



**WALNUT CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

BROWARD COUNTY
SPECIAL BOARD MEETING & PUBLIC HEARING
JULY 22, 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
SPECIAL BOARD MEETING & PUBLIC HEARING
July 22, 2025
6:00 p.m.

A.	Call to Order	
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C.	Establish Quorum	
D.	Additions or Deletions to Agenda	
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G.	Public Hearing	
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3.	Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Final Budget.....	Page 23
H.	Security Systems/Services	
1.	Region’s Security Report (<i>provided via handout by Regions Security</i>)	
2.	Security Administrator Updates and Reports (<i>provided via handout by Regions Security</i>):	
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	b) Invoice Report	
	c) Incident Report	
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3.	Consider Approval of the Arking Solutions Proposal for the Taft Street Visitor Gate Trap System Project.....	Page 57
4.	Consider Approval of the Regions Taft Exit Gate Cameras.....	Page 62
5.	Per the HOA Request: Consider Approval of Proposals Changing the Paint Color of the Guardhouse, Tower, and Pavilion, etc. to Match the New Clubhouse Colors.....	Page 68
6.	Consider Landshore Enterprises Updated Erosion and Sedimentation Control Plan for Canal Project Bid Process (<i>This information is Posted on the District Website at https://walnutcreekcdd.org/ and was Accepted and Received by the Board during the meeting of June 5, 2025</i>)	
K.	Ratification & Approvals (Actions to be taken collectively via one [1] Motion)	
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1. Update on US Utilities’ findings for Exploratory Assessment Conducted at the Maple Grove Drainage Pipe to Determine Cause of Road Depression near NW 75th Way and NW 19th Drive.....Page 83
2. Updated on Landshore Enterprises Lake 10 Shoreline Erosion Repairs

M. Additional Staff Updates/Requests

1. Attorney
 - a. Legislative Update.....Page 96
2. District Manager

N. Additional Board Member/Public Comments

O. Adjourn

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2501 Burns Rd, Ste A
Palm Beach Gardens, FL 33410-5207

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a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the
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Notice of Public Hearing & Special Board
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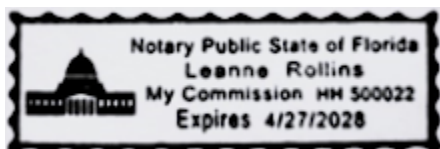


Signature of Affiant

Sworn to and subscribed before me this: July 32, 2025.



Signature of Notary Public



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

Tour

from Page 12

while leaving the White House: “Snakes are fast, but alligators ... We’re going to teach them how to run away from an alligator, OK, if they escape prison, how to run away. Don’t run in a straight line,” Trump said, waving his hand in a zigzag pattern. “Run like this. You know what? Your chances go up about 1% — not a good thing.”

During Trump’s arrival, local authorities were positioned by the entrance of the airstrip. Media vans and other vehicles were parked along the highway lined by cypress trees.

Protesters often have gathered near the facility, and they gathered there Tuesday, too. They’ve criticized the potential impact on a delicate ecosystem and say Trump is trying to send a cruel message to immigrants — while some Native American leaders also have opposed construction, saying the land is sacred.

Critics dismissed Trump’s visit as a political stunt, saying that migrants who live here peacefully and contribute to Florida’s economy are also being targeted. “The proposed ‘Alligator Alcatraz’ detention center is an affront to our environment, our state’s resources, and basic human dignity,” said U.S. Rep. Lois Frankel, a Democrat from West Palm Beach.

Environmental groups have sued in federal court in an attempt to halt operations, arguing the detention center did not go through the required environmental review and public comment period. But DeSantis and Trump brushed those concerns aside, calling the facility environmentally safe.

DeSantis said the center is built



During the tour, Trump, Noem and DeSantis all said immigrants who are not in the country legally could spare themselves from incarceration at sites such as Alligator Alcatraz by self-deporting. **EVAN VUCCI/AP**

on existing concrete, and state officials have a plan to truck out wastewater. “I don’t think those are valid and even good-faith criticisms,” DeSantis said. “It is not going to impact the Everglades at all.”

The White House hopes the facility conveys a message to detainees and the rest of the world that repercussions will be severe if the immigration laws of the United States are not followed.

Trump, Noem and DeSantis all said immigrants who are not in the country legally could spare themselves from incarceration at sites such as Alligator Alcatraz by self-deporting.

“You can still go home on your own,” Noem said. “We’ll buy your plane ticket.” Those who exer-

cise that option “will still get the chance to come back to the United States legally.”

The mass deportations are targeting “murderers, rapists, traffickers and drug dealers,” Noem said, relaying an account she learned from U.S. marshals partnering with ICE about a “cannibal” who started to “eat himself” when he was on a plane getting returned to his home country.

“They had to get him off and get him medical attention,” she said. “These are the kind of deranged individuals that are on our streets in America that we are trying to target and get out of our country.”

Further information about that incident was not provided at Tuesday’s news conference.

The Alligator Alcatraz facil-

ity will start accepting detainees shortly after Air Force One departs, DeSantis said. The state is preparing to open a second 2,000-bed facility at Camp Blanding, a Florida National Guard training base in North Florida.

The event offered an opportunity for prominent Florida Republicans to curry favor with Trump. Guests included U.S. Rep. Byron Donalds, a candidate for Florida governor in 2026; state Sen. Joe Gruters, a contender for chief financial officer; Florida House Speaker Daniel Perez; and Wilton Simpson, the state’s agriculture commissioner. They heaped praise on Trump.

“We are grateful for your leadership,” Simpson said. “God had a plan for us, and it was Donald Trump.”

Trump delivered a shout-out to Florida Attorney General James Uthmeier, who first publicly floated the Alligator Alcatraz idea, telling him he has a future in politics.

The event also created a bonding opportunity for Trump and DeSantis.

“You are my friend, and you’ll always be my friend,” Trump told DeSantis. “We may have some skirmishes even in the future. I doubt it, but I will always come back because ... we have blood that seems to match pretty well. We have a relationship that has been a very strong one for a long period of time.”

Information from The Associated Press was used to supplement this news article.

Laws

from Page 1

in line-item vetoes to the budget, which had a \$115.1 billion bottom line when passed by the Legislature.

Fluoride

A wide-ranging bill (SB 700) about issues involving the Department of Agriculture and Consumer Services bans the long-standing practice of local governments adding fluoride to water supplies.

Gulf of America

Following the lead of President Donald Trump, the Republican-controlled Legislature approved a measure (HB 575) changing dozens of state laws to use the name “Gulf of America” instead of “Gulf of Mexico.”

Judges

Lawmakers approved a bill (SB 2508) that calls for adding 22 circuit-court judges and 15 county-court judges across the state, while also making changes at two appeals courts.

Public records

With lawmakers pointing to threats and harassment, a law (SB 268) will prevent release of the home addresses and telephone numbers of legislators, members of Congress and numerous other state and local elected officials.

School start times

Lawmakers passed a measure (SB 296) that backed away from a 2023 law that would have prevented high schools from starting earlier than 8:30 a.m.

The 2023 law, which was designed to help teens get more sleep, was scheduled to take effect in 2026.

State parks

After a public outcry last year about a development proposal, a new law (HB 209) will prevent the construction of golf courses, resort-style lodges and sports facilities in state parks.

Student cellphones

Students will be prohibited from using cellphones through-

out the school day in elementary and middle schools under a measure (HB 1105) that expands a restriction on using phones during instructional time.

Tax cuts

Parts of a tax-cut package (HB 7031) took effect Tuesday, including sales-tax exemptions on hurricane-preparedness supplies and certain purchases related to outdoor activities.

Other parts, including eliminating a commercial-lease tax, will take effect later.

Notice of Public Hearing and Special Board Meeting of the Walnut Creek Community Development District

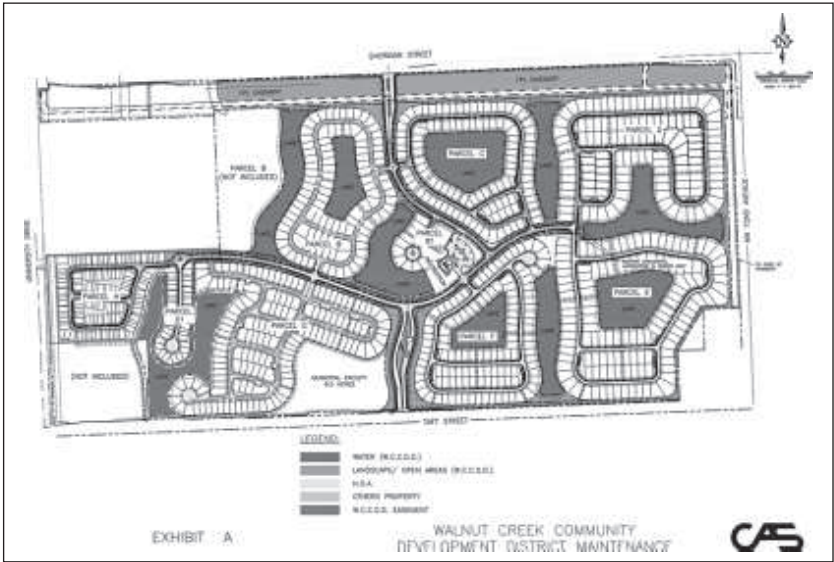
The Board of Supervisors of the Walnut Creek Community Development District (the “District”) will hold a Public Hearing and Special Board Meeting on July 22, 2025, at 6:00 p.m., or as soon thereafter as can be heard, at the Walnut Creek Community Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget upon the lands located within the District, as set forth in the map below. A copy of the Budget and/or the Agenda may be obtained from the District’s website (www.walnutcreekcdd.org) or at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours five (5) days prior to the date of the meetings. The purpose of the Special Board Meeting is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

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.

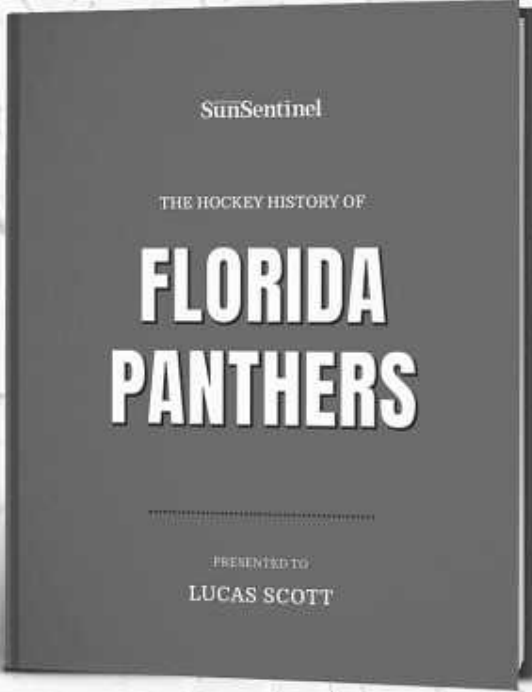
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (561) 630-4922, and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.



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‘Small world’ ride to add new verse

By Dewayne Bevil
Orlando Sentinel

The endless loop that is the soundtrack of “it’s a small world” is getting a new verse in the Magic Kingdom attraction.

The sounds of the finale of the gentle boat ride will change July 17 to add a verse written by Richard Sherman, who died in May 2024 at age 95. Richard Sherman and his brother Robert Sherman, who died

in 2012, wrote the original lyrics along with several other Disney classics.

The new lines retain the global unity of the original “It’s a Small World (After All).”

Soon to be heard in the finale scene: “Mother Earth united us in heart and mind / And the love we give makes us humankind / Through our vast wondrous land / When we stand hand in hand / It’s a small world after all.”

According to the official Disney Parks Blog, Gregg Sherman, son of Richard, said the new verse is meant to “celebrate that there’s more that unites us than divides us, and reinforce the message of that song.”

The verse was presented in November as part of “The Last Verse,” a three-minute Disney film now available on Disney+ streaming service and other online outlets. In February, the company announced that it would be incor-

porated in the Disneyland “small world” as part of the California park’s 70th anniversary. “Hearing Richard Sherman recite the final verse to ‘It’s a Small World’ before he died will be a moment I will carry with me forever,” Walt Disney Co. CEO Bob Iger said last year. “This beautiful short film is our tribute to their immeasurable musical contributions, their memory, and to the countless memories they helped create for

generations of people around the world.”

The attraction dates back to Walt Disney’s contributions to the 1964 World’s Fair in New York. It was then added to Disneyland in 1966 and was one of the opening-day rides at Magic Kingdom in 1971.

Email me at dbevil@orlandosentinel.com. Subscribe to the Theme Park Rangers newsletter at orlandosentinel.com/newsletters.

Road

from Page 1

and South Ocean Boulevard will be called “President Donald J. Trump Boulevard.”

Southern Boulevard will be the latest road in South Florida to be named after Trump. Hialeah’s Palm Avenue was designated as “President Donald J. Trump Avenue.”

Some other presidential roadways in past years have been:

■ **President Barack Obama Highway:** In 2015, Riviera Beach

renamed Old Dixie Highway in honor of former President Obama. It came two years after Pahokee in western Palm Beach County had renamed East First Street to Barack Obama Boulevard.

■ **George Bush Boulevard:** The city of Delray Beach is home to the presidential boulevard, and a bridge over the Intracoastal Waterway also is named after former President George H.W. Bush. The city renamed Northeast Eighth Street in honor of Bush during the early 1990s.

■ **Ronald Reagan Turnpike:**

The state Legislature designated Florida’s Turnpike the Ronald Reagan Turnpike in 1998.

Through the years, some residents have been against naming roads after presidents. That happened for Bush in the early 1990s in Delray, and also when the Turnpike got the honorary designation for Reagan. Similarly, at Tuesday’s county meeting, some residents opposed having a new “President Donald J. Trump Boulevard.”

Among them was resident Thomas Strauser, who told commis-

sioners he worries that naming Southern Boulevard after “a highly scrutinized political figure risks creating further divide in our city and county.” He said he didn’t see “a purpose other than short-term political momentum. I feel that there are many other pressing issues within our county.”

Palm Beach County Commissioners unanimously approved the renaming without any discussion. The state Legislature already had taken steps for the road renaming to happen: Gov. Ron DeSantis signed a bill into law on June 13,

stating that the state Department of Transportation will erect signs identifying roads across the state with new names, including President Donald J. Trump Boulevard. Part of the process included the county approving it.

Meanwhile, a portion of Southern Boulevard — farther west between Southern Boulevard/Lion Country Safari Road and Royal Palm Beach Boulevard — will be designated as “PBSO Motorman Highway.” It is being named after the late Cpl. Luis Paez and deputies Ralph “Butch” Waller and Ignacio “Dan” Diaz.

Raises

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was for discussion only, with a presentation by the city’s Human Resources director on how Hollywood commission salaries compared to other cities in Broward County.

The commission merely needed to provide staff with direction, Levy said. A vote would take place later when the board returned from summer break in August, Levy added.

During the presentation, a slide went up showing commission salaries around the county, including Fort Lauderdale.

Based on the recommendation by staff, the mayor of Hollywood should see an increase in salary of \$1,645 and commission pay should increase by \$451.

But halfway through the discussion, Hernandez made a motion to increase the mayor’s pay to \$100,000 and commission pay to \$70,000.

The motion included a plan that allows the mayor and commissioners to collect “assignment pay”

equal to 5% of their salary for every county and state board they serve on to compensate them for their time; and “post-employment” health insurance for commissioners with at least eight years of service.

The mayor told the commission the measure would require at least five “yes” votes to pass since it was not listed as a resolution on the agenda.

‘I put in just as many hours’

Hernandez, who was out of town and attending the meeting by phone, urged the commission to move quickly.

“We have to remember, the state is trying to do everything they can in order to preempt something like this,” Hernandez said before the vote. “And if the state has their way, any salary regarding any commissioner is going to have to go through a referendum. I’m just trying to make it competitive. The commissioners in Fort Lauderdale make a lot more money than that.”

Gruber chimed in.

“I see what Fort Lauderdale

pays,” he said. “That seems kind of high. But I put in just as many hours if not more than the commissioners in Fort Lauderdale. I wouldn’t be opposed to raising this.”

Instead of a roll-call vote, the commission took a voice vote.

The city clerk had to ask who voted “no” because it was not clear.

Two commissioners — Caryl Shuham and Idelma Quintana — voted against the salary increase.

‘On the taxpayer dime’

Commissioners Kevin Biederman and Traci Callari voted for it along with Levy, Hernandez and Gruber, saying their hard work and long hours justified the big pay bump.

“The problem is when you look at cities like Dania Beach, that are one-fifth of our size, and their salaries are basically the same as us,” Levy said. “Look at Lauderhill. It’s much more. It’s \$70,000 for the mayor. But listen, it’s for us to know what our demands are here and what we want for our city.”

Hollywood commissioners also

gave themselves a pay raise in 2024, increasing the mayor’s salary by nearly \$17,000 and commission pay by nearly \$24,000.

Ann Ralston, a longtime resident and frequent critic of City Hall, says she found out about the latest raise through the grapevine.

“That’s on the taxpayer dime,” she told the Sun Sentinel. “They think we’re an endless piggy bank, I guess. There was not supposed to be a vote. (The mayor) said they weren’t going to vote on it till August. It was just out of the blue.”

Before the vote, Quintana told the commission she was worried about hiking salaries during uncertain times. “I’m a little nervous about incurring new costs,” she said.

‘What’s done is done’

Before the commission meeting ended, Shuham told her colleagues she was not happy with the way the discussion turned into a vote to hike their pay with no warning and no public input.

“I’m still kind of taken aback by what happened here with the salary discussion,” she said. “I’m uncomfortable with what happened. It

wasn’t on the agenda. We should have had residents have an opportunity to opine on these things. But it passed and here we are. It just felt very weird to me.”

The mayor had an answer for that.

“That’s all right everyone,” he said. “We don’t have to hash it out and argue right now. What’s done is done.”

Levy could not be reached by phone, but defended the raise via text. S“Even with this additional compensation, Hollywood’s elected officials salaries remain below those of neighboring Fort Lauderdale,” he wrote in a text to the Sun Sentinel. “The increase reflects the dedication, time and value of the results our local elected officials have delivered — not just within city limits, but countywide — bringing millions in outside funding and improvements directly into our community.”

“Hollywood’s elected officials go well beyond the scope of their official city duties to deliver real, measurable impact for Hollywood’s residents. No one is asking for a medal — just fair compensation for good work. #GoodWork #FairSalary”

Notice of Public Hearing and Special Board Meeting of the Walnut Creek Community Development District

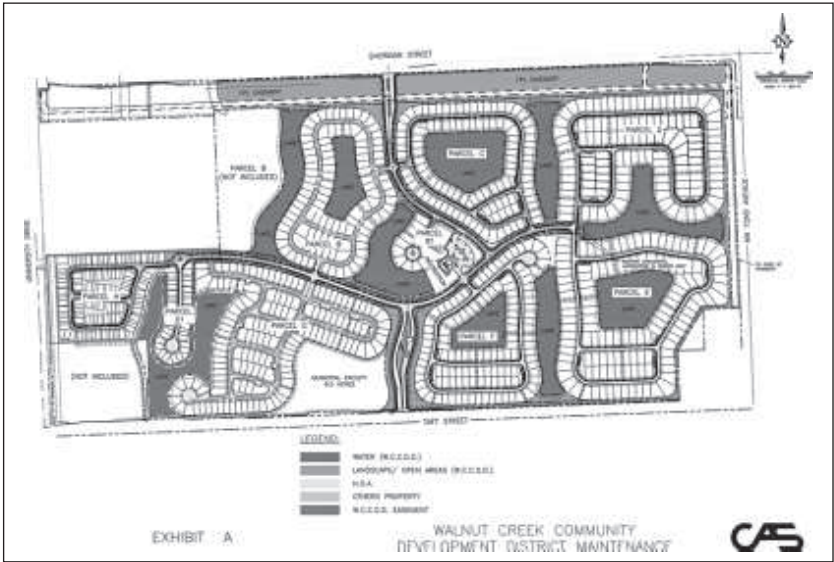
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**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 20, 2025**

A. CALL TO ORDER

District Manager, Gloria Perez, called the May 20, 2025, Regular Board Meeting of the Walnut Creek Community Development District (the “District”) to order at 6:02 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: Chairman Allan Beckmann, Vice Chairman Zalman Kagan 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; 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.

Mr. Ruiz was asked to be sure that the Rover was checking all of the gates, including the pedestrian gate. He was also asked to provide a proposal to modify the pedestrian gate to ensure that it closes. Supervisor Fateyev suggested the installation of hinges. Mr. Ruiz will look into this matter and provide a proposal as requested.

It was noted by Supervisor Kagan that the Rover lights were not on and Mr. Ruiz was asked to look into that issue.

3. Consider Regions' Proposal for Taft Exit Plate Cameras

The proposal for the Taft Street Exit Plate Cameras in the amount of \$3,761 and Plate Trak Management Services in the amount of \$284 per month was presented.

This agenda item was TABLED to determine if this had previously been approved.

4. Fernandez Incident of April 30, 2025 – Dispute of Sheridan West Exit Gate Damages

Prior to today's meeting, Mrs. Perez circulated an email and video footage provided by Regions, notifying the District of this incident and the request made by Mr. Fernandez to have the damage to his vehicle paid by the District. Regions advised that the individual has not been invoiced due to the lack of damages to the gate arm and was therefore seeking Board direction on whether to send the bill at this time.

Mr. Fernandez gave a summary of what occurred and requested that the Board pay for the damages to his vehicle. The Board reviewed the information and Mr. Fernandez was shown the video footage. The Board discussed the matter and were unanimous in stating that the gate did not malfunction and therefore no further action was to be taken. Mr. Fernandez's request was denied.

G. APPROVAL OF MINUTES

1. April 15, 2025, Regular Board Meeting

The minutes from the April 15, 2025, Regular Board Meeting were presented for consideration.

A MOTION was made by Supervisor Kroker, seconded by Supervisor Fateyev and unanimously passed approving the minutes of the April 15, 2025, Regular Board Meeting, as presented.

H. ADMINISTRATIVE MATTERS

1. Financial Update

The Financial Report was presented in the meeting book and reviewed, which consisted of: Monthly Financial Report-Operating Fund (actual revenues and expenditures with fund balances and availability); Check Registers; Balance Sheet; Debt Service Profit and Loss YTD Comparisons/Report(s);

Tax/Assessment Collections; Expenditure Recap. Available Funds as of April 30, 2025, reflecting: \$2,488,505.14.

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

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

2. 2024 Form 1 – Statement of Financial Interests Reminder

Mrs. Perez reminded the Board that for this year's filing requirement, a completed 2024 Form 1 must be submitted prior to July 1, 2025, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System. She added that it appeared that the department had already started sending email reminders and links from Ethics Notification to file the Form 1, Statement of Financial Interests.

I. LANDSCAPE & IRRIGATION MAINTENANCE SERVICES RFP

1. Landscape & Irrigation Maintenance Services RFP Packet

The Landscape & Irrigation Maintenance Services RFP Packet (Project Manual) was presented in the meeting materials for the Board's review.

2. Sealed Bids Received by the District

Mrs. Perez advised that only one (1) sealed bid was received and the same was presented in the meeting materials for the Board's review.

3. Earth Advisor's Review and Recommendation

Mr. Harris of Earth Advisors written reviews and recommendations were presented to the Board in advance of today's meeting and the same was provided via handout.

A lengthy discussion ensued. Ms. Moisa was asked to continue providing the District with reports/updates as to the irrigation of the common areas.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Dr. Chin and passed unanimously directing District management to schedule a Workshop with the Association to discuss the landscaping and irrigation of the common areas.

Chairman Beckmann asked that each Board Member create a list of the current landscaping and irrigation issues and to forward same to District management in advance of the Workshop.

4. RFP Ranking "Evaluation Criteria Sheet"

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Fateyev and passed unanimously designating the Turf Management proposal as unresponsive.

J. NEW/ADDITIONAL BUSINESS

1. Iguana Control Reports

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

Iguanas were removed from the following locations:

88	from the lakes and canals
<u>26</u>	from the Taft Street water features
114	Total

2. Iguana Solutions' Proposal

At the request of a Board Member, we have contacted Iguana Solutions to get a price as an alternative to the services currently provided by Blue Iguana Pest Control (visits approximately once a week). Iguana Solutions works differently since they do not charge a monthly recurring fee. They charge per the number of iguanas euthanized during their visits. They are willing to sign an agreement establishing a specific number of visits per month. Based on the reports by our current contractor and the price "per iguana" provided by Iguana Solutions, the monthly cost could be similar or less in lakes and canals, but higher in waterfalls. This proposal does not provide a not to exceed amount. **IMPORTANT:** Iguana Solutions does not have the ability to provide workers' comp insurance. The Owner indicated with other government entities she has agreements with, she has signed releases absolving these entities from any liability.

No further action is to be taken regarding this matter.

3. Consider CAS Proposal to Oversee Lake 10 Shoreline Erosion Project

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Dr. Chin and passed unanimously approving the CAS proposal in the amount of \$9,680 for the District Engineer to oversee the project and provide certification of the same upon completion.

4. Consider CAS Proposal to Create Shape Files as Requested by the Supervisor of Elections

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Dr. Chin and passed unanimously approving the CAS proposal in the amount of \$1,556 for the creation of shape files as requested by the Supervisor of Elections.

5. Landshore Enterprises' Lake 10 Shoreline Erosion Proposal

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Dr. Chin approving the Landshore Enterprises' Lake 10 (west of Parcel B) Shoreline Erosion Proposal No. 4288, dated, March 2, 2025, in the amount of \$70,240 for shoreline restoration of approximately 700 linear feet and further directing District Counsel to prepare an electronic approval and further authorizing District management to execute same on behalf of the District. Upon being put to a vote, the **MOTION** carried 4 to 1 with Supervisor Fateyev dissenting.

6. Consider Landshore Enterprises' Updated Erosion and Sedimentation Control Plan for Canal Project Bid Process *(This information was posted to the District website at*

<https://walnutcreekcdd.org/> and was provided to the Board via handout during the meeting of April 15, 2025.)

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Dr. Chin and passed unanimously accepting and receiving the Landshore Enterprises' Updated Erosion and Sedimentation Control Plan for the Canal Project Bid Process, as presented.

7. Consider Proposal for Exploratory Assessment of Maple Grove Drainage Pipe to Determine Cause of Road Depression near NW 75th Way and NW 19th Drive

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Dr. Chin and passed unanimously approving the U.S. Utility Quote No. 3401 in the amount of \$18,435 for the exploratory assessment of the Maple Grove drainage pipe to determine the cause of a road depression near NW 75th Way and NW 19th Drive; simultaneously directing District Counsel to prepare the necessary agreement and authorizing District management to execute same.

8. Discussion Regarding Taft Entrance Waterfalls Resurfacing Projects and Timelines

Estimated cost per Waterfall pond:

- East Waterfall: According to Mr. Kohler, this is the priority location to be addressed; he believes that the finishing in this particular pond is affected by the vibration of heavy vehicles/traffic by the Taft Street entrance. The estimated cost for this structure is approximately \$150,000, pursuant to the estimate provided by R. Butler Pools (the only Broward County vendor referred by Aquaguard Epoxy 5000).
- West Waterfall: According to Mr. Kohler, this one is not as urgent as the East Waterfall. This work may be planned ahead and conducted within the next two (2) to three (3) years. The estimated cost for the West Waterfall is approximately \$96,000, pursuant to the estimate provided by R. Butler Pools.
- Guardhouse Waterfall: This location seems to be affected the least and can be planned to be addressed with or after the West Waterfall project. The estimated cost for this is anticipated to be approximately \$15,300, pursuant to the estimate provided by R. Butler Pools.

We have contacted the referred vendor and other suppliers to obtain pricing for "Diamond Brite" as an alternative application. According to Mr. Butler from the same company, the cost of Diamond Brite, based on square footage, is comparable to that of Epoxy 5000 (in his own words, "it will cost the same."). This is primarily because the most significant expense associated with this project is the detailed preparation, which remains consistent for both options, as also stated by our service provider Mr. Kohler.

Mr. Butler further explained that the life expectancy of both products depends on several factors, including environmental conditions and proper maintenance. However, both have a similar lifespan of approximately 10 to 12 years. He also mentioned that some ponds retain the product much longer, as minor aesthetic imperfections (such as peeling or discoloration) are often overlooked rather than prompting a full replacement, though this ultimately depends on customer preference. R. Butler Pools is currently preparing an estimate for the Diamond Brite option. As of the time of this email, I have not yet received it.

9. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Mrs. Perez presented Resolution No. 2025-02, entitled:

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.

Mrs. Perez read the title of the resolution and noted, as done in previous years, the maximum debt assessment amount is being assessed for the 2010 Bond.

The total estimated available funds for 9-30-2025, should no unforeseen expenses occur, are anticipated to be approximately \$1,540,000. This amount consists of \$212,000 in operating funds and \$1,328,000 in improvement/emergency funds. The \$1,540,000 amount assumes that expenses will not exceed the budget for FY 2024/2025.

In addition to the \$1,540,000, there are also the Current Reserves (*not changed until October 1st*) consisting of the following:

Headwall - \$150,000
Lake Slope - \$40,000
Pipe Replacement - \$255,000
S-8 Canal - \$780,000

It was further noted that Improvement Funds may be needed for the S-8 Canal Erosion Project and for pipe replacement.

Mrs. Perez noted that three (3) options were presented in the meeting materials:

Option 1 with Landscaping (No Carryover) – Increase of	\$ 1,237.45
Option 2 without Landscaping (No Carryover) - Increase of	\$ 405.40
Option 3 with Additional Funding (a \$20,000 Carryover from the prior year) – Increase of ...	\$ 167.68

A lengthy discussion ensued including talk that the budget could always be reduced but not increased during the consideration of the final budget.

District management was directed to make the following changes using Proposed Budget Option 1 and modifying the same as follows:

Zero out - S-8 Canal Reconstruction – Engineering Design & Construction
Zero out – Lake Shoreline Restoration Maintenance
Reduce – Landscaping to \$550,000
Add – Landscape Replacement in the amount of \$50,000

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Kagan and unanimously passed adopting Resolution No. 2025-02, approving a Proposed Budget for FY 2025/2026 by choosing Option 1, as amended, and setting the Public Hearing for finalization for July 22, 2025, at 6:00 p.m. at the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024; and further authorizing the required advertisement.

K. CONSIDER RATIFICATIONS AND APPROVALS

1. Regions Est. 2025-2019 – Taft Street Visitor Mega Arm Cover

Regions' Est. 2025-2019 Taft Street Visitor Mega Arm Cover in the amount of \$755.

2. Regions Est. 2025-2023 – Visitor Gear Box and Bracket

Regions' Est. 2025-2023 Visitor Gear Box and Bracket in the amount of \$2,755.

A **MOTION** was made by Supervisor Dr. Chin, seconded by Supervisor Fateyev and passed unanimously approving the above Items K 1 and 2, as presented.

L. OLD BUSINESS

1. Update on Taft Street Visitor Gate Trap System Project & Feedback from City of Pembroke Pines

Mrs. Perez advised that the project had been uploaded into the City of Pembroke Pines' system and the presented scope and plan had been reviewed and accepted for permit processing when the Board is ready to proceed.

Mrs. Perez noted that the Board's concern prior to approval of this project was to ensure and/or confirm that the two lanes of traffic traveling northbound after the trap modification had been completed will have sufficient space for vehicles to change lanes, as needed, while approaching the "Stop" sign, since the trap modification will reduce the existing road as specified in the plans on the left/west lane.

Mr. Calderon of Caltran suggested additional signage and does not see an issue. We are awaiting further responses from the City of Pembroke Pines.

District management was asked to bring back an Arking Solution' proposal for the Board consideration.

2. Update on Central Broward Water Control District Project at the NW 72nd Avenue Canal

Prior to this meeting Mrs. Perez shared the following communication and attached maintenance agreement with the Board.

From: Tom Good <Tom@centralbrowardwcd.org>

Sent: Friday, May 16, 2025 5:18 PM

To: Gloria Perez <gperez@sdsinc.org>; Operations <operations@centralbrowardwcd.org>

Cc: Gregory F. George <GregoryG@bclmr.com>; Ronald Galvis <rGalvis@sdsinc.org>; Stephen Smith <SSmith@craigasmith.com>; Al Caruso <ACaruso@craigasmith.com>

Subject: Re: WC Walnut Creek CDD - CBWCD Canal Project Inquiry

Gloria,

Wanted to get to you before weeks end. Just to give you the short version, the District has not performed any work within the Walnut Creek property bounds. I have stopped any further work at this time to perform research on the canal systems that are within your Community. We found a maintenance agreement that requires all canals to be maintained by Walnut Creek in the development files (see attached). We can talk about that next week as the canal system along 72nd avenue does need some important maintenance for storm flowage relief. Thanks. Tom



Thomas Good
District Manager
Central Broward Water Control District
8020 Stirling Road (Davie), Hollywood, FL 33024
954-432-5110
www.centralbrowardwcd.org

District Counsel offered to research the easements and conveyances, noting that this would take time and requested the Bboard's approval before proceeding. He also added that this type of research could be done by the District Engineer.

The Board directed District management to scan any hardcopies of the easements that are available creating electronic copies and to find information regarding the canal conveyance.

Supervisor Kagan left the meeting at approximately 8:11 p.m.

M. ADDITIONAL STAFF UPDATES/REQUESTS

1. Attorney

Mr. George announced that he would be moving out of the state and as such, this would be the last District meeting he would attend.

2. District Manager

Mrs. Perez advised the Board of the following updates:

Storm Drainage Cleaning Project - Raptor Vac will complete the storm drainage structures cleaning this week.

Taft Guardhouse Broken Refrigerator Door Handle - The handle for the guardhouse refrigerator was finally found through Curtis International (authorized Frigidaire parts supplier). Ronald ordered the part and we are awaiting its delivery. The total cost for the handle was less than \$23, including delivery.

N. ADDITIONAL BOARD MEMBER/PUBLIC COMMENTS

There was no further Board Member or public comment.

O. ADJOURNMENT

There being no further business to come before the Board a **MOTION** was made by Supervisor Beckmann, seconded by Supervisor Kroker and passed unanimously adjourning the meeting at 8:25 p.m.

ATTESTED BY:

Secretary /Assistant Secretary

Chairman/Vice-Chair

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPING AND IRRIGATION WORKSHOP
JUNE 5, 2025**

A. CALL TO ORDER

District Manager, Gloria Perez, called the June 5, 2025, Landscaping and Irrigation Workshop of the Walnut Creek Community Development District (the “District”) to order at 6:02 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 Landscaping and Irrigation Workshop had been published in the *Sun Sentinel* on May 29, 2025, 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 workshop: Chairman Allan Beckmann, Vice Chairman Zalman Kagan and Supervisors Dr. Pauline Chin, Benjamin Kroker and Igor Fateyev.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.

Others present included: Nora Moisa, Walnut Creek Association Property Manager and Members of the Walnut Creek Association Board; Diti Glazer, Jonathan Seth Leiderman, and Kenneth Cadieux.

D. DISCUSSION REGARDING LANDSCAPING AND IRRIGATION

Mrs. Perez distributed, as directed by the Chairman, the following list composed of District Board Questions and/or Areas of Concern:

PC - Sheridan Street Hedges. What can be done about that?

AB - The grass on NW 20th Street on the northside is in terrible condition with many spots which have no or little grass.

AB - Trees were removed from the common area and not replaced. The HOA needs to come up with a plan and a schedule to replace these trees. This may be a multi-year process depending on the number of trees that need to be replaced.

BK - Wet checks are not performed correctly. This is evident to the naked eye of any layman. The sprinklers in the common areas are not at full pressure; many are not working properly (the angle is incorrect, they are totally off, or they are a “geyser” pouring out water, etc.). To the naked eye of any layman walking or driving around the community, the common areas look awful.

BK - Dead grass, bare dirt patches, weeds, trash.

BK - Dead bushes or bushes that are bare and sickly looking. In need of replacement.

BK - Dead plants and/or plants that have not been replaced at the monuments.

IF - How are common areas owned by the CDD irrigated? Schedule and maps?

IF - How is the system that irrigates the common areas monitored? Who checks it and how often?

IF - Where are the service/maintenance orders held?

Maintaining proper landscaping practices including but not limited to the following:

- Proper Lawn maintenance services: Such as overgrown and/or overcut grass both affect the proper growth and vitality of the lawn.
- Appropriate watering methods encourage proper growth and not to contribute to root rot.
- Scheduled Tree Trimming inclusive of Pre-Hurricane Preparedness Plan.
- Proper application and scheduling of herbicides.
- Proper fertilization schedule.
- Holding the landscaper accountable for plant replacement if due to negligence.
- Proper removal of debris and leaves as not to negatively impact the Stormwater Management System.

All of the listed items were discussed at length. Both Boards voiced their concerns, recommendations and expectations. It was recommended that plant, palm and tree replacement plans be adopted by the Association who is considering doing so over the next few years in order to not impact the community financially. The pump replacements are anticipated to be needed in the near future and when the time comes, the Association may ask that the District contribute to this expense for the usage in proportion to the areas servicing the District.

District management was asked to have the Mainguy Agreement and the recently used RFP forwarded to the Association for information purposes since the current Association and landscaping agreement will expire in the fall.

A discussion ensued regarding the possibility of bringing back the consideration of the Phase II Fence Installation for security purposes.

E. ADJOURNMENT

There being no further business to come before the workshop, a **MOTION** was made by Supervisor Beckmann, seconded by Supervisor Dr. Chin and passed unanimously adjourning the workshop at 8:00 p.m.

ATTESTED BY:

Secretary /Assistant Secretary

Chairman/Vice-Chair

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

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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 11745-Other Legal Notices ,
Was published in said newspaper by print in the issues of, and by publication on the
newspaper's website, if authorized on Jul 02, 2025('Lwnl"2; ."4247
Notice of Public Hearing & Special Board
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

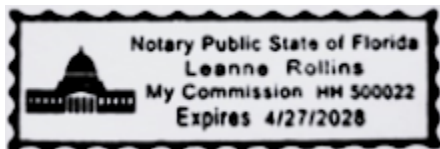


Signature of Affiant

Sworn to and subscribed before me this: July 32, 2025.



Signature of Notary Public



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

Tour

from Page 12

while leaving the White House: “Snakes are fast, but alligators ... We’re going to teach them how to run away from an alligator, OK, if they escape prison, how to run away. Don’t run in a straight line,” Trump said, waving his hand in a zigzag pattern. “Run like this. You know what? Your chances go up about 1% — not a good thing.”

During Trump’s arrival, local authorities were positioned by the entrance of the airstrip. Media vans and other vehicles were parked along the highway lined by cypress trees.

Protesters often have gathered near the facility, and they gathered there Tuesday, too. They’ve criticized the potential impact on a delicate ecosystem and say Trump is trying to send a cruel message to immigrants — while some Native American leaders also have opposed construction, saying the land is sacred.

Critics dismissed Trump’s visit as a political stunt, saying that migrants who live here peacefully and contribute to Florida’s economy are also being targeted. “The proposed ‘Alligator Alcatraz’ detention center is an affront to our environment, our state’s resources, and basic human dignity,” said U.S. Rep. Lois Frankel, a Democrat from West Palm Beach.

Environmental groups have sued in federal court in an attempt to halt operations, arguing the detention center did not go through the required environmental review and public comment period. But DeSantis and Trump brushed those concerns aside, calling the facility environmentally safe.

DeSantis said the center is built



During the tour, Trump, Noem and DeSantis all said immigrants who are not in the country legally could spare themselves from incarceration at sites such as Alligator Alcatraz by self-deporting. **EVAN VUCCI/AP**

on existing concrete, and state officials have a plan to truck out wastewater. “I don’t think those are valid and even good-faith criticisms,” DeSantis said. “It is not going to impact the Everglades at all.”

The White House hopes the facility conveys a message to detainees and the rest of the world that repercussions will be severe if the immigration laws of the United States are not followed.

Trump, Noem and DeSantis all said immigrants who are not in the country legally could spare themselves from incarceration at sites such as Alligator Alcatraz by self-deporting.

“You can still go home on your own,” Noem said. “We’ll buy your plane ticket.” Those who exer-

cise that option “will still get the chance to come back to the United States legally.”

The mass deportations are targeting “murderers, rapists, traffickers and drug dealers,” Noem said, relaying an account she learned from U.S. marshals partnering with ICE about a “cannibal” who started to “eat himself” when he was on a plane getting returned to his home country.

“They had to get him off and get him medical attention,” she said. “These are the kind of deranged individuals that are on our streets in America that we are trying to target and get out of our country.”

Further information about that incident was not provided at Tuesday’s news conference.

The Alligator Alcatraz facil-

ity will start accepting detainees shortly after Air Force One departs, DeSantis said. The state is preparing to open a second 2,000-bed facility at Camp Blanding, a Florida National Guard training base in North Florida.

The event offered an opportunity for prominent Florida Republicans to curry favor with Trump. Guests included U.S. Rep. Byron Donalds, a candidate for Florida governor in 2026; state Sen. Joe Gruters, a contender for chief financial officer; Florida House Speaker Daniel Perez; and Wilton Simpson, the state’s agriculture commissioner. They heaped praise on Trump.

“We are grateful for your leadership,” Simpson said. “God had a plan for us, and it was Donald Trump.”

Trump delivered a shout-out to Florida Attorney General James Uthmeier, who first publicly floated the Alligator Alcatraz idea, telling him he has a future in politics.

The event also created a bonding opportunity for Trump and DeSantis.

“You are my friend, and you’ll always be my friend,” Trump told DeSantis. “We may have some skirmishes even in the future. I doubt it, but I will always come back because ... we have blood that seems to match pretty well. We have a relationship that has been a very strong one for a long period of time.”

Information from The Associated Press was used to supplement this news article.

Laws

from Page 1

in line-item vetoes to the budget, which had a \$115.1 billion bottom line when passed by the Legislature.

Fluoride

A wide-ranging bill (SB 700) about issues involving the Department of Agriculture and Consumer Services bans the long-standing practice of local governments adding fluoride to water supplies.

Gulf of America

Following the lead of President Donald Trump, the Republican-controlled Legislature approved a measure (HB 575) changing dozens of state laws to use the name “Gulf of America” instead of “Gulf of Mexico.”

Judges

Lawmakers approved a bill (SB 2508) that calls for adding 22 circuit-court judges and 15 county-court judges across the state, while also making changes at two appeals courts.

Public records

With lawmakers pointing to threats and harassment, a law (SB 268) will prevent release of the home addresses and telephone numbers of legislators, members of Congress and numerous other state and local elected officials.

School start times

Lawmakers passed a measure (SB 296) that backed away from a 2023 law that would have prevented high schools from starting earlier than 8:30 a.m.

The 2023 law, which was designed to help teens get more sleep, was scheduled to take effect in 2026.

State parks

After a public outcry last year about a development proposal, a new law (HB 209) will prevent the construction of golf courses, resort-style lodges and sports facilities in state parks.

Student cellphones

Students will be prohibited from using cellphones through-

out the school day in elementary and middle schools under a measure (HB 1105) that expands a restriction on using phones during instructional time.

Tax cuts

Parts of a tax-cut package (HB 7031) took effect Tuesday, including sales-tax exemptions on hurricane-preparedness supplies and certain purchases related to outdoor activities.

Other parts, including eliminating a commercial-lease tax, will take effect later.

Notice of Public Hearing and Special Board Meeting of the Walnut Creek Community Development District

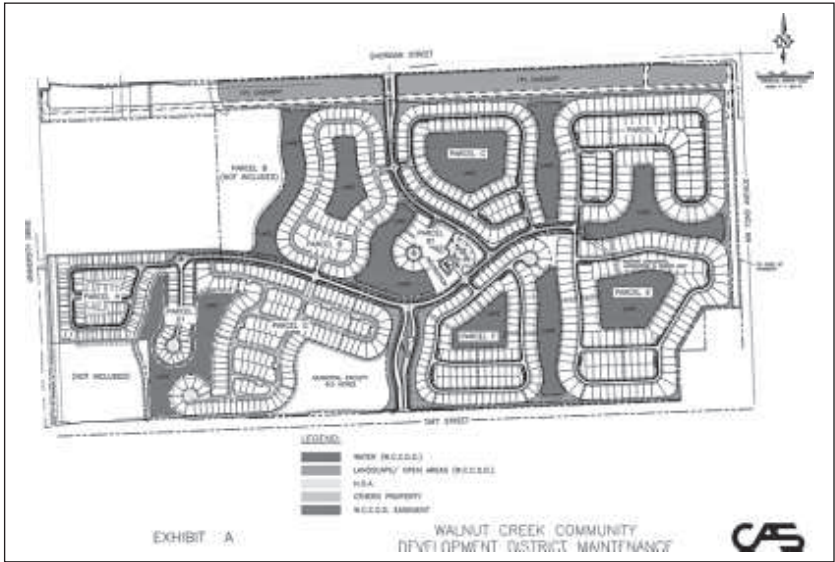
The Board of Supervisors of the Walnut Creek Community Development District (the “District”) will hold a Public Hearing and Special Board Meeting on July 22, 2025, at 6:00 p.m., or as soon thereafter as can be heard, at the Walnut Creek Community Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget upon the lands located within the District, as set forth in the map below. A copy of the Budget and/or the Agenda may be obtained from the District’s website (www.walnutcreekcdd.org) or at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours five (5) days prior to the date of the meetings. The purpose of the Special Board Meeting is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

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.

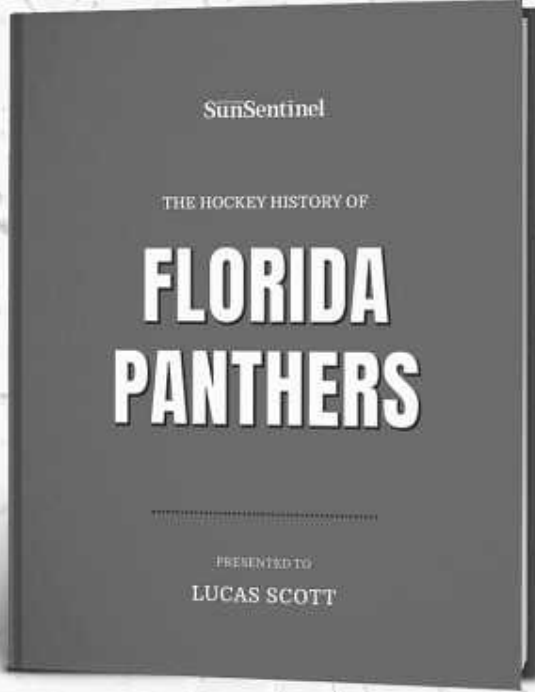
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (561) 630-4922, and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.



Walnut Creek Community Development District
www.walnutcreekcdd.org

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‘Small world’ ride to add new verse

By Dewayne Bevil
Orlando Sentinel

The endless loop that is the soundtrack of “it’s a small world” is getting a new verse in the Magic Kingdom attraction.

The sounds of the finale of the gentle boat ride will change July 17 to add a verse written by Richard Sherman, who died in May 2024 at age 95. Richard Sherman and his brother Robert Sherman, who died

in 2012, wrote the original lyrics along with several other Disney classics.

The new lines retain the global unity of the original “It’s a Small World (After All).”

Soon to be heard in the finale scene: “Mother Earth united us in heart and mind / And the love we give makes us humankind / Through our vast wondrous land / When we stand hand in hand / It’s a small world after all.”

According to the official Disney Parks Blog, Gregg Sherman, son of Richard, said the new verse is meant to “celebrate that there’s more that unites us than divides us, and reinforce the message of that song.”

The verse was presented in November as part of “The Last Verse,” a three-minute Disney film now available on Disney+ streaming service and other online outlets. In February, the company announced that it would be incor-

porated in the Disneyland “small world” as part of the California park’s 70th anniversary. “Hearing Richard Sherman recite the final verse to ‘It’s a Small World’ before he died will be a moment I will carry with me forever,” Walt Disney Co. CEO Bob Iger said last year. “This beautiful short film is our tribute to their immeasurable musical contributions, their memory, and to the countless memories they helped create for

generations of people around the world.”

The attraction dates back to Walt Disney’s contributions to the 1964 World’s Fair in New York. It was then added to Disneyland in 1966 and was one of the opening-day rides at Magic Kingdom in 1971.

Email me at dbevil@orlandosentinel.com. Subscribe to the Theme Park Rangers newsletter at orlandosentinel.com/newsletters.

Road

from Page 1

and South Ocean Boulevard will be called “President Donald J. Trump Boulevard.”

Southern Boulevard will be the latest road in South Florida to be named after Trump. Hialeah’s Palm Avenue was designated as “President Donald J. Trump Avenue.”

Some other presidential roadways in past years have been:

■ **President Barack Obama Highway:** In 2015, Riviera Beach

renamed Old Dixie Highway in honor of former President Obama. It came two years after Pahokee in western Palm Beach County had renamed East First Street to Barack Obama Boulevard.

■ **George Bush Boulevard:** The city of Delray Beach is home to the presidential boulevard, and a bridge over the Intracoastal Waterway also is named after former President George H.W. Bush. The city renamed Northeast Eighth Street in honor of Bush during the early 1990s.

■ **Ronald Reagan Turnpike:**

The state Legislature designated Florida’s Turnpike the Ronald Reagan Turnpike in 1998.

Through the years, some residents have been against naming roads after presidents. That happened for Bush in the early 1990s in Delray, and also when the Turnpike got the honorary designation for Reagan. Similarly, at Tuesday’s county meeting, some residents opposed having a new “President Donald J. Trump Boulevard.”

Among them was resident Thomas Strauser, who told commis-

sioners he worries that naming Southern Boulevard after “a highly scrutinized political figure risks creating further divide in our city and county.” He said he didn’t see “a purpose other than short-term political momentum. I feel that there are many other pressing issues within our county.”

Palm Beach County Commissioners unanimously approved the renaming without any discussion. The state Legislature already had taken steps for the road renaming to happen: Gov. Ron DeSantis signed a bill into law on June 13,

stating that the state Department of Transportation will erect signs identifying roads across the state with new names, including President Donald J. Trump Boulevard. Part of the process included the county approving it.

Meanwhile, a portion of Southern Boulevard — farther west between Southern Boulevard/Lion Country Safari Road and Royal Palm Beach Boulevard — will be designated as “PBSO Motorman Highway.” It is being named after the late Cpl. Luis Paez and deputies Ralph “Butch” Waller and Ignacio “Dan” Diaz.

Raises

from Page 1

was for discussion only, with a presentation by the city’s Human Resources director on how Hollywood commission salaries compared to other cities in Broward County.

The commission merely needed to provide staff with direction, Levy said. A vote would take place later when the board returned from summer break in August, Levy added.

During the presentation, a slide went up showing commission salaries around the county, including Fort Lauderdale.

Based on the recommendation by staff, the mayor of Hollywood should see an increase in salary of \$1,645 and commission pay should increase by \$451.

But halfway through the discussion, Hernandez made a motion to increase the mayor’s pay to \$100,000 and commission pay to \$70,000.

The motion included a plan that allows the mayor and commissioners to collect “assignment pay”

equal to 5% of their salary for every county and state board they serve on to compensate them for their time; and “post-employment” health insurance for commissioners with at least eight years of service.

The mayor told the commission the measure would require at least five “yes” votes to pass since it was not listed as a resolution on the agenda.

‘I put in just as many hours’

Hernandez, who was out of town and attending the meeting by phone, urged the commission to move quickly.

“We have to remember, the state is trying to do everything they can in order to preempt something like this,” Hernandez said before the vote. “And if the state has their way, any salary regarding any commissioner is going to have to go through a referendum. I’m just trying to make it competitive. The commissioners in Fort Lauderdale make a lot more money than that.”

Gruber chimed in.

“I see what Fort Lauderdale

pays,” he said. “That seems kind of high. But I put in just as many hours if not more than the commissioners in Fort Lauderdale. I wouldn’t be opposed to raising this.”

Instead of a roll-call vote, the commission took a voice vote.

The city clerk had to ask who voted “no” because it was not clear.

Two commissioners — Caryl Shuham and Idelma Quintana — voted against the salary increase.

‘On the taxpayer dime’

Commissioners Kevin Biederman and Traci Callari voted for it along with Levy, Hernandez and Gruber, saying their hard work and long hours justified the big pay bump.

“The problem is when you look at cities like Dania Beach, that are one-fifth of our size, and their salaries are basically the same as us,” Levy said. “Look at Lauderhill. It’s much more. It’s \$70,000 for the mayor. But listen, it’s for us to know what our demands are here and what we want for our city.”

Hollywood commissioners also

gave themselves a pay raise in 2024, increasing the mayor’s salary by nearly \$17,000 and commission pay by nearly \$24,000.

Ann Ralston, a longtime resident and frequent critic of City Hall, says she found out about the latest raise through the grapevine.

“That’s on the taxpayer dime,” she told the Sun Sentinel. “They think we’re an endless piggy bank, I guess. There was not supposed to be a vote. (The mayor) said they weren’t going to vote on it till August. It was just out of the blue.”

Before the vote, Quintana told the commission she was worried about hiking salaries during uncertain times. “I’m a little nervous about incurring new costs,” she said.

‘What’s done is done’

Before the commission meeting ended, Shuham told her colleagues she was not happy with the way the discussion turned into a vote to hike their pay with no warning and no public input.

“I’m still kind of taken aback by what happened here with the salary discussion,” she said. “I’m uncomfortable with what happened. It

wasn’t on the agenda. We should have had residents have an opportunity to opine on these things. But it passed and here we are. It just felt very weird to me.”

The mayor had an answer for that.

“That’s all right everyone,” he said. “We don’t have to hash it out and argue right now. What’s done is done.”

Levy could not be reached by phone, but defended the raise via text. S“Even with this additional compensation, Hollywood’s elected officials salaries remain below those of neighboring Fort Lauderdale,” he wrote in a text to the Sun Sentinel. “The increase reflects the dedication, time and value of the results our local elected officials have delivered — not just within city limits, but countywide — bringing millions in outside funding and improvements directly into our community.”

“Hollywood’s elected officials go well beyond the scope of their official city duties to deliver real, measurable impact for Hollywood’s residents. No one is asking for a medal — just fair compensation for good work. #GoodWork #FairSalary”

Notice of Public Hearing and Special Board Meeting of the Walnut Creek Community Development District

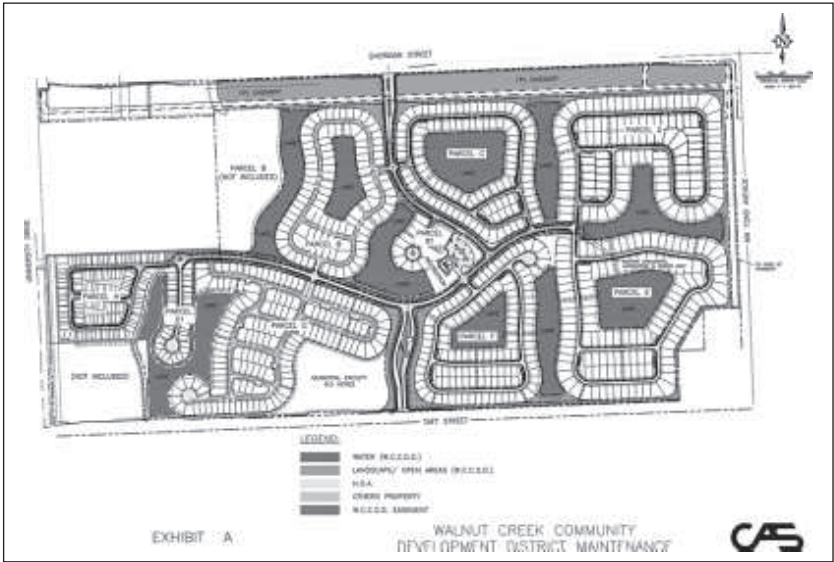
The Board of Supervisors of the Walnut Creek Community Development District (the “District”) will hold a Public Hearing and Special Board Meeting on July 22, 2025, at 6:00 p.m., or as soon thereafter as can be heard, at the Walnut Creek Community Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget upon the lands located within the District, as set forth in the map below. A copy of the Budget and/or the Agenda may be obtained from the District’s website (www.walnutcreekcdd.org) or at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours five (5) days prior to the date of the meetings. The purpose of the Special Board Meeting is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (561) 630-4922, and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.



Walnut Creek Community Development District
www.walnutcreekcdd.org



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Elizabeth Perry Co-founder American Renaissance Theater Company, NYC 1976 -2025,

7448 NW 17th Drive, Hollywood, Florida 33024 954 966-8656 cell: 954 649-1350, elizabethperrysf@aol.com - www.elizabethperryart.com
<https://www.veteranfeministsofamerica.org/interview-elizabeth-perry/>

To: Walnut Creek Community Development District
BOARD of SUPERVIVORS
% Special District Servicesm Inc.,
The Oak Center, 2501A Burns Road,
Palmbeach Gardens, Fl. 33410

Folio#514110181690

June 24, 2025

Dear Board of Supervisors,

On Thursday, June 19, 2025 I received your notice of the proposed non-valorum tax increase of \$595.59 for 2024. This letter confirms my objection to this increase and I wish it to be filed on its receipt.

I have in my posession the original purchase document for my property at the above address, 7448 NW 17th Drive in Pembroke Pines. It makes clear that a \$1500 non-Valorum tax fee per year would be paid until the completion of 20 years of ownership from the date of that contract, July 30, 2001. Circumstances some years ago compelled all residents, despite our opposition, to pay an additional fee which would be ongoing. I, like my neighbors, have paid these taxes on time and consistently, despite our objections.

I bought my home here in the Maple Grove section at the age of 68 as a restiree. I am now in my 92nd year and live on a fixed income from Social Secutity and a small pension. It is an outrage to deplete long term residents of their resources as a result of what could be perceived as incompetence and/or negligence of management. We are forced to depend on our representatives and now on Castle Management, still a new entity to long term residents who are used to the efficiency of the previous management,

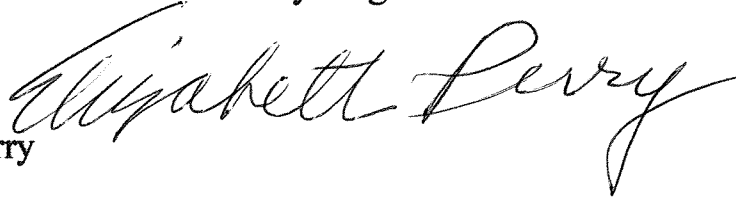
The present management, Castle, has been dependent on cyber resources which keeps their management at arms' length. The result is seeming indifference and waning services. Perhaps misappropriation of the budget is a consequence of that gap.

It is a financial shock and unfair to resident owners, reliable neighbors, now advanced or advancing in years, dependent on fixed or limited incomes, who, through no fault of their own are asked to pay this significant increase of \$595.59.

Please take this letter into serious consideration as a unified protest as I know it represents the sentiments of many long-term residents.

Thank you,

Elizabeth Perry

A handwritten signature in cursive script, reading "Elizabeth Perry". The signature is written in black ink and is positioned to the right of the printed name "Elizabeth Perry".

This letter speaks for my concerned neighbors, Tiwana Johnson-McCall, Julia and Jack Simone, Betty Ross and many others.

Derek Fremd
1795 NW 77th AVE
Pembroke Pines, FL 33024

Folio #514110200320

ATTN: Board of Supervisors
WALNUT CREEK COMMUNITY
DEVELOPMENT DISTRICT
c/o Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

June 25, 2025

Dear Walnut Creek CDD Board of Supervisors,

I am responding to your letter to me dated June 16, 2025 regarding the proposed assessment increase to Walnut Creek property owners. The purpose of my letter is to state my objection to the increase.

Your proposed increase of \$595.59 is a 36% increase in the annual O&M assessment which is excessive. The total increase when multiplied by 895 owners is \$533,053 annually or \$10,251 weekly.

Additionally, the letter states that the increase is for the *consideration* of the District taking on the landscaping responsibilities of the common areas. It has been my understanding for the past 23+ years that the landscaping costs of the common areas has always been a separate issue than the cost of landscaping the owners' properties covered in HOA fees and was a CDD expenditure.

Furthermore, the required statement at the end of your letter makes the assessment increase sound like a *fait accompli*.

Sincerely,



Derek Fremd
Walnut Creek Property Owner & Resident

Adriana Alcazar & Jose Alcazar

2146 NW 72nd terrace

Pembroke Pines

FOLIO# 514110221070, Maraca47@yahoo.com
954-632-9704

Date: 6/23/2025

To:

Board of Supervisors
Walnut Creek Community Development District

Subject: Objection to Proposed CCD Fee Increase for Fiscal Year 2025/26

Dear Members of the Board,

I am writing to formally express my strong disagreement with the proposed increase of approximately \$595.95 per unit per year to the Community Facilities District (CCD) fees, commencing in the Fiscal Year 2025/26.

When I purchased my home in 2002, I was informed that I would be required to pay \$150 per month to the CCD for a period of 15 years, after which those payments would end. However, more than 20 years later, we continue to pay this fee through our annual property tax bill — with no visible improvement or benefit to show for it.

This ongoing financial burden feels unjust, especially to long-term homeowners like myself who have already fulfilled what we were originally told was our obligation. It is unfair to treat all homeowners the same regardless of how long they have been paying. I strongly believe that there should be a distinction made between those of us who have owned our homes for over two decades and those who have only recently purchased their property. Long-term owners should not continue to carry this cost indefinitely.

I urge the Board to reconsider this fee increase and take into account the historical agreements made with original homeowners. Transparency, fairness, and accountability should be at the heart of any decisions impacting community finances.

Thank you for your time and attention to this matter. I trust that you will act in the best interest of all residents — especially those who have contributed faithfully for many years.

Sincerely,



Jose Alcazar and Adriana Alcazar

From: [Howard Carmel](#)
To: [Gloria Perez](#)
Cc: [Gregory Fernandez](#)
Subject: Restrictions on Improvements/Emergency Funds
Date: Tuesday, June 24, 2025 8:57:00 PM

Gloria,

Good evening. Are there any restrictions on using the funds in the Improvements/Emergency Funds, Investments - Reserve Fund, or Investments - Revenue Account for the proposed increase of \$595.59 per every real estate property in the Walnut Creek Community Development District which amounts to a total of \$533,053.05 ($\595.59×895 real estate properties = \$533,053.05) for the annual Non-Ad Valorem Tax on every homeowner's real estate tax bill who owns real estate property in Walnut Creek? Please get back to me as soon as possible. Thank you.

Sincerely,
Howard Carmel

RESOLUTION NO. 2025-05

A RESOLUTION OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

WHEREAS, the Walnut Creek Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

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

PASSED, ADOPTED and EFFECTIVE this 22nd day of July, 2025.

ATTEST:

**WALNUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Walnut Creek Community Development District

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

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- VI ASSESSMENT COMPARISON**

FINAL 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	1,809,681
DEBT ASSESSMENTS (2010)	129,869
OTHER REVENUES	0
INTEREST INCOME (OPERATING)	2,400
INTEREST INCOME (IMPROVEMENTS FUND)	1,800
TOTAL REVENUES	\$ 2,127,734
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	\$ 1,701,100
TOTAL EXPENDITURES	\$ 1,878,245
REVENUES LESS EXPENDITURES	\$ 249,489
BOND PAYMENTS (2010)	(122,077)
BALANCE	\$ 127,412
COUNTY APPRAISER & TAX COLLECTOR FEE	(42,471)
DISCOUNTS FOR EARLY PAYMENTS	(84,941)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

FINAL 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	0
LAKE SHORELINE RESTORATION MAINTENANCE	0
LANDSCAPING REPLACEMENT	50,000
LANDSCAPING	550,000
TOTAL MAINTENANCE EXPENDITURES	\$ 1,701,100

DETAILED FINAL 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	1,809,681	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	\$ 2,127,734	
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	\$ 1,701,100	
TOTAL EXPENDITURES	\$ 927,472	\$ 1,483,781	\$ 1,878,245	
REVENUES LESS EXPENDITURES	\$ 934,967	\$ 108,506	\$ 249,489	
BOND PAYMENTS (2010)	(122,582)	(122,077)	(122,077)	Yearly Maximum Debt Assessment
BALANCE	\$ 812,385	\$ (13,571)	\$ 127,412	
COUNTY APPRAISER & TAX COLLECTOR FEE	(33,127)	(31,810)	(42,471)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(63,319)	(63,619)	(84,941)	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 FINAL 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	0	Current Reserve = \$780,000
LAKE SHORELINE RESTORATION MAINTENANCE	0	0	0	
LANDSCAPING REPLACEMENT	0	0	50,000	Landscaping Replacement
LANDSCAPING	0	0	550,000	Landscaping
TOTAL MAINTENANCE EXPENDITURES	\$ 786,702	\$ 1,301,600	\$ 1,701,100	

DETAILED FINAL 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	\$ 2,022.00
<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	\$ 2,373.49

* 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

DATE	INVOICE #
5/17/2025	20251008

BILL TO
Julie Ranjit 2051 NW 76th Ter Pembroke Pines, FL 33024

DESCRIPTION	AMOUNT
<p>Charges for damages to the Walnut Creek Community Development District Security Gate located at the Taft Street resident entrance that occurred on April 16, 2025 at approximately 2:03 p.m. It has been determined that during the said incident, the driver of the vehicle described did not wait for the 2nd gate arm to open and collided with it, causing the arm to be misaligned and then detached falling to the ground.</p> <p>Vehicle Description: Tesla Gray License Plate Number: 58DFAE</p> <p>Important: Damages being charged must be paid to the "District" within at least thirty (30) days of receipt of this invoice.</p> <p>Questions: Contact Jen at 754-295-3322</p>	1,000.00
Please make check payable to Walnut Creek Community Development District	Total \$1,000.00

Please send check to:

Walnut Creek Community Development District
C/o Special District Services
2501A Burns Road
Palm Beach Gardens, FL 33410

Walnut Creek
Community Development District

**Financial Report For
June 2025**

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

	Annual Budget 10/1/24 - 9/30/25	Actual Jun-25	Year To Date Actual 10/1/24 - 6/30/25
REVENUES			
ADMINISTRATIVE ASSESSMENTS	191,895	0	190,923
MAINTENANCE ASSESSMENTS	1,268,723	0	1,247,087
DEBT ASSESSMENTS (2010)	129,869	0	127,726
OTHER REVENUE	0	1,000	7,472
INTEREST INCOME (OPERATING)	1,800	0	47,710
INTEREST INCOME (IMPROVEMENTS)	0	0	25,285
TOTAL REVENUES	\$ 1,592,287	\$ 1,000	\$ 1,646,203
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	10,000	2,600	6,000
PAYROLL TAXES (EMPLOYER)	800	198	459
ENGINEERING	40,000	0	10,985
LEGAL FEES	23,000	0	17,670
AUDIT FEES	4,200	4,200	4,200
MANAGEMENT	50,556	4,213	37,917
POSTAGE	1,450	159	799
OFFICE SUPPLIES/PRINTING	5,300	369	1,507
INSURANCE	24,000	0	21,894
LEGAL ADVERTISING	2,500	0	417
MISCELLANEOUS	8,750	419	5,102
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	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 182,181	\$ 12,325	\$ 110,045
MAINTENANCE EXPENDITURES			
FIELD MANAGEMENT	5,000	0	5,000
OPERATIONS MANAGEMENT	12,000	1,000	9,000
SECURITY SERVICES	370,000	21,633	167,912
HOA SECURITY SERVICES ADMIN	35,100	0	8,800
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000	3,524	30,610
SECURITY CAMERAS & MAINTENANCE	12,000	0	2,192
SECURITY ONLINE SOLUTIONS	12,000	1,090	9,020
TELEPHONE	12,500	1,939	9,899
ELECTRIC	85,000	8,528	74,345
WATER & SEWAGE	16,000	1,419	10,811
GUARD HOUSE - VISITOR PASSES	0	0	0
GATE SYSTEM MAINTENANCE	50,000	1,474	40,773
GUARD HOUSE INT/EXT MAINTENANCE	30,000	0	10,775
LAKE & PRESERVE MAINTENANCE	48,000	3,048	27,835
SIGNAGE	2,000	0	0
STREETLIGHT MAINTENANCE	5,000	0	3,863
WATERFALL MAINTENANCE	80,000	0	53,500
HOLIDAY LIGHTING	11,000	0	4,995
IGUANA REMOVAL SERVICES	27,000	2,242	20,175

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

	Annual Budget 10/1/24 - 9/30/25	Actual Jun-25	Year To Date Actual 10/1/24 - 6/30/25
MISCELLANEOUS MAINTENANCE	10,000	745	8,741
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	100,000	0	10,465
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	3,389	7,035
LAWN (LANDSCAPE) MAINTENANCE	0	0	1,737
TOTAL MAINTENANCE EXPENDITURES	\$ 1,301,600	\$ 50,031	\$ 517,483
TOTAL EXPENDITURES	\$ 1,483,781	\$ 62,356	\$ 627,528
EXCESS OR (SHORTFALL)	\$ 108,506	\$ (61,356)	\$ 1,018,675
PAYMENT TO TRUSTEE (2010)	(122,077)	0	(120,492)
BALANCE	\$ (13,571)	\$ (61,356)	\$ 898,183
COUNTY APPRAISER & TAX COLLECTOR FEE	(31,810)	0	(30,103)
DISCOUNTS FOR EARLY PAYMENTS	(63,619)	0	(58,449)
EXCESS/ (SHORTFALL)	\$ (109,000)	\$ (61,356)	\$ 809,631
CARRYOVER FROM PRIOR YEAR	109,000	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (61,356)	\$ 809,631

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 6/30/25	\$ 2,363,148.52
Accounts Payable As Of 6/30/25	\$ 67,746.89
Accounts Receivable As Of 6/30/25	\$ 13,945.00
Reserve For Headwall Stabilization As Of 6/30/25	\$ 150,000.00
Reserve For Lake Slope Soil Maintenance As Of 6/30/25	\$ 40,000.00
Reserve For Stormwater Maint/Pipe Replacement As Of 6/30/25	\$ 255,000.00
Reserve For S-8 Canal Reconstruction As Of 6/30/25	\$ 780,000.00
Operating Account Available Funds As Of 6/30/25	\$ 1,084,346.63
Improvements/Emergency Funds As Of 6/30/25	\$ 1,341,938.99
Total Available Funds As Of 6/30/25	\$ 2,426,285.62

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

	Oct 24 -June 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	190,922.69	191,895.00	-972.31	99.49%
01-3200 · Maintenance Assessment	1,247,087.15	1,268,723.00	-21,635.85	98.3%
01-3811 · Debt Assessments (Series 2010)	127,726.20	129,869.00	-2,142.80	98.35%
01-3821 · Debt Assess-Paid To Trustee-10	-120,492.25	-122,077.00	1,584.75	98.7%
01-3830 · Assessment Fees	-30,103.41	-31,810.00	1,706.59	94.64%
01-3831 · Assessment Discounts	-58,449.22	-63,619.00	5,169.78	91.87%
01-9400 · Miscellaneous Revenue	7,472.50	0.00	7,472.50	100.0%
01-9410 · Interest Income	47,710.16	1,800.00	45,910.16	2,650.56%
Interest Income (Improvements Account)	25,284.66	0.00	25,284.66	100.0%
01-9411 · Carryover From Prior Year	0.00	109,000.00	-109,000.00	0.0%
Total Income	1,437,158.48	1,483,781.00	-46,622.52	96.86%
Expense				
01-1307 · Payroll tax expense	459.00	800.00	-341.00	57.38%
01-1308 · Supervisor Fees	6,000.00	10,000.00	-4,000.00	60.0%
01-1310 · Engineering	10,985.00	40,000.00	-29,015.00	27.46%
01-1311 · Management Fees	37,917.00	50,556.00	-12,639.00	75.0%
01-1315 · Legal Fees	17,670.00	23,000.00	-5,330.00	76.83%
01-1318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
01-1320 · Audit Fees	4,200.00	4,200.00	0.00	100.0%
01-1450 · Insurance	21,894.00	24,000.00	-2,106.00	91.23%
01-1480 · Legal Advertisements	416.54	2,500.00	-2,083.46	16.66%
01-1512 · Miscellaneous	5,101.69	8,750.00	-3,648.31	58.31%
01-1513 · Postage and Delivery	799.32	1,450.00	-650.68	55.13%
01-1514 · Office Supplies	1,507.48	5,300.00	-3,792.52	28.44%
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	1,499.94	2,000.00	-500.06	75.0%
01-1601 · Security Services & Rover	167,911.59	370,000.00	-202,088.41	45.38%
01-1604 · Guardhouse Int/Ext Maintenance	10,775.48	30,000.00	-19,224.52	35.92%
01-1605 · Gate System Maintenance	40,773.00	50,000.00	-9,227.00	81.55%
01-1609 · Security Cameras & Maintenance	2,192.00	12,000.00	-9,808.00	18.27%
01-1610 · Security Online Solutions	9,020.00	12,000.00	-2,980.00	75.17%
01-1803 · Lake & Preserve Maintenance	27,835.00	48,000.00	-20,165.00	57.99%
01-1805 · Stormwater Mgt/Pipe Replacement	10,465.00	100,000.00	-89,535.00	10.47%
01-1812 · Signs	0.00	2,000.00	-2,000.00	0.0%
01-1814 · Electricity	74,344.87	85,000.00	-10,655.13	87.47%
01-1815 · Miscellaneous Maintenance	10,477.30	10,000.00	477.30	104.77%
01-1816 · Telephone	9,899.29	12,500.00	-2,600.71	79.19%
01-1817 · Water & sewer	10,811.30	16,000.00	-5,188.70	67.57%
01-1818 · Field Management	5,000.00	5,000.00	0.00	100.0%
01-1821 · Waterfall Maintenance	53,500.00	80,000.00	-26,500.00	66.88%
01-1824 · Streetlight Maintenance	3,863.00	5,000.00	-1,137.00	77.26%
01-1825 · Tree Trimming Services	7,035.00	0.00	7,035.00	100.0%

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

	Oct 24 ~June 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	20,175.03	27,000.00	-6,824.97	74.72%
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	8,800.00	35,100.00	-26,300.00	25.07%
01-1845 · Security Video Surv. & Virtual	30,610.02	35,000.00	-4,389.98	87.46%
01-1899 · Operating Maint Resrve/Contngcy	0.00	24,000.00	-24,000.00	0.0%
01-2311 · Operations Management	9,000.00	12,000.00	-3,000.00	75.0%
Total Expense	627,527.85	1,483,781.00	-856,253.15	42.29%
Net Income	809,630.63	0.00	809,630.63	100.0%

Walnut Creek Community Development District**Check Register****May 2025 - June 2025**

Reference #	Date	Vendor	Amount
5-1	5/5/2025	Allstate Resource Management, Inc.	3,715.00
5-2	5/5/2025	Billing, Cochran, Lyles, Mauro & Ramsey	3,925.00
5-3	5/5/2025	Blue Iguana Pest Control Inc	2,241.67
5-4	5/5/2025	City of Pembroke Pines (536645-248297)	465.21
5-5	5/5/2025	City of Pembroke Pines (536646-248298)	340.16
5-6	5/5/2025	City of Pembroke Pines (536647-248299)	1,535.16
5-7	5/5/2025	Comcast (Voice 8931)	193.96
5-8	5/5/2025	Craig A Smith & Associates LLC	1,051.00
5-9	5/5/2025	Crystal Pool Service Inc	4,650.00
5-10	5/5/2025	Crystal Springs	65.44
5-11	5/5/2025	FPL	8,401.36
5-12	5/5/2025	Hancock Bank (Tax Receipts)	3,867.35
5-13	5/5/2025	Regions Security	30,379.97
5-14	5/5/2025	Special District Services	6,131.38
5-15	5/5/2025	SunSentinel	279.30
5-16	5/5/2025	Walnut Creek Community Association, Inc.	2,500.00
5-17	5/13/2025	Billing, Cochran, Lyles, Mauro & Ramsey	4,567.50
5-18	5/13/2025	Earth Advisors Inc	1,736.25
5-19	5/13/2025	Regions Security	3,510.00
5-20	5/14/2025	Crystal Springs	74.42
5-21	5/14/2025	Florida Fire & Backflow LLC	701.75
6-1	6/2/2025	Traffic Cones for Less	772.20
6-2	6/4/2025	Allstate Resource Management, Inc.	3,048.00
6-3	6/4/2025	Blue Iguana Pest Control Inc	2,241.67
6-4	6/4/2025	City of Pembroke Pines (536645-248297)	67.70
6-5	6/4/2025	City of Pembroke Pines (536646-248298)	376.38
6-6	6/4/2025	City of Pembroke Pines (536647-248299)	629.86
6-7	6/4/2025	Comcast (8939)	397.60
6-8	6/4/2025	Comcast (9044)	432.79
6-9	6/4/2025	Comcast (Voice 8931)	193.96
6-10	6/4/2025	Craig A Smith & Associates LLC	2,935.00
6-11	6/4/2025	Crystal Pool Service Inc	4,650.00
6-12	6/4/2025	FPL	8,836.02
6-13	6/4/2025	Hancock Bank (Tax Receipts)	4,978.25
6-14	6/4/2025	KJC Fumigation LLC	140.00
6-15	6/4/2025	Regions Security	27,561.72
6-16	6/4/2025	Special District Services	6,190.23
6-17	6/4/2025	Tirone Electric	301.00
6-18	6/10/2025	Raptor Vac-Systems, Inc.	<u>10,465.00</u>
		TOTAL	154,549.26

Walnut Creek Community Development District

Expenditures

October 2024 through June 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
	06/02/2025	PR 05/20/25		mtg 05/20/25 ck date 5/20/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	122.40
	06/09/2025	PR 06/05/25		mtg 06/05/25 ck date 06/10/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	76.50
Total 01-1307 · Payroll tax expense					<u>459.00</u>
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
	06/02/2025	PR 05/20/25		mtg 05/20/25 ck date 5/20/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	1,600.00
	06/09/2025	PR 06/05/25		mtg 06/05/25 ck date 06/10/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	1,000.00
Total 01-1308 · Supervisor Fees					<u>6,000.00</u>
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
	04/30/2025	CASA-INV-002852	Craig A Smith & Associates LLC	professional services thru 04/30/2025	2,935.00
Total 01-1310 · Engineering					<u>10,985.00</u>
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
	05/31/2025	2025-0673	Special District Services	Management Fee - May 2025	4,213.00
	06/30/2025	2025-0799	Special District Services	Management Fee - June 2025	4,213.00
Total 01-1311 · Management Fees					<u>37,917.00</u>
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
	05/31/2025	193519	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 05/31/2025	2,827.50
Total 01-1315 · Legal Fees					<u>17,670.00</u>

Walnut Creek Community Development District
Expenditures
October 2024 through June 2025

	Date	Num	Name	Memo	Amount
01-1320 · Audit Fees					
	06/02/2025	27799	Grau and Associates	fee for fiscal year 2023/2024 audit	4,200.00
Total 01-1320 · Audit Fees					4,200.00
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
01-1480 · Legal Advertisements					
	04/20/2025	115370644000	SunSentinel	RFP for Landscaping Services	279.30
	05/29/2025	117852692000	SunSentinel	Notice of Workshop Mtg	137.24
Total 01-1480 · Legal Advertisements					416.54
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
	05/31/2025	2025-0673	Special District Services	document storage	117.93
	05/31/2025	2025-0673	Special District Services	travel	260.05
	06/02/2025	PR 05/20/25		mtg 05/20/25 ck date 5/20/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	53.90
	06/09/2025	PR 06/05/25		mtg 06/05/25 ck date 06/10/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	53.90
	06/30/2025	2025-0799	Special District Services	document storage	117.93
	06/30/2025	2025-0799	Special District Services	travel	193.75
Total 01-1512 · Miscellaneous					5,101.69

Walnut Creek Community Development District
Expenditures
October 2024 through June 2025

	Date	Num	Name	Memo	Amount
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
	05/31/2025	2025-0673	Special District Services	postage	0.69
	05/31/2025	2025-0673	Special District Services	FedEx	66.22
	06/30/2025	2025-0799	Special District Services	postage	38.56
	06/30/2025	2025-0799	Special District Services	FedEx	120.22
Total 01-1513 · Postage and Delivery					799.32
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
	05/31/2025	2025-0673	Special District Services	copier charges	86.40
	05/31/2025	2025-0673	Special District Services	meeting books	28.00
	06/30/2025	2025-0799	Special District Services	copier charges	340.50
	06/30/2025	2025-0799	Special District Services	meeting books	28.00
Total 01-1514 · Office Supplies					1,507.48
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

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	Date	Num	Name	Memo	Amount
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
	05/31/2025	2025-0673	Special District Services	website fee	166.66
	06/30/2025	2025-0799	Special District Services	website fee	166.66
Total 01-1570 · Website Management					1,499.94
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
	04/30/2025	34882	Regions Security	Security & Rover services April 2025	20,598.94
	06/15/2025	35127	Regions Security	For the Service Period: 05/01/2025 to 05/31/2025	21,632.93
Total 01-1601 · Security Services & Rover					167,911.59
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
	05/13/2025	162693	KJC FUMIGATION LLC	bi monthly pest control	140.00
	05/29/2025	1089261	Traffic Cones for Less	traffic delineators	772.20
	05/29/2025	60520	Tirone Electric	replace light bulb at the palm house and street light by guard house	301.00
Total 01-1604 · Guardhouse Int/Ext Maintenance					10,775.48
01-1605 · Gate System Maintenance					
	10/01/2024	32688	Regions Security	Oct 2024 gate maintenance contract	825.00

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Date	Num	Name	Memo	Amount
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
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
04/30/2025	34785	Regions Security	Sheridan left exit arm barrier remount 4/25 @ 3:39 pm	150.00
05/01/2025	34709	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS contract May 2025	825.00
06/02/2025	34999	Regions Security	Sheridan left exit arm remount 5/30/25 6:15 pm	225.00
06/02/2025	34998	Regions Security	Sheridan left exit gate remount 5/29/25 5:55 pm	150.00
06/12/2025	35026	Regions Security	For the Service Period: 06/01/2025 to 06/30/2025 SECURITY GATE SYSTEM MAINTENANCE	825.00
06/12/2025	35028	Regions Security	For the Service Period: 06/01/2025 to 06/30/2025 SECURITY CAMERAS & MAINTENANCE	274.00
Total 01-1605 - Gate System Maintenance				40,773.00
01-1609 - Security Cameras & Maintenance				
10/01/2024	32823	Regions Security	video maintenance services	274.00

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	Date	Num	Name	Memo	Amount
	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
	05/01/2025	34711	Regions Security	SECURITY CAMERAS & MAINTENANCE May 2025	274.00
Total 01-1609 · Security Cameras & Maintenance					2,192.00
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
	05/01/2025	34710	Regions Security	SECURITY ONLINE SOLUTIONS May 2025	1,090.00
	06/12/2025	35027	Regions Security	For the Service Period: 06/01/2025 to 06/30/2025 SECURITY ONLINE SOLUTIONS	1,090.00
Total 01-1610 · Security Online Solutions					9,020.00
01-1802 · Lawn (Landscape) Maintenance					
	05/02/2025	050225-01	Earth Advisors Inc	Landscape RFB and Mgmt	1,736.25
Total 01-1802 · Lawn (Landscape) Maintenance					1,736.25
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
	04/14/2025	18044	Allstate Resource Management, Inc.	annual fish stocking	667.00
	05/01/2025	18285	Allstate Resource Management, Inc.	mitigation and lake management May 2025	3,048.00
	06/01/2025	19053	Allstate Resource Management, Inc.	lake management services	1,854.00
	06/01/2025	19053	Allstate Resource Management, Inc.	Mitigation area maintenance -Area K	333.00
	06/01/2025	19053	Allstate Resource Management, Inc.	Mitigation area maintenance	861.00
Total 01-1803 · Lake & Preserve Maintenance					27,835.00
01-1805 · Stormwater Mgt/Pipe Replacement					
	05/18/2025	156	Raptor Vac-Systems, Inc.	cleaning of 91 storm drains	10,465.00
Total 01-1805 · Stormwater Mgt/Pipe Replacement					10,465.00
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

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Date	Num	Name	Memo	Amount
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
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
04/17/2025	91603-83023 0525	FPL	acct# 91603-83023 04/17/25 - 05/19/25	1,156.72
04/17/2025	36358-71365 0525	FPL	acct# 36358-71365 04/17/25 - 05/19/25	6,151.11
05/19/2025	63522-34022 0525	FPL	acct# 63522-34022 04/17/25 - 05/19/25	897.73
05/19/2025	63714-09001 0525	FPL	acct# 63714-09001 04/17/25 - 05/19/25	32.69
05/19/2025	54061-43023 0525	FPL	acct# 54061-43023 04/17/25 - 05/19/25	107.47
05/19/2025	04574-72025 0525	FPL	acct# 04574-72025 04/17/25 - 05/19/25	490.30
06/18/2025	63522-34022 0625	FPL	acct# 63522-34022 05/19/25 - 06/18/25	641.43
06/18/2025	36358-71365 0625	FPL	acct# 36358-71365 05/19/25 - 06/18/25	6,151.11
06/18/2025	63714-09001 0625	FPL	acct# 63714-09001 05/19/25 - 06/18/25	32.18
06/18/2025	04574-72025 0625	FPL	acct# 04574-72025 05/19/25 - 06/18/25	496.32
06/18/2025	91603-83023 0625	FPL	acct# 91603-83023 05/19/25 - 06/18/25	1,094.47
06/18/2025	54061-43023 0625	FPL	acct# 54061-43023 05/19/25 - 06/18/25	112.28
Total 01-1814 - Electricity				74,344.87
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

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Date	Num	Name	Memo	Amount
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
05/07/2025	21393886 050725	Crystal Springs	water for guardhouse	74.42
05/30/2025	053025-01	Earth Advisors Inc	RFP Landscape & Irrigation	682.50
05/31/2025	2025-0673	Special District Services	printing plans and plastic cable tiers	251.28
06/04/2025	21393886 060425	Crystal Springs	water for guardhouse	52.95
06/30/2025	2025-0799	Special District Services	City of PP plans, water bottles, guardhouse Refrigerator	692.02
Total 01-1815 · Miscellaneous Maintenance				8,741.05
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
05/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495751000518939 (05/15/25 - 06/14/25)	432.79
05/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (05/15/25 - 06/14/25)	397.60
05/15/2025	241181788	Comcast (Voice 8931)	acct# 904688931 inv# 241181788	193.96
06/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495751000518939 (06/15/25 - 07/14/25)	885.67
06/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (06/16/25 - 07/14/25)	859.48
06/15/2025	243690679	Comcast (Voice 8931)	acct# 904688931 inv# 243690679	193.96
Total 01-1816 · Telephone				9,899.29
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

Walnut Creek Community Development District
Expenditures
October 2024 through June 2025

Date	Num	Name	Memo	Amount
11/20/2024	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (10/17/24 - 11/19/24)	448.80
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
05/15/2025	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (04/16/25 - 05/15/25)	376.38
05/15/2025	536647 248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (04/16/25 - 05/15/25)	629.86
05/15/2025	536645 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (04/16/25 - 05/15/25)	67.70
06/18/2025	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (05/15/25 - 06/17/25)	412.59
06/18/2025	536647248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (05/15/25 - 06/17/25)	955.77
06/18/2025	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (05/15/25 - 06/17/25)	50.42
Total 01-1817 · Water & sewer				10,811.30
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 and compacting areas under and 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
05/01/2025	2515180500	Crystal Pool Service Inc	May service	4,650.00
05/27/2025	2515180600	Crystal Pool Service Inc	June service	4,650.00
Total 01-1821 · Waterfall Maintenance				53,500.00
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

Walnut Creek Community Development District
Expenditures
October 2024 through June 2025

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
	06/11/2025	1547	Cutters Edge Cutters Edge Lawn and Mainte	palm pruning	3,390.00
Total 01-1825 · Tree Trimming Services					7,035.00
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					
	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
	05/02/2025	212677	Blue Iguana Pest Control Inc	monitoring May 2025	2,000.00
	05/02/2025	212679	Blue Iguana Pest Control Inc	monitoring May 2025	241.67
	06/02/2025	219620	Blue Iguana Pest Control Inc	monitoring June 2025	2,000.00
	06/02/2025	219622	Blue Iguana Pest Control Inc	monitoring June 2025	241.67
Total 01-1839 · Iguana Removal Services					20,175.03
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	34205	Regions Security	SECURITY ADMINISTRATIVE SERVICES 03/01/25 - 03/31/25	1,100.00
	04/01/2025	34464	Regions Security	SECURITY ADMINISTRATIVE SERVICES April 2025	1,100.00
	05/01/2025	34713	Regions Security	Security Administration Services May 2025	1,100.00
Total 01-1844 · Security Services Admin					8,800.00
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

Walnut Creek Community Development District
Expenditures
October 2024 through June 2025

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
	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 March 2025	3,339.78
	04/01/2025	34463	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES April 2025	3,523.78
	05/01/2025	34712	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES May 2025	3,523.78
	06/12/2025	35029	Regions Security	For the Service Period: June 2025 SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD ...	3,523.78
Total 01-1845 · Security Video Surv. & Virtual					30,610.02
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
	05/31/2025	2025-0673	Special District Services	field operations management	1,000.00
	06/30/2025	2025-0799	Special District Services	field operations management	1,000.00
Total 01-2311 · Operations Management					9,000.00
Total Expenditures					627,527.85

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

	Operating Fund	Debt Service (2010) Fund	General Fixed Assets	Long Term Debt	TOTAL
ASSETS					
Current Assets					
Checking/Savings					
Operating Fund	2,363,148.52	0.00	0.00	0.00	2,363,148.52
Improvements/Emergency Funds	1,341,938.99	0.00	0.00	0.00	1,341,938.99
Total Checking/Savings	3,705,087.51	0.00	0.00	0.00	3,705,087.51
Total Current Assets	3,705,087.51	0.00	0.00	0.00	3,705,087.51
Other Assets					
Investments - Interest Account	0.00	2.96	0.00	0.00	2.96
Investments - Reserve Fund	0.00	127,261.61	0.00	0.00	127,261.61
Investments - Revenue Account	0.00	156,747.48	0.00	0.00	156,747.48
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00
Investments - Redemption Account	0.00	672.88	0.00	0.00	672.88
Investments - Principal	0.00	6.60	0.00	0.00	6.60
Accounts Receivable	13,945.00	0.00	0.00	0.00	13,945.00
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	-3,240,385.00	0.00	-3,240,385.00
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	284,691.53	284,691.53
Amount To Be Provided	0.00	0.00	0.00	580,308.47	580,308.47
Total Other Assets	13,945.00	284,691.53	8,023,157.00	865,000.00	9,186,793.53
TOTAL ASSETS	3,719,032.51	284,691.53	8,023,157.00	865,000.00	12,891,881.04
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	67,746.89	0.00	0.00	0.00	67,746.89
Total Current Liabilities	1,292,746.89	0.00	0.00	0.00	1,292,746.89
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	865,000.00	865,000.00
Total Long Term Liabilities	0.00	0.00	0.00	865,000.00	865,000.00
Total Liabilities	1,292,746.89	0.00	0.00	865,000.00	2,157,746.89
Equity					
Retained Earnings	1,616,654.99	283,794.59	-3,270,919.00	0.00	-1,370,469.42
Net Income	809,630.63	896.94	0.00	0.00	810,527.57
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	2,426,285.62	284,691.53	8,023,157.00	0.00	10,734,134.15
TOTAL LIABILITIES & EQUITY	3,719,032.51	284,691.53	8,023,157.00	865,000.00	12,891,881.04

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

	Annual Budget 10/1/24 - 9/30/25	Actual Jun-25	Year To Date Actual 10/1/24 - 6/30/25
Revenues			
Interest Income	100	802	9,443
NAV Tax Collection	122,077	0	115,514
Bond Prepayments	0	0	0
Total Revenues	\$ 122,177	\$ 802	\$ 124,957
Expenditures			
Principal Payments	55,000	0	60,000
Additional Principal Payments	11,083	0	10,000
Interest Payments	56,094	0	54,060
Total Expenditures	\$ 122,177	\$ -	\$ 124,060
Excess/ (Shortfall)	\$ -	\$ 802	\$ 897

**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	9	Broward Cty Tax Collector	04/11/25	NAV Taxes	\$ 51,508.23		\$ (1,030.16)		\$ 50,478.07	\$ 6,211.83	\$ 41,088.15	\$ 4,208.25	\$ 6,087.57	\$ 40,266.40	\$ 4,124.10	\$ 4,124.10
11	Int - 2	Broward Cty Tax Collector	04/25/25	Interest		\$ 1,295.47			\$ 1,295.47	\$ 1,295.47			\$ 1,295.47			\$ -
12	10	Broward Cty Tax Collector	05/15/25	NAV Taxes/Interest	\$ 10,667.40	\$ 266.70	\$ (218.68)		\$ 10,715.42	\$ 1,553.15	\$ 8,509.40	\$ 871.55	\$ 1,522.07	\$ 8,339.20	\$ 854.15	\$ 854.15
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							
16									\$ -							
					\$1,563,353.24	\$ 2,382.80	\$ (30,103.41)	\$ (58,449.22)	\$ 1,477,183.41	\$ 190,922.69	\$ 1,247,087.15	\$ 127,726.20	\$ 180,237.86	\$ 1,176,453.30	\$ 120,492.25	\$ 120,492.25

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
98.29%

\$ 1,563,353.24	
\$ 2,382.80	\$ 1,477,183.41
\$ (190,922.69)	\$ (180,237.86)
\$ (1,247,087.15)	\$ (1,176,453.30)
\$ -	\$ -
\$ (127,726.20)	\$ (120,492.25)
\$ 0.00	\$ (0.00)

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Walnut Creek Community Development District ("District") to establish a regular meeting schedule for fiscal year 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT, BROWARD COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 22nd day of July, 2025.

ATTEST:

**WALNUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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 21, 2025
January 20, 2026
February 17, 2026
April 21, 2026
June 23, 2026*
August 18, 2026**

**Change from typical week date to accommodate the required 60 days for the Final Budget Public Hearing*

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, five (5) days prior to the date of the particular meeting.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT

www.walnutcreekcdd.org

PUBLISH: BROWARD DAILY BUSINESS REVIEW 00/00/25

Pest Findings by Location

WALNUT CREEK CDD TAFT ST WATERFALLS

JUN 01, 2025 TO JUN 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				
	06/02/2025 10:01 AM	Iguana	Sighted	2
	06/04/2025 03:15 PM	Iguana	Sighted	1
	06/06/2025 02:18 PM	Iguana	Sighted	6
	06/09/2025 11:04 AM	Iguana	Sighted	2
	06/13/2025 02:28 PM	Iguana	Sighted	3
	06/23/2025 09:56 AM	Iguana	Sighted	1
	06/27/2025 12:57 PM	Iguana	Sighted	14

Total Iguanas (Waterfalls) June 2025: 29 - RG

Pest Findings by Location

WALNUT CREEK CDD LAKES & CANALS

JUN 01, 2025 TO JUN 30, 2025

Iguana Control

Finding Types: All Finding Types

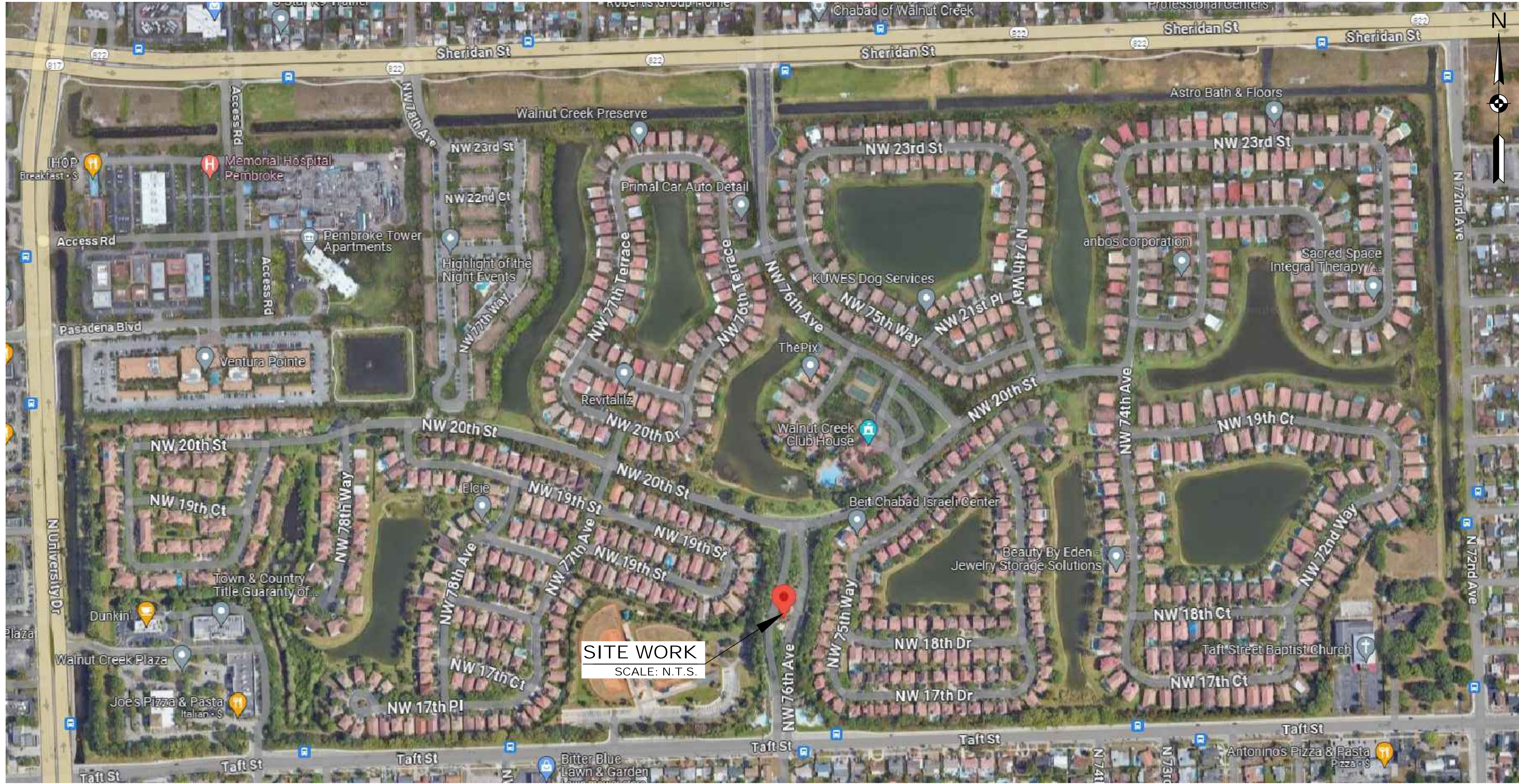
Target Pests: Iguana

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

Device	Date	Pest	Type	Quantity
Property				
	06/02/2025 10:11 AM	Iguana	Sighted	3
	06/04/2025 03:16 PM	Iguana	Sighted	2
	06/06/2025 03:05 PM	Iguana	Sighted	16
	06/09/2025 11:05 AM	Iguana	Sighted	3
	06/11/2025 03:26 PM	Iguana	Sighted	2
	06/13/2025 02:29 PM	Iguana	Sighted	19
	06/18/2025 02:51 PM	Iguana	Sighted	3
	06/23/2025 09:57 AM	Iguana	Sighted	3
	06/27/2025 03:13 PM	Iguana	Sighted	14
	06/30/2025 09:42 AM	Iguana	Sighted	2

Total Iguanas (Lakes & Canals) June 2025: 67 - RG

WALNUT CREEK GATE TRAP IMPROVEMENT



LOCATION SKETCH

SCALE: N.T.S.

GENERAL NOTES:

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 EDIT AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
3. CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
4. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
5. CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
6. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
7. CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/ OR ADDITIONS TO THE WORK INCLUDING THE DRAWINGS.
8. IF ANY CHANGES AND/OR DEVIATIONS RE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
9. IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
10. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
11. SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
12. CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND RESTORATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
13. ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED. IF THESE DRAWINGS OR ANY PART THERE OF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

DRAWING INDEX:

C - 1	COVER PAGE, SITE WORK & NOTES
C - 2	EXISTING & PROPOSED FLOOR PLAN
E - 1	ELECTRICAL COVER SHEET
E - 2	ELECTRICAL PLANS
E - 3	ELECTRICAL PANEL SCHEDULES, RISER DIAGRAM AND DETAILS
E - 4	ELECTRICAL SPECS

SCOPE OF WORK:

- INSTALLATION OF A GATE TRAP ACCESS SYSTEM.
- GATES ACCESS CONTROL AND TRAFFIC CALMING CONTROLS FOR PUBLIC AND PRIVATE ROADS CONSIDERING EMERGENCY VEHICLES RESPONSE CRITERIA FOR GATES.
- PAVEMENT AND ROUTE WAY WORK.
- ELECTRICAL WORK.
- NOT PLUMBING & MECHANICAL WORK.

DEMOLITION NOTES:

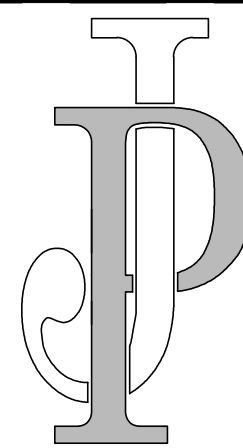
1. THIS PLAN IS INTENDED TO SHOW THE OVERALL SCOPE OF DEMOLITION WORK TO BE DONE. IT DOES NOT SHOW ALL OF THE SPECIFIC MINOR ITEMS EXISTING IN THE SPACE THAT WILL BE REQUIRED TO BE REMOVED TO COMPLETE THE WORK.
2. THE CONTRACTOR SHALL VISIT THE JOB SITE AND PERFORM A WALK THRU WITH THE OWNER TO IDENTIFY THE SPECIFIC ITEMS NOT SHOWN ON THIS PLAN THAT WILL BE REMOVED AND COORDINATE WHICH ITEMS WILL BE DISPOSED OF AND WHICH WILL BE GIVEN TO THE OWNER FOR HIS STORAGE.
3. THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK, TRASH REMOVAL, STORAGE, ETC. WITH THE OWNER.
4. THE OWNER SHALL SUPPLY THE CONTRACTOR WITH AN ASBESTOS SURVEY IDENTIFYING ANY ITEMS THAT MAY HAVE ASBESTOS. THE CONTRACTOR SHALL FOLLOW THE SURVEY AND ANY ITEMS HAVING ASBESTOS SHALL BE REMOVED OR CONTAINED AS REQUIRED BY A CERTIFIED ASBESTOS ABATEMENT CONTRACTOR.
5. ALL WORK SHALL BE CUT, PATCHED OR MODIFIED AS REQUIRED AND REFINISHED AS WELL AS REFINISHING EXISTING ITEMS REMAINING TO ACHIEVE A CONSISTENT FINISH AND A SATISFACTORY COMPLETED CONDITION.
6. THE CONTRACTOR SHALL PROVIDE SAFETY FEATURES OR METHODS DURING DEMOLITION AS REQUIRED BY APPLICABLE CODES, O.S.H.A. OR SPECIFICATIONS.
7. CONTRACTOR SHALL VERIFY ALL PLUMBING, MECHANICAL AND ELECTRICAL ITEMS TO BE REMOVED OR RELOCATED PRIOR TO PERFORMING THE WORK.
8. ALL SURFACES DAMAGED BY DEMOLITION SHALL BE REPAIRED AND REFINISHED TO MATCH ADJACENT SURFACES AND AS PER FINISH SCHEDULE.
9. REMOVE ALL EXISTING CABINETS, FURNITURE AND FIXTURES DEPICTED ON THE DRAWINGS. COORDINATE WITH THE OWNER, THE DISPOSAL OR SURFACE OF THESE ITEMS.
10. REMOVE ALL EXISTING FLOOR CARPET, TILE, ETC. AND PREPARE SURFACE TO RECEIVE NEW FINISHES PER FINISH AND/OR INTERIOR DESIGNERS SPECIFICATIONS OBSERVE ANY ITEMS ADDRESSED BY THE ASBESTOS SURVEY AS NOTED ABOVE.
11. CONTRACTOR IS TO VERIFY WITH THE OWNER AND IDENTIFY ALL EXISTING PIPES, CONDUITS, ETC. PRIOR TO DEMOLITION. CONTRACTOR SHALL IDENTIFY W/ PAINT ALL PIPES, CONDUITS, ETC. THAT ARE NOT GOING TO BE DEMOLISHED OR REMOVED.

Arking Solutions Inc.

18268 SW 3rd, St. Pembroke Pines Fl. 33029
305-318-7703 786-547-2844 FAX 954-442-9413
www.arkingsolutions.com

1800 NW 76th AVE,
PEMBROKE PINES, FL 33025

V

COVER PAGE, SITE WORK
& NOTES

JOSE E. POLANCO
P.E. No 76919
14927 SW 142nd CT.
Miami Fl 33186

email:

SEAL

ENGINEER SIGNATURE

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF JOSE POLANCO, P.E. AND SHALL NOT BE REPRODUCED WITHOUT HIS WRITTEN CONSENT.

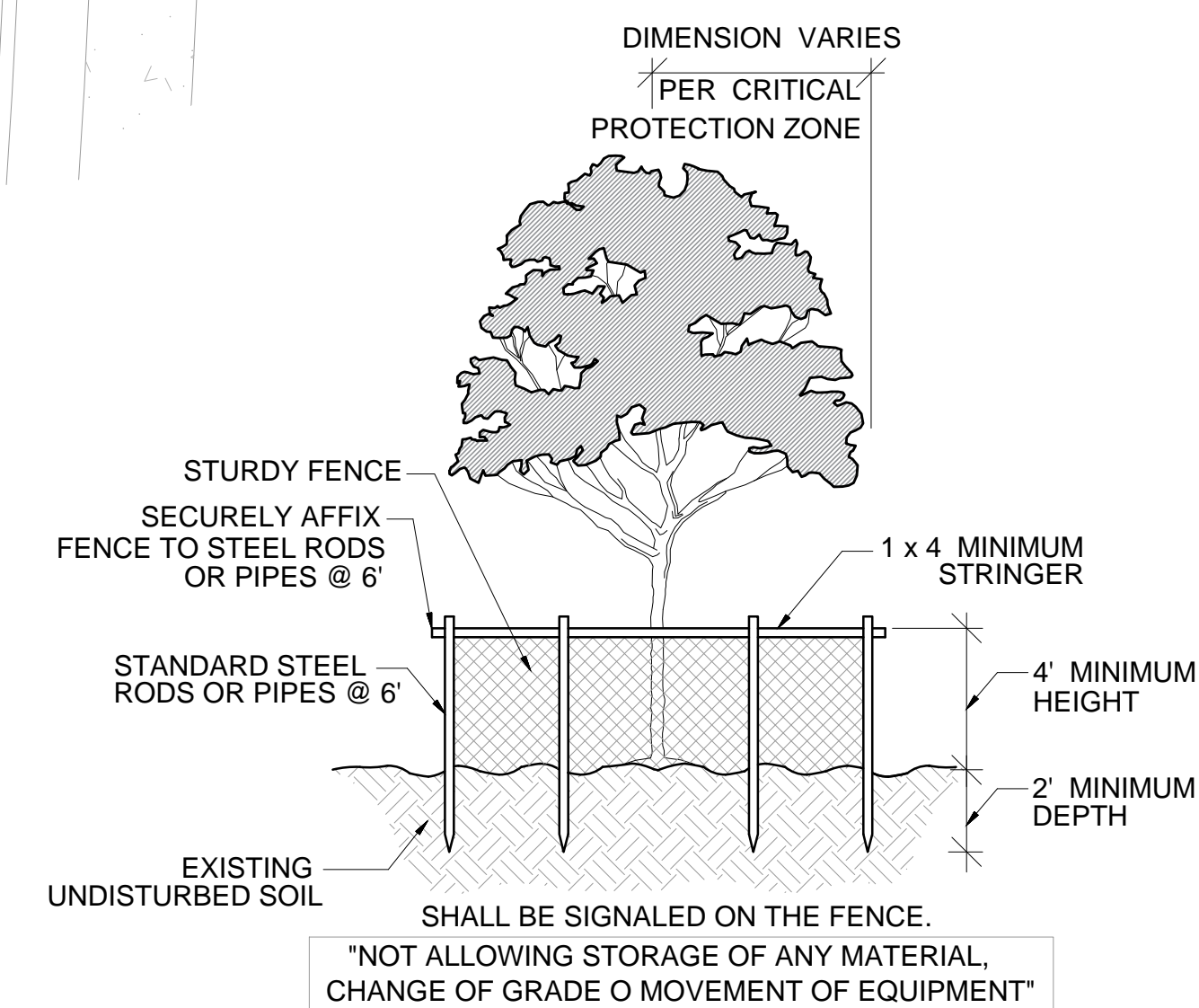
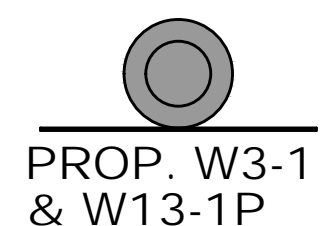
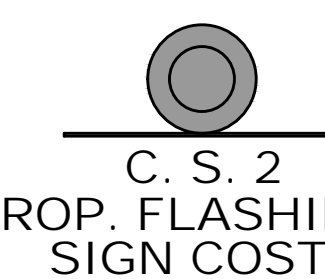
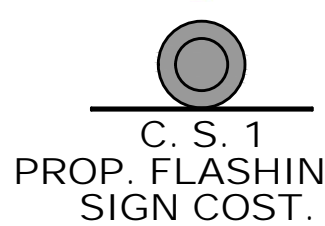
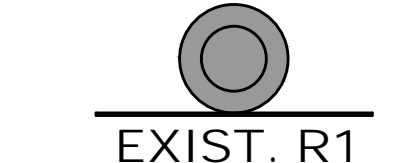
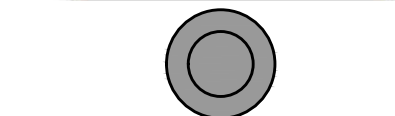
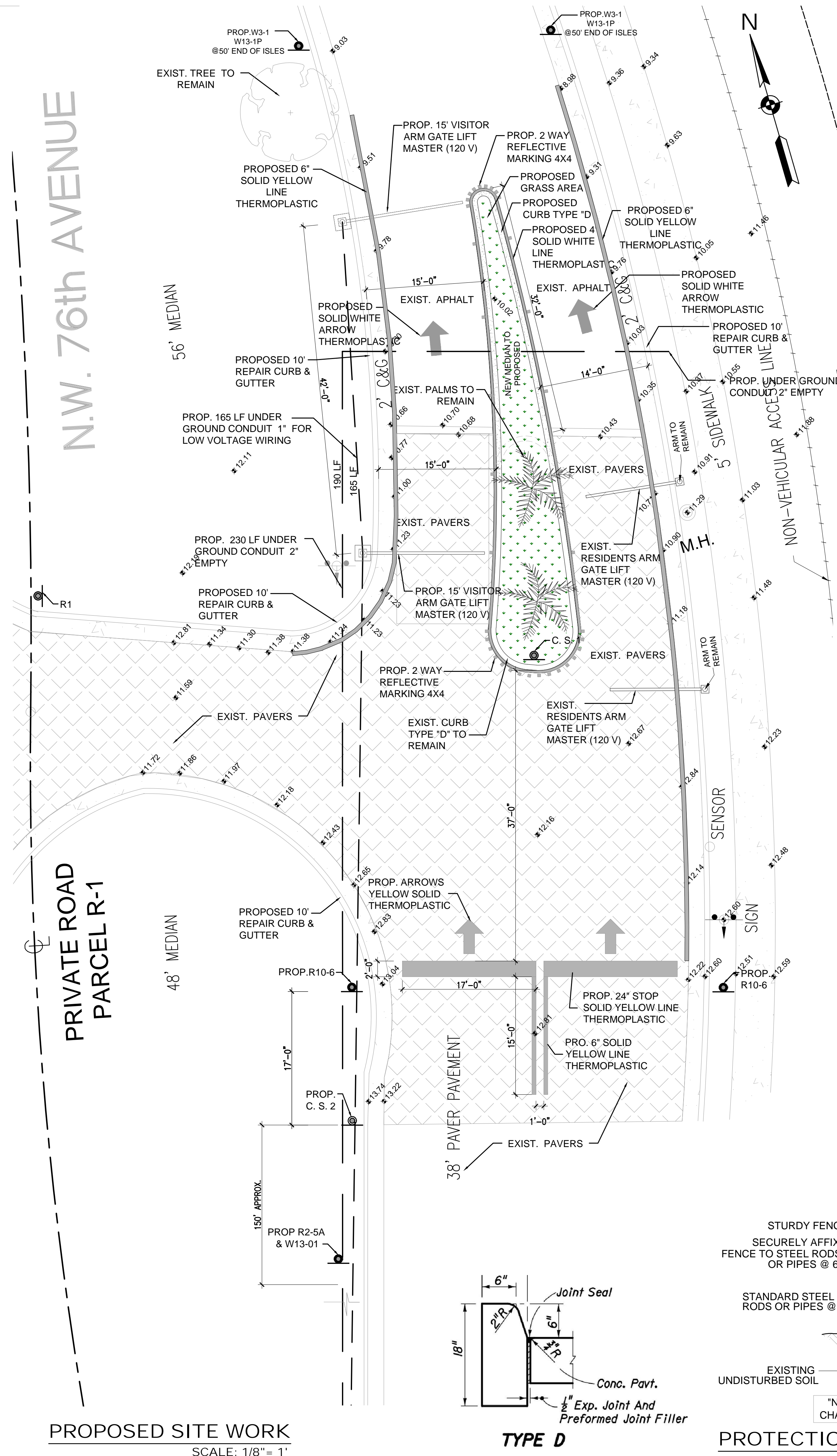
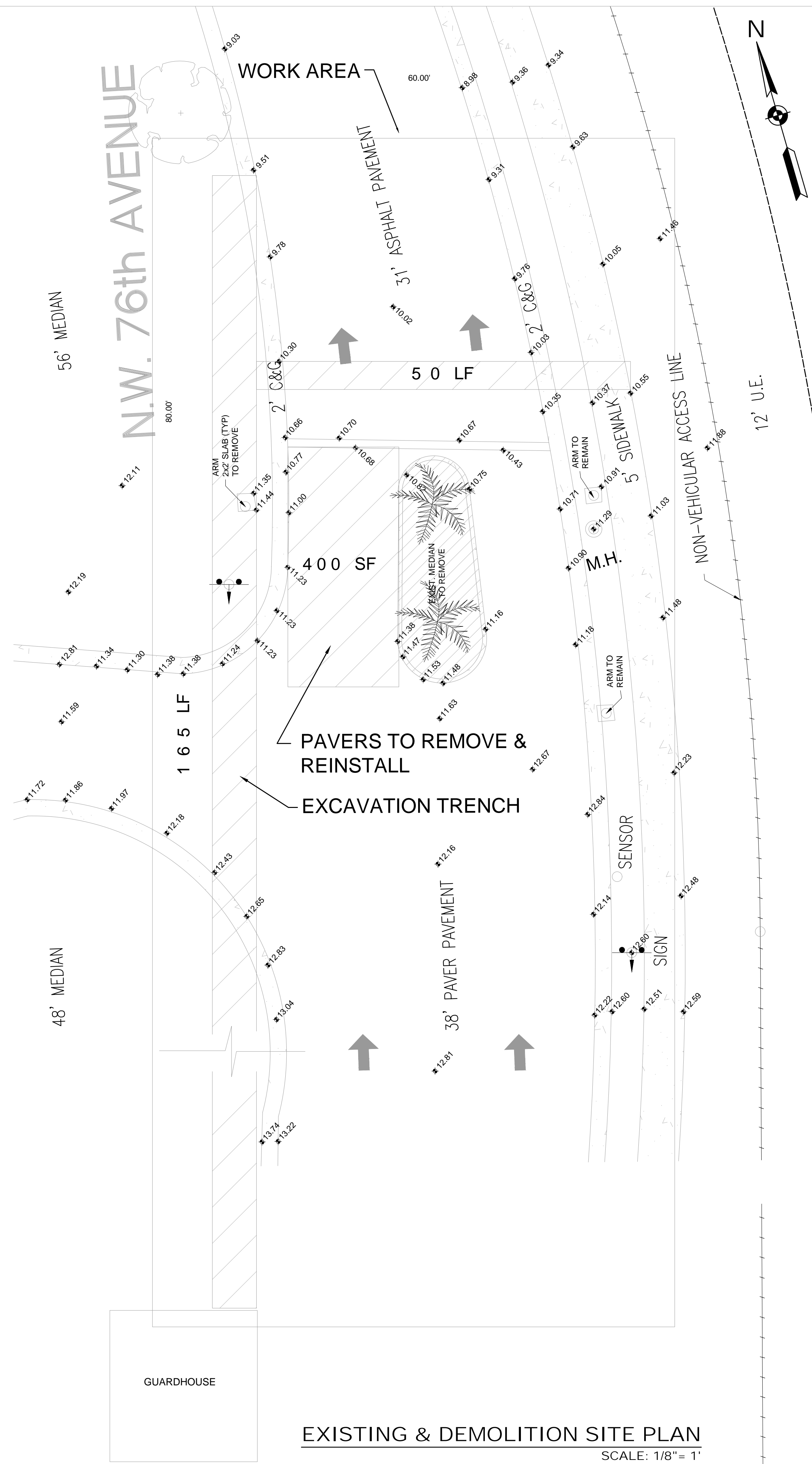
Revisions

No.	Date	Description

Date	04-10-2024
Drawn by	A. A. R.
Scale	AS SHOWN
Job Number	2024.09

Sheet

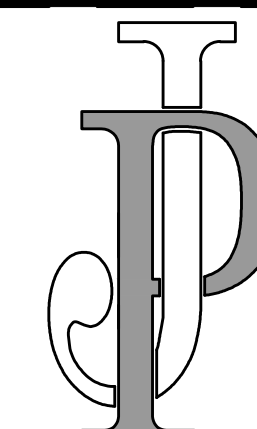
C-1



 Arking Solutions Inc.

18266 SW 3rd St. Pembroke Pines FL 33029
305-318-7703 786-547-2844 FAX 954-442-9413
www.arkingsolutions.com

Walnut Creek Gate Trap 1800 NW 76th Ave, Pembroke Pines, FL 33025	Existing & Proposed Floor Plan
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Revisions		
No.	Date	Description

Date	04-10-2024
Drawn by	A. A. R.
Scale	AS SHOWN
Job Number	2024.09

Sheet



March 30, 2025

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

Ref: WALNUT CREEK MAIN ENTRANCE IMPROVEMENT.

ARKING SOLUTIONS INC. is pleased to submit the following proposal to provide the services required for "ADJUST CONTROL ACCESS" according the requirements on the last meeting.

SCOPE OF WORK:

Furnish Labor, Material and Tools.

- Sunshine Utilities Location.
- M.O.T.
- Cut and Remove existing concrete curb.
- Demo existing asphalt for new curb.
- Excavation for new curb.
- Concrete Curb Type "D" 3,000 P.S.I. up to 90 LF
- New Sod for new isle.
- Sawcut asphalt, new trench to crossing the road on visitors and residents access area aprox. 50 LF, to install a new 2" empty pipe. (Deep 30")
- Remove Pavers, new trench to crossing the return road Aprox. 40 LF
To install a new 2" empty pipe. (Deep 30")
- Remove and reinstall existing pavers visitor's area for new Loops. Aprox. 400 SF
- Saw cut and reconstruction 4 points of Concrete Curb and Gutter for crossing the road.
- Compaction Test. 4 points
- Furnish and Installation empty 2" for future electrical connections including excavation. Aprox. 230 LF.
- Furnish and Installation new 1" pipe for new electrical connection including excavation. Aprox. 165 LF.
- Electrical connections for 2 new arms barrier and loops. (The existing arm will be discharged)



- Water Proof Junction box. 4
- New Mega Arm Barrier. (2) (The existing arm will be discharged)
- Led red and green 15 foot long. (3) (Including the Residents arm)
- Reinforced Concrete bases. (2)
- Arms Barrier surface sensors. (4) (2 more)
- Load and haul away construction debris and trash.

THERMOPLASTIC STRIPING

2 Un. 24" Stop Solid Yellow Line

4 Un. Solid Yellow Arrow.

330 LF. 6" Yellow Solid Line.

150 LF 4" Solid White Line.

25 Un. RPM (2 Way Reflective Marking 4x4)

SIGNS

1 Un. Sign R2-5A & W13-01

1 Un. Sign C.S.2 Reflective.

2 Un. R10-6

1 Un. Sing C.S.1 Reflective.

1 Un. R1

2 Un. Stop Ahead W3-4

2 Un. Max Speed 15 MPH

Construction \$ 68,500=

PERMIT PROCESS

Process with Pembroke Pines & Public Works Broward County \$ 2,600=

Not Included:

Landscaping work.

Irrigation Systems.

Asphalt Patching, according Public Works requirements.

Fire devices if is required. (Knox Box)



PAYMENT SCHEDULE:

50% Deposit payment.

40% As per progress work.

10% Final Payment.

Best Regards,

Martha L. Arango

Martha L. Arango

C.G.C.

Construction Manager

Acceptance:_____



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.



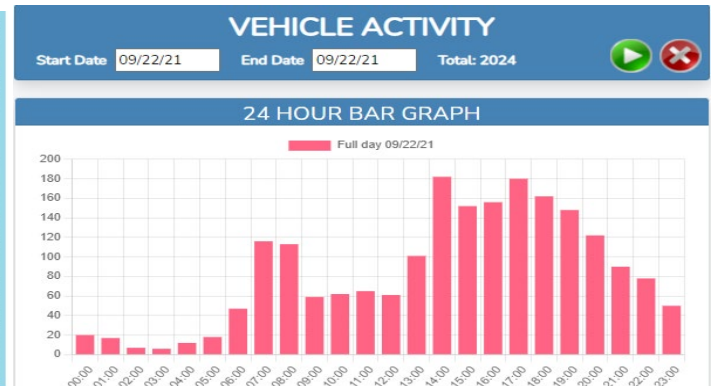
Remote WAVE Sync allows you to share your system without having to have any in-depth knowledge of the network. With WAVE Sync you can easily access remote or share the system. WAVE Mobile app lets you view live video and playback recordings from your smart devices. Supports both iOS and Android.



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





Walnut Creek CDD

Guardhouses & Entrances Structures/Gates Painting Project

Continental Painting
Miramar FL

Elite Innovations & Solutions
Plantation FL

Elite Property Service
Pembroke Pines FL

Painting the Following District Structures (per HOA color change request):

- Taft St. Guardhouse, including Exterior Walls, Tower/Storage Area, and Porte-cochère
- Pavilion Structure, located behind the Taft East Waterfall
- Taft Entrance Faux Bridges
- Sheridan St. Guardhouse
- Sheridan St. Entrance/Exit Fences and Gates

** Inclusive of pressure cleaning and prep. work prior to painting, and using Sherwin-Williams high-quality exterior products (Colors to be determined).*

***Trellis not included.*

\$13,300.00

\$24,500.00

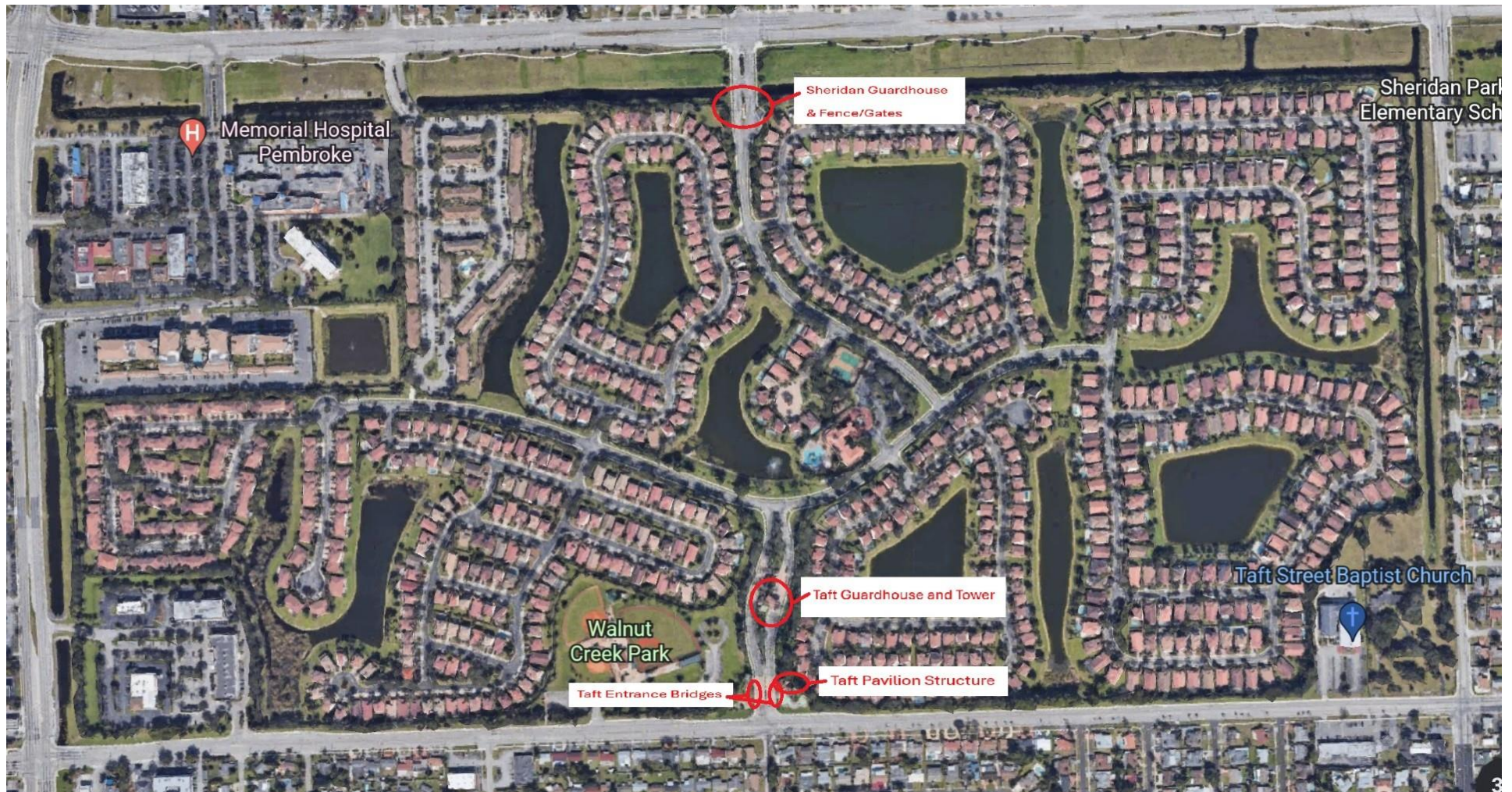
\$13,390.00

No deposit required

Requires 50% Deposit

30% of the amount will be charged in case of cancelation

No cancellation fee.





Continental Painting PRESSURE CLEANING LLC.

7631 SHALIMAR ST, MIRAMAR, FL, 33023
English (954)-588-9102 Spanish (305)-713-4120
TOLL-FREE 1-800-471-9170
LIC 11BS00199

EXTERIOR PAINTING PROPOSAL

CUSTOMER:
WALNUT CREEK CDD

ADDRESS:
7500 NW20TH ST PEMBROKE
PINES FL 33024

CONTACT:
RONALD GALVIS
(786)-503-1633

- **Scope of Work**
- **Pressure Washing & Cleaning**
- **General Surface Preparation**
All exterior surfaces will be thoroughly cleaned, scraped, sanded, and prepared to ensure optimal adhesion of the new coating system.
- **Pressure Washing Procedures**
- All exterior surfaces will be pressure washed to remove dirt, mildew, chalk, peeling paint, and any other contaminants that may negatively affect coating performance.
- Surfaces will be cleaned using water pressure between **2,500 – 3,000 PSI**.
- Oil, grease, loose paint, mill scale, and rust will be removed following industry standards:
 - Power tool cleaning per **SSPC-SP3**
 - Hand tool cleaning per **SSPC-SP2**
 - Glossy surfaces will be sanded to a dull finish to promote proper adhesion.
- **Mildew Removal**
- **Tools Required:**
 - Stiff bristle brush
 - Garden pump sprayer or chemical injector with pressure washer
- **Cleaning Solution:**
 - Mix 1 part liquid bleach with 3 parts water
 - Apply solutions to affected areas, scrub thoroughly, and allow to sit for 10 minutes
 - Rinse completely and allow surfaces to dry prior to painting
- *Important:* Wear protective eyewear, waterproof gloves, and protective clothing. Immediately wash any solution that contacts the skin. **Do not** mix with detergents or ammonia.
- ---
- **Surface Preparation**
- **Wall and Surface Repairs**
- Structural cracks and surface imperfections will be filled using elastomeric patching compounds.
- In high-humidity areas where elastomeric patching is insufficient, alternative materials such as Drylok Patching will be utilized.
- Knots and pitch streaks will be scraped, sanded, and spot primed prior to full priming.
- Nail holes and minor openings will be patched after primer application.
- Loose or peeling paint will be removed through scraping and sanding. All hard, glossy surfaces will be sanded to promote adhesion.
- **Caulking & Sealants**
- Windows, doors, and trim will be caulked using a high-performance, 45-year siliconized latex caulk.
- Exterior caulking will not be performed immediately after rain, during foggy weather, when rain is forecasted, or at

temperatures below 50°F, unless we use weather-specific products.

- All caulks and sealants will be applied per manufacturer specifications and using recommended techniques.
- Application will be uniform and continuous, with smooth, properly tooled finishing beads, free of skips, voids, or sags.

These are the specific areas we are planning to paint in Walnut Creek CDD:

- Taft ST. Guardhouse (Exterior Walls, Tower/Storage Area, and Drive-Through Portico)
- Pavilion Structure behind Taft East Waterfall
- Faux Bridges structures on Taft entrance (both sides of NW 76 AVE)
- Sheridan ST. Guardhouse
- Sheridan ST. entrance/exit Fence/Gates.

-
- **Materials & Costs**
 - **Paint and Materials**
 - **Sherwin-Williams Emerald** for walls, fascia boards, soffits, columns, and ceilings.
 - *Product warranty: 15 years*
 - **Total: \$13,300.00**
 - **DTM (Direct-to-Metal) Paint** for all metal parts.
 - **Estimated Timeframe:** 1–7 business days, depending on weather and site conditions.
 -

RETURNED CHECK FEE: \$50.00

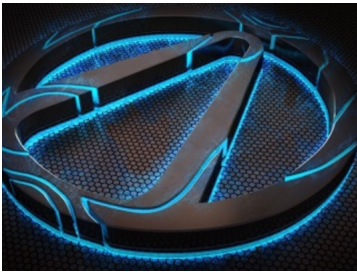
Acceptance of Proposal – the above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Upon canceling this contract, I will be charged, and I agree to pay 30% of the total maximum price. This is a binding contract. Legal action will be taken against me upon my failure to remit payment.

Company signature_____

Customer Signature_____

Day proposal 06/30/2025

www.continentalpaintingfl.com



ESTIMATE

ELITE INNOVATIONS & SOLUTIONS LLC
12426 EMERALD CREEK CT
PLANTATION, Florida 33325
United States

BILL TO
WALNUT CREEK CDD

Estimate Number: E- 2841
Customer Ref: GLORIA PEREZ
Estimate Date: July 1, 2025
Valid Until: July 31, 2025
Grand Total (USD): **\$24,500.00**

Items	Quantity	Price	Amount
PAINT SERVICES Exterior Painting Two guard houses (Sheridan and Taft) Tower (Taft), Pavilion and faux bridges over the waterfalls (Taft St. Entrance) Swing gates (Sheridan) *** Colors to be determined.	1	\$24,500.00	\$24,500.00
SCOPE OF WORK Pressure wash all walls and roof tiles. Apply a coat of masonry conditioner. Sherwin Williams A100 Satin Finish paint Prep and paint metal bars with Sherwin Williams DTM (Direct to Metal) Coating.	1	\$0.00	\$0.00

Grand Total (USD): **\$24,500.00**

Notes / Terms
ESTIMATE TIME
2-3 WEEKS (WEATHER PERMITTING)

PAYMENTS
50% AT START
50% WHEN FINISHED

Elite Property Service & Painting Corp.

Proposal submitted to:

**Walnut Creek Community District
C/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410**

Att.: Gloria Perez

Exterior Painting of two guard houses (Sheridan and Taft), tower (Taft), pavilion and faux bridges over the waterfalls (Taft St. Entrance) and swing gates (Sheridan), Pembroke Pines FL. Colors to be determined.

Scope of Work:

1. Bleach Wash all mildew stained areas
2. Pressure wash all walls and roof tiles.
3. Apply a coat of masonry conditioner.
4. Apply Sherwin Williams A100 Satin Finish paint applied to smooth and uniform finish.
5. Prep and paint metal bars with Sherwin Williams DTM (Direct to Metal) Coating.

Estimated time of Completion

Completion in approximately 2 weeks, weather permitting.

Work Schedule

Monday to Friday from 7:30 to 4:30

Payment Schedule

50% upon Signing of Contract
50% upon Completion of Work

Elite Property Service & Painting Corp. mgamero@elitepropertysp.com (954) 588-0253

Proposal Sums:

Pressure Wash and Painting	
Pavilion	\$3,290.00
Faux Bridges	\$2,300.00
Taft Street Guard House	\$4,450.00
Sheridan Street Guard House & Railing	\$3,350.00
Total	\$13,390.00

WHEN DULY SIGNED AND DATED, THIS PROPOSAL SHALL BE A BINDING CONTRACT BETWEEN THE PARTIES INVOLVED.

District
Title & Date: _____

Elite Property Service
Title & Date: _____

Elite Property Service & Painting Corp. mgamero@elitepropertysp.com (954) 588-0253

QUOTE # 1089261

Date: 05/29/25 13:09:54

Delivery Type: Pick Up

PICKUP

do not ship


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

Bill To

Walnut Creek Community District
Ronald Galvis
2501 Burns Road
STE A
Palm Beach Gardens, FL 33410
US
786-503-1633
rgalvis@sdsinc.org

Ship To

Walnut Creek Community District
Ronald Galvis
7500 NW 20th St
Hollywood, FL 33024
US
786-503-1633
rgalvis@sdsinc.org

PIC	SKU	PRODUCT TITLE	PRICE	QTY	TOTAL
	TSM48-YL-3MY	Omniflex 48 Inch Tubular Traffic Delineator Post Color: Yellow Add Mounting Option : No Mounting	25.74	30	772.20
part	RTH48Y	Omni Flex 48 Inch Tubular Yellow Delineator	16.7113	30	501.34
part	SM-BASE	Surface Mount Base	9.0287	30	270.86

Subtotal: \$772.20

Shipping cost: \$0.00

FLTAX \$0.00

Total: \$772.20

- APPROVED by District Manager Gloria Perez on May 29th, 2025.
- Order to be Picked Up by Field Operations Manager in store.

Ronald Galvis

Ronald Galvis - Field Operations Manager
Walnut Creek CDD
May 29th, 2025



Date	Estimate #
6/11/2025	2025-2116

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

Ship To

[illegible]



TERMITE AGREEMENT

Date 05/15/25

Location # _____

THIS AGREEMENT COVERS ONLY THE PREMISES AND PESTS SPECIFIED BELOW

PREMISES

Walnut Creek
NAME
1800 NW 76TH AVE
STREET ADDRESS (TREATING ADDRESS)
Pembroke Pines FL 33024
CITY STATE ZIP CODE
786 503 1637
PHONE EMAIL ADDRESS

PURCHASER

NAME
STREET ADDRESS
CITY STATE ZIP CODE SLAB TYPE
110 1st 15th
STRUCTURE CUBIC/LINEAL FOOTAGE INITIAL TREATMENT DATE

TARGET PEST

- ☒ SUBTERRANEAN TERMITES
Excluding Formosan Termites
- ☐ DRYWOOD TERMITES
- ☐ WOODBORERS
- ☐ FORMOSAN TERMITES
- ☐ POWDER POST BEETLE
- ☐ _____

SERVICE TYPE

- ☐ FUMIGATION (TENT)
- ☐ LIQUID TREATMENT
- ☒ SUBT TREATMENT
- ☒ SUBT BAITING
- ☐ SPOT TREATMENT
- ☐ PRE-TREAT SOIL
- ON THE BASIS OF:
- ☐ LIVE
- ☐ EVIDENCE
- ☐ PREVENTATIVE
- ☐ NO INSPECTION

PROPOSAL

PAYMENT

\$ 1430.00 INITIAL TREATMENT

\$ 11 ADDITIONAL RENEWALS

\$ 11 SALES TAXES

\$ 11 OTHER FEES

\$ 1430.00 TOTAL DUE

\$ _____ DEPOSIT ☐

☐ CHECK NO. _____ ☐ CC ☐ CASH

\$ _____ BALANCE DUE

DUE DATE _____

LOCATION OF NOTICE TREATMENT: AC

THIS CONTRACT CONTAINS DISCLAIMERS, LIMITATIONS, CONDITIONS AND/OR EXCLUSIONS

During the term of this agreement, KJC Fumigation will re-inspect periodically upon the reasonable request of Buyer, and any necessary further treatment will be provided for no additional charge. Buyer agrees to make the premises available for re-inspection. KJC Fumigation will renew this service annually for the premises for \$ 280.00 per year starting on 12026, payable on or before each annual renewal date, provided that the company shall have the right to revise the annual renewal charge beginning the fifth (5) year from the date of initial treatment. This limited guarantee is transferable to a new owner but we must be notified in writing prior to the change. **COVERAGE IS FOR RETREATMENT ONLY.** KJC Fumigation shall not be responsible for PAST, PRESENT OR FUTURE TERMITE OR OTHER INSECT DAMAGE to property or contents, or for repair or compensation therefore. The only obligation KJC Fumigation shall be to provide the necessary additional treatment to the premises, at no extra cost, if live infestation of the bores wood destroying insect is found in the premises during the term of this agreement. This agreement covers the premises diagrammed on the graph as of the date of actual treatment, and in the event the premises are structurally modified, altered or otherwise changed after the initial treatment, this agreement shall terminate unless a prior written agreement shall have been entered into by the buyer for KJC Fumigation to re-inspect the premises, provide additional treatment and/or adjust the annual renewal fee. This agreement shall be effective only upon payment of the charge provided for herein, in the event buyer defaults on any installment, the entire balance due hereunder shall become immediately due and payable with interest at the rate fixed by the law, and buyer shall reimburse KJC Fumigation for its cost of collection, including reasonable attorney's fees. This agreement may not be changed in any way by any representatives of KJC Fumigation or me unless it is changed in writing and signed by a corporate officer of KJC Fumigation. I have had no representations or inducements made to me except what is written in this agreement. This will acknowledge that the buyer has read, understands and agrees to abide by the CUSTOMER'S PREPARATION SHEET as set forth on the attached form. **BUYER'S RIGHT TO CANCEL.** This is a home solicitation sale. If you do not want the goods or services, you may cancel this agreement by mailing a notice to the company. This notice must indicate that you do not want the goods or services and must be postmarked before midnight of the third business day after you sign this agreement. Sign here for acknowledgement of terms and conditions on front and back of this agreement. **A fee of \$250 will be charged for cancellations done 24 hours or less. Customer acknowledges that they have read and received General Terms and Liability contained on front and back of this document by initialing the box.**

KJC FUMIGATION - LIC. JB350367

REPRESENTATIVE SIGNATURE

DATE

CUSTOMER SIGNATURE

INITIAL HERE

PRINT NAME

DATE

EMERGENCY ASSISTANCE 1-800-424-9300

Phone: 786-630-5644 • info@kjcfumigation.com

16155 S.W. 117th Avenue, Suite B-5, Miami, FL 33177

-Approved by Chairperson Mr. Beckman on June 27th, 2025.

- One-Time Service APPROVED for \$1,430.00. No renewals or "extra" inspections approved at this time.

Ronald Galvis - Field Ops. Manager

Walnut Creek CDD

Escaneado con PdfScanner



Estimate

Date	Estimate #
7/9/2025	2025-2181

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

Ship To

P.O. No.		Terms		
		Due on receipt		
Description		Qty	Cost	Total
TAFT 2ND ARM RESIDENT				
MEGA ARM GEAR BOX 60:1		1	1,745.00	1,745.00
LIFTMASTER MEGA ARM BRACKET.		1	560.00	560.00
TAFT 2ND ARM RESIDENT GEAR BOX REPLACEMENT LABOR:		3	150.00	450.00
- REMOVAL OF EXISTING ARM GATE FROM BRACKET				
- DISCONNECTION AND REMOVAL OF EXISTING CONTROLLER				
- REMOVAL OF EXISTING BELT				
- REMOVAL OF DEFECTIVE GEAR BOX 2ND ARM RESIDENT				
- DISASSEMBLE PULLEY FROM DEFECTIVE GEAR BOX				
- ASSEMBLE PULLEY ON NEW GEAR BOX				
- INSTALLATION OF NEW GEAR BOX				
- BELT INSTALLATION				
- INSTALLATION OF NEW BRACKET ON NEW GEAR BOX				
- INSTALLATION OF EXISTING ARM GATE				
- LIMITS ADJUSTMENTS				
Subtotal			\$2,755.00	
Sales Tax (7.0%)			\$0.00	
Total				\$2,755.00

Estimate

Date	Estimate #
7/12/2025	2025-2186

Name / Address
Walnut Creek 7500 NW 20th St. Pembroke Pines, FL 33024

Ship To

[illegible]



Estimate

Date	Estimate #
7/15/2025	2025-2189

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
SHERIDAN LEFT EXIT ARM				
MEGA ARM GEAR BOX 60:1		1	1,745.00	1,745.00
LIFTMASTER MEGA ARM BRACKET.		1	560.00	560.00
SHERIDAN LEFT EXIT ARM GEAR BOX REPLACEMENT LABOR:		3	150.00	450.00
- REMOVAL OF EXISTING ARM GATE FROM BRACKET				
- DISCONNECTION AND REMOVAL OF EXISTING CONTROLLER				
- REMOVAL OF EXISTING BELT				
- REMOVAL OF DEFECTIVE GEAR BOX 2ND ARM RESIDENT				
- DISASSEMBLE PULLEY FROM DEFECTIVE GEAR BOX				
- ASSEMBLE PULLEY ON NEW GEAR BOX				
- INSTALLATION OF NEW GEAR BOX				
- BELT INSTALLATION				
- INSTALLATION OF NEW BRACKET ON NEW GEAR BOX				
- INSTALLATION OF EXISTING ARM GATE				
- LIMITS ADJUSTMENTS				
Subtotal			\$2,755.00	
Sales Tax (7.0%)			\$0.00	
Total				\$2,755.00



CRAIG A. SMITH & ASSOCIATES

Consulting Engineers • Surveyors • Construction Managers • Utility Locators

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

MEMORANDUM

TO: Gloria Perez, District Manager

FROM: Al Caruso

CC: Stephen Smith - CAS, Todd Larson - CAS, Ronald Galvis – SDS, Inc.

DATE: July 15, 2025

RE: Walnut Creek – Maple Grove Roadway Issue (NW 75th Way and NW 19th Drive)

In April of 2025 Craig A. Smith & Associates, requested by the Walnut Creek CDD, prepared a report regarding a roadway failure at NW 75th Way and NW 19th Drive. The impact of the failure included a settling of the existing asphalt pavement and deep cracks, across the entire width of the road, adjacent to the edge of pipe (see Photo 1). CAS recommended that the District hire a Contractor to prepare an exploratory report on the current condition of the interior of the drainage pipe (see Exhibit A). The District requested bids from local Contractors and selected US Utilities to perform the work.

The drainage system in question is an existing 48-inch Reinforced Concrete Pipe (RCP) running from the southeast corner of NW 20th Street and NW 76th Avenue to the southeast corner of NW 75th Way and NW 19th Drive (within Maple Grove). The entire length of pipe is 197 linear feet and includes structures 20, 6 and 7 (shown on Exhibit A). The numbering system was derived from the District's stormwater as-built plans.

During the week of July 7th, 2025 US Utilities isolated the 48-inch lake interconnect pipe, cleaned the interior of the pipe, televised the entire lengths of pipe and prepared a summary report. US Utilities also explored the interior of the existing sanitary sewer main in the vicinity and determined it was not the cause of the settlement.

Based on review of the reports and videos of the interior of the 48-inch drainage pipe, there were no visible signs of infiltration of the structures or pipes that would have caused the road

settlement. The 27-year old pipe is in good condition. There were no internal cracks along the surface of the pipe and all pipe joints were still intact.

While reviewing the video reports it was discovered that a 6-8-inch mud plug, along the bottom of the pipe near Structure number 20, was left in during the time of construction. CAS does not recommend the additional costs and efforts to remove the plug. It does not impede flows through the pipe and would require divers to perform the work.

Since the roadway area requires repair, CAS recommends that the entity responsible for maintaining the existing roadways within Maple Grove hire a licensed Underground Contractor to expose the area in question and expose the sub-base of the road to determine the actual cause of the depression.

EXHIBIT A

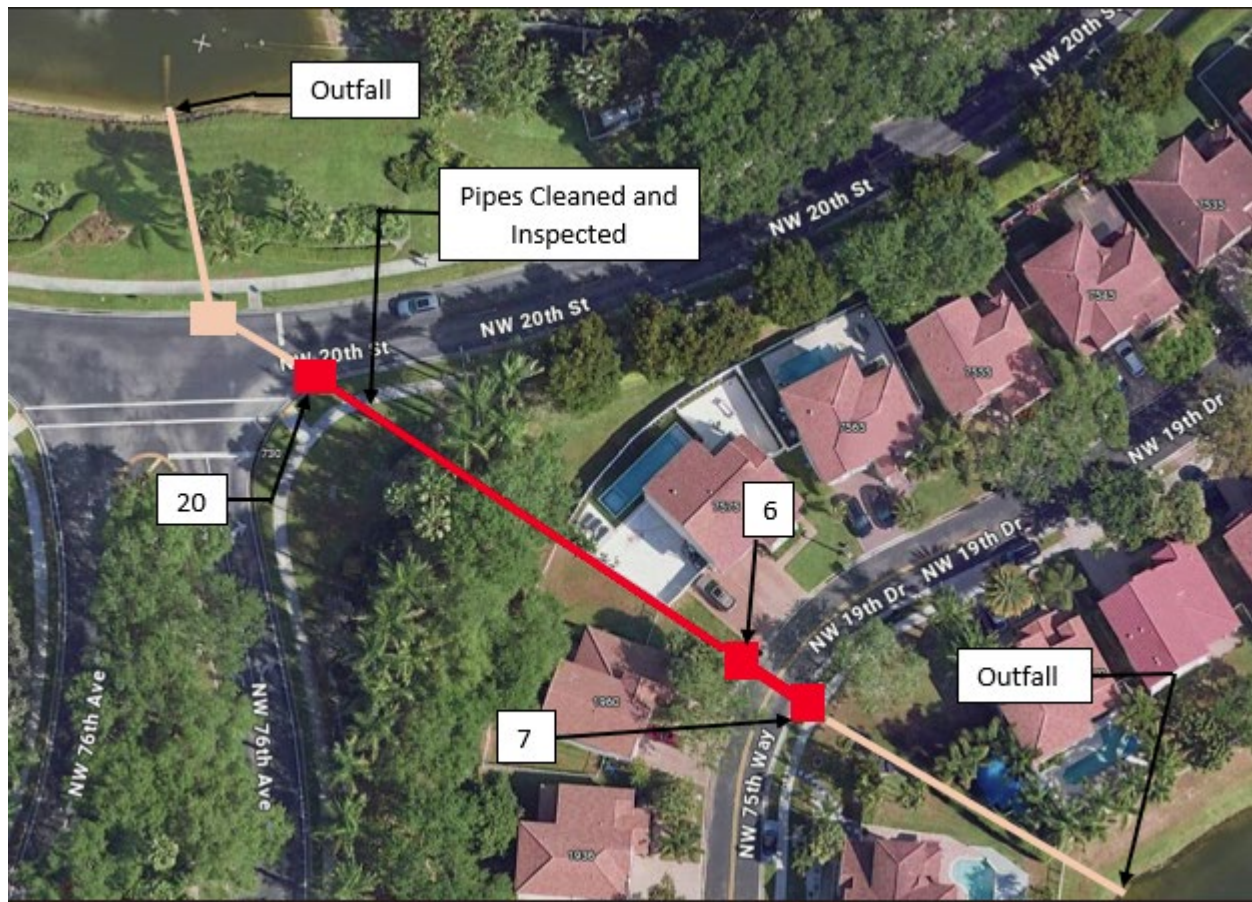




Photo No. 1: Approximately 2-inch settlement adjacent to stormwater structure NW 19th Drive and NW 75th Way

Inspection Report

Section: CB7 to CB6 run1		Date: 2025-07-09	Weather: Dry - No precipitation during survey
Operator: Francesco		Client: Walnut Creek CDD	Pre-Cleaned: Heavy Cleaning
City: Pembroke Pines	Direction: Downstream	US MH: CB7	
	Drainage area:	US Depth	
	Category:	DS MH: CB6	
		DS Depth:	
Use: Stormwater Pipe	Pipe Shape: Circular		
Year Laid:	Width / Height: 48inch / 48inch		
Purpose: Maintenance Related	Flow Control: Plugged		
	Pipe Material: Reinforced concrete pipe		
Comments:			

0ft (CB7)



Distance	CD	Code	Observation	Video	Pic.
0ft		AMH	Manhole CB7	00:04:47	(1)

0ft		MWL	Miscellaneous Water Level 0% of cross sectional area	00:04:52	(2)
-----	--	-----	--	----------	-----

10ft 6in		MSA	Miscellaneous Survey Abandoned end of run	00:06:29	(3)
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13ft 10in		MGO	Miscellaneous General Observation CB6	00:07:23	(4)
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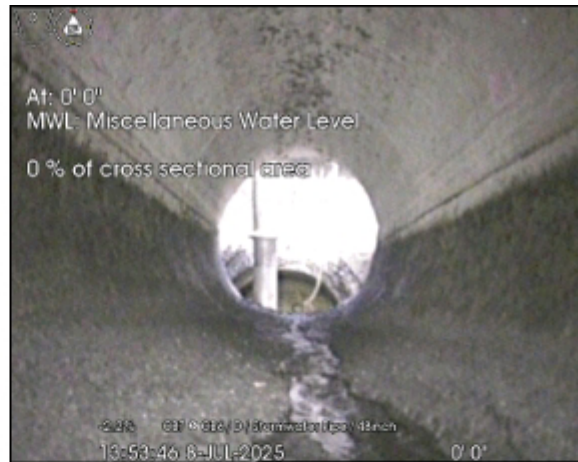
13ft 10in (CB6)



Inspection Report		
Section: CB7 to CB6 run1	Date: 2025-07-09	Weather: Dry - No precipitation during survey
Operator: Francesco	Client: Walnut Creek CDD	Pre-Cleaned: Heavy Cleaning



(1)



(2)

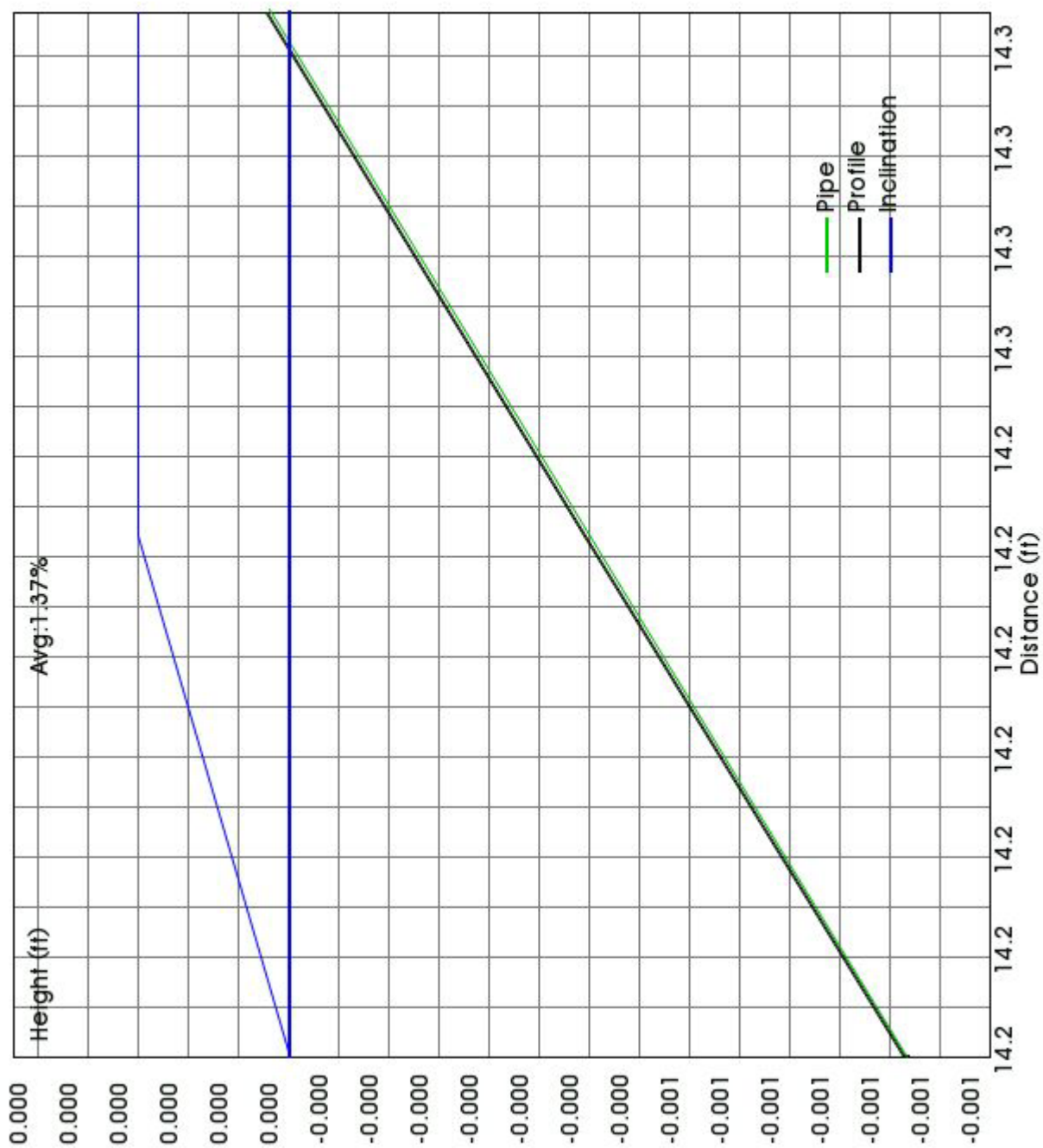


(3)



(4)

Inspection Report		
Section: CB7 to CB6 run1	Date: 2025-07-09	Weather: Dry - No precipitation during survey
Operator: Francesco	Client: Walnut Creek CDD	Pre-Cleaned: Heavy Cleaning



Inspection Report

Section: CB6 to CB20 run1		Date: 2025-07-09	Weather: Dry - No precipitation during survey
Operator: Francesco		Client: Walnut Creek CDD	Pre-Cleaned: Heavy Cleaning
City: Pembroke Pines	Direction: Downstream	US MH: CB6	US Depth: CB20
	Drainage area: Category:	DS MH: CB20	DS Depth:
Use: Stormwater Pipe	Pipe Shape: Circular		
Year Laid:	Width / Height: 48inch / 48inch		
Purpose: Maintenance Related	Flow Control: Plugged		
	Pipe Material: Reinforced concrete pipe		
Comments:			

0ft (CB6)



Distance	CD	Code	Observation	Video	Pic.
0ft		MWL	Miscellaneous Water Level 5% of cross sectional area	00:00:05	(1)
0ft		ACB	Catch Basin CB6	00:00:08	(2)



12ft 7in		MSA	Miscellaneous Survey Abandoned end of run to clean	00:02:31	(3)
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12ft 7in (CB20)

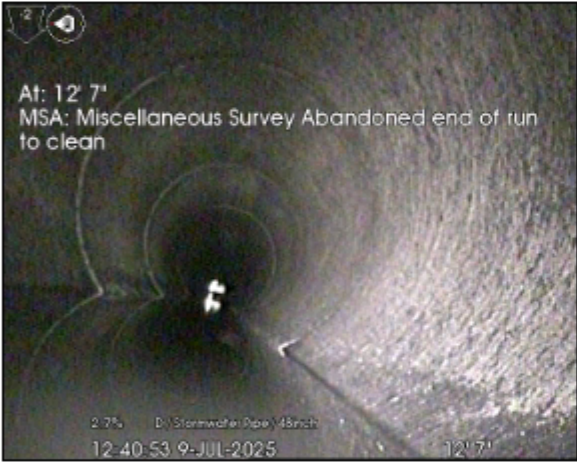
Inspection Report		
Section: CB6 to CB20 run1	Date: 2025-07-09	Weather: Dry - No precipitation during survey
Operator: Francesco	Client: Walnut Creek CDD	Pre-Cleaned: Heavy Cleaning



(1)

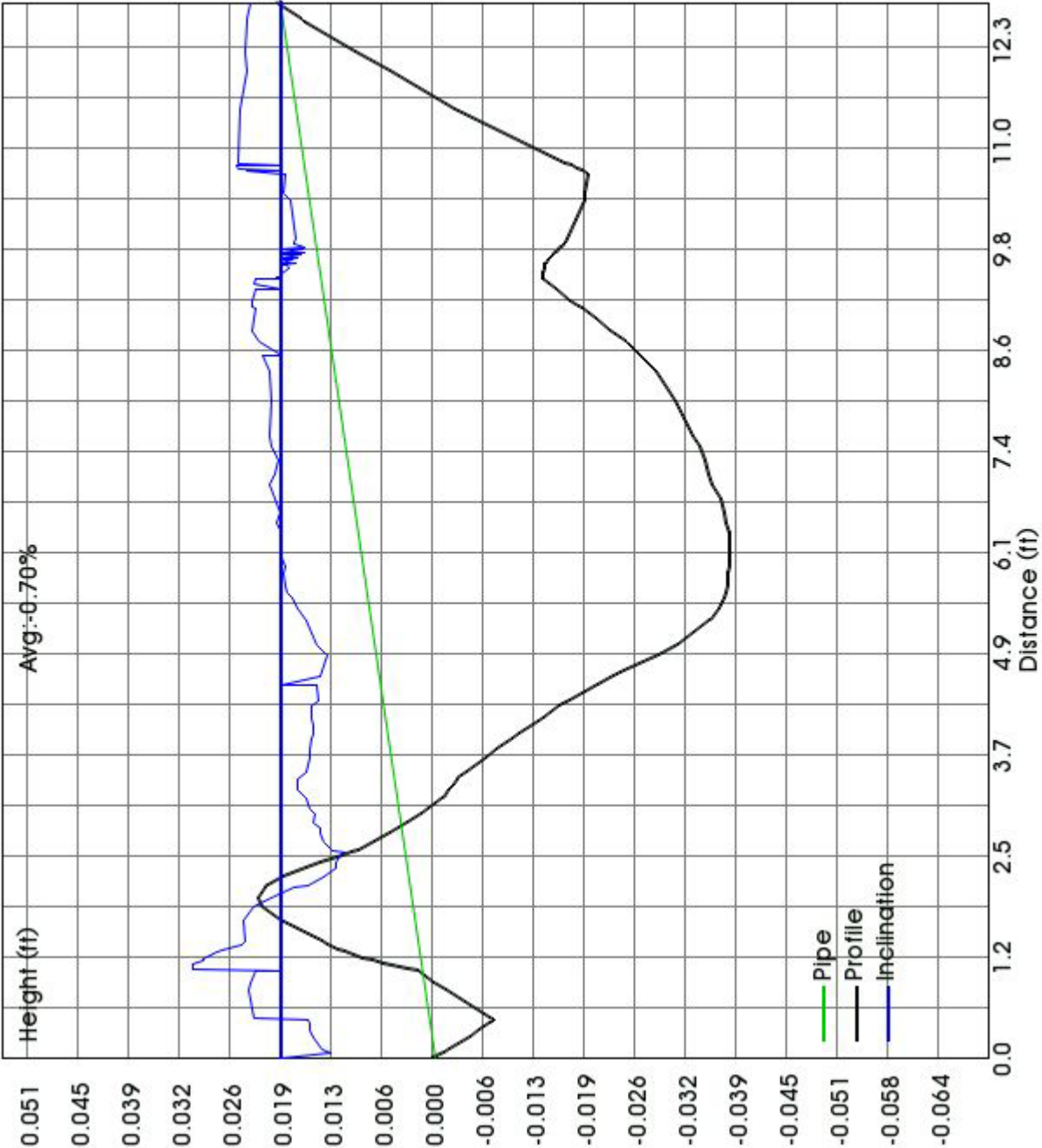


(2)



(3)

Inspection Report		
Section: CB6 to CB20 run1	Date: 2025-07-09	Weather: Dry - No precipitation during survey
Operator: Francesco	Client: Walnut Creek CDD	Pre-Cleaned: Heavy Cleaning



Inspection Report

Section: CB6 to CB20 run2		Date: 2025-07-09	Weather: Dry - No precipitation during survey
Operator: Francesco		Client: Walnut Creek CDD	Pre-Cleaned: Heavy Cleaning
City: Pembroke Pines	Direction: Downstream	US MH: CB6	US Depth: CB20
	Drainage area: Category:	DS MH: CB20	DS Depth:
Use: Stormwater Pipe	Pipe Shape: Circular		
Year Laid:	Width / Height: 48inch / 48inch		
Purpose: Maintenance Related	Flow Control: Plugged		
	Pipe Material: Reinforced concrete pipe		
Comments:			

0ft 1in (CB6)



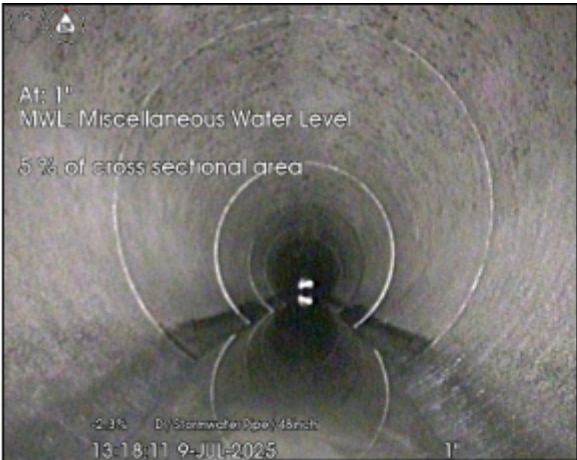
Distance	CD	Code	Observation	Video	Pic.
0ft 1in		MWL	Miscellaneous Water Level 5% of cross sectional area	00:00:06	(1)
0ft 1in		ACB	Catch Basin CB6	00:00:08	(2)

172ft 6in		MSA	Miscellaneous Survey Abandoned end of run need to clean debris	00:22:16	(3)
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172ft 6in (CB20)



Inspection Report		
Section: CB6 to CB20 run2	Date: 2025-07-09	Weather: Dry - No precipitation during survey
Operator: Francesco	Client: Walnut Creek CDD	Pre-Cleaned: Heavy Cleaning



(1)

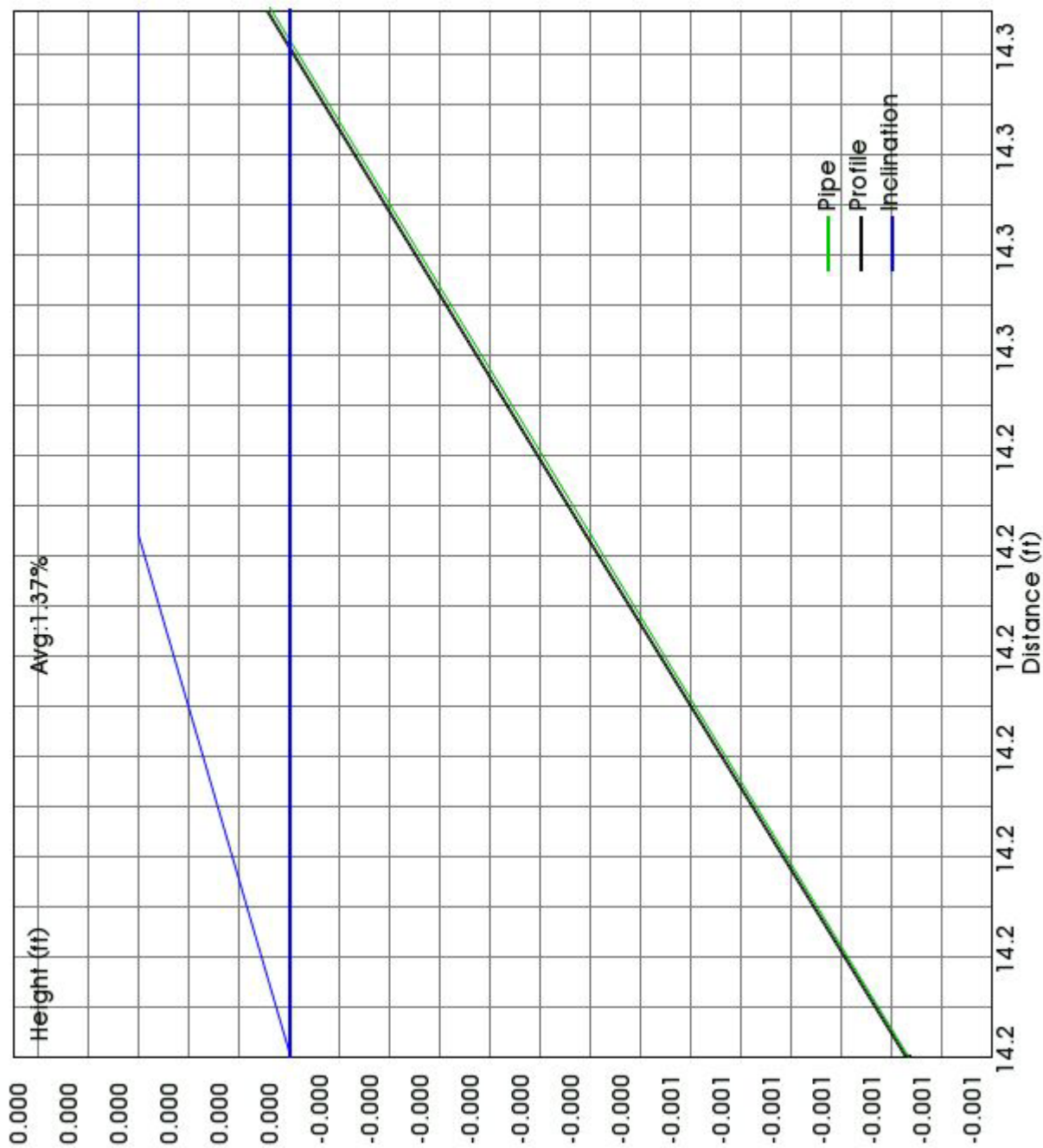


(2)



(3)

Inspection Report		
Section: CB6 to CB20 run2	Date: 2025-07-09	Weather: Dry - No precipitation during survey
Operator: Francesco	Client: Walnut Creek CDD	Pre-Cleaned: Heavy Cleaning



MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: June 30, 2025

RE: 2025 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2025 – 195, Laws of Florida (SB 268). The legislation creates a new public records exemption under section 119.071(4)(d)6., F.S., for certain personal identifying and locating information of specified state and local officials, members of Congress, and their family members. Specifically, the exemption applies to the partial home addresses and telephone numbers of current congressional members, public officers, their adult children and spouses. To assert the exemption, the public officer or congressional member, their family members, or employing agencies must submit a written, notarized request to each agency holding the information, along with documentation verifying the individual's eligibility. Custodians of records must maintain the exemption until the qualifying condition no longer exists.

The legislation narrows the definition of "public officer" to include only the Governor, Lieutenant Governor, Chief Financial Officer, Attorney General, or Commissioner of Agriculture; as well as a state senator or representative, property appraiser, supervisor of elections, school superintendent, city or county commissioner, school board member, or mayor. This exemption applies to information held before, on, or after July 1, 2025. It is subject to the Open Government Sunset Review Act and will automatically repeal on October 2, 2030, unless reenacted by the Legislature. The effective date of this act is July 1, 2025.

While the new exception is not specifically applicable to a member of a Community Development District ("CDD") board of supervisors, if any board members or related officials fall within this definition of a "public officer" who has asserted the exception, the CDD must protect the partial home addresses and telephone numbers of these individuals, as well as similar information about their spouses and adult children. CDDs will need to update their public records procedures to verify and process these requests to ensure exempt information is withheld.

2. Chapter 2025 – 174, Laws of Florida (HB 669). The legislation prohibits a local government’s¹ investment policy from requiring a minimum bond rating for any category of bond that is explicitly authorized in statute to include unrated bonds. Current law permits local governments to invest in unrated bonds issued by the government of Israel. The bill ensures that investment policies do not impose additional rating requirements that conflict with this statutory authorization. The effective date of this act is July 1, 2025.

This law prevents a CDD from imposing stricter bond rating requirements in their investment policies than those allowed by state law. Specifically, if state law authorizes investment in certain unrated bonds, such as those issued by the government of Israel, a CDD cannot require a minimum bond rating for these bonds in its investment guidelines. CDDs must align their investment policies with statutory permissions, allowing investment in authorized unrated bonds without additional rating restrictions.

3. Chapter 2025 – 189, Laws of Florida (SB 108). The legislation makes significant amendments to the Administrative Procedure Act (APA), revising rulemaking procedures, establishing a structured rule review process, and changing public notice requirements.

New Timelines and Notice Requirements:

- Agencies must publish a notice of intended agency action within 90 days of the effective date of legislation delegating rulemaking authority.
- Notices of proposed rulemaking must now include the proposed rule number, and at least seven days must separate the notice of rule development from proposed rule publication.
- Agencies must electronically publish the full text of any incorporated material in a text-searchable format and use strikethrough/underline formatting to show changes.

This legislation applies to CDDs that exercise rulemaking authority under Chapter 120, Florida Statutes. Under the new requirements, CDDs must publish a notice of intended agency action within 90 days after the effective date of any legislation granting them rulemaking authority. When proposing new rules, CDDs must now include the proposed rule number in the notice, allow at least seven (7) days between publishing the notice of rule development and the proposed rule itself, and electronically publish the full text of any incorporated materials in a searchable format. All changes must be shown using strikethrough and underline formatting. CDDs subject to the APA should review their procedures to ensure timely and compliant publication moving forward.

Section 120.5435, F.S., governing the rule review process sunsets on July 1, 2032, unless reenacted. The effective date of this act is July 1, 2025.

4. Chapter 2025 – 85, Laws of Florida (SB 348). The legislation amends the Code of Ethics to establish a new “stolen valor” provision and expands enforcement mechanisms for collecting unpaid ethics penalties. The bill creates section 112.3131, F.S., which prohibits candidates, elected or appointed public officers, and public employees from knowingly making

¹ A “unit of local government” is defined any county, municipality, special district, school district, county constitutional officer, authority, board, public corporation, or any other political subdivision of the state. Section 218.403(11), F.S.

fraudulent representations relating to military service for the purpose of material gain. Prohibited conduct includes falsely claiming military service, honors, medals, or qualifications, or unauthorized wearing of military uniforms or insignia. An exception is provided for individuals in the theatrical profession during a performance. Violations are subject to administrative penalties under section 112.317, F.S., and may also be prosecuted under other applicable laws.

In addition, the legislation amends section 112.317(2), F.S., to authorize the Attorney General to pursue wage garnishment for unpaid civil or restitution penalties arising from ethics violations. A penalty becomes delinquent if unpaid 90 days after imposition. If the violator is a current public officer or employee, the Attorney General must notify the Chief Financial Officer or applicable governing body to initiate withholding from salary-related payments, subject to a 25 percent cap or the maximum allowed by federal law. Agencies may retain a portion of withheld funds to cover administrative costs. The act also authorizes the referral of delinquent penalties to collection agencies and establishes a 20-year statute of limitations for enforcement. The effective date of this act is July 1, 2025.

This law applies directly to CDDs because CDD board members and employees are classified as public officers and public employees under Florida law. As such, CDD officials are prohibited from knowingly making fraudulent claims regarding military service or honors for material gain under the new “stolen valor” provision. Additionally, the law enhances enforcement tools for unpaid ethics penalties, allowing for wage garnishment, salary withholding, and referrals to collection agencies. CDDs must ensure that their officials and staff comply with these ethics requirements and be prepared to cooperate with enforcement actions beginning July 1, 2025.

5. Chapter 2025 – 164, Laws of Florida (SB 784). The legislation amends section 177.071, F.S., to require that local governments review and approve plat and replat submittals through an administrative process, without action by the governing body. Local governments must designate by ordinance an administrative authority to carry out this function. The administrative authority must (1) acknowledge receipt of a submittal in writing within seven days, identify any missing documentation and provide details on the applicable requirements and review timeframe. Unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe provided in the initial notice. Any denial must include a written explanation citing specific unmet requirements. The authority or local government may not request or require an extension of time. The effective date of this act is July 1, 2025.

While this law does not apply directly to CDDs, as they do not have plat approval authority, it is relevant to developer-controlled CDD boards involved in the land entitlement process. Plat and replat approvals will now be handled through an administrative process by the city or county, rather than by governing body action. Local governments must designate an administrative authority by ordinance and follow strict requirements for written acknowledgment, completeness review, and decision-making timelines. Any denial must include a written explanation citing specific deficiencies, and extensions cannot be requested by the reviewing authority.

6. Chapter 2025 – 140, Laws of Florida (HB 683). The legislation includes several revisions related to local government contracting, public construction bidding, building permitting, and professional certification. It also requires the Department of Environmental Protection to adopt

minimum standards for the installation of synthetic turf on residential properties. Upon adoption, the law prohibits local governments from enforcing ordinances or policies that are inconsistent with those standards.

The act requires local governments to approve or deny a contractor's change order price quote within 35 days of receipt. If denied, the local government must identify the specific deficiencies in the quote and the corrective actions needed. These provisions may not be waived or modified by contract. The law prohibits the state and its political subdivisions from penalizing or rewarding a bidder for the volume of construction work previously performed for the same governmental entity. With respect to building permits, the act prohibits local building departments from requiring a copy of the contract between a builder and a property owner or any related documentation, such as cost breakdowns or profit statements, as a condition for applying for or receiving a permit. The act also allows private providers to use software to review certain building plans and reduces the timeframe within which building departments must complete the review of certain permit applications.

CDDs must follow the new requirements for contractor's change order timelines, restrictions on permit-related documentation, and procurement practices.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.