES (SELECTIVE OR NON-SELECTIVE).

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

All plants (woody, herbaceous) shall be removed from edges of fences, both wooden and chain link, for a 4-6" distance from fence edge on both sides of fence base. This space shall be kept clear of plants and shall be bare soil or mulched as decided by Owner. **A performance standard for weed control is set at weeds being less than 2% of any landscape bed or turf area/section, for total property being maintained.**

5) MAINTENANCE OF PAVED AREAS – All paved areas (including, but not limited to, pavers, other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, bike lane edges along roadways) shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curblane expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will THE CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

PART 2

FERTILIZATION

Any fertilizer ordinance in place for Broward County specifically banning fertilizers during a specific season(s), will be followed. It is required that those practices outlined in the GIBMP guidelines be followed. Highlights are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY

PORTION OF BROWARD COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for south Florida turf: (per GIBMP guidelines and University of Florida IFAS Extension, south Florida is determined by anything south of a line running east-west from coast to coast through between Tampa & Vero Beach.)

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
September	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

All Bahia Sod:

February	A complete fertilizer based on soil tests + Pre M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
June	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + Pre M

All Zoysia Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
September	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

All Bermuda Sod:

February	A complete fertilizer based on soil tests + PreM
March	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
April	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
May	A complete fertilizer based on soil tests.
June	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, uses ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
September	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should change be of merit, the Contractor shall notify the District in writing prior to the implementation of such change. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be immediately removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner, based on soil samples conducted at least annually. If streaking of the turf occurs, correction will be required immediately at no additional cost to the owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS MISHANDLING OF PRODUCT.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September & November). 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf - Insect and disease control spraying on turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections, the Contractor is

responsible for the identification and eradication/control of disease and insect damage including but not limited to scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. The contractor shall pay for the chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also, include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms, and Plants - The Contractor is responsible for the treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. The contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. The contractor will be fully responsible for the treatment of such afflictions. At the District's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. The contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. The District reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. The contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems, it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

Fire Ant Control - Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor shall be responsible to knock down and spread-out soil once mounds are dead.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all finished landscape areas designated as "District Landscape Area" on the Maintenance Exhibit. These areas are indicated with a dark green color. UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of the District a minimum of one (1) time per month. Areas shall include all of the existing irrigation systems to date .

These inspections shall include:

A. Irrigation Controllers

1. Semi automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions & time DST
4. Lubricate and adjust mechanical components
5. Test back up programming support devices
6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

B. Water Sources

1. Visual inspection of water source
2. Clean all ground strainers and filters
3. Test each pump at design capacities weekly; inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone in its entirety.
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage.

It shall be the Contractor's responsibility to ensure all drip tubing is covered with mulch prior to Contractor leaving the property. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon execution of the Agreement, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions, and all watering restrictions of Broward County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.

Emergency service shall be available after normal working hours and an emergency telephone number will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the "open" position are to be considered emergencies.

Freeze Protection. The Contractor shall describe ability and cost per application to provide freeze protection for pumps/wells.

WATER METER READING – reading and reporting water usage from all District water meters shall be done monthly with reporting done using Water Usage Report format required by water control district and submitted to the District Manager and the District Engineer.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds, tree rings) with Grade "A" Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. In addition to the aesthetics of this, it is also done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. This procedure has not been practiced in the past and Contractor is to include any additional labor in the cost of the

mulch for all trenching. Mulch shall not be piled around tree trunks or bases of plants. Any mulch “volcanoes” around tree trunks shall be corrected immediately at no additional cost to Owner. Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required total depth of 3”, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The District reserves the right to subcontract out any and all mulching events.

PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace annuals per planting in designated areas and maintain annuals to ensure a healthy appearance up to 4 times per year. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and monthly slow-release nutritional requirements at no additional cost to District. Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the spring rotation (March) at no additional cost to District, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to any changeout throughout the year. All annual beds shall be raised at least eight inches and covered with a layer of chocolate brown mulch, 1 inch thick. All this shall be provided at no additional cost to the District.

This item will not be included in the contract amount. Contractor shall provide a price per 4” plant as requested and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The District reserves the right to subcontract out any and all annual installation events.

PART 7

PRUNING OF TREES AND PALMS

Pruning is performed to reduce the potential for insect/disease problems of trees, by removal of dead and dying limbs, removing hazardous limbs (mainly clearance hazards for travel-ways and structures) and by correcting poor growth habits of trees. It improves both the growing vigor and the long-term survival of trees. All pruning to follow ANSI A-300 Standards (named above). No use of climbing spikes or other equipment that is not recommended for use by an ISA Certified Arborist shall be allowed in work. **Tree pruning in this Contract is for all trees within District property. Work includes Structural Pruning (removal of dead, dying, diseased, broken limbs/branches; removal or reduction pruning for crossing and damaged limbs within canopy) and Clearance Pruning to provide clear space under trees to 8' height for pedestrian clearance (over walkways, sidewalks, paths, etc.) and 16' height for vehicle clearance over roadways, driveways, and parking areas. Also, maintaining minimum 1-2' side clearance from structures (buildings, pavement edges, hardscape elements, signs, poles, etc.).** Tree pruning includes the removal of basal sucker growth from the tree trunk and root crown of tree up to lowest structural limb to reduce the poor appearance of stressed trees at each pruning visit. This tree pruning to be done once a year as scheduled with Owner. **Palm pruning in this contract includes all palms within District property for the same Clearance Pruning as for trees, plus removing all dead or dying palm fronds, and all seed pods or bracts at time of pruning (dead or alive pods or bracts).** This is limited to pruning fronds that are at least 1/3 brown, seed heads, and/or fronds that are below a 90-degree angle from the trunk of the palm. The palm pruning shall be done with tools that are cleaned between work with each palm to reduce the spread of existing pest and disease problems. This palm pruning to be done once a year as scheduled with Owner.

PART 8

VINE MAINTENANCE

Training Pruning, dead stem removals, and tying up of stems to fill out trellises or along fences shall be done 6 times per year (bimonthly) for all vines being maintained as landscape plants on Property. Contractor to confirm with District any locations of vines for being part of desired landscape or undesired weeds. Any other vines found growing within and/or around other landscape plants are considered weeds to be removed under Weeding Work Item.

PART 9

MONITORING, SITE REVIEW AND WORK AUDITS

It is expected that Contractor, by following the Contract Specifications, will complete work in conformance for this Contract. Contract Specifications provide for maintaining the health and appearance of landscape plants on Property. Contractor work is reviewed by their Supervisor and/or company owner a minimum of once per month, at the end of each month, to assure quality of workmanship and that the job is being done completely (recommended as part of preparing Monthly Maintenance Reports). This review shall be scheduled with District. District will choose to attend review with Contractor or not.

A Monthly Maintenance Report shall be written based on work completed and input of Contractor personnel working on-site of property. Report includes list of services performed that month, any outstanding Work Items still to be done, and additional Work Items or Work Orders proposed (usually for pest control, supplemental

fertilization, landscape enhancements, irrigation system repairs, etc.). Report is used to keep Contractor and District responsive to the health and the appearance of the landscape on this property. Reports are due in first week of following month, delivered to District prior to District releasing payment for services for the preceding month (suggest providing Report with monthly invoice as procedure).

All the Requirements and Specifications will be enforced by District for qualifying work completed. Any work that is not in conformance with any of these Specifications is cause for restoration by work or fees by Contractor without additional compensation. A Quality Assurance Evaluation by a District chosen consultant may be done upon completion of any contracted work by Contractor, based on District's request, at any time during this Contract period.

A Landscape Health and Condition Evaluation Report and/or Maintenance Work Audit will be provided by a District chosen consultant, based on Contractor not meeting requests to correct or repair or remediate or complete work items determined to be non-conforming or missing by Owner. Issues of conformance and/or nonconformance of Contractor will be presented and reviewed with Contractor immediately after this Report is reviewed by District. Items that are nonconforming will be presented with recommendations for remediation/restoration (and costs of damage if applicable). Contractor is expected to successfully complete any remediation and/or repair and/or omitted work items that are recommended. If Contractor is unable or unwilling to do the remediation and/or repair and/or omitted work stated in Audit Report successfully under their own management and supervision, Contractor will be notified of the need for, and shall pay the cost of, any necessary Quality Assurance Inspections to verify Contractor successfully completing omitted or deficient Work Items and/or landscape repairs and/or landscape replacements. Payment by Contractor for the needed Quality Assurance Inspections shall be as a deduction from their monthly invoice(s), and those amounts will be shown in payment statements provided by District. It is expected that Contractor can do any and all work as specified or described in this Contract under their own Supervision and Management.

PART 10

SPECIFIC LANDSCAPE AREAS FOR SPECIAL CONSIDERATION AND MAINTENANCE

All Specifications of this Contract apply to these areas EXCEPT for the exact changes that are described here which conflict with those in the rest of the Specifications:

- Natural Areas and/or Preserve Areas- these areas are not maintained within this Agreement. District may request specific maintenance tasks from weeding to pruning to removals to invasive plants eradication from Contractor as needed to meet ownership and regulatory requirements. This will be additional work done under Work Orders.
- Utility Easement Areas- North Side Transmission Easement (Sheridan Street FPL Easement), East Side Canal Easement (72 Ave Canal Easement)- These areas shall have turf areas mowed bi-weekly (26 times per year), with turf height to be mowed to 4-6" height and generally not allowed to be taller than 12" height at any time.
- North and South Entrance Corridor Shrubs and Ornamentals- shall be pruned 12 times (monthly) per year following Specification 7.

[END OF SECTION]

EXHIBIT “B”

PROPOSAL PRICING (PART IV OF PROPOSAL FORM)

EXHIBIT “C”

OTHER FORMS

DAILY WORK JOURNAL

DATE: _____

DESCRIPTION OF WORK PERFORMED TODAY: _____

LOCATIONS: _____

ISSUES REQUIRING ATTENTION: _____
(Please notify District Rep. if any)

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT

PEST MANAGEMENT REPORT

DATE: _____

SYMPTOMS: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT

IRRIGATION REPAIR REQUEST FORM

DATE: _____

DAMAGE: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR: _____

IRRIGATION TECHNICIAN'S NAME: _____

REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

WALNUT CREEK COMMUNITY

South Florida Water Management District
ATTN: Water Usage Regulation District (4320)

Permit Number: 06-02865-W
Issued to Walnut Creek Community Development District
2025 Monthly Meter Readings

[Company Name]

Location	Jan – 2025	Feb – 2025	Mar – 2025	Apr – 2025	May – 2025	Jun – 2025	Jul – 2025	Aug – 2025	Sep – 2025	Oct – 2025	Nov – 2025	Dec – 2025
Pool area * Well C ID#148125												
Taft Area * Well D ID#148127												
Sheridan * Well J ID#148149												

* Denotes pumps controlled by the CDD. All other pumps controlled by the HOA.

WALNUT CREEK COMMUNITY

South Florida Water Management District
ATTN: Water Usage Regulation District (4320)

Permit Number: 06-02865-W
Issued to Walnut Creek Community Development District
2025 Monthly Meter Readings

[Company Name]

Location	Jan – 2025	Feb – 2025	Mar – 2025	Apr – 2025	May – 2025	Jun – 2025	Jul – 2025	Aug – 2025	Sep – 2025	Oct – 2025	Nov – 2025	Dec – 2025
Maple Grove Well E												
Maple Glen Well F												
Willow Reach Well G												
Mahogany Bend Well H												

WALNUT CREEK COMMUNITY

South Florida Water Management District
ATTN: Water Usage Regulation District (4320)

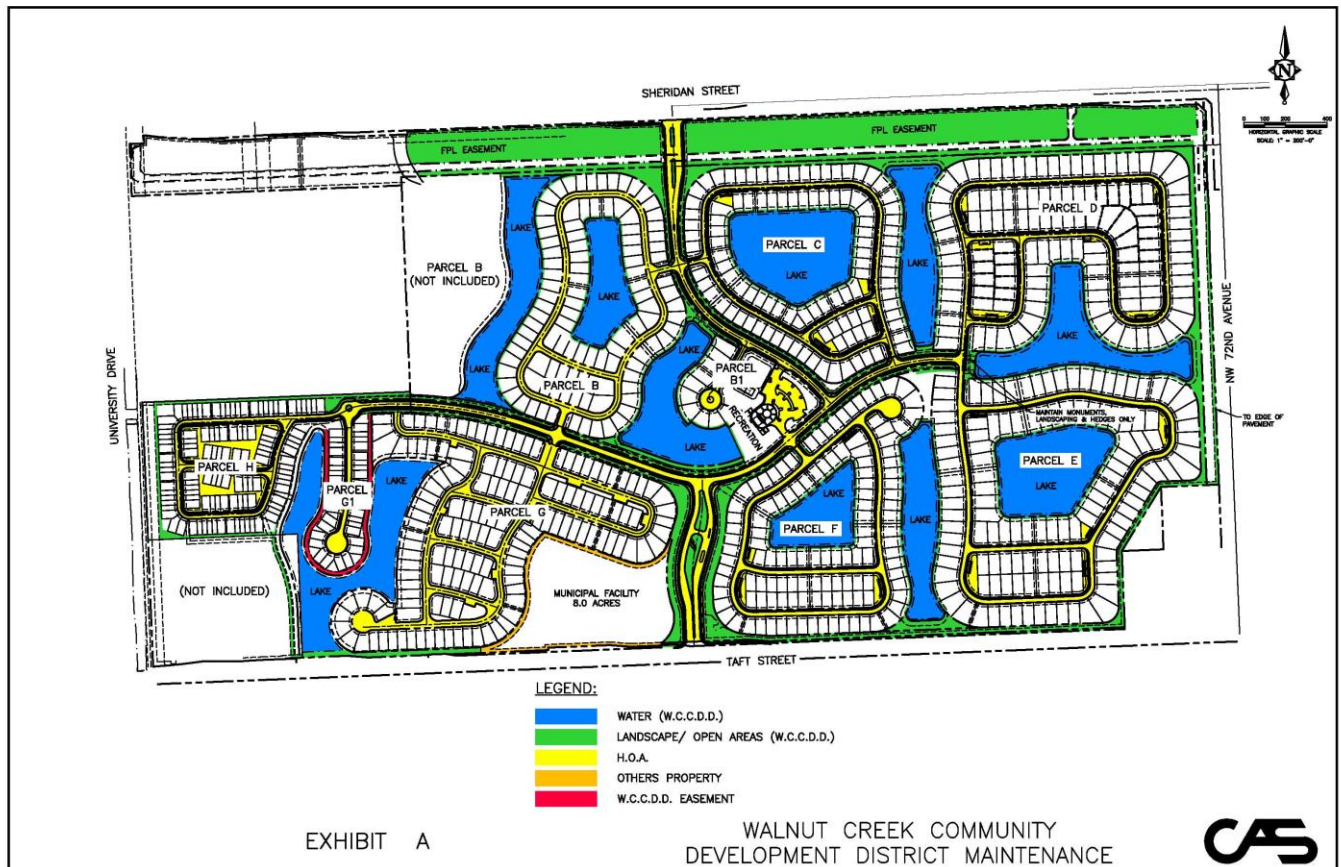
Permit Number: 06-02865-W
Issued to Walnut Creek Community Development District
2025 Monthly Meter Readings

[Company Name]

Location	Jan – 2025	Feb – 2025	Mar – 2025	Apr – 2025	May – 2025	Jun – 2025	Jul – 2025	Aug – 2025	Sep – 2025	Oct – 2025	Nov – 2025	Dec – 2025
Swimming Pool & CH Well B												
Model Homes Well I												
Palm Brook Well A												

WALNUT CREEK MAINTENANCE MAPS

EXHIBIT D



From: [Fernando Toledo](#)
To: [Gloria Perez](#); [Ronald Galvis](#)
Subject: Walnut Creek CDD 34 cuts 2025
Date: Wednesday, May 7, 2025 2:29:29 PM
Attachments: [Walnut Creek CDD 34 cuts 2025.pdf](#)

Good afternoon, I would like to take a second to thank your team for allowing our company to bid this job. However, with that being said I would like to apologize for not being able to complete the bid package as you guys requested. The package is out of local standards and are more like standards for Disneyworld. Nothing wrong with that, but my company does not have the resources at the time to provide you with all the information you requested in the package. There are something's in the package that are not fees able for your community and unnecessary in our opinion.

As you know we serviced Walnut Creek for many years and never had any issues. We had the place looking A+ always and know the ins and outs. For example, one thing you have in your package is annual flowers 4x per year. Well if you are not aware your community is loaded with iguanas, and they will devour any plants like these. So installing them 4x a year would be a huge waste of money.

Since you guys took the time to invite us to bid the job. We worked up a proposal that would fit your needs and not break the bank. This proposal is way more realistic than the package you guys sent over. Another example I can give you guys is fertilization. Your package is asking for a number of fertilizations, when in actuality you only need 2, one in the spring and one in the fall. By doing only two it keeps the cost of the project down and gives landscape material enough nutrients it needs to stay looking sharp. Can you do more, of course but we dont feel it is necessary. Also there is a period in the year that is a blackout and you cannot fertilize in that time frame. More reason to only do it twice a year. Over fertilizing is damaging our ecosystem.

To sum it all up, we would love to service your property again. But cannot do it the way you have it set up in your package. We promise to make the property look great again, just as we did in the past. If the board would like to meet and fine tune some over our proposed work, we would be ok with that. If not we understand and again apologize for not being able to comply with everything in your package.



Walnut Creek CDD
c/o Gloria Perez
Special District Services
8785 SW 165 Ave.
[Miami, FL 33193](#)

RE: Landscape Maintenance – Walnut Creek CDD 2025-2026

Landscape Maintenance as follows:

1. Right-of-way turf areas will be mowed 34 times per year. This is every 10 days from September through April and weekly from May through August. Utility easement turf will be mowed 26 times (every 2 weeks).
2. Pick up fallen fronds, and fruit before mowing and disposal.
3. Blowing off leaf drop from roads, driveway, walkways each service.
4. Blade edge sidewalks, roads, curbs, driveways, and beds at each cut.
5. Hedge, tree rings and shrub beds will be sprayed with herbicide to control weeds.
6. Plant pruning to follow the national standards of pruning woody plants (ANSI A-300 Maintenance standards).
Plants will be trimmed to control size and shape with the natural form in mind. Pruning will be done 12 times per year or as needed. Plant pruning and grass cutting to be performed by different specialized crews.
Remove volunteer plants in the natural areas as needed, supervised by a knowledgeable native plant supervisor.
7. Pruning and limbing up of trees and palms for clearance to 15 feet.
8. Haul away and dispose of debris generated by the maintenance and fallen debris.
9. Pest control for lawn and shrubs to be included based on Integrated Pest Management basis.
10. Due to the complexity sites of horticultural issues, each service to be supervised and coordinated by an experienced supervisor with native plant knowledge. Lawn cutting and shrub detailing to be done by separate crews due to their different horticultural training and experience.

Fertilization: Fertilize lawn areas, shrubs/hedges, and palms with a complete formula granular fertilizer twice per year. Application rates to follow industry standards.

Pest Control: Integrated Pest Management (IPM), weed/insect/disease control, and any other procedures consistent with good horticultural practice necessary to ensure normal, vigorous, and healthy growth.

Broad Leaf Weed Control: All District lawn areas shall be treated for crabgrass and broad leaf weeds. There is no treatment for lethal necrosis, and we shall not be responsible for any dying grass due to lethal necrosis.

Irrigation: Run each irrigation zone to test for broken heads, clogged nozzles, broken lines up to 3/4 inch, adjust for coverage and seasonal conditions, performed by experienced irrigation technician.
Irrigation parts needed to repair to be charged separately with an itemized listing of parts and charge.
Repairs to pumps, zone and mainline larger than 3/4 inch, timers to be approved by Management.

Tree/Palm trimming: All pruning to follow ANSI A-300 Standards. Pruning will be performed to reduce insect/disease problems of trees, by removal of all dead and dying limbs. All trimmings to be recommended and supervised by an ISA Certified Arborist. Tree and palm trimming to be done one time per year.

Miscellaneous:

Turf Management carries \$1,000,000 property liability insurance and all workmen are covered under workmen's compensation insurance. Contract good for 12 months but may be cancelled by either party with 30 days written notice. Billing for services to be billed monthly and based on the number of cuts per month. Payment terms are to be net 30 days. All unpaid bills carry a 1.5% per month interest charge after due date. Contract to be self-renewing annually at the current price plus price adjustment reflecting the Bureau of Labor's 12-month CPI (consumer price index) for South Florida

Schedule of charges:

			<u>Annual</u>
Base Maintenance, item 1 - 10:			\$297,000
Fertilization:	\$11,500 per application	3x	\$34,500
Irrigation:	\$2,800 per month	12x	\$33,600
Pest Control:	\$1,650 per month	12x	\$19,800
Mulch: (Based on 400 cubic yards)	\$28,000 per application	1x	\$28,000
Seasonal Color:	\$4,875 (1500 units)	2x	\$9,750
Hardwood Tree/Palm trimming:		1x	\$145,000
Broad Leaf weed control:	\$1,400 per application	2x	\$2,800
		Total:	\$570,450

Fernando Toledo, ISA Cert Arborist

Acceptance of proposal:

Date: _____

This proposal becomes a contract upon acceptance

Pest Findings by Location

WALNUT CREEK CDD TAFT ST WATERFALLS

APR 01, 2025 TO APR 30, 2025

Iguana Control

Finding Types: All Finding Types

Target Pests: Iguana

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

Device	Date	Pest	Type	Quantity
Property				
	04/02/2025 02:35 PM	Iguana	Sighted	2
	04/04/2025 02:09 PM	Iguana	Sighted	2
	04/04/2025 02:10 PM	Iguana	Sighted	4
	04/07/2025 08:40 AM	Iguana	Sighted	1
	04/09/2025 02:24 PM	Iguana	Sighted	2
	04/11/2025 02:24 PM	Iguana	Sighted	5
	04/18/2025 12:56 PM	Iguana	Sighted	5
	04/25/2025 03:04 PM	Iguana	Sighted	3
	04/28/2025 12:22 PM	Iguana	Sighted	2

Total Iguanas for April 2025 (waterfalls): 26
RG

Pest Findings by Location

WALNUT CREEK CDD LAKES & CANALS

APR 01, 2025 TO APR 30, 2025

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				
	04/02/2025 02:36 PM	Iguana	Sighted	2
	04/04/2025 02:09 PM	Iguana	Sighted	6
	04/04/2025 02:27 PM	Iguana	Sighted	14
	04/09/2025 02:25 PM	Iguana	Sighted	4
	04/11/2025 02:18 PM	Iguana	Sighted	4
	04/11/2025 02:35 PM	Iguana	Sighted	11
	04/18/2025 01:39 PM	Iguana	Sighted	15
	04/25/2025 03:06 PM	Iguana	Sighted	32

Total Iguanas for April 2025 (Lakes & Canals): 88
RG

ESTIMATE



Prepared For

Walnut Creek Community Development
District
7501 NW 20th St
Pembroke Pines, FL 33024
(786) 503-1633

Iguana Solutions LLC

1827 Scott St
Hollywood, FL 33020
Phone: (754) 244-1416
Email: IguanaSolutionsFL@gmail.com
Web: www.Iguana-Solutions.com

Estimate # 439
Date 05/06/2025
Business / Tax # 83-2653815

Description	Rate	Quantity	Total
\$25 per adult Iguana	\$25.00	50	\$1,250.00
\$25 per adult iguana proven to be taken by photo. Three hatchlings are equivalent to one adult. Hatchling measures less than 5 inches snout to vent			
Animal hole exclusion	\$25.00	1	\$25.00
An entry point to a dwelling is covered using hardware cloth to exclude further animal entry. By the foot.			
\$25 per foot repaired			
Hole repair by foot	\$25.00	1	\$25.00
Iguana burrows filled and repaired. Dirt is dug away from the entry hole and along the structure, on each side of the hole. Plastic 1" garden fencing is laid in an "L" shape along the structure with 10"+ fencing stretching away from the structure. Fencing is covered by a material such as sod, rocks/gravel, or concrete.			
Subtotal			\$1,300.00
Total			\$1,300.00

Notes:

I would estimate the first month to produce around 40-50 iguanas and slowly drop to less than half that after six months.

Checks are made payable to:

Iguana Solutions

1827 Scott St.

Hollywood, FL 33020

We also accept cash or credit.

Contact 754-244-1416 to pay balances or with questions.

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

I agree to allow Iguana Solutions LLC to enter my property for the duration of the contract, possibly when the owner is not present, to perform iguana removal services.

Iguanas will be removed from the property using hand trapping, noose poles, and by air rifle.

Air rifles will be the main tool used to do removal on this property. Ask me about our airgun usage precautions so we may alleviate any concerns.

Pricing is \$25 per adult iguana removed. No limit on the number of iguanas taken. All costs are included in the \$25 per animal. An unlimited number of iguanas will be taken per month at this rate, unless additional limits are sent by customer in writing. Limits will apply to the following month. Photos of every animal taken are provided or similar proof, such as one stuck in a tree.

Three babies(hatchlings) are the equivalent of one adult under the above terms. A hatchling is defined here as <5" length from snout to vent. Adult iguanas measure >5 inches from snout to vent.

Proof of animals removed are provided by photo. Killed iguanas are retrieved if at all possible. Great effort is taken to ensure dead iguanas are not left behind.

Visits to remove iguanas are sporadic, and made based on customer communication/needs, the trappers schedule, holidays, and weather. Notice may be given by Iguana Solutions the same day as removal in order to make arrangements, such as security escorts. Iguana Solutions may visit as little as once a month if iguanas become scarce.

This contract is for the removal of Green and spiny tailed iguanas billed monthly, charged a rate of \$25 per iguana, proven to be removed by photo as a continued service, until canceled in writing.

Territory covered in this contract includes the entire common area at and around the front entrance waterfalls, neighboring canals maintained by the client, and 10 lakes that are considered common areas.

Ducks and geese (and other animals approved) are \$75 per animal. Goslings/ducklings unable to fly are \$20. Duck Nest removal: \$25

Raccoons and any other unlisted animals such as opossums, snakes, and so on, are 75\$ per animal.

Billing is sent monthly after the iguanas are removed, and photos are attached to invoices. Invoices come from a secure biller: JOIST

This contract may be considered for possible renewal by both parties upon completion of one

year from the month of approval. Contract renewal terms are subject to change.

Stolen or Unrepairable traps are charged to the customer. Aluminum trap(Iguana Box): \$110 and Stainless Steel Iguana Box trap: \$220

I do not currently plan to use traps at this property, except with approval.

IguanaSolutionsFL@gmail.com

Walnut Creek Community Development District



May 13, 2025

Ms. Gloria Perez, District Manager
Walnut Creek Community Development District
8785 SW 165th Ave, Suite 200
Miami, FL 33193

**RE: WALNUT CREEK LAKE 10 PROJECT OVERSIGHT
PROPOSED ENGINEERING SERVICES**

Dear Ms. Perez:

Craig A. Smith and Associates (CAS) is pleased to provide the Walnut Community Development District (WCCDD) with this proposal for Engineering Services. The scope of the project is to provide project oversight for the lake bank repairs to Lake 10 to be performed by Landshore Enterprises, LLC.

It is understood that Landshore Enterprises will be performing and adhering to the following project duration:

21 calendar days for substantial completion

30 calendar days for final completion

The projected work to be completed by Landshore Enterprises is as follows:

1. Pre-construction meeting to determine the staging and access area(s)
2. Placing of the first layer of the tubes
3. After filling the first layer of tubes (not necessarily, but if you want to include it)
4. After grading the slope and before laying the sod
5. Final completion/walkthrough

CAS proposes to provide the following services:

TASK 1 ENGINEERING SERVICES DURING CONSTRUCTION (ESDC)

CAS will perform customary engineering services during the construction. The estimated construction period for this project is one month (20 work days) from the NTP to project completion. CAS will provide the necessary oversight to ensure final certification to the District that construction was completed as planned and warranted by Landshore Enterprises. We estimate 24 hours of services under this task by the District Engineer @ \$195/Hr.

TOTAL FOR TASK 1: \$4,680.00



561.314.4445



21045 Commercial Trail
Boca Raton, FL 33486



www.craigasmith.com

TASK 2 CONSTRUCTION OBSERVATION SERVICES

CAS will provide part-time construction observation services to ensure proper construction practices while contractor is working on district property as well as proper installation of the proposed improvements. It is estimated that a CAS Field Representative will be present for approximately 2 hours per day 5 days per week to ensure contractor compliance with approved construction plans and standards, resolve field conflicts and including review of pay requests with project manager, witnessing of field tests, coordination with the contractor and owner, weekly site observational visits, weekly field reports, resolving field conflicts and aiding the owner during construction.

The estimated construction duration is one month (20 work days) the on-site observation is proposed for 2 hours a day 5 days per week at the rate of \$125 per hour. Any additional time beyond the contract time will be billed at our hourly rate \$125.00 per hour.

TOTAL FOR TASK 28: \$5,000.00

SUMMARY OF FEES

TASK	FEE
Task 1 Engineering Services During Construction	\$4,680.00
Task 2 Construction Observation Services	\$5,000.00
TOTAL	\$9,680.00

We look forward to providing these services. Feel free to call me at (954) 782-8222 should you have questions or require additional information.

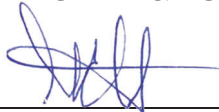
If this proposal is acceptable, please execute in the space provided and return one executed copy to our office as our Notice to Proceed. We appreciate your business and thank you for this opportunity.

AGREED TO AND ACCEPTED BY:

Approved:

CRAIG A. SMITH & ASSOCIATES

**WALNUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**



Stephen C. Smith, P.E.
President

Signed

Date





CRAIG A. SMITH & ASSOCIATES

Consulting Engineers • Surveyors • Construction Managers • Utility Locators

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

Tel: (954) 782 8222 • Fax: (561) 314-4458

www.craigasmith.com

PROPOSAL MEMO

TO: Gloria Perez, Walnut Creek CDD, District Manager

FROM: Al Caruso

DATE: 5/12/25

RE: Steve Smith

Scope of Services

Project Description

Professional services proposal for Engineering CAD delivery of the Walnut Creek CDD shapefiles map per a request from the Broward County Supervisor of Elections office.

Task Description

Task 1

A CAS CAD Manager will review the current county shapefiles map, for the District, clean up text, export line types, verify layers and modify map, where needed. Product deliverable will be a Autodesk Civil 3D CAD File, formatted as .SHP files.

COST: (Not to Exceed) \$ 1,296.00

Task 2

A CAS Project Manager will review the shapefile components prior to deliverable.

COST: (Not to Exceed) \$ 260.00

TOTAL COST: \$ 1,556.00

AGREED TO AND ACCEPTED BY:

CRAIG A. SMITH & ASSOCIATES

Stephen C. Smith, P.E. – President

WALNUT CREEK COMMUNITY DEVELOPMENT
DISTRICT

WCCDD Authorized Signature

Date



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

Walnut Creek Community Development District
c/o: Special District Services, Inc.
Attn: Ms. Gloria Perez, District Manager
2501 A Burns Rd.
Palm Beach Gardens, FL 33410

Estimate: #4288

Date: 4/2/2025

Project: Shoreline Restoration for Approximately 700 Linear Feet

PRODUCT DESCRIPTION

Eco-Filter Tube (EFT®) construction uses a woven or non-woven geotextile fabric that is formed into the shape of a tube. The tube is filled with sand by direct coupling to a hydraulic dredge. The tube is designed to retain the granular fill portion of the dredge slurry, while appropriately sized openings in the geotextile allow the excess water in the slurry to permeate through the tube walls. The procedure can be implemented in both dry and underwater conditions. The tubes can be fabricated in various circumferences, which, when inflated, will form a roughly elliptical shape. The Landshore® engineered EFT® system consists of a spun bound polyester filter fabric that is sewn together to form a tube specifically calculated for particular level of service, pressure, strength, stability and safety - is placed along the edge of water on prepared terrace and filled with sand to form an erosion barrier that has the characteristics of a permeable, gravity type retaining wall.

JOB SCOPE

Landshore® will install Eco-Filter Tube (EFT®) as follows: One (1) Base Tube to provide stabilization and allow for land reclamation; One (1) Sacrificial Tube to fill voids and for final grading to match existing slope. Sod will be placed on repaired areas to match existing landscape. **Fill material will be imported.**



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

ITEMIZED ESTIMATE: TIME AND MATERIALS

Section	Description	Units	Estimated Quantities	Total
700'	Mobilization / General preparation	Lump Sum	1	
	Maintenance of Traffic	Lump Sum	1	
	Clearing and Grubbing	Lump Sum	1	
	Installation and maintenance of stormwater pollution prevention measures	Lump Sum	1	
	Grading and Shaping	Square Feet	3,650	
	Installation of EFT®			
	EFT® 1x7.5' Cir. Sacrificial Tube	Linear Feet	700	EFT
	EFT® 1x10' Cir. Base Tube	Linear Feet	700	
	Turf Reinforcement Mat - C125 Coconut	Square Feet	2,920	
	Sod (match to existing)	Square Feet	4,980	
	Demobilization	Lump Sum	1	
TOTAL JOB COST				\$70,240.00

Excluding any permit fees and fees for a payment and performance bond, if any.

PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

15% Booking Date	\$10,536.00
55% Mobilization Date	\$38,632.00
30% Completion of project	\$21,072.00

****Terms: Net 15****

****Interest will be charged at 1.5% per month on past due invoices****



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

SPECIAL CONDITIONS

1. Landshore® is not responsible for damage to utilities outside of easement along shoreline if as-built drawings or locations are not provided by the Client.
2. Landshore® reserves the right to change this estimate unless an agreement is reached within 30 days of the original estimate date.
3. Landshore® is not responsible for removing or installing any electric work or cables.
4. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.
5. Landshore® is not responsible for any damages to the work by any natural disaster.
6. Existing Conditions-All dimensions for existing conditions are to be verified in the field by Landshore®. Landshore® will notify the Owner of deviations from the scope of work prior to the installation. Any discrepancies in dimensions or special modifications required due to field conditions shall be reported in writing to the Owner for clarification, approval, or modification prior to the commencement of work involved.
7. In case there are any unstable submerge slopes that have not been identified by the client, Landshore® will not be held responsible for any under water land slide caused by any additional load on top of submerge slope.
8. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).
9. If there are stormwater drainage pipes at shoreline edge, Landshore® can extend the pipes for an additional cost, following the approval from the Client.
- 10. All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.**
- 11. The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines. Unless specifically hired to obtain all necessary permits - Landshore® will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).**

This estimate is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

Client's Representative Signature

Date

Landshore Enterprises Representative Signature

Date

\\FTMS01\Drawings\2013\20139298-000\ArcGIS\Lake Erosion 8x11 Sheets\Lake 8-10 Erosion.mxd



Walnut Creek CDD
Broward County Florida

JOHNSON
ENGINEERING

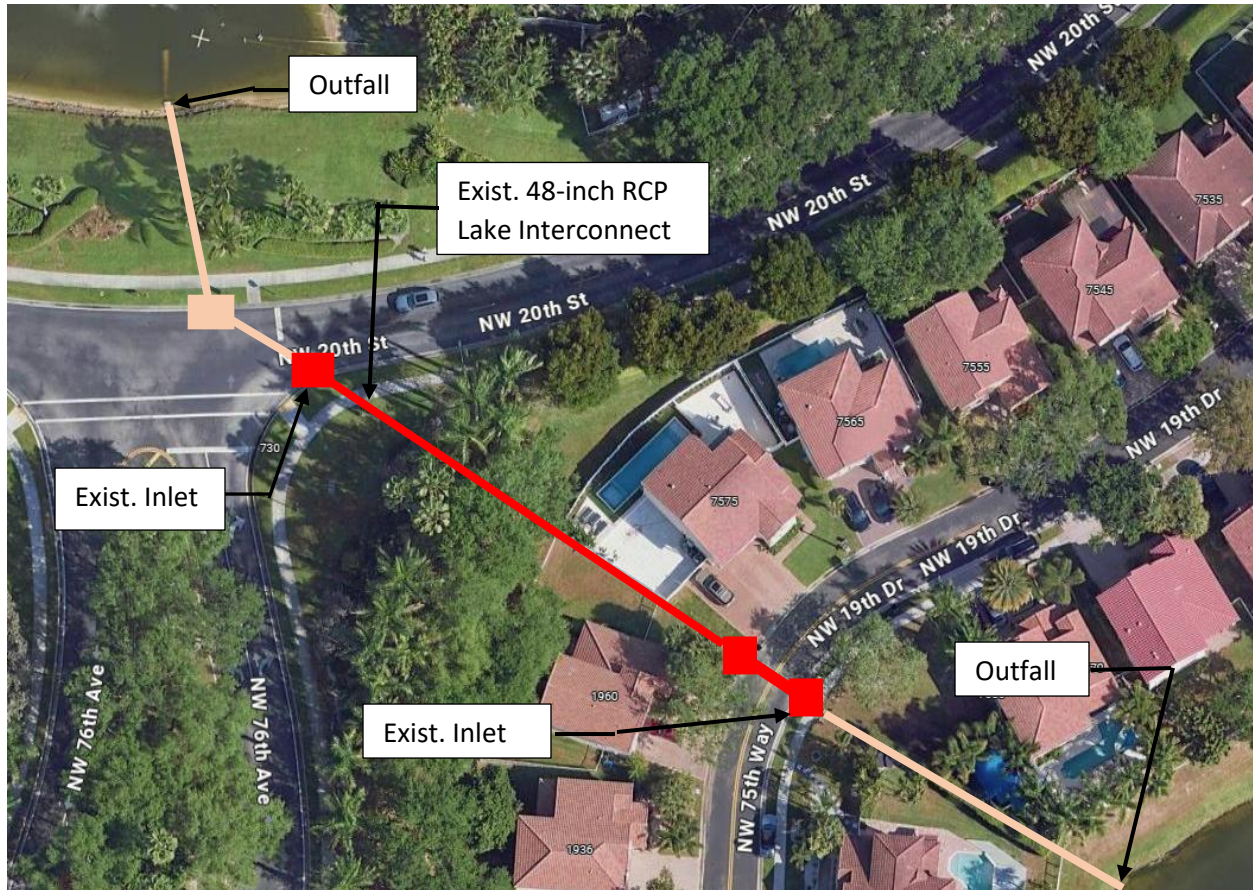
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

Lake Bank Erosion 2015
Lake 8, 9 & 10

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
October 2015	20139298-000		As Shown	5

Walnut Creek CDD		
Exploratory of Drainage Pipe and Inlet (Maple Grove Area)		
Flotech	Shenandoah	US Utility
Statewide recognized company.	Companies referred by the District Engineers	
<p>To perform an exploratory assessment of the existing drainage pipe and inlet, including CCTV, following the sketch and details provided by the District Engineer, which are enclosed in this document.</p> <p>Due to budget considerations, the District Engineer was asked to develop a revised scope focusing specifically on the area with apparent failure (also enclosed). Vendors were requested to submit two proposals corresponding to the two different scopes. However, the all three vendors unanimously recommended inspecting the entire pipeline from end to end. This approach could ultimately be more cost-effective, as it would require only a single mobilization and could potentially identify failures beyond the initially reduced scope.</p>		
Price for "End to End" Scope: \$18,000.00	Price for "End to End" Scope: \$28,830.00	Price for "End to End" Scope: \$18,435.00
Price for Reduced Scope: \$8,334.50	Price for Reduced Scope: \$13,220.00	Price for Reduced Scope: \$9,765.00
		<i>US Utility has clarified that their pricing is based on "Not to Exceed" figures. If the actual work requires fewer hours than those estimated in the proposal, the final cost will be adjusted accordingly.</i>

Walnut Creek – Maple Grove Subdivision
NW 75th Way and NW 19th Drive
Exploratory of Existing Drainage Pipe and Inlet



Notes:

1. Contractor to plug both ends of the furthest highlighted inlets, and any affected drainage on NW 20th Street, prior to draw down.
2. Contractor to provide all necessary Maintenance of Traffic components.
3. Contractor to provide all necessary Best Management Program components.
4. Contractor to provide a summary report to the engineer (including video of the entire limits of inspection) and recommendations.



Walnut Creek CDD, Maple Grove Subdivision — NW 75th Way and NW 19th Drive Exploratory of Existing Drainage Pipe and Inlet

Walnut Creek CDD

Reference: 20250502-145249008

Quote created: May 2, 2025

Quote expires: June 1, 2025

Quote created by: Luis Ferre

Business Development Associate

luis.ferre@flotechllc.com

+17862028723

Project Information

Project Owner Information

Project Owner: Walnut Creek CDD

Owner Contract/Project Number: TBD

Owner Project Name: NW 75th Way and NW 19th Drive
Exploratory of Existing Drainage Pipe and Inlet

Project General Contractor (Prime): N/A

Onsite Point of Contact: Ronald Galvis

Region: South

County: Broward

Flotech Project Manager: Daniel Garcia

Job-site Address: 7500 NW 20th St, Pembroke Pines, FL 33024

Post-Construction: Yes

Maps/Plans Provided: Yes

Technical Specifications: NASSOC PACP

Certified Payroll Applicable: No

Heavy Construction Wage Applicable: No

Deliverables Instruction: NASSCO certified PACP report will be provided along with video logs as final deliverables.

Billing Instructions: TBD

AP / Billing contact email: TBD

Business Development Rep: Luis Ferre

Scope of Work: Plugging, dewatering, jet-vac cleaning, and CCTV inspection of ~500 LF of existing 48" RCP pipes to observe for any pipe defects.

Inclusions:

- Sewer Combination Vactor 2100 with 15 CY Debris Tank / 80 GPM / 2500 PSI with operator and laborer.
- Cues Mainline CCTV Inspection Truck with operator.
- Diving Services for plug installations
- Plugging & Dewatering - 48" plugs & 6" Pump

Exclusions:

Confined space manhole entry, MOT Permitting, Major MOT Set-up's, Hydrant meter access, Repairs, Root removal, Extension hose, soft digging, lift station cleaning/inspection, laser profiling, joint gap measurements, submersible CCTV inspections.

Heavy cleaning provision:

This proposal contemplates light cleaning per NASSCO standards. If conditions should change and heavy cleaning be needed to clean the pipe in order to conduct a CCTV pipeline inspection, Flotech reserves the right to request a change-order for additional resources and/or bill for time at the hourly rate (4-hour minimum per day), of which the final invoice will reflect total amount of time worked.

- Jet-Vac Cleaning: \$275 per hour
- CCTV with Vactor: \$450 per hour
- 4-hour minimum (portal-to-portal)

The final invoice will reflect the actual time worked. Heavy cleaning is defined as exceeding the following debris thresholds:

- 0-12" pipes: > 25% debris
- 13-24" pipes: > 15% debris
- 25-30" pipes: > 10% debris

Flotech Environmental is a certified SBE, DBE, MBE, CBE company.

Products & Services

Item & Description	Quantity	Unit Price	Total
48" Storm Drain - CL/TV LF	500	\$36.00	\$18,000.00

One-time subtotal	\$18,000.00
<hr/>	
Total	\$18,000.00

Proposal Terms

Above pricing is based on project information and plans as provided by Client, and assumed site conditions.

Assumptions:

Pricing is based on provided project information and assumed site conditions. Work areas must be suitable for requested services without undue risk to equipment or personnel, unless stated otherwise by the Owner in writing.

Change Orders:

If initial investigations or performance reveal conditions different from typical assumptions, the Contractor may negotiate reasonable changes in terms.

Disclaimer:

Cleaning and CCTV inspection work must meet NASSCO-PACP standards.

The Contractor is not liable for damage caused by preexisting conditions. If the camera cannot pass through a manhole section, the Contractor will attempt inspection from the opposite manhole. If unsuccessful, the inspection is marked as Survey Abandoned and considered complete.

- **An hourly standby rate of \$500 will apply for any issues that delay production outside of Flotech Environmental's control.**
- **Nighttime/weekend hourly rates: \$300 for 2-man Jet-Vac Cleaning crew; \$500 for 3-man Jet-Vac Cleaning or Jet-Vac Cleaning & CCTV Inspection crew.**

If plugging and dewatering line segments are required during the project and were not included in the initial quote, additional costs will be added to the final invoice.

- **Plugging & Dewatering Operations costs: \$450 for first plug (up to 24"), \$800 for first plug (24"+), additional plugs on the same day: \$225 (up to 24"), \$400 (24"+).**

Cancellation Notice:

Cancellations before 2:00 PM will result in a charge for the 4-hour minimum at the hourly rate, except for immediate weather conditions affecting safety.

Payment:

Flotech will invoice at the completion of each weekly billing period and payment must be made within Thirty (30) days from the date of the invoice. Should payment not be received within 30 days of service, service may be interrupted until payment is received. Any balance remaining after 30 days will be assessed a 1.5% monthly finance charge. In the event of any action to collect unpaid invoices, Client and/or managing corporation, and/or entity shall be liable to Flotech or its assignee for all costs of collection, including but not limited to attorney's fees and costs, including any costs of litigation relating to such collection and including the collection amount.

ACCEPTANCE OF PROPOSAL / SIGN & RETURN:

Signature

Signature

Date

Printed name

Questions? Contact me



Luis Ferre
Business Development Associate
luis.ferre@flotechllc.com
+17862028723

Flotech Environmental, LLC
657 South Dr.
Suite 401
Miami Springs, FL 33166
United States

PROPOSAL: P39457

DATE: April 18, 2025

SUBMITTED TO: Walnut Creek Community Development District

STREET: 2400 NW 76th Ave

PHONE: (786) 503-1633

CITY, STATE & ZIP: Pembroke Pines, FL 33024

EMAIL: rgalvis@sdsinc.org

ATTENTION: Ronald Galvis

JOB NAME: NW 75th Way and NW 19th Dr -

We propose to furnish commercial diver crew to clean 2 outfall pipes to be able to install bags in outfalls. . Vac and tv crew will then bag and pump system, clean and televise 48" pipelines from outfall to outfall. This includes 4 basins and the attached lines. . at the above mentioned job location. This work will be performed at our following hourly and/or unit prices:

Tv -Vac combo	(at \$5,950.00 Per Day)	3 day(s)	\$17,850.00
Air Bags/Plugs to Dewater 42-60" 48" air bags	(at \$0.00 Per Day)	6 day(s)	\$0.00
Pump 3"	(at \$180.00 Per Day)	3 day(s)	\$540.00
Environmental Fee	(at \$30.00 Per Day)	3 day(s)	\$90.00
Disposal (Includes travel)	(at \$450.00 Per Truck Load)	3 truck load(s)	\$1,350.00
Dive Crew	(at \$4,500.00 Per Hour)	2 hour(s)	\$9,000.00
ESTIMATED TOTAL:			\$28,830.00

NOTES: We estimate removing 36 cubic yards of debris offsite.

NOTE: We will remove loose debris from structures and pipes (except hazardous waste). If we find contaminated liquids or soils (like oil or fuel), the customer must get them tested and approved for disposal, and extra costs will apply. We are not responsible for any issues caused by pre-existing conditions, original installation, or design.

This proposal may be withdrawn if not accepted within 30 days. Payment terms net 30 days.
(If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Price above is only an estimate of foreseen conditions. Unforeseen conditions can affect the amount of time to complete the work, therefore increasing or decreasing estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Unless noted above engineering, permits, testing and bonds are not included in the pricing. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Parties to this proposal/contract expressly waive all tort claims against each other and limit their remedies to breach of contract.

1888 NW 22nd Street
(954) 975-0098



SHENANDOAH

Pipe Inspection & Restoration Specialist

Pompano Beach, FL, 33069
shenandoahus.com

SIGNATURE:

SHENANDOAH GENERAL CONSTRUCTION, LLC
Jose Vera

TITLE
Estimator

DATE
04/18/2025

ACCEPTANCE OF PROPOSAL / SIGN & RETURN

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE: _____

DATE: _____

COMPANY NAME: _____

REPRESENTATIVE: _____

TITLE: _____



PO Box 669364
Pompano Beach, FL 33066

Tel. 954 937-1488
usutilityservices.us

CUSTOMER QUOTATION NO. 3401

Ronald Galvis
Walnut Creek CDD
7575 NW 19th Drive
Pembroke Pines FL 33024

Quote No: 3401
Site: Walnut Creek CDD
Site Contact:
Site Phone:
Salesperson: Lenny Jaglarski
Site Address: 7575 NW 19th Drive
Pembroke Pines FL 33024

Description

Plug both ends of the lake interconnect pipe to CCTV 48" RCP drainage pipe..
The affected drainage on NW 20th St

Possible Drone work for outfall pipes, or whole system (vac to clean, fluke) 5 hours

2 48" plugs(water present)

Flagmen 2

Extra cones

2 men working signs

Vac/ tv Vac truck 4 days

2. 3" pumps

Basins big, deep dirty (Heavy clean) , pipes seem medium dirt

Hi-lighted pipe elevated, 1/2 pipe water, pipe clean(min. to med.)

Pictures taken.

Waiting for site plans from Ronald.

CCTV

Item	Quantity	Unit Price	Total
Underwater Drone Pipe Inspection	5.00	\$350.00	\$1,750.00
CCTV Pipe Inspection	1.00	\$250.00	\$250.00
Dump Fee	4.00	\$450.00	\$1,800.00
CCTV Pipe Inspection	9.00	\$250.00	\$2,250.00
Support Truck for Vac Truck / Day	1.00	\$145.00	\$145.00
Tech Field Support for Pumps and Vac Truck \$65.00/ Hour	36.00	\$65.00	\$2,340.00
Vactor Combo Truck	36	\$275.00	\$9,900.00
Sub-Total ex Tax			\$18,435.00
Tax			\$0.00
Total inc Tax			\$18,435.00



CUSTOMER QUOTATION NO. 3401

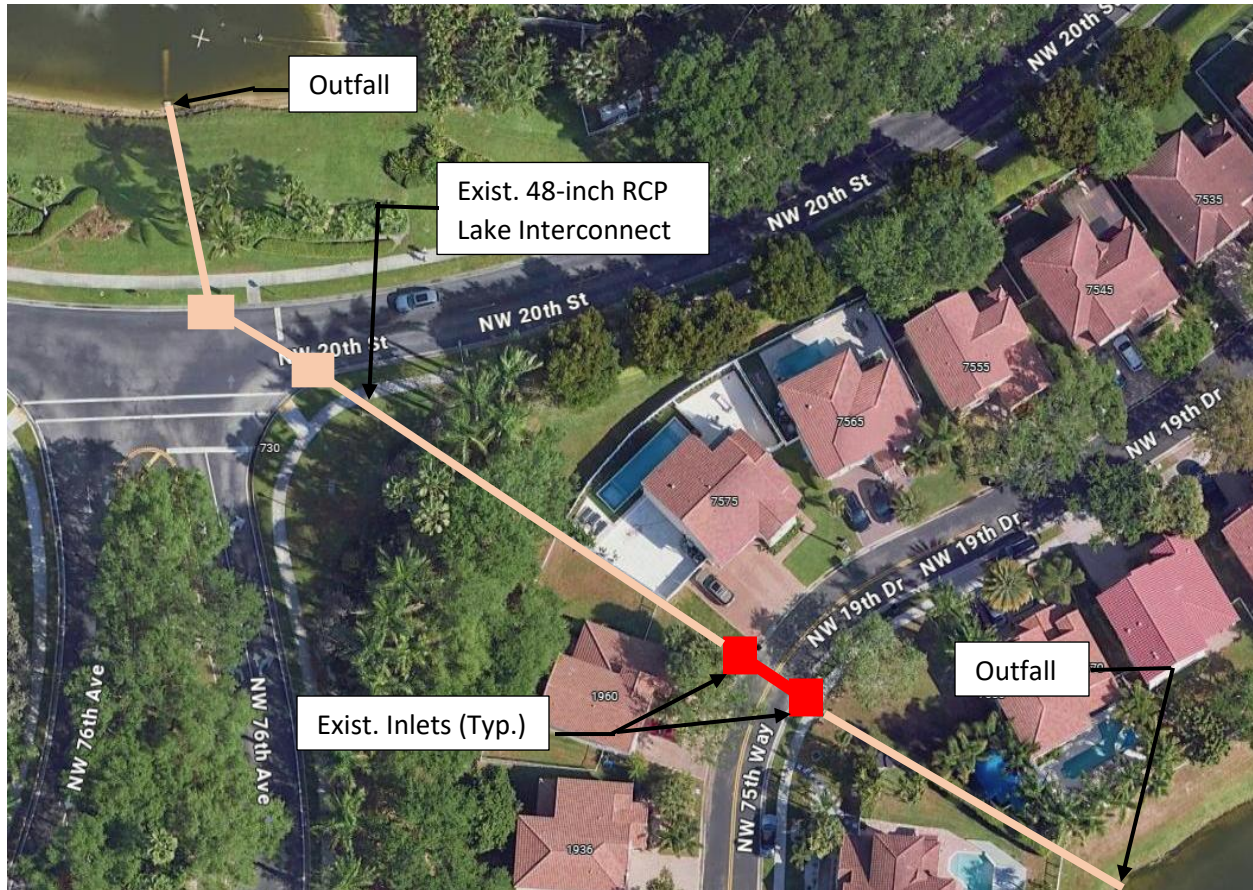
The above is an estimate, final costs will be determined by the actual number of work hours performed and a cancellation fee may apply if job is canceled at site. Time is clocked from Port to Port.

Sub-Total ex Tax	\$18,435.00
Tax	\$0.00
Total inc Tax	\$18,435.00

This proposal includes removal of all loose debris from structures (excluding hazardous waste), if nonhazardous contaminated liquids or soils are encountered such as hydraulic oil, fuel gas etc., the client will be required to have the material analyzed by an approved lab then approved by a disposal facility, prior to US Utility Services, LLC transporting and disposing of the material additional cost for specialty hauling and disposal will be applied to invoice along with a documented receipt. However we are not responsible for problems occurring during or after cleaning due to pre-existing condition, original installation or design. Extra fees may be added if cleaning or excavation requires extraordinary efforts such as root cutting, No retainage to be withheld from payment by client.

Thank you.

Walnut Creek – Maple Grove Subdivision
NW 75th Way and NW 19th Drive
Exploratory of Existing Drainage Pipe and Inlet



Notes:

1. Contractor to plug both ends of the lake interconnect pipe, and any affected drainage on NW 20th Street, prior to draw down.
2. Contractor to provide all necessary Maintenance of Traffic components.
3. Contractor to provide all necessary Best Management Program components.
4. Contractor to provide a summary report to the engineer (including video of the entire limits of inspection) and recommendations.



Walnut Creek CDD, Maple Grove Subdivision — NW 75th Way and NW 19th Drive Exploratory of Existing Drainage Pipe and Inlet (Reduced CCTV Scope)

Walnut Creek CDD

Reference: 20250509-175355265

Quote created: May 9, 2025

Quote expires: June 1, 2025

Quote created by: Luis Ferre
Business Development Associate

luis.ferre@flotechllc.com

+17862028723

Project Information

Project Owner Information

Project Owner: Walnut Creek CDD

Owner Contract/Project Number: TBD

Owner Project Name: NW 75th Way and NW 19th Drive
Exploratory of Existing Drainage Pipe and Inlet

Project General Contractor (Prime): N/A

Onsite Point of Contact: Ronald Galvis

Region: South

County: Broward

Flotech Project Manager: Daniel Garcia

Job-site Address: 7500 NW 20th St, Pembroke Pines, FL 33024

Post-Construction: Yes

Maps/Plans Provided: Yes

Technical Specifications: NASSOC PACP

Certified Payroll Applicable: No

Heavy Construction Wage Applicable: No

Deliverables Instruction: NASSCO certified PACP report will be provided along with video logs as final deliverables.

Billing Instructions: TBD

AP / Billing contact email: TBD

Business Development Rep: Luis Ferre

Scope of Work: Plugging, dewatering, jet-vac cleaning, and CCTV inspection of ~211 LF of existing 48" RCP pipes to observe for any pipe defects.

Inclusions:

- Sewer Combination Vactor 2100 with 15 CY Debris Tank / 80 GPM / 2500 PSI with operator and laborer.
- Cues Mainline CCTV Inspection Truck with operator.
- Plugging & Dewatering - 48" plugs & 6" Pump

Exclusions:

Diving Services, Outfall CCTV inspections, Confined space manhole entry, MOT Permitting, Major MOT Set-up's, Hydrant meter access, Repairs, Root removal, Extension hose, soft digging, lift station cleaning/inspection, laser profiling, joint gap measurements, submersible CCTV inspections.

Heavy cleaning provision:

This proposal contemplates light cleaning per NASSCO standards. If conditions should change and heavy cleaning be needed to clean the pipe in order to conduct a CCTV pipeline inspection, Flotech reserves the right to request a change-order for additional resources and/or bill for time at the hourly rate (4-hour minimum per day), of which the final invoice will reflect total amount of time worked.

- Jet-Vac Cleaning: \$275 per hour
- CCTV with Vactor: \$450 per hour
- 4-hour minimum (portal-to-portal)

The final invoice will reflect the actual time worked. Heavy cleaning is defined as exceeding the following debris thresholds:

- 0-12" pipes: > 25% debris
- 13-24" pipes: > 15% debris
- 25-30" pipes: > 10% debris

Flotech Environmental is a certified SBE, DBE, MBE, CBE company.

Products & Services

Item & Description	Quantity	Unit Price	Total
48" Storm Drain - CL/TV LF	211	\$39.50	\$8,334.50

One-time subtotal	\$8,334.50
<hr/>	
Total	\$8,334.50

Proposal Terms

Above pricing is based on project information and plans as provided by Client, and assumed site conditions.

Assumptions:

Pricing is based on provided project information and assumed site conditions. Work areas must be suitable for requested services without undue risk to equipment or personnel, unless stated otherwise by the Owner in writing.

Change Orders:

If initial investigations or performance reveal conditions different from typical assumptions, the Contractor may negotiate reasonable changes in terms.

Disclaimer:

Cleaning and CCTV inspection work must meet NASSCO-PACP standards.

The Contractor is not liable for damage caused by preexisting conditions. If the camera cannot pass through a manhole section, the Contractor will attempt inspection from the opposite manhole. If unsuccessful, the inspection is marked as Survey Abandoned and considered complete.

- **An hourly standby rate of \$500 will apply for any issues that delay production outside of Flotech Environmental's control.**
- **Nighttime/weekend hourly rates: \$300 for 2-man Jet-Vac Cleaning crew; \$500 for 3-man Jet-Vac Cleaning or Jet-Vac Cleaning & CCTV Inspection crew.**

If plugging and dewatering line segments are required during the project and were not included in the initial quote, additional costs will be added to the final invoice.

- **Plugging & Dewatering Operations costs: \$450 for first plug (up to 24"), \$800 for first plug (24"+), additional plugs on the same day: \$225 (up to 24"), \$400 (24"+).**

Cancellation Notice:

Cancellations before 2:00 PM will result in a charge for the 4-hour minimum at the hourly rate, except for immediate weather conditions affecting safety.

Payment:

Flotech will invoice at the completion of each weekly billing period and payment must be made within Thirty (30) days from the date of the invoice. Should payment not be received within 30 days of service, service may be interrupted until payment is received. Any balance remaining after 30 days will be assessed a 1.5% monthly finance charge. In the event of any action to collect unpaid invoices, Client and/or managing corporation, and/or entity shall be liable to Flotech or its assignee for all costs of collection, including but not limited to attorney's fees and costs, including any costs of litigation relating to such collection and including the collection amount.

ACCEPTANCE OF PROPOSAL / SIGN & RETURN:

Signature

Signature

Date

Printed name

Questions? Contact me



Luis Ferre
Business Development Associate
luis.ferre@flotechllc.com
+17862028723

Flotech Environmental, LLC
657 South Dr.
Suite 401
Miami Springs, FL 33166
United States

PROPOSAL: P39670

DATE: May 01, 2025

SUBMITTED TO: Walnut Creek Community Development District

STREET: 2400 NW 76th Ave

PHONE: (786) 503-1633

CITY, STATE & ZIP: Pembroke Pines, FL 33024

EMAIL: rgalvis@sdsinc.org

ATTENTION: Ronald Galvis

JOB NAME: NW 75th Way and NW 19th Dr -

We propose to furnish a crew and all necessary equipment to bag pump down clean and televise 48" drainage lines as on plans that consist of 3 basins and 2 lines.

. at the above mentioned job location. This work will be performed at our following hourly and/or unit prices:

Tv -Vac combo	(at \$5,950.00 Per Day)	2 day(s)	\$11,900.00
Air Bags/Plugs to Dewater 42-60" 48" air bags	(at \$0.00 Per Day)	4 day(s)	\$0.00
Pump 3"	(at \$180.00 Per Day)	2 day(s)	\$360.00
Environmental Fee	(at \$30.00 Per Day)	2 day(s)	\$60.00
Disposal (Includes travel)	(at \$450.00 Per Truck Load)	2 truck load(s)	\$900.00
ESTIMATED TOTAL:			\$13,220.00

NOTES: We estimate removing 24 cubic yards of debris offsite.

NOTE: We will remove loose debris from structures and pipes (except hazardous waste). If we find contaminated liquids or soils (like oil or fuel), the customer must get them tested and approved for disposal, and extra costs will apply. We are not responsible for any issues caused by pre-existing conditions, original installation, or design.

This proposal may be withdrawn if not accepted within 30 days. Payment terms net 30 days.

(If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Price above is only an estimate of foreseen conditions. Unforeseen conditions can affect the amount of time to complete the work, therefore increasing or decreasing estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Unless noted above engineering, permits, testing and bonds are not included in the pricing. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Parties to this proposal/contract expressly waive all tort claims against each other and limit their remedies to breach of contract.

1888 NW 22nd Street
(954) 975-0098



SHENANDOAH

Pipe Inspection & Restoration Specialist

Pompano Beach, FL, 33069
shenandoahus.com

SIGNATURE:

SHENANDOAH GENERAL CONSTRUCTION, LLC
Jose Vera

TITLE
Estimator

DATE
05/01/2025

ACCEPTANCE OF PROPOSAL / SIGN & RETURN

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE:

DATE:

COMPANY NAME:

REPRESENTATIVE:

TITLE:



PO Box 669364
Pompano Beach, FL 33066

Tel. 954 937-1488
usutilityservices.us

CUSTOMER QUOTATION NO. 3402

Walnut Creek CDD
7575 NW 19th Drive
Pembroke Pines FL 33024

Quote No: 3402
Site: Walnut Creek CDD
Site Contact:
Site Phone:
Salesperson: Lenny Jaglarski
Site Address: 7575 NW 19th Drive
Pembroke Pines FL 33024

Description

Plug pipe on SE Corner of NW 75th and NW 20th SE Side of NW 75th Way
Clean ad CCTV 48" RCP drainage pipe approx 220lf
The affected drainage on NW 20th St

2 48" plugs(water present)
Flagmen 2
Extra cones
2 men working signs
Vac/ tv Vac truck 2 days

2. 3" pumps
Basins big, deep dirty (Heavy clean) , pipes seem medium dirt
Hi-lighted pipe elevated, 1/2 pipe water, pipe clean(min. to med.)
Pictures taken.
Waiting for site plans from Ronald.

CCTV

Item	Quantity	Unit Price	Total
Dump Fee	2.00	\$450.00	\$900.00
CCTV Pipe Inspection	9.00	\$250.00	\$2,250.00
Support Truck for Vac Truck / Day	1.00	\$145.00	\$145.00
Tech Field Support for Pumps and Vac Truck \$65.00/ Hour	18.00	\$65.00	\$1,170.00
3" Centrifugal Water Pump	2.00	\$175.00	\$350.00
Vactor Combo Truck	18	\$275.00	\$4,950.00
Sub-Total ex Tax			\$9,765.00
Tax			\$0.00
Total inc Tax			\$9,765.00



CUSTOMER QUOTATION NO. 3402

The above is an estimate, final costs will be determined by the actual number of work hours performed and a cancellation fee may apply if job is canceled at site. Time is clocked from Port to Port.

Sub-Total ex Tax	\$9,765.00
Tax	\$0.00
Total inc Tax	\$9,765.00

This proposal includes removal of all loose debris from structures (excluding hazardous waste), if nonhazardous contaminated liquids or soils are encountered such as hydraulic oil, fuel gas etc., the client will be required to have the material analyzed by an approved lab then approved by a disposal facility, prior to US Utility Services, LLC transporting and disposing of the material additional cost for specialty hauling and disposal will be applied to invoice along with a documented receipt. However we are not responsible for problems occurring during or after cleaning due to pre-existing condition, original installation or design. Extra fees may be added if cleaning or excavation requires extraordinary efforts such as root cutting, No retainage to be withheld from payment by client.

Thank you.

R. Butler Pools and Decks, LLC
 PO BOX 9482
 FT LAUDERDALE, FL 33310
 poolsbyrbutler@gmail.com

Estimate 4264



ADDRESS	SHIP TO	DATE	TOTAL	
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT, Taft St. & NW 76th AV.	WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT, Taft St. & NW 76th AV.	05/06/2025	\$261,300.00	

ACTIVITY	QTY	RATE	AMOUNT
Resurface Commercial Fountain *****Guard Shack***** *Removal of hollow spots throughout fountain up to 20% with no additional charge *Clean and remove debris *Sandblast and/or hydro blast existing delaminated surface *Acid wash *Cut and chip around fittings *Bond kote prep fountain as per manufacturer specifications *Plaster fountain using	1	15,300.00	15,300.00
Resurface Commercial Fountain *****West Fountain***** *Removal of hollow spots throughout fountain up to 20% with no additional charge *Clean and remove debris *Sandblast and/or hydro blast existing delaminated surface *Acid wash *Cut and chip around fittings *Bond kote prep fountain as per manufacturer specifications *Plaster fountain	1	96,000.00	96,000.00
Resurface Commercial Fountain *****East Fountain***** *Removal of hollow spots throughout fountain up to 20% with no additional charge *Clean and remove debris *Sandblast and/or hydro blast existing delaminated surface *Acid wash *Cut and chip around fittings *Bond kote prep fountain as per manufacturer specifications *Plaster fountain	1	150,000.00	150,000.00

TOTAL

\$261,300.00

THANK YOU.

Accepted By

Accepted Date

RESOLUTION NO. 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors (“Board”) of the Walnut Creek Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for July 22, 2025 at 6:00 p.m. in the Walnut Creek Clubhouse, 7500 NW 20th Street, Pembroke Pines, Florida 33024, and/or utilizing communications media technology (whichever is applicable) for the purpose of receiving public comments on the Proposed Fiscal Year 2024/2025 Budget.

PASSED, ADOPTED and EFFECTIVE this 20th day of May, 2025.

ATTEST:

**WALNUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Walnut Creek Community Development District

Option 1 - With Landscaping

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- III DETAILED PROPOSED BUDGET**
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- V DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2010)**
- VI ASSESSMENT COMPARISON**

DETAILED PROPOSED BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	183,984
MAINTENANCE ASSESSMENTS	2,384,149
DEBT ASSESSMENTS (2010)	129,869
OTHER REVENUES	0
INTEREST INCOME (OPERATING)	2,400
INTEREST INCOME (IMPROVEMENTS FUND)	1,800
TOTAL REVENUES	\$ 2,702,202
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	10,000
PAYROLL TAXES (EMPLOYER)	800
ENGINEERING	35,000
LEGAL FEES	22,000
AUDIT FEES	4,300
MANAGEMENT	52,020
POSTAGE	1,350
OFFICE SUPPLIES/PRINTING	5,100
INSURANCE	24,000
LEGAL ADVERTISING	2,400
MISCELLANEOUS	8,650
DUES & SUBSCRIPTIONS	175
ASSESSMENT ROLL	7,500
TRUSTEE FEES	1,500
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 177,145
TOTAL MAINTENANCE EXPENDITURES	\$ 2,241,100
TOTAL EXPENDITURES	\$ 2,418,245
REVENUES LESS EXPENDITURES	\$ 283,957
BOND PAYMENTS (2010)	(122,077)
BALANCE	\$ 161,880
COUNTY APPRAISER & TAX COLLECTOR FEE	(53,960)
DISCOUNTS FOR EARLY PAYMENTS	(107,920)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

PROPOSED MAINTENANCE BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
MAINTENANCE EXPENDITURES	
FIELD MAINTENANCE	5,000
OPERATIONS MANAGEMENT	12,000
SECURITY & ROVER SERVICES	360,000
SECURITY ADMINISTRATION SERVICES	30,100
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES	35,000
SECURITY CAMERAS & MAINTENANCE	12,000
SECURITY ONLINE SOLUTIONS	12,000
SECURITY GATE SYSTEMS MAINTENANCE & REPAIRS	55,000
TELEPHONE	12,500
ELECTRIC	95,000
WATER & SEWAGE	16,000
GUARDHOUSE INT/EXT MAINTENANCE	30,000
LAKE & PRESERVE MAINTENANCE	48,000
SIGNAGE	2,000
STREETLIGHT MAINTENANCE	5,000
WATERFALL MAINTENANCE	100,000
HOLIDAY LIGHTING	11,000
OPERATING RESERVE/CONTINGENCY	24,000
MISCELLANEOUS MAINTENANCE	15,000
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	100,000
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	14,000
HEADWALL STABILIZATION PROJECT	50,000
LAKE SLOPE SOIL MAINTENANCE	10,000
IGUANA CONTROL	27,000
STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT	0
MONUMENT MAINTENANCE	5,500
LAKE FOUNTAIN MAINTENANCE/RESERVE	15,000
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	240,000
LAKE SHORELINE RESTORATION MAINTENANCE	200,000
LANDSCAPING	700,000
TOTAL MAINTENANCE EXPENDITURES	\$ 2,241,100

DETAILED PROPOSED BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	186,815	191,895	183,984	Expenditures Less Interest/.94
MAINTENANCE ASSESSMENTS	1,405,958	1,268,723	2,384,149	Expenditures Less Carryover/.94
DEBT ASSESSMENTS (2010)	129,870	129,869	129,869	Bond Payments/.94
OTHER REVENUES	20,760	0	0	
INTEREST INCOME (OPERATING)	77,794	1,800	2,400	Projected At \$200 Per Month
INTEREST INCOME (IMPROVEMENTS FUND)	41,242	0	1,800	Projected At \$150 Per Month
TOTAL REVENUES	\$ 1,862,439	\$ 1,592,287	\$ 2,702,202	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	5,800	10,000	10,000	No Change From 2024/2025 Budget
PAYROLL TAXES (EMPLOYER)	444	800	800	Projected At 8% Of Supervisor Fees
ENGINEERING	19,632	40,000	35,000	FY 24/25 Expenditure Through January 2025 Was \$5,800
LEGAL FEES	20,857	23,000	22,000	FY 24/25 Expenditure Through January 2025 Was \$5,833
AUDIT FEES	4,100	4,200	4,300	Accepted Amount For 2024/2025 Audit
MANAGEMENT	49,092	50,556	52,020	CPI Adjustment
POSTAGE	1,115	1,450	1,350	\$100 Decrease From 2024/2025 Budget
OFFICE SUPPLIES/PRINTING	1,532	5,300	5,100	\$200 Decrease From 2024/2025 Budget
INSURANCE	21,056	24,000	24,000	FY 24/25 Expenditure Was \$21,894
LEGAL ADVERTISING	1,058	2,500	2,400	\$100 Decrease From 2024/2025 Budget
MISCELLANEOUS	4,639	8,750	8,650	\$100 Decrease From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2024/2025 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
TRUSTEE FEES	1,420	1,600	1,500	\$100 Decrease From 2024/2025 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2024/2025 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 140,770	\$ 182,181	\$ 177,145	
TOTAL MAINTENANCE EXPENDITURES	\$ 786,702	\$ 1,301,600	\$ 2,241,100	
TOTAL EXPENDITURES	\$ 927,472	\$ 1,483,781	\$ 2,418,245	
REVENUES LESS EXPENDITURES	\$ 934,967	\$ 108,506	\$ 283,957	
BOND PAYMENTS (2010)	(122,582)	(122,077)	(122,077)	Yearly Maximum Debt Assessment
BALANCE	\$ 812,385	\$ (13,571)	\$ 161,880	
COUNTY APPRAISER & TAX COLLECTOR FEE	(33,127)	(31,810)	(53,960)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(63,319)	(63,619)	(107,920)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 715,939	\$ (109,000)	\$ -	
CARRYOVER FROM PRIOR YEAR	0	109,000	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 715,939	\$ -	\$ -	

DETAILED PROPOSED MAINTENANCE BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
MAINTENANCE EXPENDITURES	ACTUAL	BUDGET	BUDGET	COMMENTS
FIELD MAINTENANCE	5,000	5,000	5,000	No Change From 2024/2025 Budget - HOA Services
OPERATIONS MANAGEMENT	12,000	12,000	12,000	No Change From 2024/2025 Budget
SECURITY & ROVER SERVICES	277,285	370,000	360,000	FY 24/25 Expenditure Through January 2025 Was \$85,202
SECURITY ADMINISTRATION SERVICES	3,300	35,100	30,100	\$5,000 Decrease From 2024/2025 Budget
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES	30,648	35,000	35,000	No Change From 2024/2025 Budget
SECURITY CAMERAS & MAINTENANCE	0	12,000	12,000	No Change From 2024/2025 Budget
SECURITY ONLINE SOLUTIONS	0	12,000	12,000	No Change From 2024/2025 Budget
SECURITY GATE SYSTEMS MAINTENANCE & REPAIRS	68,825	50,000	55,000	\$5,000 Increase From 2024/2025 Budget
TELEPHONE	11,799	12,500	12,500	No Change From 2024/2025 Budget
ELECTRIC	97,272	85,000	95,000	\$10,000 Increase From 2024/2025 Budget
WATER & SEWAGE	11,826	16,000	16,000	No Change From 2024/2025 Budget
GUARDHOUSE INT/EXT MAINTENANCE	26,067	30,000	30,000	No Change From 2024/2025 Budget
LAKE & PRESERVE MAINTENANCE	36,985	48,000	48,000	No Change From 2024/2025 Budget
SIGNAGE	92	2,000	2,000	No Change From 2024/2025 Budget
STREETLIGHT MAINTENANCE	0	5,000	5,000	No Change From 2024/2025 Budget
WATERFALL MAINTENANCE	70,228	80,000	100,000	\$20,000 Increase From 2024/2025 Budget
HOLIDAY LIGHTING	9,990	11,000	11,000	No Change From 2024/2025 Budget
OPERATING RESERVE/CONTINGENCY	26,900	24,000	24,000	No Change From 2024/2025 Budget
MISCELLANEOUS MAINTENANCE	27,837	10,000	15,000	\$5,000 Increase From 2024/2025 Budget
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	0	100,000	100,000	Fifth Year Of Five Year Reserve
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	0	14,000	14,000	No Change From 2024/2025 Budget
HEADWALL STABILIZATION PROJECT	0	50,000	50,000	Current Reserve = \$150,000
LAKE SLOPE SOIL MAINTENANCE	0	10,000	10,000	No Change From 2024/2025 Budget
IGUANA CONTROL	0	27,000	27,000	FY 24/25 Expenditure Through February 2025 Was \$11,208
STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT	70,648	0	0	Line Item Eliminated
MONUMENT MAINTENANCE	0	6,000	5,500	HOA Monument Maintenance
LAKE FOUNTAIN MAINTENANCE/RESERVE	0	0	15,000	Light Upgrade & Regular Maintenance
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	0	240,000	240,000	Current Reserve = \$780,000
LAKE SHORELINE RESTORATION MAINTENANCE	0	0	200,000	Lake Shoreline Restoration Maintenance
LANDSCAPING	0	0	700,000	Landscaping
TOTAL MAINTENANCE EXPENDITURES	\$ 786,702	\$ 1,301,600	\$ 2,241,100	

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

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	13,937	500	1,000	Projected Interest For 2025/2026
NAV Tax Collection	122,582	122,077	122,077	Yearly Maximum Debt Assessment
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 136,519	\$ 122,577	\$ 123,077	
EXPENDITURES				
Principal Payments	55,000	60,000	70,000	Principal Payment Due In 2026
Additional Principal Payments	0	9,814	4,502	Additional Principal Payments
Interest Payments	57,240	52,763	48,575	Interest Payments Due In 2026
Total Expenditures	\$ 112,240	\$ 122,577	\$ 123,077	
Excess/ (Shortfall)	\$ 24,279	\$ -	\$ -	

Series 2010 Bond Information

Original Par Amount =	\$2,650,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.05 - 5.95%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2010		
Maturity Date =	May 2040		
Par Amount As Of 1/1/25 =	\$925,000		

Walnut Creek Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Administrative	\$ 199.86	\$ 204.00	\$ 214.41	\$ 205.57
Maintenance	\$ 1,229.20	\$ 1,570.91	\$ 1,417.57	\$ 2,663.86
<u>2010 Debt</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>
Total	\$ 1,574.98	\$ 1,920.83	\$ 1,777.90	\$ 3,015.35

* Assessments Include the Following :

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

Community Information:

Total Units 895

2010 Debt Service Information

Total Units 895
Prepayments 5
Billed For 2010 Debt 890

Walnut Creek Community Development District

Option 2 - Without Landscaping

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

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DETAILED PROPOSED BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	183,984
MAINTENANCE ASSESSMENTS	1,639,468
DEBT ASSESSMENTS (2010)	129,869
OTHER REVENUES	0
INTEREST INCOME (OPERATING)	2,400
INTEREST INCOME (IMPROVEMENTS FUND)	1,800
TOTAL REVENUES	\$ 1,957,521
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	10,000
PAYROLL TAXES (EMPLOYER)	800
ENGINEERING	35,000
LEGAL FEES	22,000
AUDIT FEES	4,300
MANAGEMENT	52,020
POSTAGE	1,350
OFFICE SUPPLIES/PRINTING	5,100
INSURANCE	24,000
LEGAL ADVERTISING	2,400
MISCELLANEOUS	8,650
DUES & SUBSCRIPTIONS	175
ASSESSMENT ROLL	7,500
TRUSTEE FEES	1,500
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 177,145
TOTAL MAINTENANCE EXPENDITURES	\$ 1,541,100
TOTAL EXPENDITURES	\$ 1,718,245
REVENUES LESS EXPENDITURES	\$ 239,276
BOND PAYMENTS (2010)	(122,077)
BALANCE	\$ 117,199
COUNTY APPRAISER & TAX COLLECTOR FEE	(39,066)
DISCOUNTS FOR EARLY PAYMENTS	(78,133)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

PROPOSED MAINTENANCE BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
MAINTENANCE EXPENDITURES	
FIELD MAINTENANCE	5,000
OPERATIONS MANAGEMENT	12,000
SECURITY & ROVER SERVICES	360,000
SECURITY ADMINISTRATION SERVICES	30,100
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES	35,000
SECURITY CAMERAS & MAINTENANCE	12,000
SECURITY ONLINE SOLUTIONS	12,000
SECURITY GATE SYSTEMS MAINTENANCE & REPAIRS	55,000
TELEPHONE	12,500
ELECTRIC	95,000
WATER & SEWAGE	16,000
GUARDHOUSE INT/EXT MAINTENANCE	30,000
LAKE & PRESERVE MAINTENANCE	48,000
SIGNAGE	2,000
STREETLIGHT MAINTENANCE	5,000
WATERFALL MAINTENANCE	100,000
HOLIDAY LIGHTING	11,000
OPERATING RESERVE/CONTINGENCY	24,000
MISCELLANEOUS MAINTENANCE	15,000
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	100,000
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	14,000
HEADWALL STABILIZATION PROJECT	50,000
LAKE SLOPE SOIL MAINTENANCE	10,000
IGUANA CONTROL	27,000
STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT	0
MONUMENT MAINTENANCE	5,500
LAKE FOUNTAIN MAINTENANCE/RESERVE	15,000
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	240,000
LAKE SHORELINE RESTORATION MAINTENANCE	200,000
LANDSCAPING	0
TOTAL MAINTENANCE EXPENDITURES	\$ 1,541,100

DETAILED PROPOSED BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	186,815	191,895	183,984	Expenditures Less Interest/.94
MAINTENANCE ASSESSMENTS	1,405,958	1,268,723	1,639,468	Expenditures Less Carryover/.94
DEBT ASSESSMENTS (2010)	129,870	129,869	129,869	Bond Payments/.94
OTHER REVENUES	20,760	0	0	
INTEREST INCOME (OPERATING)	77,794	1,800	2,400	Projected At \$200 Per Month
INTEREST INCOME (IMPROVEMENTS FUND)	41,242	0	1,800	Projected At \$150 Per Month
TOTAL REVENUES	\$ 1,862,439	\$ 1,592,287	\$ 1,957,521	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	5,800	10,000	10,000	No Change From 2024/2025 Budget
PAYROLL TAXES (EMPLOYER)	444	800	800	Projected At 8% Of Supervisor Fees
ENGINEERING	19,632	40,000	35,000	FY 24/25 Expenditure Through January 2025 Was \$5,800
LEGAL FEES	20,857	23,000	22,000	FY 24/25 Expenditure Through January 2025 Was \$5,833
AUDIT FEES	4,100	4,200	4,300	Accepted Amount For 2024/2025 Audit
MANAGEMENT	49,092	50,556	52,020	CPI Adjustment
POSTAGE	1,115	1,450	1,350	\$100 Decrease From 2024/2025 Budget
OFFICE SUPPLIES/PRINTING	1,532	5,300	5,100	\$200 Decrease From 2024/2025 Budget
INSURANCE	21,056	24,000	24,000	FY 24/25 Expenditure Was \$21,894
LEGAL ADVERTISING	1,058	2,500	2,400	\$100 Decrease From 2024/2025 Budget
MISCELLANEOUS	4,639	8,750	8,650	\$100 Decrease From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2024/2025 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
TRUSTEE FEES	1,420	1,600	1,500	\$100 Decrease From 2024/2025 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2024/2025 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 140,770	\$ 182,181	\$ 177,145	
TOTAL MAINTENANCE EXPENDITURES	\$ 786,702	\$ 1,301,600	\$ 1,541,100	
TOTAL EXPENDITURES	\$ 927,472	\$ 1,483,781	\$ 1,718,245	
REVENUES LESS EXPENDITURES	\$ 934,967	\$ 108,506	\$ 239,276	
BOND PAYMENTS (2010)	(122,582)	(122,077)	(122,077)	Yearly Maximum Debt Assessment
BALANCE	\$ 812,385	\$ (13,571)	\$ 117,199	
COUNTY APPRAISER & TAX COLLECTOR FEE	(33,127)	(31,810)	(39,066)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(63,319)	(63,619)	(78,133)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 715,939	\$ (109,000)	\$ -	
CARRYOVER FROM PRIOR YEAR	0	109,000	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 715,939	\$ -	\$ -	

DETAILED PROPOSED MAINTENANCE BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
MAINTENANCE EXPENDITURES	ACTUAL	BUDGET	BUDGET	COMMENTS
FIELD MAINTENANCE	5,000	5,000	5,000	No Change From 2024/2025 Budget - HOA Services
OPERATIONS MANAGEMENT	12,000	12,000	12,000	No Change From 2024/2025 Budget
SECURITY & ROVER SERVICES	277,285	370,000	360,000	FY 24/25 Expenditure Through January 2025 Was \$85,202
SECURITY ADMINISTRATION SERVICES	3,300	35,100	30,100	\$5,000 Decrease From 2024/2025 Budget
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES	30,648	35,000	35,000	No Change From 2024/2025 Budget
SECURITY CAMERAS & MAINTENANCE	0	12,000	12,000	No Change From 2024/2025 Budget
SECURITY ONLINE SOLUTIONS	0	12,000	12,000	No Change From 2024/2025 Budget
SECURITY GATE SYSTEMS MAINTENANCE & REPAIRS	68,825	50,000	55,000	\$5,000 Increase From 2024/2025 Budget
TELEPHONE	11,799	12,500	12,500	No Change From 2024/2025 Budget
ELECTRIC	97,272	85,000	95,000	\$10,000 Increase From 2024/2025 Budget
WATER & SEWAGE	11,826	16,000	16,000	No Change From 2024/2025 Budget
GUARDHOUSE INT/EXT MAINTENANCE	26,067	30,000	30,000	No Change From 2024/2025 Budget
LAKE & PRESERVE MAINTENANCE	36,985	48,000	48,000	No Change From 2024/2025 Budget
SIGNAGE	92	2,000	2,000	No Change From 2024/2025 Budget
STREETLIGHT MAINTENANCE	0	5,000	5,000	No Change From 2024/2025 Budget
WATERFALL MAINTENANCE	70,228	80,000	100,000	\$20,000 Increase From 2024/2025 Budget
HOLIDAY LIGHTING	9,990	11,000	11,000	No Change From 2024/2025 Budget
OPERATING RESERVE/CONTINGENCY	26,900	24,000	24,000	No Change From 2024/2025 Budget
MISCELLANEOUS MAINTENANCE	27,837	10,000	15,000	\$5,000 Increase From 2024/2025 Budget
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	0	100,000	100,000	Fifth Year Of Five Year Reserve
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	0	14,000	14,000	No Change From 2024/2025 Budget
HEADWALL STABILIZATION PROJECT	0	50,000	50,000	Current Reserve = \$150,000
LAKE SLOPE SOIL MAINTENANCE	0	10,000	10,000	No Change From 2024/2025 Budget
IGUANA CONTROL	0	27,000	27,000	FY 24/25 Expenditure Through February 2025 Was \$11,208
STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT	70,648	0	0	Line Item Eliminated
MONUMENT MAINTENANCE	0	6,000	5,500	HOA Monument Maintenance
LAKE FOUNTAIN MAINTENANCE/RESERVE	0	0	15,000	Light Upgrade & Regular Maintenance
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	0	240,000	240,000	Current Reserve = \$780,000
LAKE SHORELINE RESTORATION MAINTENANCE	0	0	200,000	Lake Shoreline Restoration Maintenance
LANDSCAPING	0	0	0	Landscaping
TOTAL MAINTENANCE EXPENDITURES	\$ 786,702	\$ 1,301,600	\$ 1,541,100	

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

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	13,937	500	1,000	Projected Interest For 2025/2026
NAV Tax Collection	122,582	122,077	122,077	Yearly Maximum Debt Assessment
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 136,519	\$ 122,577	\$ 123,077	
EXPENDITURES				
Principal Payments	55,000	60,000	70,000	Principal Payment Due In 2026
Additional Principal Payments	0	9,814	4,502	Additional Principal Payments
Interest Payments	57,240	52,763	48,575	Interest Payments Due In 2026
Total Expenditures	\$ 112,240	\$ 122,577	\$ 123,077	
Excess/ (Shortfall)	\$ 24,279	\$ -	\$ -	

Series 2010 Bond Information

Original Par Amount =	\$2,650,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.05 - 5.95%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2010		
Maturity Date =	May 2040		
Par Amount As Of 1/1/25 =	\$925,000		

Walnut Creek Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Administrative	\$ 199.86	\$ 204.00	\$ 214.41	\$ 205.57
Maintenance	\$ 1,229.20	\$ 1,570.91	\$ 1,417.57	\$ 1,831.81
<u>2010 Debt</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>
Total	\$ 1,574.98	\$ 1,920.83	\$ 1,777.90	\$ 2,183.30

* Assessments Include the Following :

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

Community Information:

Total Units 895

2010 Debt Service Information

Total Units 895
Prepayments 5
Billed For 2010 Debt 890

Walnut Creek Community Development District

Option 3 - With Additional Funding - No Landscaping

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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DETAILED PROPOSED BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	183,984
MAINTENANCE ASSESSMENTS	1,426,702
DEBT ASSESSMENTS (2010)	129,869
OTHER REVENUES	0
INTEREST INCOME (OPERATING)	2,400
INTEREST INCOME (IMPROVEMENTS FUND)	1,800
TOTAL REVENUES	\$ 1,744,755
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	10,000
PAYROLL TAXES (EMPLOYER)	800
ENGINEERING	35,000
LEGAL FEES	22,000
AUDIT FEES	4,300
MANAGEMENT	52,020
POSTAGE	1,350
OFFICE SUPPLIES/PRINTING	5,100
INSURANCE	24,000
LEGAL ADVERTISING	2,400
MISCELLANEOUS	8,650
DUES & SUBSCRIPTIONS	175
ASSESSMENT ROLL	7,500
TRUSTEE FEES	1,500
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 177,145
TOTAL MAINTENANCE EXPENDITURES	\$ 1,541,100
TOTAL EXPENDITURES	\$ 1,718,245
REVENUES LESS EXPENDITURES	\$ 26,510
BOND PAYMENTS (2010)	(122,077)
BALANCE	\$ (95,567)
COUNTY APPRAISER & TAX COLLECTOR FEE	(34,811)
DISCOUNTS FOR EARLY PAYMENTS	(69,622)
EXCESS/ (SHORTFALL)	\$ (200,000)
FUNDS FROM IMPROVEMENT ACCOUNT (FOR LAKE SHORELINE RESTORATION)	200,000
NET EXCESS/ (SHORTFALL)	\$ 0

PROPOSED MAINTENANCE BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
MAINTENANCE EXPENDITURES	
FIELD MAINTENANCE	5,000
OPERATIONS MANAGEMENT	12,000
SECURITY & ROVER SERVICES	360,000
SECURITY ADMINISTRATION SERVICES	30,100
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES	35,000
SECURITY CAMERAS & MAINTENANCE	12,000
SECURITY ONLINE SOLUTIONS	12,000
SECURITY GATE SYSTEMS MAINTENANCE & REPAIRS	55,000
TELEPHONE	12,500
ELECTRIC	95,000
WATER & SEWAGE	16,000
GUARDHOUSE INT/EXT MAINTENANCE	30,000
LAKE & PRESERVE MAINTENANCE	48,000
SIGNAGE	2,000
STREETLIGHT MAINTENANCE	5,000
WATERFALL MAINTENANCE	100,000
HOLIDAY LIGHTING	11,000
OPERATING RESERVE/CONTINGENCY	24,000
MISCELLANEOUS MAINTENANCE	15,000
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	100,000
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	14,000
HEADWALL STABILIZATION PROJECT	50,000
LAKE SLOPE SOIL MAINTENANCE	10,000
IGUANA CONTROL	27,000
STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT	0
MONUMENT MAINTENANCE	5,500
LAKE FOUNTAIN MAINTENANCE/RESERVE	15,000
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	240,000
LAKE SHORELINE RESTORATION MAINTENANCE	200,000
LANDSCAPING	0
TOTAL MAINTENANCE EXPENDITURES	\$ 1,541,100

DETAILED PROPOSED BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	186,815	191,895	183,984	Expenditures Less Interest/.94
MAINTENANCE ASSESSMENTS	1,405,958	1,268,723	1,426,702	Expenditures Less Carryover/.94
DEBT ASSESSMENTS (2010)	129,870	129,869	129,869	Bond Payments/.94
OTHER REVENUES	20,760	0	0	
INTEREST INCOME (OPERATING)	77,794	1,800	2,400	Projected At \$200 Per Month
INTEREST INCOME (IMPROVEMENTS FUND)	41,242	0	1,800	Projected At \$150 Per Month
TOTAL REVENUES	\$ 1,862,439	\$ 1,592,287	\$ 1,744,755	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	5,800	10,000	10,000	No Change From 2024/2025 Budget
PAYROLL TAXES (EMPLOYER)	444	800	800	Projected At 8% Of Supervisor Fees
ENGINEERING	19,632	40,000	35,000	FY 24/25 Expenditure Through January 2025 Was \$5,800
LEGAL FEES	20,857	23,000	22,000	FY 24/25 Expenditure Through January 2025 Was \$5,833
AUDIT FEES	4,100	4,200	4,300	Accepted Amount For 2024/2025 Audit
MANAGEMENT	49,092	50,556	52,020	CPI Adjustment
POSTAGE	1,115	1,450	1,350	\$100 Decrease From 2024/2025 Budget
OFFICE SUPPLIES/PRINTING	1,532	5,300	5,100	\$200 Decrease From 2024/2025 Budget
INSURANCE	21,056	24,000	24,000	FY 24/25 Expenditure Was \$21,894
LEGAL ADVERTISING	1,058	2,500	2,400	\$100 Decrease From 2024/2025 Budget
MISCELLANEOUS	4,639	8,750	8,650	\$100 Decrease From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2024/2025 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
TRUSTEE FEES	1,420	1,600	1,500	\$100 Decrease From 2024/2025 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2024/2025 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 140,770	\$ 182,181	\$ 177,145	
TOTAL MAINTENANCE EXPENDITURES	\$ 786,702	\$ 1,301,600	\$ 1,541,100	
TOTAL EXPENDITURES	\$ 927,472	\$ 1,483,781	\$ 1,718,245	
REVENUES LESS EXPENDITURES	\$ 934,967	\$ 108,506	\$ 26,510	
BOND PAYMENTS (2010)	(122,582)	(122,077)	(122,077)	Yearly Maximum Debt Assessment
BALANCE	\$ 812,385	\$ (13,571)	\$ (95,567)	
COUNTY APPRAISER & TAX COLLECTOR FEE	(33,127)	(31,810)	(34,811)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(63,319)	(63,619)	(69,622)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 715,939	\$ (109,000)	\$ (200,000)	
FUNDS FROM IMPROVEMENT ACCOUNT (FOR LAKE SHORELINE RESTORATION)	0	109,000	200,000	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 715,939	\$ -	\$ -	

DETAILED PROPOSED MAINTENANCE BUDGET

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
MAINTENANCE EXPENDITURES	ACTUAL	BUDGET	BUDGET	COMMENTS
FIELD MAINTENANCE	5,000	5,000	5,000	No Change From 2024/2025 Budget - HOA Services
OPERATIONS MANAGEMENT	12,000	12,000	12,000	No Change From 2024/2025 Budget
SECURITY & ROVER SERVICES	277,285	370,000	360,000	FY 24/25 Expenditure Through January 2025 Was \$85,202
SECURITY ADMINISTRATION SERVICES	3,300	35,100	30,100	\$5,000 Decrease From 2024/2025 Budget
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES	30,648	35,000	35,000	No Change From 2024/2025 Budget
SECURITY CAMERAS & MAINTENANCE	0	12,000	12,000	No Change From 2024/2025 Budget
SECURITY ONLINE SOLUTIONS	0	12,000	12,000	No Change From 2024/2025 Budget
SECURITY GATE SYSTEMS MAINTENANCE & REPAIRS	68,825	50,000	55,000	\$5,000 Increase From 2024/2025 Budget
TELEPHONE	11,799	12,500	12,500	No Change From 2024/2025 Budget
ELECTRIC	97,272	85,000	95,000	\$10,000 Increase From 2024/2025 Budget
WATER & SEWAGE	11,826	16,000	16,000	No Change From 2024/2025 Budget
GUARDHOUSE INT/EXT MAINTENANCE	26,067	30,000	30,000	No Change From 2024/2025 Budget
LAKE & PRESERVE MAINTENANCE	36,985	48,000	48,000	No Change From 2024/2025 Budget
SIGNAGE	92	2,000	2,000	No Change From 2024/2025 Budget
STREETLIGHT MAINTENANCE	0	5,000	5,000	No Change From 2024/2025 Budget
WATERFALL MAINTENANCE	70,228	80,000	100,000	\$20,000 Increase From 2024/2025 Budget
HOLIDAY LIGHTING	9,990	11,000	11,000	No Change From 2024/2025 Budget
OPERATING RESERVE/CONTINGENCY	26,900	24,000	24,000	No Change From 2024/2025 Budget
MISCELLANEOUS MAINTENANCE	27,837	10,000	15,000	\$5,000 Increase From 2024/2025 Budget
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	0	100,000	100,000	Fifth Year Of Five Year Reserve
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	0	14,000	14,000	No Change From 2024/2025 Budget
HEADWALL STABILIZATION PROJECT	0	50,000	50,000	Current Reserve = \$150,000
LAKE SLOPE SOIL MAINTENANCE	0	10,000	10,000	No Change From 2024/2025 Budget
IGUANA CONTROL	0	27,000	27,000	FY 24/25 Expenditure Through February 2025 Was \$11,208
STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT	70,648	0	0	Line Item Eliminated
MONUMENT MAINTENANCE	0	6,000	5,500	HOA Monument Maintenance
LAKE FOUNTAIN MAINTENANCE/RESERVE	0	0	15,000	Light Upgrade & Regular Maintenance
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	0	240,000	240,000	Current Reserve = \$780,000
LAKE SHORELINE RESTORATION MAINTENANCE	0	0	200,000	Lake Shoreline Restoration Maint. - To Be Funded With Improvement Funds
LANDSCAPING	0	0	0	Landscaping
TOTAL MAINTENANCE EXPENDITURES	\$ 786,702	\$ 1,301,600	\$ 1,541,100	

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

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	13,937	500	1,000	Projected Interest For 2025/2026
NAV Tax Collection	122,582	122,077	122,077	Yearly Maximum Debt Assessment
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 136,519	\$ 122,577	\$ 123,077	
EXPENDITURES				
Principal Payments	55,000	60,000	70,000	Principal Payment Due In 2026
Additional Principal Payments	0	9,814	4,502	Additional Principal Payments
Interest Payments	57,240	52,763	48,575	Interest Payments Due In 2026
Total Expenditures	\$ 112,240	\$ 122,577	\$ 123,077	
Excess/ (Shortfall)	\$ 24,279	\$ -	\$ -	

Series 2010 Bond Information

Original Par Amount =	\$2,650,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.05 - 5.95%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2010		
Maturity Date =	May 2040		
Par Amount As Of 1/1/25 =	\$925,000		

Walnut Creek Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Administrative	\$ 199.86	\$ 204.00	\$ 214.41	\$ 205.57
Maintenance	\$ 1,229.20	\$ 1,570.91	\$ 1,417.57	\$ 1,594.09
<u>2010 Debt</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>
Total	\$ 1,574.98	\$ 1,920.83	\$ 1,777.90	\$ 1,945.58

* Assessments Include the Following :

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

Community Information:

Total Units 895

2010 Debt Service Information

Total Units 895
Prepayments 5
Billed For 2010 Debt 890



Estimate

Date	Estimate #
4/14/2025	2025-2019

Name / Address
WALNUT CREEK 7500 NW 20th St. Pembroke Pines, FL 33024

Ship To

P.O. No.				Terms
				Due on receipt
Description	Qty	Cost	Total	
LIFTMASTER MEGA ARM COVER (PEDESTAL STYLE BASE) WHITE PLASTIC	1	605.00	605.00	
REMOVAL AND REPLACEMENT OF VISITOR MEGA ARM COVER	1	150.00	150.00	
LOCATION: TAFT STREET VISITOR GATE				
<div><i>Gloria Perez</i> Gloria Perez, District Manager Approving this Estimate on 04/17/2025 pursuant to the terms of the current agreement in place between the District and Regions Security.</div>				
Subtotal		\$755.00	Sales Tax (7.0%) \$0.00	
Total		\$755.00		




Estimate

Date	Estimate #
4/17/2025	2025-2023

Name / Address
WALNUT CREEK 7500 NW 20th St. Pembroke Pines, FL 33024

Ship To

P.O. No.		Terms		
		Due on receipt		
Description	Qty	Cost	Total	
VISITORS ENTRANCE				
MEGA ARM BOX 60:1 GEAR BOX (MA005)	1	1,745.00	1,745.00	
LIFTMASTER MEGA ARM BRACKET.	1	560.00	560.00	
GEAR BOX REPLACEMENT LABOR:	3	150.00	450.00	
- REMOVAL OF EXISTING DEFECTIVE GEAR BOX VISITOR ARM TOWER.				
- REMOVE EXISTING BELT				
- DISASSEMBLE PULLEY FROM DEFECTIVE GEAR BOX				
- ASSEMBLE PULLEY ON NEW GEAR BOX				
- INSTALLATION OF NEW GEAR BOX				
- BELT INSTALLATION				
- EXISTING TOWER LOOP DETECTORS DISCONNECTIONS				
- EXISTING TOWER ELECTRICAL DISCONNECTIONS				
- EXISTING LOW VOLTAGE WIRING DISCONNECTION				
- BATTERY DISCONNECTION				
- EYE BEAM DISCONNECTION AND REMOVAL				
- EXISTING TOWER REMOVAL				
- LOW VOLTAGE WIRING CONNECTIONS				
- ELECTRICAL CONNECTIONS				
- LOOP DETECTOR CONNECTIONS				
- EYE BEAM INSTALLATION AND CONNECTIONS				
- BATTERY CONNECTION				
- LIMITS ADJUSTMENTS				
<div> Gloria Perez, District Manager Approving this estimate on 04/17/2025 pursuant to the terms of the current agreement in place between the District and Regions Security.</div>				
Subtotal \$2,755.00		Sales Tax (7.0%) \$0.00		Total \$2,755.00