WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT

BROWARD COUNTY

REGULAR BOARD MEETING

OCTOBER 21, 2025

6:00 P.M.

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

www.walnutcreekcdd.org
786.347.2711 ext. 2011 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
Walnut Creek Clubhouse
7500 NW 20th Street Pembroke Pines, Florida 33024
REGULAR BOARD MEETING
October 21, 2025
6:00 p.m.

4. Broward County Supervisor of Elections
    a. Review Revised Special District/Community Development District Election Agreement Memorandum……………………………………………………………………………………Page 80
    b. Consider Approval of Special District/Community Development District Election Agreement…….Page 81

5. Consider Approval of Shekinah Est. 6668 for 400’ of Green Screen Replacement at the S-8 Canal Chain Link Fence Enclosure……………………………………………………………………………………..Page 93

6. Discussion Regarding the Walnut Creek HOA Request for District Consideration of Fence Installation Along Sheridan Street and University Drive presented with the Proposals Acquired by the HOA……………….Page 95

K. Old Business

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

1. Regions Est. 2025-2254 Taft St Right Exit Gate Mega Arm Box Replacement……………………………Page 104
2. Regions Est. 2025-2270 Bluetooth Access Controller for Police & Federal Vehicles……………………...Page 105
3. Regions Est. 2025-2292 Sheridan Left Exit Liftmaster Arm Controller Replacement……………………..Page 106
4. Regions Est. 2025-2294 Spare Arms and LED Light Strips……………………………………………..Page 107
5. Shekinah Fence Est. 6639 for Replacement of 150’ Green Screen at the S8 Canal Enclosure……………..Page 108
6. Felix Clean Agreement to Address Holes and Cracks throughout the Waterfall Rock Structure and to Install New Plastic Edge and Rocks……………………………………………………………………Page 111

M. Additional Staff Updates/Requests

1. Attorney
2. District Manager
    a. Reminder of Required 2025 Annual Four [4] Hours of Ethics Training

N. Additional Board Member/Public Comments

1. Supervisor Kroker Request to Discuss Common Area Landscaping

O. Adjourn

www.walnutcreekcdd.org

Publication Date	Subcategory
2025-10-10	Miscellaneous Notices

NOTICE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULENOTICE 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 July 21, 2026 August 18, 2026. 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. 10/10/2025 7880357

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & SPECIAL BOARD MEETING
JULY 22, 2025

A. CALL TO ORDER

District Manager, Gloria Perez, called the July 22, 2025, Special Board Meeting of the Walnut Creek Community Development District (the "District") to order at 6:01 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 July 2, 2025, and July 9, 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 meeting: Chairman Allan Beckmann, Vice Chairman Zalman Kagan (via phone) and Supervisors Dr. Pauline Chin (via phone), Benjamin Kroker and Igor Fateyev.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Others present included: Carlos 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. APPROVAL OF MINUTES

1. May 20, 2025, Regular Board Meeting

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Kroker and passed unanimously approving the minutes of the May 20, 2025, Regular Board Meeting, as presented.

2. June 5, 2025, Workshop

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Kroker and passed unanimously approving the minutes of the June 5, 2025, Workshop, as presented.

G. PUBLIC HEARING

Mrs. Perez recessed the Special Board Meeting and simultaneously called to order the Public Hearing.

1. **Proof of Publication**

Proof of publication was presented that the notice of the Public Hearing had been published in the *Sun Sentinel* on July 2, 2025, and July 9, 2025, as legally required.

2. **Receive Public Comment on Fiscal Year 2025/2026 Final Budget**

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the Fiscal Year 2025/2026 Final Budget and Non-ad Valorem Special Assessments and added that presented in the meeting book were communications from members of the public for Board review, which had previously been emailed to all Members of the Board in advance of today's meeting.

Every member of the public was given the opportunity to provide comments. Some individuals were given multiple opportunities to comment and a few individuals offered their time to another member of the public for additional time for comments and/or information.

The unanimous consensus was that everyone who commented was against the proposed increase. A few of the members of the public inquired about the maturity date of the Bonds. The majority of the residents complained about the decline in the landscaping, the irrigation issues, the conditions of the hedges and the lack of tree trimming, as well as complaints of damages to the irrigation heads, plants and property by the current landscaping service provider. A few complaints were heard about the security services, primarily about the gates not functioning, as well as dissatisfaction with the clubhouse and pool area and the Association's increased assessments.

Once all the comments were heard, Mrs. Perez asked multiple times if there were any further comments. There were none.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Kroker and unanimously passed, closing the public comment portion of the Public Hearing on the District's Fiscal Year 2025/2026 Final Budget and Assessments.

There being no further public comment regarding this matter, Mrs. Perez closed the public comment portion of the Public Hearing.

Mrs. Perez advised as to where information could be found on the District's website, noting the Bonds' maturity date. She followed up by providing clarification as to the history of what led to the Board's consideration of taking back the common area landscaping responsibilities and further noted that the Board had since met with the Association at a Workshop regarding the same matter. Mrs. Perez added that the Association would like more time to improve and correct landscaping issues. After providing further information and addressing questions, the Board Members addressed concerns and questions of the members of the public, including the Bonds and Reserves, Landscaping, Security, the Stormwater Management System and the aging infrastructure that is requiring more services and/or replacement.

3. **Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Final Budget**

Mrs. Perez presented Resolution No. 2025-05, entitled:

RESOLUTION NO. 2025-05

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

Mrs. Perez read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2025/2026 Final Budget and the non-ad valorem special assessment tax roll (Assessment Levy).

Mrs. Perez noted that if the Landscaping and Landscape Replacement were to be removed from the budget, the assessment would decrease by approximately $713.18. Therefore, instead of the proposed budget of $2,373.49 per unit, the assessment would be approximately $1,660.31 (which is lower than the current FY 2024/2025 assessment of $1,777.90). This is a difference/savings of approximately $117.59 lower than last year.

A lengthy discussion ensued amongst the Board Members as they narrowed down how to reduce the budget and still allocate the necessary funds to cover expenses, maintenance, upcoming projects and obligations.

Narrowing the changes down to the following:

Zeroing out and removing the $550,000 Landscaping line item.
Zeroing out and removing the $50,000 Landscape Replacement line item.
Adding a line item for the East Waterfall/Pond Repairs & Refinishing Project and allocating $200,00 from the Reserves towards said new line item.
Allocating a $240,000 increase towards the Exiting line items that reads "Stormwater Drainage Pipe Cleaning & CCTV Project" and change to read "Stormwater Drainage Pipe Cleaning & CCTV" in the comments section note the following: For Maintenance and Required Five Year Certification.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Kroker and unanimously passed adopting Resolution No. 2025-05, approving the Fiscal Year 2025/2026 Final Budget, as stated and amended, and setting the fiscal year 2025/2026 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

There being no further Final Budget and assessment business to conduct, Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Special Board Meeting.

At approximately 8:15 p.m. the Special Board Meeting was briefly recessed and was reconvened at approximately 8:28 p.m.

H. SECURITY SYSTEMS/SERVICES

1. Region's Security Report

Mr. Ruiz provided a verbal update and will forward the Board Members the written backup for District records.

2. Security Administrator Updates and Reports

a. Gate Maintenance/Service Report

The Gate Maintenance/Service Report was provided via handout by Regions Security and reviewed by Mr. Riveros, who noted that several of the issues were as the result of hits, weather, electrical storm power surges and wear and tear.

b. Invoice Report

The Invoice Report was provided via handout by Regions Security. This report was reviewed by Mr. Riveros and a conversation ensued followed by Mr. Riveros addressing Board Member questions.

c. Incident Report

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

3. Incident of April 16, 2025, Thomas Ranjit Pual Disputing Invoice No. 20251008

Prior to this meeting, Mrs. Perez circulated an email and video footage provided by Regions and notifying the District of this incident and the dispute of the invoice made by Thomas Ranjit Paul. Thomas Ranjit Paul was in attendance to drop off the attached letter but was not able to stay. Mrs. Perez read the letter to the Board (attached hereto) for record purposes.

A discussion ensued regarding the Rule amount versus charging individuals for individual expenses. Ms. Wald noted that the rate designated by the Rule was based on actual costs incurred such as, but not limited to, administrative costs, equipment replacement costs, technician service costs, damages and system failures, etc. She further added that the Board could consider changing the Rule process if it so chooses.

Further discussions ensued amongst the Board Members followed by:

A **MOTION** was made by Supervisor Kroker, seconded by Supervisor Beckmann denying the appeal made by Thomas Ranjit Paul. The **MOTION** carried 3 to 2 with Supervisors Kagan and Fateyev dissenting.

I. ADMINISTRATIVE MATTERS

1. Financial Update

Financial Reports were presented in the meeting books and reviewed and 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 June 30, 2025, reflect $2,426,285.62.

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

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

J. NEW/ADDITIONAL BUSINESS

1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule

Mrs. Perez presented Resolution No. 2025-04, entitled:

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.

Mrs. Perez read the title of the resolution into the record and noted that meetings would remain at the same location of the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024, with a start time of 6:00 p.m. on the following dates:

October 21, 2025 *Amended Budget*
January 20, 2026
February 17, 2026
April 21, 2026 *Proposed Budget*
June 23, 2026* *Final Budget*
July 21, 2026 *(was added to the presented schedule)*
August 18, 2026

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

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann and unanimously passed adopting Resolution No. 2025-04, as presented.

2. 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:

67	from the lakes and canals
29	from the Taft Street water features
96	*Total*

3. Consider Arking Solutions' Proposal for Taft Street Visitor Gate Trap System Project

This project was previously presented by Arking Solutions and was reviewed by the City of Pembroke Pines at the Board's direction. It is now being brought back for Board consideration at the request of the Board.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann approving the Arking Solutions proposal dated March 30, 2025, for the Taft Street Visitor Gate Trap System Project in the amount of $68,500, plus a permit processing fee of $2,600, for a total of $71, 100; authorizing District Counsel to prepare an agreement with 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 Kroker dissenting.

4. Consider Regions' Taft Exit Gate Cameras

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann and passed unanimously approving the Regions' Taft Exit Gate Cameras proposal in the amount of $3,761 and monthly management in the amount of $284; simultaneously authorizing District Counsel to prepare an Amendment and for District management to electronically execute same on behalf of the District.

Supervisor Fateyev excused himself from the meeting at approximately 9:02 p.m. and returned at 9:04 p.m.

5. HOA Request: Consider Proposals Changing Paint Color of Guardhouse, Tower, Pavilion, etc. to Match New Clubhouse Colors

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann and passed denying the request of the Association to consider proposals changing the paint color of the guardhouse, tower, pavilion, etc. to match the new clubhouse colors.

No further action will be taken regarding this matter.

6. Consider Landshore Enterprises' Updated Erosion and Sedimentation Control Plan for Canal Project Bid Process

Mrs. Perez noted that no information was provided in the meeting book regarding this item due to the scale and previous presentations. She furthered that access to the Updated Erosion and Sedimentation Control Plan for Canal Project Bid Process was available by following the provided link and selecting the Documents tab, scrolling down to Facilities Reports and selecting the corresponding PDF.

It was noted that Landshore Enterprises had expressed interest in bidding on this project.

A **MOTION** was made by Supervisor Kroker, seconded by Supervisor Beckmann directing the District Engineer to prepare the bid documents for the Erosion and Sedimentation Control Plan for Canal Project Bid RFP packet using the accepted plans from Landshore Enterprises and for District Counsel and District management to work with the District Engineer on the RFP and the finalized version of the RFP to be brought back before the Board for consideration prior to going out to bid. Upon being put to a vote, the **MOTION** carried 3 to 2 with Supervisors Kagan and Fateyev dissenting.

K. CONSIDER RATIFICATIONS AND APPROVALS

1. Traffic Cones for Less, Quote No. 1089261 for Delineators in the amount of $772.20

2. Regions Estimate 2025-2116 for Gate Arms Replacements in the amount of $2,294.08

3. KJC Subterranean Termite Treatment at Taft Guardhouse in the amount of $ 1,430.00

4. Regions Estimate 2025-2181 for Taft 2nd Arm Resident Gear Box in the amount of $2,755.00

5. Regions Estimate 2025-2186 for Sheridan Left Exit Controller in the amount of $850.00

6. Regions Estimate 2025-2189 for Sheridan Left Exit Gate Gearbox in the amount of $2,755.00

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann and passed unanimously approving the above Items K 1 through K 6, as presented.

L. OLD BUSINESS

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

The District Engineer's memorandum and report were presented in the meeting materials, and it was determined that the existing depression in the road was not related to the stormwater management system and the Association who owns and maintains the roads has been notified of same and was provided with the CAS memorandum.

2. Update on Landshore Enterprises' Lake 10 Shoreline Erosion Repairs

Mrs. Perez advised the Board that the agreements were being finalized, and the project start date is projected for the end of September and/or beginning of October 2025.

M. ADDITIONAL STAFF UPDATES/REQUESTS

1. Attorney

a. Legislative Update

The Legislative Update was presented in the meeting materials.

2. District Manager

Mrs. Perez reminded the District Supervisors that they are required to complete four (4) hours of ethics training annually and in order to comply with the 2025 Form 1, due by July 1, 2026, the hours must be completed no later than December 31 of this year. She further noted that links to two training sessions were available on the website.

N. ADDITIONAL BOARD MEMBER/PUBLIC COMMENTS

Supervisor Fateyev recommended a sound system that he previously used for meetings as the meeting space has a large echo. He offered to gather information and bring it back for Board consideration at a future meeting.

Mrs. Perez mentioned that, if needed, the next scheduled meeting was set for August 19, 2025.

Note: Supervisor Dr. Chin who attended the meeting via phone experienced several connection issues and as such her call would drop and she would reconnect promptly; this occurred several times throughout the course of the meeting.

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 9:35 p.m.

ATTESTED BY:

____
Secretary /Assistant Secretary

____
Chairman/Vice-Chair

Agenda H.3

Date: 07/22/2025

Walnut Creek Community Development District

C/o Special District Services

2501A Burns Road

Palm Beach Gardens, FL 33410

Re: Invoice # 20251008

I am writing in response to invoice #20251008, dated May 17, 2025, for damages to the security gate at the Taft Street resident entrance. I acknowledge the incident occurred on April 16, 2025, at approximately 2:03 p.m.

While I understand I am responsible for the damage, I would like to explain the circumstances. I was using the vehicle's autopilot feature first time and as it was rolling towards the second arm of the gate, I got panicked with hitting acceleration paddle instead of brake and resulted in the collision with the gate. This was **not intentional**, and I deeply regret the incident.

I am willing to pay the actual cost of the repair occurred.

So I request you consider, not to penalize **$1000** as this was the first incident happened with me living in WalnutCreek community.

Thank you for your understanding.

Sincerely,

Thomas Paul   Julie Ranjit

2051 NW 76TH TER

PEMBROKE PINES FL- 33024

Regions Security Services, INC.
1100 NW 72nd Ave
Miami, Florida 33126
+1 305-517-1266
info@regionssecurity.us

Report Type	**General / Vandalism**
Reported By	Dispatcher Ricamae Magsino [Supervisor]
Site Name	Walnut Creek CDD
Site Address	7500 NW 20th st, Pembroke Pines, Florida, 33024
Date / Time	Sun 05/04/2025 06:33 PM
Report Ref #	02120000276464

Report Description:

The virtual guard reported that the left exit gate arm on Sheridan Street is slightly elevated.

Based on the results of the investigation conducted, at approximately 6:33 PM on May 04, 2025, the vehicle proceeded to the left exit without allowing sufficient time for the gate arm to open fully, resulting in a collision between the vehicle and the gate arm.

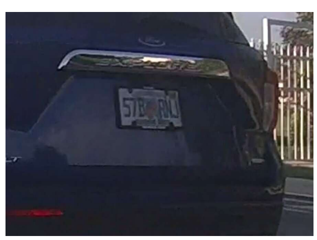
Vehicle Details:
License Plate: 57BRNJ
Make: Ford
Color: Teal Blue

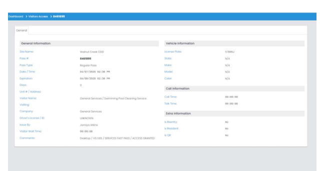
Upon verification in the VMS, it has been confirmed that the vehicle associated with the provided plate number has a visitation record on April 07, 2025. The visit is categorized under General Services/Swimming Pool Cleaning Service.

The left exit gate arm was slightly elevated but remained in working order even after the incident occurred.

Please see this link for your reference.
https://www.dropbox.com/scl/fi/ocjx15n8oa8zcdv53a4oh/WhatsApp-Video-2025-05-05-at-02.21.21_e1b908c8.mp4?rlkey=2m0ke1gnfuus86v0ewd1n2k7m&st=1g9is3zw&dl=0

Pictures attached (2):





Reported by:
Dispatcher Ricamae Magsino / Regions Security Services, INC.
Mon 05/05/2025 04:13 AM

WALNUT CREEK
COMMUNITY DEVELOPMENT DISTRICT

DATE	INVOICE #
9/25/2025	20251014

BILL TO
Sophie Pineiro 2115 NW 72ND TER Pembroke Pines, FL 33024

DESCRIPTION	AMOUNT
Charges for damages to Security Gate at Walnut Creek Community Development District. **Incident Date/Time:** May 4, 2025 at approximately 6:33 PM **Incident Location:** Sheridan Street Left Exit Gate **Incident Description:** The driver of the described vehicle did not wait for the gate arm to fully open and collided with it, causing the arm to be pushed forward and become misaligned. The gate arm had to be reattached by a technician. **Police Case Number:** 25-036242 **Driver or Registered Vehicle Owner:** Sophie Pineiro **Vehicle Description:** Blue Ford **License Plate Number:** 57BRNJ **Important:** Damages being charged must be paid to the "District" within at least thirty (30)days of receipt of this invoice. **Questions:** Contact Jen at 754-295-3322 or at walnutsecurityadmin@RegionsSecurity.us	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

Regions Security Services, INC.
1100 NW 72nd Ave
Miami, Florida 33126
+1 305-517-1266
info@regionssecurity.us

Report Type	**General / Access Gate Arm Barrier Damage**
Reported By	Dispatcher Angel Aguilar [Supervisor]
Site Name	Walnut Creek CDD
Site Address	7500 NW 20th st, Pembroke Pines, Florida, 33024
Date / Time	Sat 06/21/2025 06:04 PM
Report Ref #	02120000281838

Report Description:

Please be inrformed that the Virtual Guard reported that the 2nd gate arm was struck and damaged by a residents vehicle. The on-site security officer has already contacted the police and is currently awaiting the arrival of the dispatch officer for further investigation.

Case No. 25-044494
Resident Details:

License Plate: HZJX14

Vehicle Make: Mini Cooper

Color: Black

Resident Address: 7959-18C

Resident Name: Eulalee Stewart-Faulkner

Please see the link below for the video footage.
https://www.dropbox.com/scl/fi/t9dmdnljrrexkzdpnbrmj/Taft-Street-062125-1804-Resident-Hit-the-Resident-s-2nd-Arm-Gate.mp4?rlkey=vz82wbftzomo0sy0iyplg2u98&st=su1oui71&dl=0

Pictures attached (1):

Reported by:
Dispatcher Angel Aguilar / Regions Security Services, INC.
Sat 06/21/2025 06:59 PM

WALNUT CREEK
COMMUNITY DEVELOPMENT DISTRICT

DATE	INVOICE #
9/24/2025	20251012

BILL TO
Eulalee Stewart-Faulkner 7959 NW 18TH CT Pembroke Pines, FL 33024

DESCRIPTION	AMOUNT
Charges for damages to Security Gate at Walnut Creek Community Development District. **Incident Date/Time:** June 21, 2025 at approximately 8:39 PM **Incident Location:** Taft Street 2nd Resident Entrance Gate **Incident Description:** The driver of the vehicle described did not wait for the gate arm to open and collided with it, causing the arm to detach falling to the ground. **Police Case Number:** **Driver or Registered Vehicle Owner:** Eulalee Stewart-Faulkner **Vehicle Description:** Black Mini Cooper **License Plate Number:** HZJX14 **Important:** Damages being charged must be paid to the "District" within at least thirty (30) days of receipt of this invoice. **Questions:** Contact Jen at 754-295-3322 or at walnutsecurityadmin@RegionsSecurity.us	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

September 29, 2025

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

Re: Change Order No. 1, Lake 10-Shoreline Restoration Project

During our initial site evaluation, Landshore Enterprises conducted a review of the existing GeoTube installations, cross-referencing our visual observations with the lake bank erosion report provided by the community. Based on these findings, we prepared a proposal using the existing means and methods observed on-site.

However, during the course of installation, it became clear that the original scope would not meet the project's intended performance standards. Specifically, due to the elevation of the lake's control structure and the depth profile along the shoreline, the current installation method will not achieve the desired final grade at the waterline. This issue is consistent with what we are now observing on previous GeoTube installations on-site—those installations currently sit below the control elevation as water levels have risen.

As a result, soil above the existing GeoTubes is at risk of erosion, since the reinforced layer does not extend high enough to protect the embankment at the designed water level. Over time, this will compromise the long-term stability and performance of the shoreline.

To correct this condition and ensure compliance with project goals, we are recommending the installation of an additional layer of Eco Filter Tube™ (EFT). This modification is essential to:

- Achieve the correct finished elevation in accordance with the control structure and original project intent
- Prevent long-term soil loss above the reinforcement zone
- Maintain shoreline integrity and minimize future maintenance

It is also important to note that per South Florida Water Management District (SFWMD) guidelines, each tube layer should not exceed 9–12 inches in height. This specification is in place to ensure safety. Adding a second layer is consistent with these best practices and aligns with regulatory expectations.

We believe this change is necessary to protect the community's investment and deliver a shoreline solution that meets both engineering standards and long-term performance expectations.

Please let us know if we can provide further technical documentation or support in presenting this to the Board.

Sincerely,
Miguel Reto
Design Engineer / Estimator
Landshore Enterprises, LLC

CRAIG A. SMITH & ASSOCIATES

Consulting Engineers • Surveyors • Construction Managers • Utility Locators

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

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

www.craigasmith.com

MEMO

TO: **Gloria Perez – District Manager WCCDD**

FROM: **Al Caruso**

Cc: **Stephen Smith – CAS, Todd Larson – CAS, Ronald Galvis – SDS, Al Beckmann - WCCDD**

DATE: **October 1, 2025**

RE: **Lake 10 Shoreline Restoration Project – Change Order No. 1**

Craig A. Smith & Associates has reviewed the Landshore Enterprises, LLC change order No. 1 (for the amount of $26,600.00) for the Lake 10 bank restoration and finds the additional work warranted. The work would include an additional layer of Echo-Filter tubing to correct finished elevations in relationship to the control structure, prevent long-term soil erosion and help maintain the shoreline integrity. This change could not have been discovered prior to the initial proposal due to abnormally low lake levels and, if not corrected, the geo-tubes would sit below the control elevation (designed water control elevation).

CAS has reviewed the costs associated with the change order and has determined the costs to be justified. The initial contract with Landshore Enterprises from April, 2025 did not include unit prices per linear foot of tubing however, in reviewing the contract with American Shoreline Restoration from December of 2016 (see attached) we find the unit costs in the change order to be acceptable.

The ten additional working days requested in the change order are also justified and CAS agrees with the number.

BID SCHEDULE

ITEM NO.	ITEM DESCRIPTION	EST. QTY.	UNIT	UNIT COST	EXTENDED COST
1	Mobilization / demobilization	1	LS		10,000
2	NPDES Permit / Compliance	1	LS		
3	Turbidity Curtain	1	LS	10	5,000
4	9" to 16"	9,588	LF	28	243,250
5	Greater than 16"	7,540	LF	30	206,400
6	Littoral plants	102,950	Ea	.85	84,950
7	SOD	15,000	SY	$3	45,000
8	BONDS (Bid, performance, and Payment)	1	LS		
				TOTAL:	594,600

The depths referenced in the bid schedule above are from the plans prepared by Johnson Engineering and labeled "Storm Water Ponds Banks Repairs for Walnut Creek CDD".

2.02 EXTRA WORK

To do any and all extra work, as defined in the General Conditions, which may be ordered by the Engineer and to accept as full compensation therefore such prices as are determined pursuant to the provisions of the General Conditions.

Alternates are items of work, which at the direction of the engineer may replace or be required to be performed. The selection of an alternate material or procedure is to be performed in the same workmanlike manner as the standard bid items. The contractor may be requested to provide a unit price to perform or provide an alternate item(s).

2.03 COMPLETION SCHEDULE

Award Contract	DEC, 2016	12-1-16	
Commence Construction	JAN, 201~~6~~ 7	1-1-16	31
Substantial Completion	July, 201~~6~~ 7	7-1-16	212
Construction Completion	Aug, 201~~6~~ 7	8-1-16	243

CHANGE ORDER

DATE OF ISSUANCE: - October 2, 2025 No. 1

PROJECT: **Lake 10 Shoreline Restoration Project**

OWNER: **Walnut Creek CDD**

CONTRACTOR: Landshore Enterprises, LLC

ENGINEER: CRAIG A. SMITH & ASSOCIATES

YOU ARE DIRECTED TO MAKE THE FOLLOWING CHANGES TO THE CONTRACT.

DESCRIPTION: Change Order No. 1 is for the work and labor required to install an additional layer of Echo-Filter tubing to correct finished elevations in relationship to the control structure, prevent long-term soil erosion and help maintain the shoreline integrity. This change could not have been discovered prior to the initial proposal due to abnormally low lake levels and, if not corrected, the geo-tubes would sit below the control elevation (designed water control elevation). The change order will add ten working days to the existing schedule.

ATTACHMENTS: Refer to attached Landshore Enterprises, LLC change order No. 1 documents, dated September 25, 2025 and a revised typical section.

CHANGE IN CONTRACT PRICE:	CHANGE IN SCHEDULE TIME:
Original Contract Price $ 70,240.00	Original Schedule Time 25 Days
Previous Change Orders $ 0	Net change from previous Change Orders 0 Days
Contract Price prior to this Change Order $ 70,240.00	Schedule Time prior to this Change Order 25 Days
Net increase/decrease of this Change Order $ 26,600.00	Net Increase/decrease of this Change Order 10 Days
Contract Price with all approved Change Orders $ 96,840.00	Schedule Time with all approved Change Orders 35 Days

RECOMMENDED :

By [signature] - PROJECT MGR.
CRAIG A. SMITH & ASSOCIATES

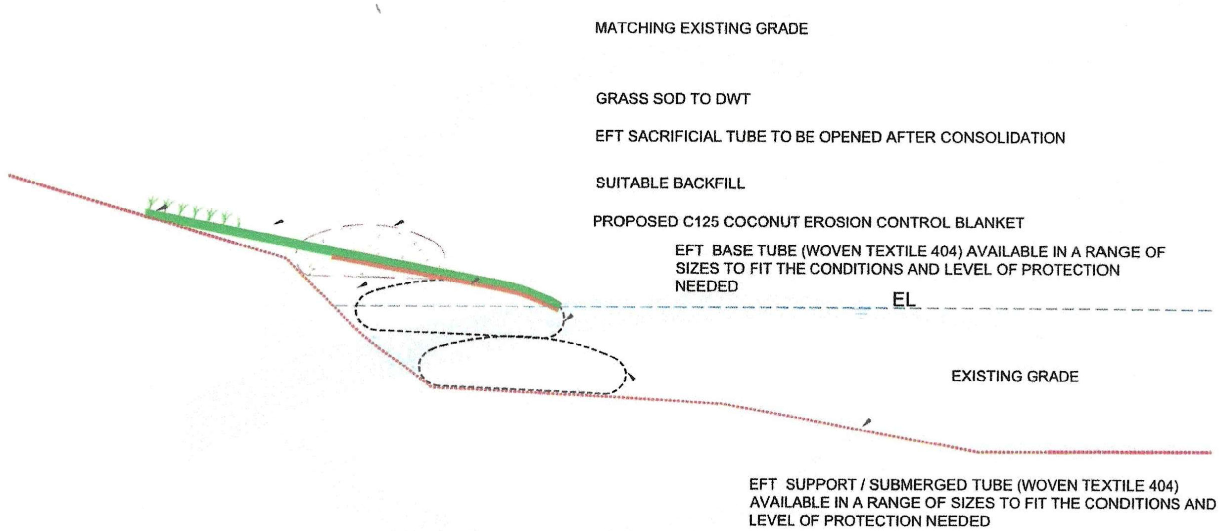
ACCEPTED :

By [signature]
CONTRACTOR

APPROVED :

By [signature]
Allan Beckmann (Oct 3, 2025 13:45:40 EDT)
OWNER Allan Beckmann, Chairman for Walnut Creek CDD

Typical Section



EFT-Base and Sacrificial tube

Illustration (nts).

DESIGN TO BE VIEWED BY ENGINEER AND OWNER ONLY. THESE ITEMS ARE NOT INTENDED FOR DISTRIBUTION.

REVISIONS		
DATE	BY	DESCRIPTION

"Your Shoreline Protection Specialists"

Landshore Enterprises, LLC
Environmental Engineering, Erosion Control & Construction Management
d/b/a Erosion Restoration, LLC

6555 N. Powerline Road, Ste. #302
Fort Lauderdale, FL 33309
Tel: 954-327-3300, Fax: 954-533-1556

118 Shamrock Blvd.
Venice, FL 34293
Office: 941-303-5238
Fax: 941-218-6113

Web site: https://landshore.com
E-mail: info@landshore.com

PROJECT NO.	SHEET	OF
	XS1	1
DRAWN BY:	DATE:	SCALE
MR	09/19/2025	1" : 2'

CO No. 1_WCCDD Lake 10_10-2-25

Final Audit Report 2025-10-03

Created:	2025-10-03
By:	Gloria Perez (gperez@sdsinc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAASWngEA753EVoZRxWY1-D-a-TUbLbUMev

"CO No. 1_WCCDD Lake 10_10-2-25" History

Document created by Gloria Perez (gperez@sdsinc.org)
2025-10-03 - 5:43:41 PM GMT

Document emailed to al.beckmann.jr@gmail.com for signature
2025-10-03 - 5:44:19 PM GMT

Email viewed by al.beckmann.jr@gmail.com
2025-10-03 - 5:44:25 PM GMT

Signer al.beckmann.jr@gmail.com entered name at signing as Allan Beckmann
2025-10-03 - 5:45:38 PM GMT

Document e-signed by Allan Beckmann (al.beckmann.jr@gmail.com)
Signature Date: 2025-10-03 - 5:45:40 PM GMT - Time Source: server

Agreement completed.
2025-10-03 - 5:45:40 PM GMT

CRAIG A. SMITH & ASSOCIATES

Consulting Engineers ● Surveyors ● Construction Managers ● Utility Locators

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

MEMO

To: Gloria Perez, District Manager

From: Todd Larson

CC: Stephen Smith - CAS, Al Caruso - CAS, Ronald Galvis – SDS, Inc.

Date: September 5, 2025

Re: Walnut Creek – Roadway Settlement (NW 20th Street)

On August 28, 2025 Craig A. Smith & Associates was requested by the Walnut Creek CDD to prepare a report regarding a roadway failure on NW 20th Street (approximately 175 feet west of NW 74th Avenue). Based on a visual inspection the impact of the failure includes deep cracks and settling of the existing asphalt pavement, extending into the road (approximately three feet) and adjacent to the edge of pipe. The existing concrete valley gutter has settled approximately ten feet west of the inlet grate. Due to the depression, water stands in the gutter after rainfall events.

According to the stormwater as-builts there is a 24-inch drainage pipe underneath the settlement area. For all roadways within the District the original stormwater design pipe material was RCP (Reinforced Concrete Pipe). This material was not installed during construction and was replaced with HDPE (High Density Polyethylene) Pipe. RCP pipe is a more structurally sound material that can withstand traffic loads. Due to this change in pipe design, over the years the District has had to frequently repair pipe and road surface segments in their jurisdiction.

CAS recommends that the District hire a Contractor to isolate the drainage pipe, pump down the portion of the system, and prepare an exploratory summary report (including video of the current condition of the interior of the drainage pipe) and recommendations. The contractor will also provide all necessary Maintenance of Traffic and Best Management Program components.

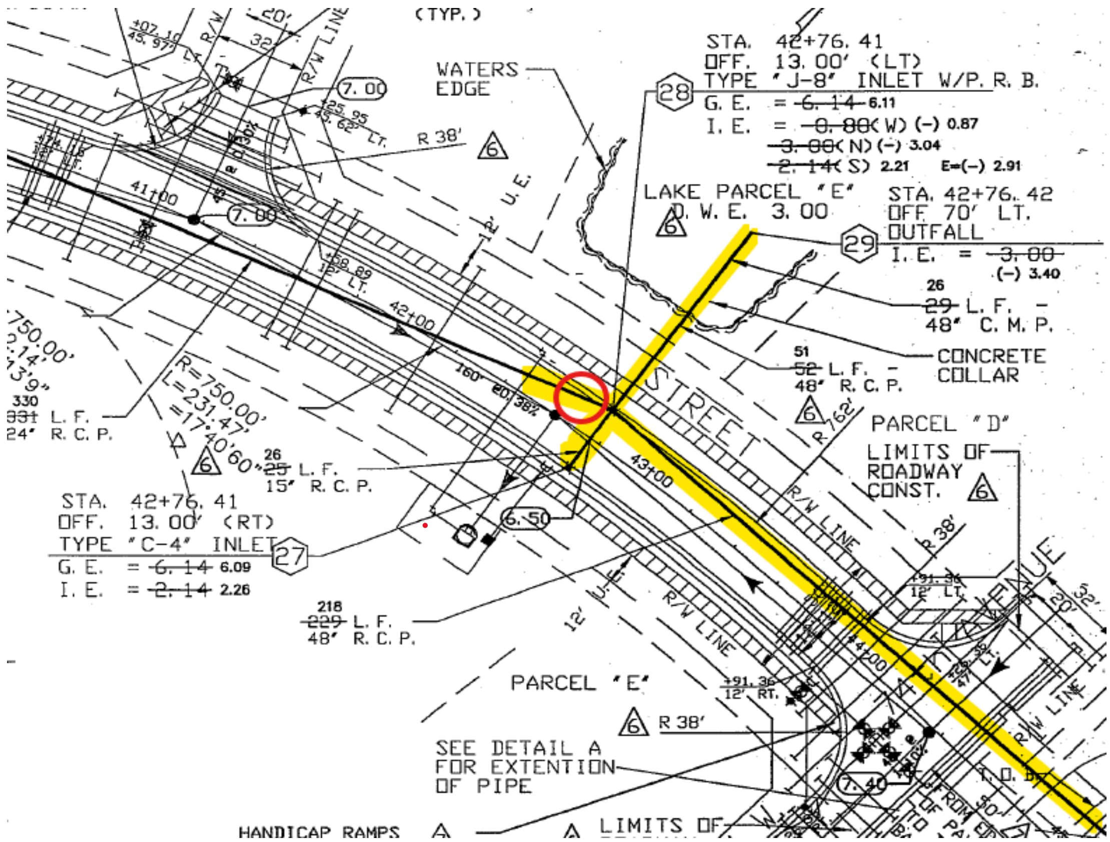


Photo 1: NW 20th Street, approximately 175 feet west of NW 74th Avenue. Highlighted lines indicate pipe locations extending from the storm drain adjacent to the settlement area in red.

Photo 2: Depression and cracking of roadway and valley gutter above existing drainage pipe; caused by settlement.

Photo 3: Minor cracking in catch basin 28. This picture is taken inside the catch basin, looking west toward the depressed area.

CRAIG A. SMITH & ASSOCIATES
Consulting Engineers • Surveyors • Construction Managers • Utility Locators
1425 E. Newport Center Drive, Deerfield Beach, FL 33442
Tel: (954) 782 8222 • Fax: (561) 314-4458
www.craigasmith.com

MEMO

TO: **Gloria Perez – District Manager WCCDD**

FROM: **Al Caruso**

Cc: **Stephen Smith – CAS, Todd Larson – CAS, Ronald Galvis – SDS**

DATE: **October 2, 2025**

RE: **NW 20th Street – Exploratory of Existing Drainage Pipes and Inlets**

Craig A. Smith & Associates has reviewed and evaluated the three proposals (FloTech Environmental, U.S. Utility Services and Shenandoah) for the referenced project above. The bid amounts are as follows:

Contractor	Price
FloTech Environmental	\$ 11,200.00
U.S. Utility Services	\$ 18,100.00
Shenandoah	\$ 34,080.00

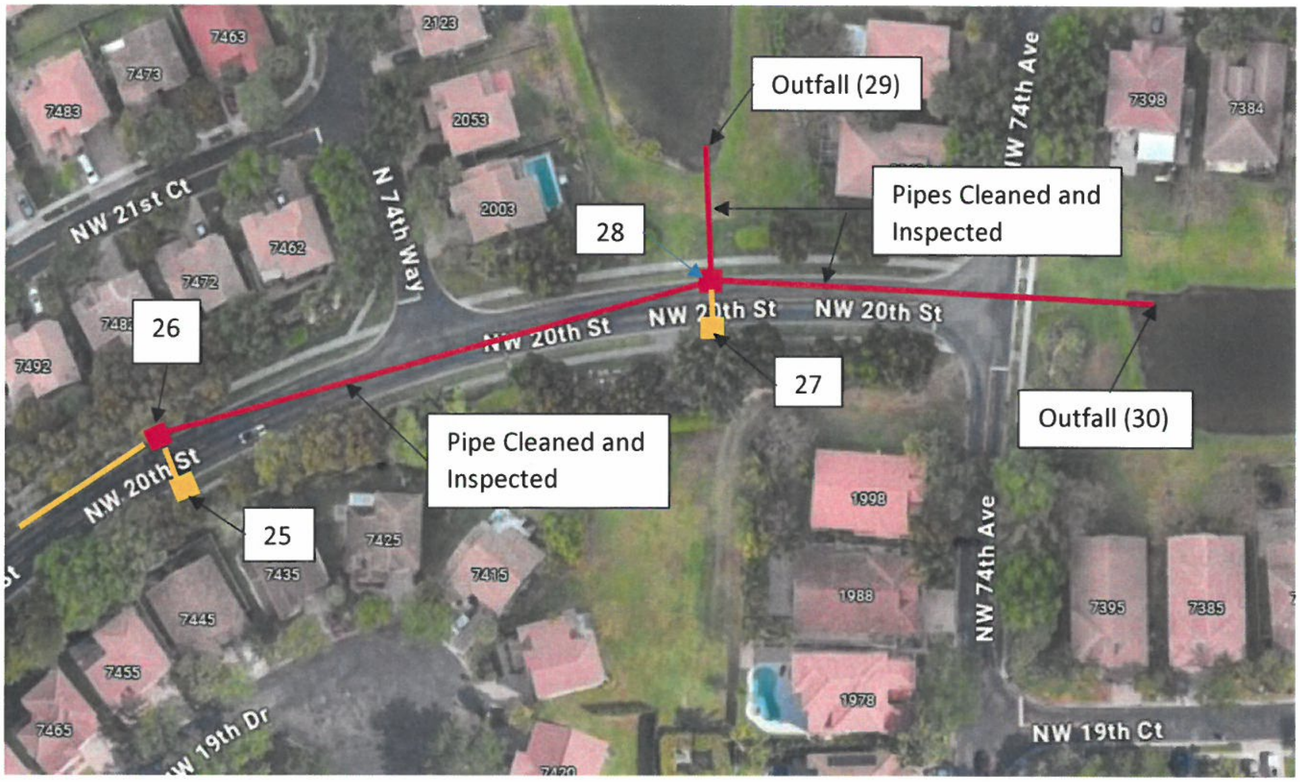
The differential between FloTech Environmental and U.S. Utility Services is a price increase in the CCTV inspection and the use of a drone by U.S. Utility Services. Of the three bidders, CAS has had no prior experience with Flo Tech Environmental. CAS has reviewed FloTech's general contractor and construction licenses and have found that they have current/active licenses with no violations, disciplinary actions or complaints.

FloTech Environmental has provided the lowest responsive responsible bid for the project therefore, based on our review of the submitted bids, CAS recommends that the Walnut Creek CDD award the NW 20th Street exploratory of the existing drainage structures and pipes, as indicated in the attached exhibit, to FloTech Environmental for the amount of \$11,200.00.

Walnut Creek – NW 20th Street

(NW 76th Avenue and NW 74th Avenue)

Exploratory of Existing Drainage Pipes and Inlets



Notes:

1. Contractor to plug both ends of the furthest highlighted inlets, and any affected drainage on NW 20th Street, prior to draw down.

2. Contractor to provide all necessary Maintenance of Traffic components.

3. Contractor to provide all necessary Best Management Program components.

4. Contractor to provide a summary report to the engineer (including video of the entire limits of inspection) and recommendations.

Walnut Creek – NW 20th Street (NW 76th Avenue and NW 74th Avenue) Exploratory of Existing Drainage Pipes and Inlets

Reference: 20250925-132924480
Quote created: September 25, 2025
Quote expires: December 24, 2025

Quote created by: Luis Ferre
Business Development Associate
luis.ferre@flotechllc.com
+17862028723

Comments from Luis Ferre

Project Owner Information

Project Owner: Walnut Creek CDD

Owner Contract/Project Number: TBD

Owner Project Name: Walnut Creek – NW 20th Street
(NW 76th Avenue and NW 74th Avenue) Exploratory of Existing Drainage Pipes and Inlets

Project General Contractor (Prime): N/A

Onsite Point of Contact: Ronald Galvis

Region: South

County: Broward

Flotech Project Manager: Daniel Garcia

Job-site Address: Walnut Creek – NW 20th Street
(NW 76th Avenue and NW 74th Avenue)

Post-Construction: Yes

Maps/Plans Provided: Yes

Technical Specifications: NASSOC PACP

Certified Payroll Applicable: No

Heavy Construction Wage Applicable: No

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

Billing Instructions: TBD

AP / Billing contact email: TBD

Business Development Rep: Luis Ferre

Scope of Work: Plugging via commercial diving services, dewatering, light jet-vac cleaning (2 nozzle passes), and CCTV inspection of existing 15 - 48" RCP pipe and CMP outfalls, approximately 650 LF, to identify for any pipe defects.

We contemplate light cleaning conditions given that Walnut Creek CDD does annual jet-vac cleaning of their drainage system and is diligent with its maintenance practices.

We estimate that this work will take two ten-hour days to complete. These jet-vac cleaning and CCTV inspection services are billed by the hour, priced portal-to-portal from our Miami yard, with a 4-hour-minimum per crew. The final invoice will reflect total hours worked.

Inclusions:

- Sewer Combination Vactor 2100 with 15 CY Debris Tank / 80 GPM / 2500 PSI with operator and laborer.
- Cues Mainline CCTV Inspection Truck with operator.
- 24 - 48" blockage plug
- 6" pump
- commercial diving services
- NASSCO Certified PACP Report with videos

Exclusions:
Baffle removal and reinstatement, heavy cleaning, MOT Permitting, Major MOT Set-up's, Hydrant meter access, Repairs, Root removal, Extension hose, soft digging, lift station cleaning/inspection

Products & Services

Item & Description	Quantity	Unit Price	Total
Jet-Vac Cleaning & CCTV Pipeline Inspection - Hourly Sewer Combination Vactor 2100 with 15 CY Debris Tank / 80 GPM / 2500 PSI with operator and laborer. Cues Mainline CCTV Inspection Truck with operator. Billed hourly, portal-to-portal, for actual time incurred with 4 hour minimum.	20	$450.00	$9,000.00
Plugging & Dewater Operations (24''+) Additional $400.00/per plug needed same day, billed daily, (if needed).	2	$800.00	$1,600.00
Disposal Billed per each load of debris removed.	1	$600.00	$600.00

One-time subtotal	$11,200.00
Total	**$11,200.00**

Purchase terms

Above pricing is based on project information and plans as provided by Client, and assumed site conditions. All quantities provided are estimates. Invoices will be calculated based on the actual quantities, in accordance with the quoted unit rates.

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

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

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

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

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

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

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

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

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

ACCEPTANCE OF PROPOSAL / SIGN & RETURN:

Questions? Contact me

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

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

951 W Yamato Road #220
954-975-0098

Boca Raton, FL 33431
shenandoahus.com

PROPOSAL: P43113

DATE: September 10, 2025
SUBMITTED TO: Walnut Creek Community Development District
STREET: 2400 NW 76th Ave
PHONE: (786) 503-1633
CITY, STATE & ZIP: Pembroke Pines, FL 33024
EMAIL: rgalvis@sdsinc.org
ATTENTION: Ronald Galvis
JOB NAME: NW 75th Way and NW 19th Dr -

We propose to furnish a crew and all necessary equipment to 1)Divers to bag 2 48 inch out fall pipes.
2)bag pump down clean and televise drainage as on google plans to check condition of pipe and what causing sink hole and make recommendation on repairs. at the above mentioned job location. This work will be performed at our following hourly and/or unit prices:

Tv -Vac combo #2	(at $5,950.00 Per Day)	4 day(s)	$23,800.00
Air Bags/Plugs to Dewater 42-60" #2 48” air bags	(at $0.00 Per Day)	4 day(s)	$0.00
Pump 3"	(at $180.00 Per Day)	4 day(s)	$720.00
Environmental Fee	(at $40.00 Per Day)	4 day(s)	$160.00
Disposal (Includes travel)	(at $450.00 Per Truck Load)	4 truck load(s)	$1,800.00
Dive Crew #1	(at $3,800.00 Per Day)	2 day(s)	$7,600.00
ESTIMATED TOTAL:			**$34,080.00**

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

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

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

951 W Yamato Road #220
954-975-0098

Boca Raton, FL 33431
shenandoahus.com

SIGNATURE:

SHENANDOAH GENERAL CONSTRUCTION, LLC

SHENANDOAH GENERAL CONSTRUCTION, LLC	TITLE	DATE
Jose Vera	Estimator	09/10/2025

ACCEPTANCE OF PROPOSAL / SIGN & RETURN

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

SIGNATURE: ____

DATE: ____

COMPANY NAME: ____

REPRESENTATIVE: ____

TITLE: ____

PO Box 669364
Pompano Beach, FL 33066

Tel. 954 937-1488
usutilityservices.us

CUSTOMER QUOTATION NO. 3435

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

Quote No: 3435
Site: Walnut Creek NW- 20th Ave
Site Contact:
Site Phone:
Salesperson: Lenny Jaglarski
Site Address: 2040 NW 74th Avenue
Pembroke Pines FL 33024

Description

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

CCTV

Item	Quantity	Unit Price	Total
Fuel Surcharge	4.00	$150.00	$600.00
Dump Fee	3.00	$450.00	$1,350.00
CCTV Pipe Inspection	8.00	$250.00	$2,000.00
Pipe Inspection with Drone	1.00	$3,000.00	$3,000.00
48" Air Bag 1 week rental	2.00	$625.00	$1,250.00
VC 001 Kenworth 2019 - Vactor Combo 2100I Truck# 001 1NKZL40X3KJ252162 Vactor S# 18-08V-17701	36	$275.00	$9,900.00
		Sub-Total ex Tax	$18,100.00
		Tax	$0.00
		Total inc Tax	$18,100.00

PO Box 669364
Pompano Beach, FL 33066

Tel. 954 937-1488
usutilityservices.us

CUSTOMER QUOTATION NO. 3435

The above is an estimate, final costs will be determined by the actual number of work hours performed and a cancellation fee may apply if job is canceled at site. Time is clocked from Port to Port.	**Sub-Total ex Tax**	$18,100.00
	Tax	$0.00
	Total inc Tax	$18,100.00

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

Thank you.

CRAIG A. SMITH & ASSOCIATES
Consulting Engineers • Surveyors • Construction Managers • Utility Locators
1425 E. Newport Center Drive, Deerfield Beach, FL 33442
Tel: (954) 782 8222 • Fax: (561) 314-4458
www.craigasmith.com

MEMO

TO: **Gloria Perez – District Manager WCCDD**

FROM: **Al Caruso**

Cc: **Stephen Smith – CAS, Todd Larson – CAS, Ronald Galvis – SDS**

DATE: **October 10, 2025**

RE: **East Waterfall Pond Resurfacing Project**

Craig A. Smith & Associates has reviewed and evaluated the three proposals (305 Pool Solutions, Felix Clean Services and R. Butler Pools and Decks) for the referenced project above. The bid amounts are as follows:

Contractor	Price
305 Pool Solutions	$ 58,500.00
Felix Clean Services	$ 78,880.00
R. Butler Pools and Decks	$153,600.00

In the narrative of the 305 Pool Solutions estimate (No. 1185) the contractor had inadvertently left off the acid washing task. The contractor has since revised his proposal (included with this recommendation). CAS has had no prior experience with any of the three bidders. CAS has reviewed 305 Pool Solution's registered pool/spa contractor's license (RP252555520) and have found that the license status is current/active with no violations, disciplinary actions or complaints.

305 Pool Solutions has provided the lowest responsive responsible bid for the project therefore, based on our review of the submitted bids, CAS recommends that the Walnut Creek CDD award the East Waterfall Pond Resurfacing Project for the amount of $58,500.00.

ESTIMATE

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

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

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

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

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

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

Total **$58,500.00**

Note to customer

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

Accepted date **Accepted by**

<table>
<tr><th colspan="3">Walnut Creek CDD
East Waterfall Pond Resurfacing Project</th></tr>
<tr><td>305 Pool Solutions</td><td>Felix Clean Services</td><td>R. Butler Pools & Decks</td></tr>
<tr><td>Company used for the pool maintenance (and referred) by the HOA</td><td>Company used on previous projects on Walnut Creek and other Districts managed by SDS.</td><td>Company referred by the Aquaguard Epoxy 5000 manufacturer</td></tr>
<tr><td colspan="3">Aquaguard Epoxy 5000 – East Waterfall Surface

This task involves a comprehensive and detailed project requiring specific preparation of the pond surface. The scope of work includes, but is not limited to, the following steps:

- Thorough cleaning of the entire surface
- Hydro blasting to remove contaminants and prepare the substrate
- Acid washing to ensure optimal adhesion
- Identification and repair of any detected cracks
- Application of “Bond Kote” as a preparatory layer</td></tr>
<tr><td>7-years warranty on materials
1-year warranty on labor</td><td>Although it is not specified on the proposal, this vendor verbally advised that they provide:
10-Year warranty on product
1-year warranty on labor</td><td>7-years warranty on product and application.</td></tr>
<tr><td colspan="3">All of the vendors clarified that their warranties do not cover damage resulting from external factors, such as improper maintenance or human-induced harm.</td></tr>
<tr><td>$58,500.00</td><td>$78,880.00</td><td>$153,600.00</td></tr>
<tr><td>Requires 60% Deposit</td><td>Requires 50% Deposit</td><td>Although it is not specified on the proposal, this vendor requires 50% Deposit</td></tr>
</table>

ESTIMATE

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

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

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

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

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

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

Total **$58,500.00**

Note to customer

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

Accepted date **Accepted by**

FELIX CLEAN SERVICES, LLC.

Office Phone: (786) 389-6522

Proposal/Contract

Customer & Address: Walnut Creek Community Development District

1800 NW 76th Ave

Pembroke Pines, FL

We hereby submit specifications and estimates for:

AQUAGUARD EPOXY 5000 Resurface for East Waterfall:

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

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

50% Deposit is required to start the project.

Monthly Maintenance Charge	---------------------------------------	$ 78,880.00
7% Tax	---------------------------------------	N/A
Total	---------------------------------------	**$ 78,880.00**

ACCEPTANCE OF PROPOSAL

Name (and Title): ____

Signature: ____

Date: ____

FELIX CLEAN SERVICES, LLC.: ____

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

Estimate 4391

ADDRESS	SHIP TO	DATE	TOTAL
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT, Taft St. & NW 76th AV.	WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT, Taft St. & NW 76th AV.	09/12/2025	$153,600.00

ACTIVITY	AMOUNT
Resurface Commercial Fountain ********East Fountain******** *Removal of hollow spots throughout fountain up to 20% with no additional charge *Clean and remove debris *Sandblast and/or hydro blast existing delaminated surface *Acid wash *Cut and chip around fittings *Bond kote prep fountain as per manufacturer specifications *Plaster fountain	153,600.00

TOTAL	$153,600.00

THANK YOU.

Accepted By

Accepted Date

Walnut Creek
Community Development District

Financial Report For
September 2025

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

	Annual Budget 10/1/24 - 9/30/25	Actual Sep-25	Year To Date Actual 10/1/24 - 9/30/25
REVENUES			
ADMINISTRATIVE ASSESSMENTS	191,895	0	195,333
MAINTENANCE ASSESSMENTS	1,268,723	0	1,268,726
DEBT ASSESSMENTS (2010)	129,869	0	129,870
OTHER REVENUE	0	13,000	20,472
INTEREST INCOME (OPERATING)	1,800	0	59,687
INTEREST INCOME (IMPROVEMENTS)	0	0	32,132
TOTAL REVENUES	**$ 1,592,287**	**$ 13,000**	**$ 1,706,220**
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	10,000	0	7,000
PAYROLL TAXES (EMPLOYER)	800	0	536
ENGINEERING	40,000	0	19,578
LEGAL FEES	23,000	1,045	26,118
AUDIT FEES	4,200	0	4,200
MANAGEMENT	50,556	4,213	50,556
POSTAGE	1,450	128	1,538
OFFICE SUPPLIES/PRINTING	5,300	8	2,185
INSURANCE	24,000	0	21,894
LEGAL ADVERTISING	2,500	0	1,996
MISCELLANEOUS	8,750	254	6,040
DUES & SUBSCRIPTIONS	175	0	175
ASSESSMENT ROLL	7,500	7,500	7,500
TRUSTEE FEES	1,600	0	1,420
CONTINUING DISCLOSURE FEE	350	350	350
WEBSITE MANAGEMENT	2,000	167	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 182,181**	**$ 13,665**	**$ 153,086**
MAINTENANCE EXPENDITURES			
FIELD MANAGEMENT	5,000	0	5,000
OPERATIONS MANAGEMENT	12,000	1,000	12,000
SECURITY SERVICES	370,000	2,809	234,246
HOA SECURITY SERVICES ADMIN	35,100	1,100	12,100
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000	3,808	41,749
SECURITY CAMERAS & MAINTENANCE	12,000	274	6,775
SECURITY ONLINE SOLUTIONS	12,000	1,090	12,290
TELEPHONE	12,500	1,576	12,954
ELECTRIC	85,000	8,453	99,854
WATER & SEWAGE	16,000	470	12,742
GUARD HOUSE - VISITOR PASSES	0	0	0
GATE SYSTEM MAINTENANCE	50,000	6,132	65,030
GUARD HOUSE INT/EXT MAINTENANCE	30,000	6,140	20,077
LAKE & PRESERVE MAINTENANCE	48,000	3,048	36,979
SIGNAGE	2,000	0	0
STREETLIGHT MAINTENANCE	5,000	0	3,863
WATERFALL MAINTENANCE	80,000	11,862	74,662
HOLIDAY LIGHTING	11,000	0	10,342
IGUANA REMOVAL SERVICES	27,000	2,242	26,900

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

	Annual Budget 10/1/24 - 9/30/25	Actual Sep-25	Year To Date Actual 10/1/24 - 9/30/25
MISCELLANEOUS MAINTENANCE	10,000	85	10,757
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	100,000	0	21,738
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
LAKE 10 RESTORATION	0	10,536	10,536
MONUMENT MAINTENANCE	6,000	5,500	5,500
TREE TRIMMING SERVICES	0	0	7,035
TOTAL MAINTENANCE EXPENDITURES	**$ 1,301,600**	**$ 66,125**	**$ 743,129**
TOTAL EXPENDITURES	**$ 1,483,781**	**$ 79,790**	**$ 896,215**
EXCESS OR (SHORTFALL)	**$ 108,506**	**$ (66,790)**	**$ 810,005**
PAYMENT TO TRUSTEE (2010)	(122,077)	0	(122,593)
BALANCE	**$ (13,571)**	**$ (66,790)**	**$ 687,412**
COUNTY APPRAISER & TAX COLLECTOR FEE	(31,810)	0	(30,663)
DISCOUNTS FOR EARLY PAYMENTS	(63,619)	0	(58,449)
EXCESS/ (SHORTFALL)	**$ (109,000)**	**$ (66,790)**	**$ 598,300**
CARRYOVER FROM PRIOR YEAR	109,000	0	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ (66,790)**	**$ 598,300**

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 As Of 9-30-25 Total $1,603,300 ($1,225,000 as of 9-30-24 -plus 24/25 additions -$378,300).
24/25 Reserve Additions: S-8 Canal: $240,000 - Stormwater/Pipe: $78,300 - Headwall: $50,000 - Lake Slope - $10,000 - Total: $378,300.

Bank Balance As Of 9/30/25	**$ 2,113,931.55**
Accounts Payable As Of 9/30/25	**$ 48,706.98**
Accounts Receivable As Of 9/30/25	**$ 25,945.00**
Reserve For Headwall Stabilization As Of 9/30/25	**$ 200,000.00**
Reserve For Lake Slope Soil Maintenance As Of 9/30/25	**$ 50,000.00**
Reserve For Stormwater Maint/Pipe Replacement As Of 9/30/25	**$ 333,300.00**
Reserve For S-8 Canal Reconstruction As Of 9/30/25	**$ 1,020,000.00**
Operating Account Available Funds As Of 9/30/25	**$ 487,869.57**
Improvements/Emergency Funds As Of 9/30/25	**$ 1,348,786.08**
Total Available Funds As Of 9/30/25	**$ 1,836,655.65**

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

	Oct 24 - Sept 25	24/25 Budget	$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	195,333.24	191,895.00	3,438.24	101.79%
01-3200 · Maintenance Assessment	1,268,726.10	1,268,723.00	3.10	100.0%
01-3811 · Debt Assessments (Series 2010)	129,870.10	129,869.00	1.10	100.0%
01-3821 · Debt Assess-Paid To Trustee-10	-122,593.30	-122,077.00	-516.30	100.42%
01-3830 · Assessment Fees	-30,662.45	-31,810.00	1,147.55	96.39%
01-3831 · Assessment Discounts	-58,449.22	-63,619.00	5,169.78	91.87%
01-9400 · Miscellaneous Revenue	20,472.50	0.00	20,472.50	100.0%
01-9410 · Interest Income	59,686.65	1,800.00	57,886.65	3,315.93%
Interest Income (Improvements Account)	32,131.75	0.00	32,131.75	100.0%
01-9411 · Carryover From Prior Year	0.00	109,000.00	-109,000.00	0.0%
Total Income	1,494,515.37	1,483,781.00	10,734.37	100.72%
Expense				
01-1307 · Payroll tax expense	535.50	800.00	-264.50	66.94%
01-1308 · Supervisor Fees	7,000.00	10,000.00	-3,000.00	70.0%
01-1310 · Engineering	19,578.00	40,000.00	-20,422.00	48.95%
01-1311 · Management Fees	50,556.00	50,556.00	0.00	100.0%
01-1315 · Legal Fees	26,117.50	23,000.00	3,117.50	113.55%
01-1318 · Assessment/Tax Roll	7,500.00	7,500.00	0.00	100.0%
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	1,995.54	2,500.00	-504.46	79.82%
01-1512 · Miscellaneous	6,040.22	8,750.00	-2,709.78	69.03%
01-1513 · Postage and Delivery	1,538.09	1,450.00	88.09	106.08%
01-1514 · Office Supplies	2,186.26	5,300.00	-3,113.74	41.25%
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	350.00	350.00	0.00	100.0%
01-1570 · Website Management	1,999.92	2,000.00	-0.08	100.0%
01-1601 · Security Services & Rover	234,245.75	370,000.00	-135,754.25	63.31%
01-1604 · Guardhouse Int/Ext Maintenance	20,077.35	30,000.00	-9,922.65	66.93%
01-1605 · Gate System Maintenance	65,030.00	50,000.00	15,030.00	130.06%
01-1609 · Security Cameras & Maintenance	6,775.00	12,000.00	-5,225.00	56.46%
01-1610 · Security Online Solutions	12,290.00	12,000.00	290.00	102.42%
01-1803 · Lake & Preserve Maintenance	36,979.00	48,000.00	-11,021.00	77.04%
01-1805 · Stormwater Mgt/Pipe Replacement	21,737.50	100,000.00	-78,262.50	21.74%
01-1812 · Signs	0.00	2,000.00	-2,000.00	0.0%
01-1814 · Electricity	99,854.04	85,000.00	14,854.04	117.48%
01-1815 · Miscellaneous Maintenance	10,757.28	10,000.00	757.28	107.57%
01-1816 · Telephone	12,953.80	12,500.00	453.80	103.63%
01-1817 · Water & sewer	12,742.38	16,000.00	-3,257.62	79.64%
01-1818 · Field Management	5,000.00	5,000.00	0.00	100.0%
01-1821 · Waterfall Maintenance	74,661.68	80,000.00	-5,338.32	93.33%
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 September 2025

	Oct 24 - Sept 25	24/25 Budget	$ Over Budget	% of Budget
01-1826 · Holiday Lighting	10,341.50	11,000.00	-658.50	94.01%
01-1829 · Monument Maintenance	5,500.00	6,000.00	-500.00	91.67%
01-1832 · Lake Restoration	10,536.00	0.00	10,536.00	100.0%
01-1835 · Pressure Clean & Paint Ext Strc	0.00	14,000.00	-14,000.00	0.0%
01-1839 · Iguana Removal Services	26,900.04	27,000.00	-99.96	99.63%
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	12,100.00	35,100.00	-23,000.00	34.47%
01-1845 · Security Video Surv. & Virtual	41,749.36	35,000.00	6,749.36	119.28%
01-1899 · Operating Maint Resrve/Contngcy	0.00	24,000.00	-24,000.00	0.0%
01-2311 · Operations Management	12,000.00	12,000.00	0.00	100.0%
Total Expense	896,214.71	1,483,781.00	-587,566.29	60.4%
Net Income	**598,300.66**	**0.00**	**598,300.66**	**100.0%**

Walnut Creek Community Development District
Check Register
July 2025 - September 2025

Reference #	Date	Vendor	Amount
7-1	7/1/2025	Comcast (Voice 2883)	193.96
7-2	7/1/2025	SunSentinel	137.24
7-3	7/2/2025	Allstate Resource Management, Inc.	3,048.00
7-4	7/2/2025	Billing, Cochran, Lyles, Mauro & Ramsey	2,827.50
7-5	7/2/2025	Blue Iguana Pest Control Inc	2,241.67
7-6	7/2/2025	Comcast (8939)	859.48
7-7	7/2/2025	Comcast (9044)	885.67
7-8	7/2/2025	Crystal Pool Service Inc	4,650.00
7-9	7/2/2025	Crystal Springs	52.95
7-10	7/2/2025	Earth Advisors Inc	682.50
7-11	7/2/2025	FPL	8,527.79
7-12	7/2/2025	Grau and Associates	4,200.00
7-13	7/2/2025	Regions Security	27,720.71
7-14	7/2/2025	Special District Services	6,910.64
7-15	7/3/2025	City of Pembroke Pines (536645-248297)	50.42
7-16	7/3/2025	City of Pembroke Pines (536646-248298)	412.59
7-17	7/3/2025	City of Pembroke Pines (536647-248299)	955.77
7-18	7/3/2025	Cutters Edge Cutters Edge Lawn and Mainte	3,390.00
7-19	7/21/2025	Comcast (Voice 2883)	193.84
7-20	7/22/2025	Amazon Capital Services	126.98
7-21	7/22/2025	Billing, Cochran, Lyles, Mauro & Ramsey	1,880.00
7-22	7/22/2025	Craig A Smith & Associates LLC	1,134.00
7-23	7/22/2025	Crystal Springs	46.92
7-24	7/22/2025	Hancock Bank (Tax Receipts)	2,101.05
7-25	7/22/2025	KJC FUMIGATION LLC	1,570.00
7-26	7/22/2025	Regions Security	4,675.00
8-1	8/1/2025	SunSentinel	1,579.00
8-2	8/4/2025	Allstate Resource Management, Inc.	3,048.00
8-3	8/4/2025	Blue Iguana Pest Control Inc	2,241.67
8-4	8/4/2025	City of Pembroke Pines (536645-248297)	50.42
8-5	8/4/2025	City of Pembroke Pines (536646-248298)	231.53
8-6	8/4/2025	City of Pembroke Pines (536647-248299)	122.89
8-7	8/4/2025	Comcast (8939)	64.77
8-8	8/4/2025	Comcast (9044)	5.08
8-9	8/4/2025	Crystal Pool Service Inc	4,650.00
8-10	8/4/2025	FPL	8,495.08
8-11	8/4/2025	Randy's Holiday Lighting	5,346.50
8-12	8/4/2025	Regions Security	31,900.77
8-13	8/4/2025	Shekinah Fence Services LLC	991.00
8-14	8/4/2025	Special District Services	6,321.60
8-15	8/4/2025	U.S. Utility Services LLC	11,272.50
8-16	8/26/2025	Allstate Resource Management, Inc.	3,048.00
8-17	8/26/2025	Billing, Cochran, Lyles, Mauro & Ramsey	3,605.00
8-18	8/26/2025	Blue Iguana Pest Control Inc	2,241.67

Walnut Creek Community Development District
Check Register
July 2025 - September 2025

Reference #	Date	Vendor	Amount
8-19	8/26/2025	Comcast (8939)	624.70
8-20	8/26/2025	Comcast (9044)	590.25
8-21	8/26/2025	Craig A Smith & Associates LLC	2,508.00
8-22	8/26/2025	Crystal Pool Service Inc	4,650.00
8-23	8/26/2025	Crystal Springs	106.89
8-24	8/26/2025	FPL	8,561.04
8-25	8/26/2025	Regions Security	7,501.00
8-26	8/26/2025	Tirone Electric	600.87
9-1	9/3/2025	Special District Services	6,250.67
9-2	9/5/2025	City of Pembroke Pines (536645-248297)	50.42
9-3	9/5/2025	City of Pembroke Pines (536646-248298)	548.38
9-4	9/5/2025	City of Pembroke Pines (536647-248299)	457.85
9-5	9/5/2025	Crystal Springs	13.53
9-6	9/22/2025	Billing, Cochran, Lyles, Mauro & Ramsey	1,917.50
9-7	9/22/2025	Comcast (Voice 2883)	386.08
9-8	9/22/2025	Craig A Smith & Associates LLC	4,951.00
9-9	9/22/2025	Crystal Pool Service Inc	4,650.00
9-10	9/22/2025	Elite Property Service & Painting Corp	6,000.00
9-11	9/22/2025	Felix Cleaning Service LLC	5,950.00
9-12	9/22/2025	KJC FUMIGATION LLC	140.00
9-13	9/22/2025	Landshore Enterprises LLC	10,536.00
9-14	9/22/2025	Regions Security	57,013.08
		TOTAL	**288,697.42**

Walnut Creek Community Development District
Expenditures
October 2024 through September 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 date06/10/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	76.50
	07/24/2025	PR 07/22/25		mtg 07/22/25 ck date07/28/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	76.50
Total 01-1307 · Payroll tax expense					535.50
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 date06/10/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	1,000.00
	07/24/2025	PR 07/22/25		mtg 07/22/25 ck date07/28/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	1,000.00
Total 01-1308 · Supervisor Fees					7,000.00
01-1310 · Engineering					
	10/31/2024	CASA-INV-002417	Craig A Smith & Associates LLC	professional services thru 10/31/2024	3,135.00
	11/30/2024	CASA-INV-002487	Craig A Smith & Associates LLC	professional services thru 11/30/2024	845.00
	12/31/2024	CASA-INV-002576	Craig A Smith & Associates LLC	professional services thru 12/31/2024	585.00
	01/31/2025	CASA-INV-002629	Craig A Smith & Associates LLC	professional services thru 01/31/2025	1,235.00
	02/28/2025	CASA-INV-002692	Craig A Smith & Associates LLC	professional services thru 02/28/2025	1,199.00
	03/31/2025	CASA-INV-002796	Craig A Smith & Associates LLC	professional services thru 03/31/2025	1,051.00
	04/30/2025	CASA-INV-002852	Craig A Smith & Associates LLC	professional services thru 04/30/2025	2,935.00
	06/30/2025	CASA-INV-003005	Craig A Smith & Associates LLC	professional services thru 06/30/2025	1,134.00
	07/31/2025	CASA-INV-003094	Craig A Smith & Associates LLC	professional services thru 07/31/2025	2,508.00
	08/31/2025	CASA-INV-003165	Craig A Smith & Associates LLC	professional services thru 08/31/2025	4,951.00
Total 01-1310 · Engineering					19,578.00

Walnut Creek Community Development District
Expenditures
October 2024 through September 2025

	Date	Num	Name	Memo	Amount
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
	07/31/2025	2025-0919	Special District Services	Management Fee - July 2025	4,213.00
	08/31/2025	2025-1037	Special District Services	Management Fee - August 2025	4,213.00
	09/30/2025	2025-1156	Special District Services	Management Fee - September 2025	4,213.00
Total 01-1311 · Management Fees					50,556.00
01-1315 · Legal Fees					
	10/31/2024	190280	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 10/31/2024	3,077.50
	11/30/2024	190789	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 11/30/2024	500.00
	12/31/2024	191218	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 12/31/2024	500.00
	01/31/2025	191822	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 01/31/2025	1,755.00
	02/28/2025	192220	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 02/28/2025	517.50
	03/31/2025	192751	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 03/31/2025	3,925.00
	04/30/2025	193186	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 04/30/2025	4,567.50
	05/31/2025	193519	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 05/31/2025	2,827.50
	06/30/2025	193947	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 06/30/2025	1,880.00
	07/31/2025	194463	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 07/31/2025	3,605.00
	08/31/2025	194997	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 08/31/2025	1,917.50
	09/30/2025	195440	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 09/30/2025	1,045.00
Total 01-1315 · Legal Fees					26,117.50
01-1318 · Assessment/Tax Roll					
	09/29/2025	2025-1306	Special District Services	Assessment Roll Preparation (per agreement) 2025	7,500.00
Total 01-1318 · Assessment/Tax Roll					7,500.00
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

Walnut Creek Community Development District
Expenditures
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	Date	Num	Name	Memo	Amount
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
	07/02/2025	119884858000	SunSentinel	Notice of PH & Special Board Mtg of 07/22/25, WITH A MAP	789.50
	07/09/2025	120278081000	SunSentinel	Notice of PH & Special Board Mtg of 07/22/25, WITH A MAP	789.50
Total 01-1480 · Legal Advertisements					1,995.54
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 date06/10/25 (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
	07/24/2025	PR 07/22/25		mtg 07/22/25 ck date07/28/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	53.90
	07/31/2025	2025-0919	Special District Services	document storage	131.05
	07/31/2025	2025-0919	Special District Services	travel	191.53
	08/31/2025	2025-1037	Special District Services	document storage	131.05
	08/31/2025	2025-1037	Special District Services	travel	177.00
	09/30/2025	2025-1156	Special District Services	document storage	124.50
	09/30/2025	2025-1156	Special District Services	travel	129.50
Total 01-1512 · Miscellaneous					6,040.22

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	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
	07/31/2025	2025-0919	Special District Services	postage	601.68
	07/31/2025	2025-0919	Special District Services	FedEx	9.43
	09/30/2025	2025-1156	Special District Services	FedEx	127.66
Total 01-1513 · Postage and Delivery					1,538.09
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
	07/17/2025	1XX4-63CC-HLWX	Amazon Capital Services	Anker Powercord Speakerphone	126.98
	07/31/2025	2025-0919	Special District Services	copier charges	8.25
	08/31/2025	2025-1037	Special District Services	copier charges	507.75
	08/31/2025	2025-1037	Special District Services	meeting books	28.00
	09/30/2025	2025-1156	Special District Services	copier charges	7.80
Total 01-1514 · Office Supplies					2,186.26

Walnut Creek Community Development District
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	Date	Num	Name	Memo	Amount
01-1540 · Dues, License & Subscriptions					
	10/01/2024	90567	Florida Commerce	special district fee FY 24/25	175.00
Total 01-1540 · Dues, License & Subscriptions					175.00
01-1550 · Trustee Fees (GF)					
	11/18/2024	42727	Hancock Bank (Trustee Fee)	trustee fee 01/01/2025 - 12/31/2025	1,420.00
Total 01-1550 · Trustee Fees (GF)					1,420.00
01-1551 · Continuing Disclosure Fee					
	09/28/2025	2025-1367	Special District Services	Continuing Disclosure Fee - Fiscal Year 2024/2025	350.00
Total 01-1551 · Continuing Disclosure Fee					350.00
01-1570 · Website Management					
	10/31/2024	2024-1455	Special District Services	website fee	166.66
	11/30/2024	2024-1588	Special District Services	website fee	166.66
	12/31/2024	2024-1817	Special District Services	website fee	166.66
	01/31/2025	2025-0058	Special District Services	website fee	166.66
	02/28/2025	2025-0171	Special District Services	website fee	166.66
	03/31/2025	2025-0300	Special District Services	website fee	166.66
	04/30/2025	2025-0432	Special District Services	website fee	166.66
	05/31/2025	2025-0673	Special District Services	website fee	166.66
	06/30/2025	2025-0799	Special District Services	website fee	166.66
	07/31/2025	2025-0919	Special District Services	website fee	166.66
	08/31/2025	2025-1037	Special District Services	website fee	166.66
	09/30/2025	2025-1156	Special District Services	website fee	166.66
Total 01-1570 · Website Management					1,999.92
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
	06/30/2025	35375	Regions Security	security & rover service June 2025	20,632.99
	07/31/2025	35619	Regions Security	SECURITY & ROVER SERVICES July 2025	21,576.74
	08/31/2025	35984	Regions Security	SECURITY & ROVER SERVICES August 2025	21,315.56
	09/30/2025	2025-1156	Special District Services	Security - Extra Duty Solutions	494.40
	09/30/2025	36274	Regions Security	89.5 Security Officer Services September	2,314.47
Total 01-1601 · Security Services & Rover					234,245.75

Walnut Creek Community Development District
Expenditures
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	Date	Num	Name	Memo	Amount
01-1604 · Guardhouse Int/Ext Maintenance					
	10/03/2024	1080048	Traffic Cones for Less	traffic delineators	643.50
	10/16/2024	1939	Elite Property Service & Painting Corp	remove bracket, patch holes, paint	850.00
	10/16/2024	58581	Tirone Electric	troubleshoot lights by Taft St entrance pavilion	360.00
	10/18/2024	25068	Richie Rich Services LLC	AC service at guardhouse	284.00
	10/31/2024	2024-1455	Special District Services	guardhouse light bulbs	48.06
	11/07/2024	156225	KJC FUMIGATION LLC	bi monthly pest control	140.00
	11/13/2024	4402	Shekinah Fence Services LLC	REPAIR FENCE SECTIONS BROKEN ALONG NW 72 AVE	1,756.00
	11/30/2024	2024-1588	Special District Services	fence gate chain	3.17
	01/03/2025	158311	KJC FUMIGATION LLC	bi monthly pest control	140.00
	01/10/2025	59363	Tirone Electric	replace light bulbs - 2 streetlights, 3 guardhouse bulbs, 1 decorative light	573.55
	01/24/2025	4412	Shekinah Fence Services LLC	REPAIR FENCE SECTIONS BROKEN ALONG NW 72 AVE	775.00
	02/11/2025	59612	Tirone Electric	job# 24-RB121 for pole light head replacement	2,555.00
	02/12/2025	4415	Shekinah Fence Services LLC	REPAIR FENCE SECTIONS BROKEN ALONG NW 72 AVE	1,010.00
	03/05/2025	160239	KJC FUMIGATION LLC	bi monthly pest control	140.00
	03/05/2025	25482	Richie Rich Services LLC	AC service at guardhouse	284.00
	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
	07/16/2025	167998	KJC FUMIGATION LLC	bi monthly pest control	140.00
	07/16/2025	167535	KJC FUMIGATION LLC	sub termite baiting system	1,430.00
	07/22/2025	4453	Shekinah Fence Services LLC	INSTALLATION OF 150' FEET OF PRIVACY GREEN SCREEN FOR CHAIN LINK 6'	991.00
	07/29/2025	60941	Tirone Electric	troubleshoot power to lights in Taft St Guardhouse	380.87
	07/31/2025	60963	Tirone Electric	supply & install sconce light and bulb by Taft St guardhouse	220.00
	09/05/2025	2200	Elite Property Service & Painting Corp	pressure was two guard houses	6,000.00
	09/16/2025	172111	KJC FUMIGATION LLC	bi monthly pest control	140.00
Total 01-1604 · Guardhouse Int/Ext Maintenance					20,077.35

Walnut Creek Community Development District
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	Date	Num	Name	Memo	Amount
01-1605 · Gate System Maintenance					
	10/01/2024	32688	Regions Security	Oct 2024 gate maintenance contract	825.00
	10/29/2024	32997	Regions Security	Taft Street Resident Lane Sign 24" x 18" Reflective Aluminum	250.00
	11/01/2024	33025	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS nOV 24	825.00
	11/06/2024	33091	Regions Security	Taft resident 2nd arm remount 10/22 7:10 pm	225.00
	11/06/2024	33089	Regions Security	hurricane arm swing gates removal and remount	600.00
	11/06/2024	33090	Regions Security	Sheridan left exit arm remount 10/16 1:15 pm	300.00
	11/07/2024	33095	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS	810.00
	11/11/2024	33173	Regions Security	Sheridan entrance repair 10/18/24	300.00
	11/11/2024	33170	Regions Security	Sheridan left exit arm barrier remount 11/9/24 12:05 pm	225.00
	11/15/2024	33201	Regions Security	Sheridan left exit are remount 10/15 4:35 pm	150.00
	11/15/2024	33202	Regions Security	virtual guard remote gate control - 4 gate motors	3,512.00
	12/01/2024	33321	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS - December 2024	825.00
	12/01/2024	33322	Regions Security	SECURITY ONLINE SOLUTIONS - December 2024	1,090.00
	12/04/2024	33442	Regions Security	1 CLICK2ENTER SYSTEM PROJECT ON TAFT AND SHERIDAN	12,675.00
	12/09/2024	33457	Regions Security	Sheridan entrance gate loop replacement	1,890.00
	12/10/2024	33458	Regions Security	Installation of new LED kit for Taft resident 2nd arm	525.00
	12/31/2024	33647	Regions Security	Sheridan left exit arm remount 11/20/24 8:45 pm	225.00
	12/31/2024	33649	Regions Security	Sheridan left exit arm remount 12/30/24 9:15 pm	225.00
	12/31/2024	33650	Regions Security	Sheridan left exit are barrier remount 12/23/24 4:25 pm	150.00
	12/31/2024	33651	Regions Security	Sheridan left exit are barrier remount 12/13/24 6:25 pm	150.00
	12/31/2024	33645	Regions Security	Sheridan left exit arm remount 11/18/24 8:29 pm	150.00
	12/31/2024	33642	Regions Security	Taft resident arm barrier remount 10/30/24 8:17 pm	150.00
	12/31/2024	33646	Regions Security	Taft resident 2nd arm barrier remount 11/19/24 7:49 pm	225.00
	12/31/2024	33643	Regions Security	Taft resident 2nd arm barrier remount 10/30/24 7:05 pm	150.00
	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

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	Date	Num	Name	Memo	Amount
	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
	07/01/2025	35272	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS July 2025	825.00
	07/09/2025	35358	Regions Security	Sheridan right exit gate repair	800.00
	07/09/2025	35356	Regions Security	1 TAFT VISITOR GATE ARM BARRIER WAS REMOUNTED 6/16 6:25 pm	150.00
	07/09/2025	35359	Regions Security	1 BD LOOPS 6X12 PREFORMED DIRECT BURIAL LOOP W/100' LEAD WIRE	1,770.00
	07/11/2025	35377	Regions Security	mega arm gear box - Taft 2nd arm resident	2,755.00
	07/21/2025	35483	Regions Security	1 SHERIDAN LEFT EXIT ARM mega arm gear box	2,755.00
	07/22/2025	35489	Regions Security	Sheridan left resident arm barrier remount 7/16/25 11:48 pm	225.00
	07/22/2025	35490	Regions Security	Taft 2nd arm barrier remount 7/21/25 10:56 am	150.00
	07/22/2025	35492	Regions Security	1 TAFT LEFT EXIT GATE WAS REPLACED FOR A NEW ARM	150.00
	07/22/2025	35491	Regions Security	Taft 2nd arm barrier remount 7/2/25 16:15	150.00
	07/25/2025	35496	Regions Security	TAFT VISITOR GATE ARM REMOUNTED 7/24 6:37 pm	225.00
	07/28/2025	35500	Regions Security	pedestrian reader replacement	305.00
	07/28/2025	35499	Regions Security	Taft right exit gate arm barrier remount 7/27 7:05 pm	225.00
	08/05/2025	35602	Regions Security	dual beam barcode reader for long range vehicle id	2,760.00
	08/14/2025	35762	Regions Security	Liftmaster mega arm - Sheridan right entrance	850.00
	08/15/2025	35636	Regions Security	Taft right exit mega arm gear box, bracket, and labor	2,755.00
	08/18/2025	35643	Regions Security	Sheridan left arm remount 8/17/25 4:50 pm	225.00
	08/18/2025	35642	Regions Security	Taft visitor gate barrier arm replacement	225.00
	08/24/2025	35528	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS August 2025	825.00
	09/03/2025	35855	Regions Security	Sheridan right exit arm remount 8/22 6:49pm	225.00
	09/03/2025	35857	Regions Security	Taft visitor gate arm remount 8/31 12:25 pm	225.00
	09/03/2025	35856	Regions Security	Taft visitor gate arm remount 8/30 12:31 pm	225.00
	09/05/2025	35926	Regions Security	liftmaster mega arm& mat control board Sheridan left exit	600.00
	09/05/2025	35925	Regions Security	2 x 12' green and red arms and 2 x 17' green and red arms	2,144.00
	09/05/2025	35793	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS September	825.00
	09/22/2025	36099	Regions Security	bluetooth access controller configuration and set up	1,738.00
	09/23/2025	36103	Regions Security	Sheridan right entrance arm barrier remount 9/19/25 6:29 pm	150.00
Total 01-1605 · Gate System Maintenance					65,030.00

Walnut Creek Community Development District
Expenditures
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	Date	Num	Name	Memo	Amount
01-1609 · Security Cameras & Maintenance					
	10/01/2024	32823	Regions Security	video maintenance services	274.00
	11/01/2024	33027	Regions Security	SECURITY CAMERAS & MAINTENANCE	274.00
	12/01/2024	33323	Regions Security	SECURITY CAMERAS & MAINTENANCE - December 2024	274.00
	01/02/2025	33622	Regions Security	SECURITY CAMERAS & MAINTENANCE January 2025	274.00
	02/01/2025	33954	Regions Security	February 2025 SECURITY CAMERAS & MAINTENANCE	274.00
	03/01/2025	34203	Regions Security	SECURITY CAMERAS & MAINTENANCE 03/01/25 - 03/31/25	274.00
	04/01/2025	34462	Regions Security	SECURITY CAMERAS & MAINTENANCE April 2025	274.00
	05/01/2025	34711	Regions Security	SECURITY CAMERAS & MAINTENANCE May 2025	274.00
	07/01/2025	35274	Regions Security	SECURITY CAMERAS & MAINTENANCE July 2025	274.00
	08/04/2025	35536	Regions Security	Taft exit lanes vehicle plate cameras	3,761.00
	08/24/2025	35530	Regions Security	SECURITY CAMERAS & MAINTENANCE August 2025	274.00
	09/05/2025	35795	Regions Security	SECURITY CAMERAS & MAINTENANCE September	274.00
Total 01-1609 · Security Cameras & Maintenance					6,775.00
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	06/01/2025 to 06/30/2025 SECURITY ONLINE SOLUTIONS	1,090.00
	07/01/2025	35273	Regions Security	SECURITY ONLINE SOLUTIONS July 2025	1,090.00
	08/31/2025	35529	Regions Security	SECURITY ONLINE SOLUTIONS August 2025	1,090.00
	09/05/2025	35794	Regions Security	SECURITY ONLINE SOLUTIONS September	1,090.00
Total 01-1610 · Security Online Solutions					12,290.00

Walnut Creek Community Development District
Expenditures
October 2024 through September 2025

	Date	Num	Name	Memo	Amount
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
	07/01/2025	0241	Allstate Resource Management, Inc.	lake management services	1,854.00
	07/01/2025	0241	Allstate Resource Management, Inc.	Mitigation area maintenance -Area K	333.00
	07/01/2025	0241	Allstate Resource Management, Inc.	Mitigation area maintenance	861.00
	08/01/2025	0993	Allstate Resource Management, Inc.	lake management services	861.00
	08/01/2025	0993	Allstate Resource Management, Inc.	Mitigation area maintenance -Area K	333.00
	08/01/2025	0993	Allstate Resource Management, Inc.	Mitigation area maintenance	1,854.00
	09/01/2025	1762	Allstate Resource Management, Inc.	lake management services	1,854.00
	09/01/2025	1762	Allstate Resource Management, Inc.	Mitigation area maintenance -Area K	333.00
	09/01/2025	1762	Allstate Resource Management, Inc.	Mitigation area maintenance	861.00
Total 01-1803 · Lake & Preserve Maintenance					36,979.00
01-1805 · Stormwater Mgt/Pipe Replacement					
	05/18/2025	156	Raptor Vac-Systems, Inc.	cleaning of 91 storm drains	10,465.00
	07/24/2025	2620	U.S. Utility Services LLC	plug both ends of the lake interconnect pipe to CCTV 48"	11,272.50
Total 01-1805 · Stormwater Mgt/Pipe Replacement					21,737.50

Walnut Creek Community Development District
Expenditures
October 2024 through September 2025

	Date	Num	Name	Memo	Amount
01-1814 · Electricity					
	10/18/2024	54061-43023 1024	FPL	acct# 54061-43023 (09/18/24 - 10/18/24)	100.93
	10/18/2024	63714-09001 1024	FPL	acct# 63714-09001 (09/18/24 - 10/18/24)	31.63
	10/18/2024	63522-34022 1024	FPL	acct# 63522-34022 (09/18/24 - 10/18/24)	329.82
	10/18/2024	04574-72025 1024	FPL	acct# 04574-72025 (09/18/24 - 10/18/24)	443.35
	10/18/2024	91603-83023 1024	FPL	acct# 91603-83023 (09/18/24 - 10/18/24)	1,029.03
	10/18/2024	36358-71365 1024	FPL	acct# 36358-71365 (09/18/24 - 10/18/24)	5,972.40
	11/18/2024	54061-43023 1124	FPL	acct# 54061-43023 (10/18/24 - 11/18/24)	91.94
	11/18/2024	04574-72025 1124	FPL	acct# 04574-72025 (10/18/24 - 11/18/24)	421.20
	11/18/2024	63714-09001 1124	FPL	acct# 63714-09001 (10/18/24 - 11/18/24)	32.10
	11/18/2024	91603-83023 1124	FPL	acct# 91603-83023 (10/18/24 - 11/18/24)	1,113.91
	11/18/2024	36358-71365 1124	FPL	acct# 36358-71365 (10/18/24 - 11/18/24)	5,972.40
	11/18/2024	63522-34022 1124	FPL	acct# 63522-34022 (10/18/24 - 11/18/24)	76.10
	12/18/2024	36358-71365 1224	FPL	acct# 36358-71365 (11/18/24 - 12/18/24)	5,972.40
	12/18/2024	54061-43023 1124	FPL	acct# 54061-43023 (11/18/24 - 12/18/24)	75.86
	12/18/2024	91603-83023 1224	FPL	acct# 91603-83023 (11/18/24 - 12/18/24)	1,114.11
	12/18/2024	04574-72025 1224	FPL	acct# 04574-72025 (11/18/24 - 12/18/24)	369.22
	12/18/2024	63522-34022 1224	FPL	acct# 63522-34022 (11/18/24 - 12/18/24)	475.35
	12/18/2024	63714-09001 1224	FPL	acct# 63714-09001 (11/18/24 - 12/18/24)	34.33
	12/18/2024	36358-71365 0125	FPL	acct# 36358-71365 12/18/24 - 01/17/25	6,132.96
	01/17/2025	63714-09001 0125	FPL	acct# 63714-09001 12/18/24 - 01/17/25	35.65
	01/17/2025	54061-43023 0125	FPL	acct# 54061-43023 12/18/24 - 01/17/25	79.16
	01/17/2025	04574-72025 0125	FPL	acct# 04574-72025 12/18/24 - 01/17/25	410.51
	01/17/2025	91603-83023 0125	FPL	acct# 91603-83023 12/18/24 - 01/17/25	1,140.15
	01/17/2025	63522-34022 0125	FPL	acct# 63522-34022 12/18/24 - 01/17/25	246.28
	01/17/2025	91603-83023 0225	FPL	acct# 91603-83023 01/17/25 - 02/19/25	1,191.98
	02/19/2025	63522-34022 0225	FPL	acct# 63522-34022 01/17/25 - 02/19/25	568.09
	02/19/2025	36358-71365 0225	FPL	acct# 36358-71365 01/17/25 - 02/19/25	6,151.11
	02/19/2025	54061-43023 0225	FPL	acct# 54061-43023 01/17/25 - 02/19/25	90.17
	02/19/2025	04574-72025 0225	FPL	acct# 04574-72025 01/17/25 - 02/19/25	474.33
	02/19/2025	63714-09001 0225	FPL	acct# 63714-09001 01/17/25 - 02/19/25	33.13
	03/19/2025	36358-71365 0325	FPL	acct# 36358-71365 02/19/25 - 03/19/25	6,151.11
	03/19/2025	91603-83023 0325	FPL	acct# 91603-83023 02/19/25 - 03/19/25	1,077.00
	03/19/2025	54061-43023 0325	FPL	acct# 54061-43023 02/19/25 - 03/19/25	79.17
	03/19/2025	04574-72025 0325	FPL	acct# 04574-72025 02/19/25 - 03/19/25	409.30
	03/19/2025	63714-09001 0325	FPL	acct# 63714-09001 02/19/25 - 03/19/25	32.58
	03/19/2025	63522-34022 0325	FPL	acct# 63522-34022 02/19/25 - 03/19/25	620.94
	04/17/2025	04574-72025 0425	FPL	acct# 04574-72025 03/19/25 - 04/17/25	431.97
	04/17/2025	91603-83023 0425	FPL	acct# 91603-83023 03/19/25 - 04/17/25	1,081.33
	04/17/2025	63522-34022 0425	FPL	acct# 63522-34022 03/19/25 - 04/17/25	617.03
	04/17/2025	54061-43023 0425	FPL	acct# 54061-43023 03/19/25 - 04/17/25	87.34

Walnut Creek Community Development District
Expenditures
October 2024 through September 2025

	Date	Num	Name	Memo	Amount
	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
	07/18/2025	54061-43023 0725	FPL	acct# 54061-43023 06/18/25 - 07/18/25	109.87
	07/18/2025	63522-34022 0725	FPL	acct# 63522-34022 05619/25 - 07/18/25	615.50
	07/18/2025	91603-83023 0725	FPL	acct# 91603-83023 06/18/25 - 07/18/25	1,089.17
	07/18/2025	63714-09001 0725	FPL	acct# 63714-09001 06/18/25 - 07/18/25	32.31
	07/18/2025	04574-72025 0725	FPL	acct# 04574-72025 06/18/25 - 07/18/25	497.12
	07/18/2025	36358-71365 0725	FPL	acct# 36358-71365 06/18/25 - 07/18/25	6,151.11
	08/19/2025	36358-71365 0825	FPL	acct# 36358-71365 07/18/25 - 08/19/25	6,151.11
	08/19/2025	63522-34022 0825	FPL	acct# 63522-34022 07/18/25 - 08/19/25	613.72
	08/19/2025	63714-09001 0825	FPL	acct# 63714-09001 07/18/25 - 08/19/25	32.69
	08/19/2025	04574-72025 0825	FPL	acct# 04574-72025 07/18/25 - 08/19/25	528.65
	08/19/2025	91603-83023 0825	FPL	acct# 91603-83023 07/18/25 - 08/19/25	1,112.81
	08/19/2025	54061-43023 0825	FPL	acct# 54061-43023 07/18/25 - 08/19/25	122.06
	09/18/2025	36358-71365 0925	FPL	acct# 36358-71365 08/19/25 - 09/18/25	6,156.91
	09/18/2025	54061-43023 0925	FPL	acct# 54061-43023 08/19/25 - 09/18/25	98.96
	09/18/2025	63714-09001 0925	FPL	acct# 63714-09001 08/19/25 - 09/18/25	32.78
	09/18/2025	63522-34022 0925	FPL	acct# 63522-34022 08/19/25 - 09/18/25	583.61
	09/18/2025	04574-72025 0925	FPL	acct# 04574-72025 08/19/25 - 09/18/25	495.98
	09/18/2025	91603-83023 0925	FPL	acct# 91603-83023 08/19/25 - 09/18/25	1,084.81
Total 01-1814 · Electricity					99,854.04

Walnut Creek Community Development District
Expenditures
October 2024 through September 2025

	Date	Num	Name	Memo	Amount
01-1815 · Miscellaneous Maintenance					
	10/17/2024	101724-01	Earth Advisors Inc	completion of landscape audit and report	4,095.00
	11/12/2024	2122	Landshore Enterprises LLC	initial deposit (50%) for re-evaluation of current conditions	750.00
	11/20/2024	21393886 112024	Crystal Springs	water for guardhouse	69.93
	12/18/2024	21393886 121824	Crystal Springs	water for guardhouse	59.45
	01/15/2025	21393886 011525	Crystal Springs	water for guardhouse	62.44
	01/17/2025	366	Project Perch Inc	Florida burrowing owl	100.00
	02/12/2025	21393886 021225	Crystal Springs	water for guardhouse	107.39
	02/28/2025	2025-0171	Special District Services	fire extinguisher and water bottle	60.22
	03/17/2025	2165	Landshore Enterprises LLC	final payment for re-evaluation of current conditions	750.00
	03/27/2025	5234	FLORIDA FIRE & BACKFLOW LLC	backflow repair and testing	701.75
	04/09/2025	21393886 040925	Crystal Springs	water for guardhouse	65.44
	04/30/2025	2025-0432	Special District Services	drainage system supplies chargeback	166.26
	05/02/2025	050225-01	Earth Advisors Inc	Landscape RFB and Mgmt	1,736.25
	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
	07/02/2025	21393886 070225	Crystal Springs	water for guardhouse	46.92
	07/30/2025	21393886 073025	Crystal Springs	water for guardhouse	106.89
	08/27/2025	21393886 082725	Crystal Springs	water for guardhouse	13.53
	08/31/2025	2025-1037	Special District Services	chain, padlock, and water	27.21
	09/24/2025	21393886 092425	Crystal Springs	water for guardhouse	85.43
Total 01-1815 · Miscellaneous Maintenance					10,757.28
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 2883)	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 2883)	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 2883)	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 2883)	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 2883)	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

	Date	Num	Name	Memo	Amount
	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 2883)	acct# 904688931 inv# 236086655	194.52
	04/15/2025	238496408	Comcast (Voice 2883)	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 2883)	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 2883)	acct# 904688931 inv# 243690679	193.96
	07/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (07/17/25 - 08/14/25)	64.77
	07/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 (07/15/25 - 08/14/25)	5.08
	07/15/2025	246216781	Comcast (Voice 2883)	acct# 904688931 inv# 246216781	193.84
	08/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (08/18/25 - 09/14/25)	624.70
	08/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 (08/15/25 - 09/14/25)	590.25
	09/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 (09/15/25 - 10/14/25)	580.09
	09/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (09/15/25 - 10/14/25)	609.70
	09/15/2025	001002689177	Comcast (Voice 2883)	acct# 708912883 inv# 001002689177	386.08
Total 01-1816 · Telephone					12,953.80
01-1817 · Water & sewer					
	10/21/2024	536645 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (09/16/24 - 10/17/24)	131.59
	10/21/2024	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (09/16/24 - 10/17/24)	259.48
	10/21/2024	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (09/16/24 - 10/17/24)	339.08
	11/20/2024	536645 - 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (10/17/24 - 11/19/24)	50.42
	11/20/2024	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (10/17/24 - 11/19/24)	448.80
	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

	Date	Num	Name	Memo	Amount
	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
	07/17/2025	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (06/17/25 - 07/17/25)	50.42
	07/17/2025	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (06/17/25 - 07/17/25)	122.89
	07/17/2025	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (06/17/25 - 07/17/25)	231.53
	08/20/2025	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (07/17/25 - 08/20/25)	50.42
	08/20/2025	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (07/17/25 - 08/19/25)	548.38
	08/20/2025	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (07/17/25 - 08/19/25)	457.85
	09/18/2025	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (08/19/25 - 09/18/25)	367.32
	09/18/2025	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (08/19/25 - 09/18/25)	102.27
Total 01-1817 · Water & sewer					12,742.38
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
	06/01/2025	2515180600	Crystal Pool Service Inc	June service	4,650.00
	07/01/2025	2515180700	Crystal Pool Service Inc	July service	4,650.00
	08/01/2025	2515180800	Crystal Pool Service Inc	August service	4,650.00
	09/01/2025	2515180900	Crystal Pool Service Inc	September service	4,650.00
	09/11/2025	2025WC09C	Felix Cleaning Service LLC	Filling and compacting areas under and between waterfall rocks (as per agreement).	5,950.00
	09/22/2025	2515191000	Crystal Pool Service Inc	west fountain replace pentair pump	1,261.68
Total 01-1821 · Waterfall Maintenance					74,661.68
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

	Date	Num	Name	Memo	Amount
01-1825 · Tree Trimming Services					
	02/13/2025	895	Cutters Edge Cutters Edge Lawn and Mainte	palm pruning	3,645.00
	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
	06/24/2025	417	Randy's Holiday Lighting	deposit on 2025 holiday lights	5,346.50
Total 01-1826 · Holiday Lighting					10,341.50
01-1829 · Monument Maintenance					
	09/30/2025	24-25	Walnut Creek Community Association, Inc.	payment for 24/25 HOA Monument Maintenance Agreement	5,500.00
Total 01-1829 · Monument Maintenance					5,500.00
01-1832 · Lake Restoration & Maintenance					
	09/08/2025	2249	Landshore Enterprises LLC	700 linear feet of shoreline on lake 10; utilizing eco-filter tubeTotal Contract	10,536.00
Total 01-1832 · Lake Restoration & Maintenance					10,536.00
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
	07/01/2025	227537	Blue Iguana Pest Control Inc	monitoring July 2025	2,000.00
	07/01/2025	227535	Blue Iguana Pest Control Inc	monitoring July 2025	241.67
	08/01/2025	235090	Blue Iguana Pest Control Inc	monitoring August 2025	2,000.00
	08/01/2025	235091	Blue Iguana Pest Control Inc	monitoring August 2025	241.67
	09/02/2025	242915	Blue Iguana Pest Control Inc	monitoring September 2025	241.67
	09/02/2025	242911	Blue Iguana Pest Control Inc	monitoring September 2025	2,000.00
Total 01-1839 · Iguana Removal Services					26,900.04

Walnut Creek Community Development District
Expenditures
October 2024 through September 2025

	Date	Num	Name	Memo	Amount
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
	07/01/2025	35276	Regions Security	SECURITY ADMINISTRATIVE SERVICES July 2025	1,100.00
	08/24/2025	35532	Regions Security	SECURITY ADMINISTRATIVE SERVICES August 2025	1,100.00
	09/05/2025	35797	Regions Security	SECURITY ADMINISTRATIVE SERVICES September	1,100.00
Total 01-1844 · Security Services Admin					12,100.00
01-1845 · Security Video Surv. & Virtual					
	10/01/2024	32690	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES	3,339.78
	11/01/2024	33028	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES November 24	3,339.78
	12/01/2024	33324	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES December 2024	3,339.78
	01/02/2025	33623	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES January 2025	3,339.78
	02/01/2025	33955	Regions Security	February 2025 SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES	3,339.78
	03/01/2025	34204	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES 03/01/25 - 03/31/25	3,339.78
	04/01/2025	34463	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES April 2025	3,523.78
	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: 06/01/2025 to 06/30/2025 SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD ...	3,523.78
	07/01/2025	35275	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES July 2025	3,523.78
	08/24/2025	35531	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES August 2025	3,807.78
	09/05/2025	35796	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES September	3,807.78
Total 01-1845 · Security Video Surv. & Virtual					41,749.36
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
	07/31/2025	2025-0919	Special District Services	field operations management	1,000.00
	08/31/2025	2025-1037	Special District Services	field operations management	1,000.00
	09/30/2025	2025-1156	Special District Services	field operations management	1,000.00
Total 01-2311 · Operations Management					12,000.00
Total Expenditures					**896,214.71**

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

	Operating Fund	Debt Service (2010) Fund	General Fixed Assets	Long Term Debt	TOTAL
ASSETS					
Current Assets					
Checking/Savings					
Operating Fund	2,113,931.55	0.00	0.00	0.00	2,113,931.55
Improvements/Emergency Funds	1,348,786.08	0.00	0.00	0.00	1,348,786.08
Total Checking/Savings	3,462,717.63	0.00	0.00	0.00	3,462,717.63
Total Current Assets	3,462,717.63	0.00	0.00	0.00	3,462,717.63
Other Assets					
Investments - Interest Account	0.00	2.99	0.00	0.00	2.99
Investments - Reserve Fund	0.00	128,529.83	0.00	0.00	128,529.83
Investments - Revenue Account	0.00	164,598.14	0.00	0.00	164,598.14
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00
Investments - Redemption Account	0.00	679.59	0.00	0.00	679.59
Investments - Principal	0.00	6.66	0.00	0.00	6.66
Accounts Receivable	25,945.00	0.00	0.00	0.00	25,945.00
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	-3,401,093.00	0.00	-3,401,093.00
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	293,817.21	293,817.21
Amount To Be Provided	0.00	0.00	0.00	571,182.79	571,182.79
Total Other Assets	25,945.00	293,817.21	7,862,449.00	865,000.00	9,047,211.21
TOTAL ASSETS	**3,488,662.63**	**293,817.21**	**7,862,449.00**	**865,000.00**	**12,509,928.84**
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	48,706.98	0.00	0.00	0.00	48,706.98
Total Current Liabilities	1,273,706.98	0.00	0.00	0.00	1,273,706.98
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	1,273,706.98	0.00	0.00	865,000.00	2,138,706.98
Equity					
Retained Earnings	1,616,654.99	283,794.59	-3,270,919.00	0.00	-1,370,469.42
Net Income	598,300.66	10,022.62	0.00	0.00	608,323.28
Current Year Depreciation	0.00	0.00	-160,708.00	0.00	-160,708.00
Investment In Gen Fixed Assets	0.00	0.00	11,294,076.00	0.00	11,294,076.00
Total Equity	2,214,955.65	293,817.21	7,862,449.00	0.00	10,371,221.86
TOTAL LIABILITIES & EQUITY	**3,488,662.63**	**293,817.21**	**7,862,449.00**	**865,000.00**	**12,509,928.84**

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

	Annual Budget 10/1/24 - 9/30/25	Actual Sep-25	Year To Date Actual 10/1/24 - 9/30/25
Revenues			
Interest Income	100	773	11,489
NAV Tax Collection	122,077	0	122,593
Bond Prepayments	0	0	0
Total Revenues	**$ 122,177**	**$ 773**	**$ 134,082**
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)	**$ -**	**$ 773**	**$ 10,022**

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	11	Broward Cty Tax Collector	06/13/25	NAV Taxes/Interest	$ 8,889.50	$ 266.70	$ (183.13)		$ 8,973.07	$ 1,338.75	$ 7,091.15	$ 726.30	$ 1,311.92	$ 6,949.35	$ 711.80	$ 711.80
14	12	Broward Cty Tax Collector	07/11/25	NAV Taxes/Interest	$ 18,248.16	$ 547.47	$ (375.91)		$ 18,419.72	$ 2,830.23	$ 14,547.80	$ 1,417.60	$ 2,773.62	$ 14,256.85	$ 1,389.25	$ 1,389.25
15	Int - 3	Broward Cty Tax Collector	07/25/25	Interest		$ 241.57			$ 241.57	$ 241.57			$ 241.57			
16																
17									$ -							
					$1,590,490.90	$ 3,438.54	$ (30,662.45)	$ (58,449.22)	$ 1,504,817.77	$ 195,333.24	**$ 1,268,726.10**	**$ 129,870.10**	$ 184,564.97	$ 1,197,659.50	$ 122,593.30	$ 122,593.30

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	Collections
2020 Debt:	$129,868.80	100.00%
	$1,590,490.90	

$ 1,590,490.90	
$ 3,438.54	$ 1,504,817.77
$ (195,333.24)	$ (184,564.97)
$ (1,268,726.10)	$ (1,197,659.50)
$ -	$ -
$ (129,870.10)	$ (122,593.30)
$ -	$ (0.00)

Pest Findings by Location

WALNUT CREEK CDD LAKES & CANALS

SEP 01, 2025 TO SEP 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				
	09/08/2025 09:50 AM	Iguana	Sighted	5
	09/12/2025 03:04 PM	Iguana	Sighted	25
	09/15/2025 09:51 AM	Iguana	Sighted	3
	09/19/2025 03:11 PM	Iguana	Sighted	16
	09/22/2025 10:11 AM	Iguana	Sighted	5
	09/24/2025 09:09 AM	Iguana	Sighted	3
	09/26/2025 02:55 PM	Iguana	Sighted	15
	09/29/2025 09:45 AM	Iguana	Sighted	4

Total Iguanas (Lakes & Canals) September 2025: 76 - RG

Pest Findings by Location

WALNUT CREEK CDD TAFT ST WATERFALLS

SEP 01, 2025 TO SEP 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				
	09/03/2025 09:08 AM	Iguana	Sighted	1
	09/08/2025 09:26 AM	Iguana	Sighted	1
	09/12/2025 02:54 PM	Iguana	Sighted	5
	09/19/2025 02:46 PM	Iguana	Sighted	5
	09/22/2025 09:45 AM	Iguana	Sighted	1
	09/24/2025 09:37 AM	Iguana	Sighted	1
	09/26/2025 02:56 PM	Iguana	Sighted	4

Total Iguanas (Waterfalls) September 2025: 18 - RG

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

Section 1. The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit "A" is hereby approved and adopted.

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

PASSED, ADOPTED and EFFECTIVE this 21st day of October, 2025.

ATTEST:	**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**
By:____________________________	By:_________________________________
Secretary/Assistant Secretary	Chairperson/Vice Chairperson

Walnut Creek
Community Development District

Amended Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025

CONTENTS

AMENDED FINAL BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	FISCAL YEAR 2024/2025 BUDGET 10/1/24- 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
ADMINISTRATIVE ASSESSMENTS	191,895	**195,333**	195,333
MAINTENANCE ASSESSMENTS	1,268,723	**1,268,726**	1,268,726
DEBT ASSESSMENTS (2010)	129,869	**129,870**	129,870
OTHER REVENUES	0	**20,472**	20,472
INTEREST INCOME	1,800	**93,000**	91,819
TOTAL REVENUES	**$ 1,592,287**	**$ 1,707,401**	**$ 1,706,220**
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	10,000	**7,000**	7,000
PAYROLL TAXES (EMPLOYER)	800	**536**	536
ENGINEERING	40,000	**30,000**	19,578
LEGAL FEES	23,000	**26,118**	26,118
AUDIT FEES	4,200	**4,200**	4,200
MANAGEMENT	50,556	**50,556**	50,556
POSTAGE	1,450	**1,575**	1,538
OFFICE SUPPLIES/PRINTING	5,300	**2,300**	2,185
INSURANCE	24,000	**21,894**	21,894
LEGAL ADVERTISING	2,500	**3,000**	1,996
MISCELLANEOUS	8,750	**6,500**	6,040
DUES & SUBSCRIPTIONS	175	**175**	175
ASSESSMENT ROLL	7,500	**7,500**	7,500
TRUSTEE FEES	1,600	**1,420**	1,420
CONTINUING DISCLOSURE FEE	350	**350**	350
WEBSITE MANAGEMENT	2,000	**2,000**	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 182,181**	**$ 165,124**	**$ 153,086**
MAINTENANCE EXPENDITURES			
FIELD MAINTENANCE	5,000	**5,000**	5,000
OPERATIONS MANAGEMENT	12,000	**12,000**	12,000
SECURITY & ROVER SERVICES	370,000	**275,000**	234,246
SECURITY ADMINISTRATIVE SERVICES	35,100	**12,100**	12,100
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000	**43,000**	41,749
SECURITY CAMERAS & MAINTENANCE	12,000	**7,700**	6,775
SECURITY ONLINE SOLUTIONS	12,000	**12,290**	12,290
SECURITY GATE SYSTEM MAINTENANCE	50,000	**70,000**	65,030
TELEPHONE	12,500	**12,954**	12,954
ELECTRIC	85,000	**99,854**	99,854
WATER & SEWAGE	16,000	**12,742**	12,742
GUARD HOUSE INT/EXT MAINTENANCE	30,000	**24,000**	20,077
LAKE & PRESERVE MAINTENANCE	48,000	**39,000**	36,979
SIGNAGE	2,000	**500**	0
STREETLIGHT MAINTENANCE	5,000	**5,000**	3,863
WATERFALL MAINTENANCE	80,000	**80,000**	74,662
HOLIDAY LIGHTING	11,000	**10,342**	10,342
OPERATING RESERVE/CONTINGENCY	24,000	**5,000**	0
MISCELLANEOUS MAINTENANCE	10,000	**12,000**	10,757
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	100,000	**100,000**	21,738
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES	14,000	**2,000**	0
HEADWALL STABILIZATION PROJECT	50,000	**50,000**	0
LAKE SLOPE SOIL MAINTENANCE	10,000	**10,000**	0
IGUANA REMOVAL SERVICES	27,000	**26,900**	26,900
MONUMENT MAINTENANCE	6,000	**5,500**	5,500
TREE TRIMMING	0	**7,035**	7,035
LAKE TEN RESTORATION	0	**21,000**	10,536
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	240,000	**240,000**	0
TOTAL MAINTENANCE EXPENDITURES	**$ 1,301,600**	**$ 1,200,917**	**$ 743,129**
TOTAL EXPENDITURES	**$ 1,483,781**	**$ 1,366,041**	**$ 896,215**
REVENUES LESS EXPENDITURES	**$ 108,506**	**$ 341,360**	**$ 810,005**
PAYMENT TO TRUSTEE (2010)	(122,077)	**(122,593)**	(122,593)
BALANCE	**$ (13,571)**	**$ 218,767**	**$ 687,412**
COUNTY APPRAISER & TAX COLLECTOR FEE	(31,810)	**(30,663)**	(30,663)
DISCOUNTS FOR EARLY PAYMENTS	(63,619)	**(58,449)**	(58,449)
EXCESS/ (SHORTFALL)	**$ (109,000)**	**$ 129,655**	**$ 598,300**
CARRY FORWARD SURPLUS	109,000	**109,000**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ 238,655**	**$ 598,300**

GROSS AVAILABLE FUNDS AS OF 9/30/24	$2,824,655
RESERVE BALANCE AS OF 9/30/24	$1,225,000
AVAILABLE FUNDS AS OF 9/30/24	$1,599,655
FY 2024/2025 FUND BALANCE ACTIVITY	$507,955
GROSS AVAILABLE FUNDS AS OF 9/30/25	$3,332,610
RESERVE BALANCE AS OF 9/30/25	$1,603,300
AVAILABLE FUNDS AS OF 9/30/25	$1,729,310

Notes

Available Funds Includes Improvements/Emergency Fund Of $1,348,786.
Reserve Balances As Of 9-30-25 Total $1,603,300 ($1,225,000 as of 9-30-24 - plus 24/25 additions - $378,300).
24/25 Reserve Additions: S-8 Canal: $240,000 - Stormwater/Pipe: $78,300 - Headwall: $50,000 - Lake Slop - $10,000 - Total: $378,300.
9/30/25 Reserve Balances: S-8 Canal: $1,020,000 - Stormwater/Pipe: $333,300 - Headwall: $200,000 - Lake Slope - $50,000 - Total: $1,603,300.
Improvement/Emergency Funds May Be Needed To Fund A Portion Of The Projects.
Carryover From Prior Year Of $109,000 used to reduce Fiscal Year 2024/2025 Assessments.
Carryover From Prior Year Of $109,020 to be used to reduce Fiscal Year 2025/2026 Assessments.

AMENDED FINAL BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2010)
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	**FISCAL YEAR 2024/2025 BUDGET 10/1/24- 9/30/25**	**AMENDED FINAL BUDGET 10/1/24 - 9/30/25**	**YEAR TO DATE ACTUAL 10/1/24 - 9/29/25**
Interest Income	500	**11,600**	11,489
NAV Tax Collection	122,077	**122,593**	122,593
Prepaid Bond Collection	0	**0**	0
Total Revenues	**$ 122,577**	**$ 134,193**	**$ 134,083**
EXPENDITURES			
Principal Payments	60,000	**60,000**	60,000
Additional Principal Payments	9,814	**10,000**	10,000
Interest Payments	52,763	**54,060**	54,060
Total Expenditures	**$ 122,577**	**$ 124,060**	**$ 124,060**
Excess/ (Shortfall)	**$ -**	**$ 10,133**	**$ 10,023**

FUND BALANCE AS OF 9/30/24	$283,795
FY 2024/2025 ACTIVITY	$10,133
FUND BALANCE AS OF 9/30/25	$293,928

Notes

Reserve Fund Balance = $128,530*. Revenue Fund Balance = $165,398*

Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of $25,294.

* Approximate Amounts

Series 2010 Bond Information

Original Par Amount =	$2,650,000	Annual Principal Payments Due:
Interest Rate =	2.051% - 5.95%	May 1st
Issue Date =	January 2010	Annual Interest Payments Due:
Maturity Date =	May 2040	May 1st & November 1st
Par Amount As Of 9/30/25 =	$865,000	

RESOLUTION 2025-07

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 21 day of October, 2025.

ATTEST:

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT

____

Print name: ____________________
Secretary/Assistant Secretary

____

Print name: __________________________
Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

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

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

Performance Measures:

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

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

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

Performance Measures:

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

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

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

Performance Measures:

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

BROWARD JOE SCOTT SUPERVISOR OF ELECTIONS

Joe Scott, Supervisor of Elections
4650 NW 21st Avenue
Fort Lauderdale, FL 33309
(954) 357-VOTE · BrowardVotes.gov

MEMORANDUM

To: District Manager

From: Joe Scott,
Broward County Supervisor of Elections

Date: September 30, 2025

Subject: 2026 Special District/ Community Development District Election Agreement

This memorandum supersedes the Memorandum dated September 19, 2025, and includes corrections and clarifications regarding the applicable election fees and charges for Special District/Community Development District Elections ("District Elections") in Broward County for the 2026 Election Cycle. Except as otherwise required by applicable law, the Broward County Supervisor of Elections conducts District Elections in conjunction with countywide or statewide elections typically in November of even numbered years. The applicable fees and charges for elections held **in conjunction with countywide or statewide elections** are as follows:

Candidates Only:
No charge

One or more ballot questions or referenda:
Base Fee: $2.79 per registered voter
Surplus Fee: $0.15 per registered voter for each additional ballot page beyond the first page

The district is responsible for 100% of the fees and costs for a stand-alone election, *i.e.*, a special district election held when there are no other countywide or statewide elections. The dates for such special elections may be called by the Governor, and the costs and fees are substantially higher than the fees and charges referenced above.

An estimate of your applicable election fees and costs will be included in your election agreement with the Broward County Supervisor of Elections, which must be fully executed in advance of the applicable election. The actual election fee will be determined by the number of voters registered to vote in your district at book closing for the applicable election.

If you have any questions, please do not hesitate to contact Shameika Williams at Shameika.w@browardvotes.gov.

BROWARD JOE SCOTT SUPERVISOR OF ELECTIONS

ELECTION AGREEMENT FOR WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT A BROWARD COUNTY SPECIAL DISTRICT OR COMMUNITY DEVELOPMENT DISTRICT

This Election Agreement is between the Broward County Supervisor of Elections, a Broward County Constitutional Officer ("Supervisor"), and Walnut Creek Community Development District, a special district as defined in Section 189.012, Florida Statutes, or a community development district as defined in Section 190.003(6), Florida Statutes ("District") (each a "Party" and collectively referred to as the "Parties").

RECITALS

A. Supervisor has certain duties, functions, and responsibilities provided in the Florida Election Code (Chapters 97 through 106, Florida Statutes), as amended from time to time. Among Supervisor's duties, functions, and responsibilities are the engagement, training, and assigning of Poll Workers (as hereinafter defined), in connection with federal, state, county, and certain municipal and district elections described in Florida Election Code.

B. Supervisor possesses the requisite legal authority, expertise, personnel, and equipment to assist District in selecting and training Poll Workers and conducting its election(s) in Broward County, Florida; and pursuant to Section 189.04(2)(a), as applicable, District desires to delegate to Supervisor the power, duty, and authority to conduct District's election(s) under the terms, conditions, and provisions of this Agreement.

C. Pursuant to Section 100.011(4), District is responsible for the costs associated with conducting its elections, or its proportionate share, including without limitation all "election costs" as defined in Section 97.021(15), Florida Statutes.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1. DEFINITIONS

1.1. Applicable Law means all applicable federal, state, county, municipal, or other government entity laws, rules, regulations, codes, ordinances, advisory opinions, as amended from time to time, including without limitation, the provisions in Chapters 189 or 190 of the Florida Statutes, as applicable, on the conduct of District's elections; the Americans with Disabilities Act, 42 U.S.C. § 12101; and Section 504 of the Rehabilitation Act of 1973.

1.2. Broward County Supervisor of Elections or **Supervisor** means Joe Scott in his official capacity as the Broward County Supervisor of Elections or the then-current duly elected or appointed successor, as applicable.

1.3. Election Fees means all fees, costs, charges, and expenses associated with the District Elections and Supervisor's performance of the Election Services, including without limitation "election costs" as defined in Section 97.021(15), Florida Statutes, and amounts paid or due to Poll Workers.

1.4. Election Services means the duties, functions, obligations, and work required by Supervisor to conduct the District Elections and any additional services agreed to by the Parties and provided for in a written amendment to this Agreement.

1.5. District Election(s) means the District's elections within the scope of Article 2 of this Agreement or within the scope of any amendment to this Agreement.

1.6. Poll Worker(s) means trained and paid individuals who are active voters and provide various election related services at precincts or Polling Locations on election day or during early voting periods. Poll Workers include the positions and job descriptions listed and defined on Supervisor's website at BrowardVotes.gov.

1.7. Polling Location(s) means a building, including any portion thereof, designated by Supervisor where voters cast their ballots during an election, such as a school or a library.

1.8. Stand-Alone Election(s) means a District Election held when only District's candidates or questions are on the ballot, or when no other federal or state election is being held.

ARTICLE 2. SCOPE OF ELECTION SERVICES

2.1. District Elections. District hereby engages Supervisor to perform Election Services in connection with the District's Elections scheduled to occur on November 3, 2026. If District desires Supervisor to perform Election Services for any additional elections ("Additional Elections"), the terms, conditions, and services relating to such Additional Elections shall be agreed to by both Parties and set forth in an amendment executed pursuant to the terms of this Agreement.

2.2. Cost Estimates. District acknowledges receipt of and has no objections to the current estimate of the Election Fees associated with the applicable District Elections, attached to this Agreement as Exhibit A ("Cost Estimate"). The Cost Estimate is subject to adjustment based on the actual costs incurred by Supervisor and does not include other necessary costs as provided for in Section 3.8 of this Agreement, if any.

2.3. Final Invoice. For each District Election, Supervisor will provide District with a final invoice, which includes the actual Election Fees associated with the applicable District Election, within six (6) months after the date of the applicable District Election ("Final Invoice").

2.4. Polling Locations. Except as otherwise provided in Section 3.2 and Applicable Law, Supervisor shall select and designate Polling Locations (including early voting locations) in Supervisor's sole and absolute discretion.

2.5. Poll Workers. Except as otherwise provided by Applicable Law, Supervisor shall select, assign, and train an appropriate number of Poll Workers for the District Elections, as determined by Supervisor in Supervisor's sole and absolute discretion.

2.6. Payment of Poll Workers. Supervisor shall set the amount of any stipends or pay rate, as applicable, for Poll Workers and pay Poll Workers in accordance with Applicable Law.

2.7. County Voting System. Except as otherwise required by Applicable Law, Supervisor shall use Broward County's current voting equipment and systems in the performance of the Election Services, and Supervisor shall determine, in Supervisor's sole and absolute discretion, the manner in which to use such voting systems and the type and number of such equipment to be used for each applicable District Election.

2.8. Vote by Mail. If the District Elections are conducted during a federal or state election, Supervisor shall provide vote by mail/absentee ballots to District's residents in the same manner as the federal or state election pursuant to Applicable Law. Vote by mail ballots for any Stand-Alone Election shall be subject to Supervisor's sole and absolute discretion, and District shall pay Supervisor for any fees and costs associated with any such vote by mail operations and materials.

ARTICLE 3. DISTRICT'S OBLIGATIONS

3.1. Supervisor's Compensation and Method of Payment. Except as otherwise provided in Exhibit A, District shall pay Supervisor the Election Fees incurred and any other necessary costs as provided for in Section 3.8 for each applicable District Election. District shall timely pay Supervisor all amounts invoiced by Supervisor within thirty (30) days after receipt of Supervisor's Final Invoice. Payment shall be made to Supervisor at the address stated in Section 5.1 and pursuant to the instructions prescribed by Supervisor or Supervisor's authorized designee. District's payment obligation includes all Election Fees incurred by Supervisor, including any other necessary costs as provided for in Section 3.8 herein, which may be in excess of the Cost Estimate attached as Exhibit A or otherwise provided to District by Supervisor.

3.2. Polling Locations.

3.2.1. District Elections During Countywide Elections. For District Elections conducted during a countywide election, the Polling Locations shall be the same polling locations and precincts designated for the applicable county, state, or federal election; which locations will be determined and the terms for use negotiated by Supervisor in Supervisor's sole and absolute discretion.

3.2.2. Stand-Alone Elections. Not less than sixty (60) days prior to election day for the Stand-Alone Election, or the first day of Early Voting for the Stand-Alone Election, as applicable, District may provide in writing to Supervisor proposed Polling Locations for such District Election. For Polling Locations proposed by District, District shall provide Supervisor with copies of the rental agreements or other documentation for the utilization of the Polling Locations in the form and in the manner requested by Supervisor. Proposed Polling Locations shall be subject to final review and approval by Supervisor.

3.2.3. Use of Polling Locations. For each applicable District Election, Supervisor shall pay the rental costs and fees for the use of Polling Locations and such costs shall be included in the Election Fees set forth in the Cost Estimate and the Final Invoice for reimbursement by District.

3.2.4. District's Additional Responsibilities for Polling Locations. District is responsible for: (a) providing any additional security requested by District for the Polling Location(s); (b) fully cooperating with Supervisor to comply with any Applicable Law related to the Polling Location(s), including any standards or guidelines from the Florida Secretary of State; (c) if additional security is requested, ensuring compliance with Supervisor's then-existing security standards for Polling Locations; (d) if a Stand-Alone Election, entering into written use, license, or other rental agreements for the use of the sites on the terms and conditions set forth in any form(s) provided by Supervisor for such purpose or otherwise approved in advance by Supervisor; and (e) to the extent District owns, leases, sublets, or otherwise operates the Polling Location, the repair and maintenance of the Polling Location(s) in good structural and safe condition in compliance with Applicable Law, including without limitation the Americans with Disabilities Act, 42 U.S.C. § 12101, and Section 504 of the Rehabilitation Act and ensuring that the Polling Locations comply with all other Applicable Laws.

3.2.5. Polling Location Changes. District shall be responsible for and shall pay all costs incurred by Supervisor as a result of any Polling Location changes requested by District, including all costs associated with providing written notice to voters.

3.3. Cooperation with Supervisor. District shall promptly provide any and all documents, information, and cooperation reasonably requested by Supervisor in connection with Supervisor's performance of the Election Services and any other applicable duties and obligations under this Agreement.

3.4. No Legal Advice; District's Responsible Person. District shall be responsible for obtaining its own legal advice and determinations of Applicable Law related to the District Elections, including candidate qualifications and eligibility, petitions, referendums, and special elections. District acknowledges and agrees that Supervisor has no obligation to and expressly disclaims the provision of any legal advice, legal opinions, and legal guidance to District in connection with the performance of Supervisor's obligations under this Agreement. Prior to each District Election, District shall identify in writing and provide to Supervisor the contact information for the District's Clerk/Secretary or other official(s) who shall act as Supervisor's point of contact for District and who shall also be the District's official responsible for ensuring the performance and oversight of District's obligations in this Agreement with regard to the District Election under the Florida Election Code, and under District's governing documents, charter, or ordinances ("District's Responsible Person"). Notwithstanding the foregoing, except as otherwise required by the Florida Election Code or other Applicable Law, District agrees and acknowledges that Supervisor does not consent to and is not bound by any statute, District's governing documents, charter, or ordinance that provides for the delegation of duties to Supervisor unless such duties are expressly provided for in this Agreement or consented to by Supervisor in writing. Except as otherwise required by Applicable Law, any obligations or duties not set forth in this Agreement shall be the sole responsibility of District.

3.5. Candidate Qualifications. Unless otherwise provided by Applicable Law, candidates seeking a District seat shall qualify with the Supervisor as required by Chapter 99, Florida Statutes. District acknowledges that Supervisor's role as a qualifying officer is ministerial only, and Supervisor makes no determinations on a candidate's eligibility.

3.6. Notifications and Election Ads Required by Law. Supervisor shall prepare and arrange for publication in English, Spanish and Creole all election advertising and notices required under the Florida Election Code, directives and guidance from the Florida Secretary of State, and applicable state and federal laws. For all other election advertising and public notices, including without limitation, applicable recount notices and any other required notices to candidates, political parties, and political committees, District shall be responsible for the preparation and publication in English, Spanish and Creole of all such materials.

3.7. Ballots; Other Election Material; and Translations. No later than the first day of District's candidate qualifying period or such earlier date as required by Supervisor to timely prepare the ballots and perform the Election Services, District shall promptly furnish to Supervisor all ballot information in English, Spanish, and Creole, including any referendum titles, explanations, or questions. District shall be solely responsible for all translation costs. Further, District agrees to promptly approve layout and ballot proof(s) provided by Supervisor, and District shall be responsible for and shall ensure that all District Election materials, including required notices and ballots, are accurate and legally sufficient.

3.8. Other Necessary Costs. District shall reimburse Supervisor for any additional costs or fees not otherwise expressly provided for in this Agreement incurred as a result of the District Election, including without limitation, costs associated with conducting a recount or runoff, attorneys' fees and costs incurred by Supervisor in any matter related to the District Election, and costs caused by any negligence, mistake, or intentional act or omission by District, its employees, officers, commissioners, or agents.

ARTICLE 4. SOVEREIGN IMMUNITY

Except to the extent sovereign immunity may be deemed waived by entering into this Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Agreement. Each Party is a state agency or political subdivision as defined in Section 768.28, Florida Statutes, and shall be responsible for the acts and omissions of its agents or employees to the extent required by Applicable Law. This section shall survive the termination of all performance or obligations under this Agreement.

ARTICLE 5. NOTICES AND PUBLIC RECORDS

5.1. In order for a notice to a Party to be effective under this Agreement, notice must be sent via U.S. first-class mail, hand delivery, or commercial overnight delivery, each with a contemporaneous copy via e-mail, to the addresses listed below, and shall be effective upon mailing or hand delivery (provided the contemporaneous email is also sent). Addresses may be changed by the applicable Party giving notice of such change in accordance with this section.

Notices to Supervisor:

Attn: Joe Scott, Supervisor of Elections
4650 NW 21st Avenue
Fort Lauderdale, Florida 33309
E-mail: jscott@browardvotes.gov

With a copy to:

Broward County Attorney's Office
Attn: Devona A. Reynolds Perez
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Email addresses: dreynoldsperez@broward.org

Notices to District:

Attn: Gloria Perez, District Manager (name and title)
2501 A Burns Road
Palm Beach Gardens, FL
33410
Email address: gperez@sdsinc.org

With a copy to: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
Michael J. Pawelczyk, Esq. District Counsel & Registered Agent
515 East Las Olas Blvd., Suite 600, Ft Lauderdale, FL 33301
Email address: mpawelczyk@bclmr.com

5.2. Public Records. The Parties are public agencies subject to Chapter 119, Florida Statutes, and each Party shall comply with its respective obligations as provided by law. In providing the Election Services, Supervisor does not assume and expressly disclaims any designation or delegation as custodian of District's election records. In the event of an election contest or challenge, Supervisor agrees to cooperate in providing any public records that Supervisor maintains or otherwise controls.

ARTICLE 6. DISPUTES; GOVERNING LAW, VENUE, AND WAIVER OF JURY TRIAL

6.1. Dispute Resolution; Attorneys' Fees. Should a dispute arise regarding the interpretation of this Agreement or the performance of either Party, the Parties shall complete dispute resolution proceedings pursuant to Chapter 164, Florida Statutes, prior to commencing a legal action. Each Party shall bear its own attorneys' fees and costs, including in Chapter 164 proceedings and at both the trial and appellate levels.

6.2. Law, Jurisdiction, Venue, Waiver of Jury Trial. The terms, provisions, covenants, and conditions of this Agreement shall be construed solely in accordance with the laws of the State of Florida. The Parties agree that the exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the Parties agree that the exclusive venue for any such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **EACH PARTY HEREBY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT.**

ARTICLE 7. TERM; TERMINATION

7.1. Agreement Term. Unless earlier terminated as provided in this Agreement, the term of this Agreement shall be from the date of its full execution (the "Effective Date") until sixty (60) days after the election results have been certified, all vote processing equipment has been returned to Supervisor's warehouse, and any post-election audit or reconciliation, if required under Applicable Law, has been completed for the last District Election covered by this Agreement.

7.2. Termination for Convenience. Unless a District Election is scheduled to occur within the next ninety (90) days, or termination is otherwise prohibited by Applicable Law, this Agreement may also be terminated for convenience upon written notice by either Party, effective on the termination date stated in the written notice provided by the terminating Party, which termination date shall be not less than thirty (30) days after the date of such written notice. If this Agreement is terminated, Supervisor shall be paid for the Election Fees incurred through the effective date of termination and any other necessary costs provided for in Section 3.8. The payment obligations of District under this Agreement shall survive expiration or termination of this Agreement.

ARTICLE 8. MISCELLANEOUS

8.1. Materiality and Waiver of Breach. Each requirement, duty, and obligation set forth in this Agreement was bargained for at arm's-length and is agreed to by the Parties. Each requirement, duty, and obligation set forth in this Agreement is substantial and important to the formation of this Agreement, and each is, therefore, a material term. Supervisor's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of this Agreement. To be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

8.2. Severability. If any part of this Agreement is found to be unenforceable by any court of competent jurisdiction, that part shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

8.3. Prior Agreements. This Agreement represents the final and complete understanding of the Parties regarding the subject matter and supersedes all prior and contemporaneous negotiations and discussions regarding that subject matter. There is no commitment, agreement, or understanding concerning the subject matter of this Agreement that is not contained in this written document.

8.4. Amendments. No modification, amendment, or alteration in the terms and conditions of this Agreement shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

8.5. <u>No Third-Party Beneficiaries</u>. Neither Supervisor nor District intends to primarily benefit a third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement.

8.6. <u>Joint Preparation and Interpretation</u>. This Agreement has been jointly prepared by the Parties and shall not be construed more strictly against either Party. The titles and headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all subsections thereof, unless the reference is made to a particular subsection or subparagraph of such section or article. Any reference to "days" means calendar days, unless otherwise expressly stated.

8.7. <u>Priority of Provisions</u>. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any document or exhibit attached hereto or referenced or incorporated herein and any provision of Articles 1 through 8 of this Agreement, the provisions contained in Articles 1 through 8 shall prevail and be given effect.

8.8. <u>Counterparts and Multiple Originals</u>. This Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of each of the Parties hereto.

8.9. <u>Independent Contractor</u>. Supervisor is acting as an independent contractor for District in the performance of Election Services under this Agreement. Nothing in this Agreement constitutes or creates a partnership, joint venture, or any other relationship between the Parties. Neither Party nor its agents shall act as officers, employees, or agents of the other Party. Neither Party shall have the right to bind the other Party to any obligation not expressly undertaken by that Party under this Agreement.

8.10. <u>Incorporation by Reference</u>. Any and all Recital clauses above are true and correct and are incorporated in this Agreement by reference. The attached Exhibits are incorporated and made a part of this Agreement.

8.11. <u>Representation of Authority.</u> Each individual executing this Agreement on behalf of a Party hereto hereby represents and warrants that they are, on the date they sign this Agreement, duly authorized by all necessary and appropriate action to execute this Agreement on behalf of such Party and does so with full legal authority.

8.12. <u>Nondiscrimination</u>. No Party may discriminate on the basis of race, color, sex, religion, national origin, disability, age, marital status, political affiliation, sexual orientation, pregnancy, or gender identity and expression in the performance of this Agreement.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: BROWARD COUNTY SUPERVISOR OF ELECTIONS, JOE SCOTT, and DISTRICT, signing by and through its [INSERT TITLE OF DISTRICT'S AUTHORIZED SIGNER] duly authorized to execute same.

SUPERVISOR

By: ______________________________________

Joe Scott, Broward County Supervisor of Elections

__day of __________, 202_

Approved as to form by
Andrew J. Meyers
Broward County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600

By ____

Devona A. Reynolds Perez (Date)
Assistant County Attorney

ELECTION AGREEMENT FOR WALNUT CREEK
A BROWARD COUNTY SPECIAL DISTRICT OR COMMUNITY DEVELOPMENT DISTRICT

DISTRICT

ATTEST:

____
Gloria Perez , District's Clerk/Secretary

By:__________
Allan Beckmann Jr., Chaiman

_____ day of________________, 2025

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the Parties:

____
Ginger Wald, Esq. , District Counsel

District's Responsible Person (Section 3.4 of the Agreement):

Name and Title: Gloria Perez, District Manager/Secretary
Email: gperez@sdsinc.org
Phone: 786-347-2711 or 877-737-4922

EXHIBIT A - Special District Election Cost Estimate

Description	**Cost per registered voter in District (per election)**
Election Fees for candidate only District Elections held in conjunction with November 2026 General Election:	$0
With Ballot Question(s) Each Extra Ballot Page Side	$2.79 $0.15
Estimate of District's Total Number of Registered Voters as of 09/18/2025: 1,850	**Estimated Cost for November 2026 General Election:** **For candidate only: $0** **Estimated cost with ballot question(s) plus extra ballot pages: $5,161.50** **<u>$5,439.00</u> with 1 extra page** **<u>$5,716.50</u> with 2 extra pages**

SHEKINAH FENCE SERVICES LLC

LIC #20BS00378
shekinahfence@gmail.com
SHEKINAHFENCESERVICESLLC.COM
786-339-6754

Estimate

Estimate No: 6668
Date: 09/26/2025

For: PEMBROKE PINES WALNUT CREEK
Gperez@sdsinc.org, rgalvis@sdsinc.org
wc sheridan and 72 av
(786)985-8848 (786) 413-7150

Description	Quantity	Rate	Amount
INSTALLATION OF 400 LINEAR FT OF PRIVACY GREEN SCREEN FOR CHAIN LINK 6 FT AND GATES .	1	$2,565.00	$2,565.00

Subtotal	$2,565.00
TAX 0%	$0.00
Total	$2,565.00
Total	**$2,565.00**

Comments

PAYMENT TERMS :
PAYMENT TERMS :
ZELLE PAYMENT TO : 954-709-9761
ACH PAYMENT INFORMATION IS INCLUDED
PAYMENT IN FULL WHEN FENCE INSTALLATION IS COMPLETE

Terms and Conditions

ACCEPTANCE OF PROPOSAL
THE ABOVE PRICES, SPECIFICATION AND CONDITION ARE SATISFACTORY AND ARE HEREBY ACCEPETED. YOU ARE AUTHORIZING TO DO THE WORK AS SPECIFIED. PAYMENTS WILL BE MADE AS UNDERLINED ABOVE.
QUOTE IS ONLY VALID FOR 15 DAYS
STAFF MEMBERS ARE NOT RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND PIPE'S, LINE'S AND CABLE'S.


Oct 8, 2025 at 10:18:50 AM
Broward County

From: Nora Moisa <nmoisa@castlegroup.com>
Sent: Wednesday, July 9, 2025 11:32 AM
To: Gloria Perez <gperez@sdsinc.org>; Ronald Galvis <rGalvis@sdsinc.org>; al.beckmann.jr@gmail.com; diti@horizoncrr.com; Diti Glazer <ditiglazer@gmail.com>
Subject: Chain link Fence- Palm brook & Sheridan St.

Good morning,
Please see the attached proposal regarding the fence line replacement. Gloria, I understand this has not yet been discussed during your board meeting, but I went ahead and gathered some pricing so we can have an idea of what to expect moving forward.
The proposal from Superior Fence & Rail is based on an estimated footage and is priced at **$109,895.00** after an HOA discount. Power fence estimated $128,550.00.Please keep in mind this amount does **not** include the cost of the required survey and permits. I recommend budgeting an additional **$10,000 to $15,000** to account for those items.
Additionally, I believe this fence line, as it falls within the common areas, should be covered by the **CDD**. While this may have been a shared cost in the past, my current recommendation is that the CDD assume full responsibility for this expense moving forward.
Please let me know if you have any questions or if further discussion is needed.
Thank you,

CASTLE GROUP
Unparalleled Property Services

Great Place To Work®
Certified
SEP 2024-SEP 2025
USA

Nora Moisa
Property Manager | Castle Group
Walnut Creek Community Association "Proudly Managed by the Castle Group" 7500 NW 20th street, F
nmoisa@castlegroup.com | www.castlegroup.com
P: (954) 985-8529

01:27

Why Choose Us?

- The Superior Experience
- Communication & Notification
- Customer Service & Live Dashboard
- Commercial Services
- Fence Appearance
- Reviews & Reputation

Walnut Creek Community Association - Nora Moisa

7500 NW 20th St
Pembroke Pines, FL 33024

6'H Green Residential Chain-link

6'H Residential Green Vinyl Coated Chain-Link

☐ Green

- Superior Chain Link Specification
- Includes Top Rail & Tension Wire

Specifications

- **Post:** 1-5/8 // 2-1/2
- **Rail:** 1-3/8 x 21
- **Picket:** 9 ga.

Warranty

- 15-year Limited Warranty
- 3 Year Workmanship Warranty

Choose this package ↓

The image shown is a representation of the style of the fence, and not meant to be a specification of the height, color, or grade.

6'H Green Residential Chain-link - 3810 LF

6'H Residential Green Vinyl Coated Chain-Link

FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENTS,
FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FOOTAGE USED, AS SET FORTH IN THE TERMS AND CONDITIONS.

Included in the job

(1) Permit/Easement Fee to be added to final invoice AT COST from Municipality
(2) Footers Inspection - more than 501 LF

Job Notes

No returns for special order products

"ABOVE AND BEYOND"

This company was a pleasure to deal with from the time we started our project you could tell that customer service was very important to them. This showed in the way they explained the project to making sure that every deadline was met. I would deal with the company again because they showed great integrity in business.

Judith Volger

15,403
Certified
Reviews
4.7

MSRP	**$114,895.00**
Rep Applied HOA Discount	-$5,000.00
Today's Price: **6'H Green Residential Chain-link**	**$109,895.00**

Sign Contract

Or

Contact Sales

POWER
FENCE

902 SW 2ND PLACE
POMPANO BEACH, FL 33069
954.274.6877
POWERFENCEFL@GMAIL.COM
POWERFENCEINC.COM

CONNECT WITH US!

VIEW OUR INSTAGRAM

Power Fence
902 SW 2nd Place
Pompano Beach, FL 33069
powerfencefl@gmail.com
954.274.6877 www.powerfenceinc.com | www.fencedistributorsfl.com

POWER FENCE

Broward CC#: 20-F-21831-X
Palm Beach: U-22529

We provide competitive quotes. Please note there are many different qualities of fencing. THIS IS A SUMMARY. Please inquire for added details. All installers are employees. We provide premium quality products and installs including highest wind rating, steel door frames for wood, heavy posts for PVC gates, all work done above code.

CUSTOMER DETAILS		
Nora Moisa(Walnut Creek Community Foundation) 7500 NW 20th Street, Pembroke Pines, Fl 33024 nmoisa@castlegroup.com, 954-985-8529		**DATE** 06/30/2025
SCOPE OF WORK		**AMOUNT**
	Supply and install approximately 3,850 linear feet of 6-foot-high green vinyl-coated chain link fencing along Sheridan Street (3,150 LF) and University Drive (700 LF). **Site Preparation: Perform light landscaping and clearing as needed to provide access for fence installation along the designated fence line.** **Fence Installation: Install 6-foot-high green vinyl-coated chain link fencing with top rail and tension wire for added strength and durability.** **All work includes labor, materials, and site cleanup upon completion.**	**$128,550.00**
Disposal	We'll take down your existing fence and haul away all standard materials as part of the job. Our crew handles cleanup efficiently so your property is ready for the new installation. *Additional demo work beyond the standard scope can be discussed if needed.*	**N/A**
PERMIT HANDLING & FEES		**Circle**
• Residential Properties: $190 permit processing fee • Commercial Properties: $275 Permit Processing Fee • City Permit Fees: Billed separately once approved (varies by municipality) • Engineering Drawings: Additional charges will apply for PVC, aluminum, or horizontal wood fences as required by the city • Property Survey: Required for all permitted projects and installations We handle the entire permitting process on your behalf and continue working with the city until approval. • Note: If changes are made after the permit is submitted, or if special conditions arise requiring extra city visits or revisions, additional fees may apply.		**Permit by us?** **Yes / No**
ADDITIONAL OPTIONS:		
		Yes / No
	Owner is responsible for clearing the fence line & removing any debris, items and vegetation prior to installation or additional fees will apply. Owner is responsible for filling in gaps underneath the fence if applicable after fence installation prior to inspection due to property grading (ground level)	

Print **Signature** **Date**

Terms	What That Means for You
To sign up with us please sign both pages - Deposit needed to lock in contract price.	We need your signature and a deposit to move forward and secure materials.
30% of the contract amount due at signing, 50% + permitting fees due 1-2 weeks before installation. Progress payments as requested for custom welded and large aluminum projects. Final payment due at completion of the fence installation. Bounced check fee $50. Interest at 10% accrues monthly after install if not paid in full.	We split payments into three stages: 30% to sign up and lock in your contract price, 50% and permitting fees 1-2 weeks before the installation, and the final 20% is due upon completion of the installation.
Power Fence retains ownership of all materials until full payment is received. We reserve the right to reclaim them if necessary.	This just ensures we can recover materials if a project is unexpectedly halted or not paid for. As long as payments are made as agreed, there's nothing you need to worry about.
Municipalities and HOAs may require additional landscaping. We are not responsible for any landscaping.	Check your city and HOA rules about landscaping—some require landscaping. We don't handle that part but we will let you know what the city requires to be planted after the installation.
We require a minimum 18" of cleared space on one side for installation.	Ideally we need 18" to work, but we can often work with less—we will clarify with a site visit.
Rescheduling fee applies if cancelled within the same week as your confirmed date.	If your install is confirmed and you cancel last-minute, there's a fee.
For existing fence removal we cut posts at grade.	We'll remove your old fence, but we cut posts at ground level.
Our gates are built for long-term durability and everyday use. However, damage caused by improper methods of keeping a gate open (such as forcing it against its natural swing or wedging it with objects) is not covered.	You can leave your gate open as needed — it's built for it. Just avoid using bricks, ropes, or heavy items to prop it open, which can strain the hardware.
Power Fence contacts Sunshine 811 to locate underground utility pipes. Property owner responsible for marking all private underground systems, such as sprinkler lines and landscape lighting. We are not liable for damage to unmarked or hidden lines.	Sunshine 811 marks public utility pipes, but only you know where things like irrigation or low-voltage wires are buried in your yard. Marking them helps us avoid accidental damage during installation.
Any requested changes to the scope of work may affect pricing.	Your price can change if you ask for something different than the original scope of work — like a new design or added features.
We provide a 1-year warranty on our workmanship for all fence types. Due to the natural characteristics of wood, we do not warranty wood materials. Our PVC fencing products have a lifetime warranty against peeling, flaking, blistering, rotting, and corroding. Aluminum has a 1 year warranty.	We stand behind our work, no matter what material you choose. While we can't control how wood naturally weathers or shifts, our reviews speak to how we handle issues — fairly, professionally, and always with a focus on long-term satisfaction.
Cancellation fee is 20% of job + permit/planning costs.	Canceling after signing means a 20% fee to cover our upfront work and costs.

Print **Signature** **Date**

Legend			
MATERIAL	SYMBOL	QTY	UNIT
6ft High Green Chain Link	— - - — - - —	3850	Linear Ft

1 **Fencing Plan**

Scale NTS

POWER FENCE INSTALLATION TIMELINE (WITH PERMIT)

A simplified look at each stage, from approval to final inspections.

WHY OUR TIMELINES ARE BUILT ON REALITY

We've noticed some companies promise very short lead times by skipping critical steps or assuming overly optimistic permit approvals.

At Power Fence, we believe your investment deserves honesty and transparency. Our timelines account for real permitting processes, utility checks, quality material sourcing, and professional installation—ensuring no surprises along the way.

PLEASE NOTE

While our timeline is based on real-world experience, every fence project is unique — especially in South Florida. Variables like city permitting, HOA responsiveness, custom fabrication, or weather can occasionally impact the schedule. That said, most projects stay within the 12-week timeframe, and we'll keep you updated if anything changes.

Our goal is simple: deliver a fence that meets our standards and your expectations — without compromising quality.

STEP	*TIMING*	*DESCRIPTION*
1. PROJECT LAUNCH	*WEEK 1*	Approve proposal, submit 30% deposit, and provide property survey.
2. HOA & PERMIT DOCS	*WEEKS 1-2*	We prepare and notarize permit/HOA documents. You'll submit HOA materials. We record and submit to the city.
3. PERMIT REVIEW	*WEEKS 3-6*	City reviews application. We follow up regularly to help expedite.
4. PERMIT APPROVAL	*WEEK 6*	Once approved, we notify you, confirm layout, and request 50% deposit to order materials.
5. MATERIALS & SCHEDULING	*WEEKS 6-9*	Standard fences are scheduled within 2–3 weeks. Custom aluminum may add 2–3 weeks for fabrication and powder coating.
6. UTILITY LOCATE	*WEEK 10*	Sunshine 811 marks underground utilities prior to installation.
7. INSTALLATION	*WEEK 11*	Fence installation typically takes 1–3 days.
8. FINAL PAYMENT & INSPECTION	*WEEK 12*	Final payment collected; Power Fence handles final city inspection (no need to be home).

Regions Security
"Ensuring A Safer Tomorrow"

Estimate

Date	Estimate #
8/12/2025	2025-2254

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

P.O. No.	Terms
	Due on receipt

Description	Qty	Cost	Total
TAFT RIGHT EXIT GATE			
MEGA ARM GEAR BOX 60:1	1	1,745.00	1,745.00
LIFTMASTER MEGA ARM BRACKET.	1	560.00	560.00
TAFT RIGHT EXIT GATE GEAR BOX REPLACEMENT LABOR: - REMOVAL OF EXISTING ARM GATE FROM BRACKET - DISCONNECTION AND REMOVAL OF EXISTING CONTROLLER - REMOVAL OF EXISTING BELT - REMOVAL OF DEFECTIVE GEAR BOX TAFT RIGHT EXIT GATE - 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	3	150.00	450.00

- APPROVED by District Manager Gloria Perez, on August 12th, 2025.
- Requested COI's and Affidavit should be provided before the commencement of any job.

Ronald Galvis
Ronald Galvis - Field Operations Manager
Walnut Creek CDD

Subtotal	$2,755.00	Sales Tax (7.0%)	$0.00	Total	$2,755.00

REGIONS SECURITY
"Ensuring A Safer Tomorrow"

Estimate

Date	Estimate #
9/2/2025	2025-2270

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

P.O. No.	Terms
	Due on receipt

Description	Qty	Cost	Total
Bluetooth Access Controller BAC-01 Configuration and Setup fees (2 units)	1	449.00	898.00
Labor Installation	1	840.00	840.00

- Approved on 9/5/2025.
- Requested COIs and Affidavit must be provided before the commencment of any job.

Ronald Galvis
Ronald Galvis - Field Operations Manager
Walnut Creek CDD

Subtotal	$1,738.00	Sales Tax (7.0%)	$0.00	Total	$1,738.00

REGIONS SECURITY
"Ensuring A Safer Tomorrow"

Estimate

Date	Estimate #
9/3/2025	2025-2292

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

P.O. No.	Terms
	Due on receipt

Description	Qty	Cost	Total
LIFTMASTER MEGA ARM & MAT CONTROL BOARD - K79-60166	1	550.00	550.00
SHERIDAN LEFT EXIT ARM GATE CONTROLLER REPLACEMENT LABOR: - DISCONNECTION AND REMOVAL OF DEFECTIVE CONTROLLER - INSTALLATION AND CONNECTION OF NEW CONTROLLER - LIMITS ADJUSTMENTS	1	300.00	300.00
ARM LED LIGHT - ARM GATE REMOVAL - LED LIGHT REMOVAL AND DISCONNECTION - LED LIGHT INSTALLATION AND CONNECTION - ARM GATE INSTALLATION	1	300.00	300.00

- Approved on 9/5/2025.
- Requested COIs and Affidavit must be provided before the commencemen commencement of any job.

Ronald Galvis
Ronald Galvis - Field Operations Manager
Walnut Creek CDD

Subtotal	$1,150.00	Sales Tax (7.0%)	$0.00	Total	$1,150.00

REGIONS SECURITY
"Ensuring A Safer Tomorrow"

Estimate

Date	Estimate #
9/4/2025	2025-2294

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

P.O. No.	Terms
	Due on receipt

Description	Qty	Cost	Total
12' GREEN AND RED OR RED REPLACEMENT LIGHTED GATE ARM WITH LED STRIP (NO KIT)	2	516.00	1,032.00
17' (NO INSTALL KIT) GREEN AND RED OR RED REPLACEMENT LIGHTED GATE ARM WITH LED STRIP	2	546.00	1,092.00
Shipping and Handling	1	20.00	20.00

- Approved on 9/5/2025.
- Requested COIs and Affidavit must be provided before the commencment of any job.

Ronald Galvis
Ronald Galvis - Field Operations Manager
Walnut Creek CDD

Subtotal	$2,144.00	Sales Tax (7.0%)	$0.00	Total	$2,144.00

SHEKINAH FENCE SERVICES LLC

LIC #20BS00378
shekinahfence@gmail.com
SHEKINAHFENCESERVICESLLC.COM
786-339-6754

Estimate

Estimate No: 6639
Date: 07/17/2025

For: PEMBROKE PINES WALNUT CREEK
Gperez@sdsinc.org, rgalvis@sdsinc.org
wc sheridan and 72 av
(786)985-8848 (786) 413-7150

Description	Quantity	Rate	Amount
INSTALLATION OF 150' FEET OF PRIVACY GREEN SCREEN FOR CHAIN LINK 6' TALL	1	$991.00	$991.00

Subtotal	$991.00
TAX 0%	$0.00
Total	$991.00
Total	**$991.00**

Comments

PAYMENT TERMS :
PAYMENT TERMS :
ZELLE PAYMENT TO : 954-709-9761
ACH PAYMENT INFORMATION IS INCLUDED
PAYMENT IN FULL WHEN FENCE INSTALLATION IS COMPLETE

Terms and Conditions

ACCEPTANCE OF PROPOSAL
THE ABOVE PRICES, SPECIFICATION AND CONDITION ARE SATISFACTORY AND ARE HEREBY ACCEPETED. YOU ARE AUTHORIZING TO DO THE WORK AS SPECIFIED. PAYMENTS WILL BE MADE AS UNDERLINED ABOVE.
QUOTE IS ONLY VALID FOR 15 DAYS
STAFF MEMBERS ARE NOT RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND PIPE'S, LINE'S AND CABLE'S.

- Approved on July 18th, 2025.
- Requested COIs and afffidavit must be provided before the commencement of any job.

Ronald Galvis
Ronald Galvis - Field Opeations manager
Walnut Creek CDD

SHEKINAH FENCE SERVICES LLC

Client's signature


Jul 17, 2025 at 10:11:19 AM
Broward County

SMALL PROJECT AGREEMENT
(Waterfall Feature repairs)

THIS SMALL PROJECT AGREEMENT (the "Agreement") is made and entered into this 25th day of August, 2025 (the "Effective Date"), by and between:

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Broward County, Florida, and whose mailing address is: 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District"),

and

FELIX CLEAN SERVICES LLC, a limited liability company authorized to do business in the State of Florida, having as its principal business and mailing address, 11461 SW 196th Terrace, Miami, Florida 33157 (the "Contractor").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District desires to engage a contractor to fill and compact areas under and between waterfall entrance feature rocks to secure stability of the structure and install plastic border and new rocks to prevent debris into the structure (the "Project"), which Project is more particularly described in the Contractor's proposals, attached hereto and made a part hereof as Composite Exhibit A (the "Proposal"); and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform and complete the Project.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the exhibit attached hereto and those incorporated herein by reference.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or her designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance and other accessories and services necessary to complete said Project in accordance herewith and with the conditions and prices as stated herein and in Exhibit A.

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the work associated with the Project in a substantial and workmanlike manner.

F. Contractor shall perform all the work and labor pursuant to this Agreement and as required to complete the Project.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the Project.

H. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. Authorized Representatives. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing, of the name and address of such representative together with a clear definition of the scope of his authority to represent and act for Contractor and shall specify any and all limitations of such authority.

(1) Contractor shall keep District informed in writing pursuant to the notice requirements provided herein of any subsequent changes in the foregoing. Such representative shall be present or duly represented at the site of work at all times when work is actually in progress.

(2) From the time of execution of the Contract, the District shall have the right to remove the Contractor's representative from the project for inappropriate behavior including, but not limited to, lack of concern for residents, or acting in an unprofessional manner (i.e. argumentative with residents or District's representative and the use of foul or abusive language).

(3) All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.

J. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

SECTION 3. COMPENSATION. District agrees to compensate the Contractor in the lump sum amount of FIVE THOUSAND NINE HUNDRED FIFTY AND 00/100 (**$5,950.00**) DOLLARS in upon completion of the Project.

It is further understood that District shall be responsible, at cost, for any permit fees required by the City of Pembroke Pines, Broward County or other governing entity or agency having jurisdiction thereof (if any).

Payment of the Final Payment will be made within fifteen (15) days of completion of the Project and after the Project has passed final inspection by the District Manager and applicable permitting agencies. This provision supersedes the costs set forth in Composite Exhibit A.

SECTION 4. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

SECTION 5. TERM. This Agreement shall commence upon signature and shall continue until the scope of work described herein and in the Proposal is completed. The Project shall be completed in an expeditious manner to limit the inconvenience to the residents of the District and the general public utilizing District facilities. The Project shall be completed within Thirty (30) days after execution of this Agreement.

SECTION 6. INDEMNIFICATION.

A. Contractor shall indemnify, defend, and save harmless District and the City, their respective officers, agents, servants, employees, volunteers and representatives from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, or default of the Contractor, its officers, agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars ($10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than $1 million per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

D. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes.

SECTION 7. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 8. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 9. CANCELLATION/TERMINATION. The District shall also have the right to cancel/terminate this Agreement (1) for convenience at anytime and without any liability therefor prior Contractor's initiating work under this Agreement (2) for convenience at any time upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

SECTION 10. WARRANTY. The Contractor warrants its work against defects in materials or workmanship for a period of one (1) year from final acceptance by the District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District.

SECTION 11. INSURANCE.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

(i) Worker's Compensation Insurance for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars ($100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

(ii) Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

1. Premises and Operations;
2. Independent Contractors;
3. Product and Completed Operations Liability;
4. Broad Form Property Damage; and
5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

(iii) Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

$1,000,000 Combined Single Limit, per occurrence

B. Prior to any work being performed pursuant to this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **Walnut Creek Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of the Contractor.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the contract and extension there under is in effect. District and Contractor shall not continue to complete the Project required by this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities, but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized an licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

SECTION 12. CHANGES IN THE WORK.

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District Manager; otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless the same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

SECTION 13. REMEDY FOR DELAY.

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by delays in the City's permitting/approval of the Project, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(s) IN THE PROJECT.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

D. All requests for extension of time to complete the work shall be made in writing to the District.

SECTION 14. NOTICE. All notices, consent and approvals required or permitted by this Agreement shall be in writing and shall be deemed delivered upon personal delivery, upon the expiration of three (3) days following mailing by first class certified U.S. Mail, return receipt requested, or upon the next business day following mailing by a nationally recognized overnight carrier, to the parties at the addresses set forth below, to such other addresses as either party may designate by delivery of prior notice to the other party:

DISTRICT:	**Walnut Creek Community Development District** 2501A Burns Road Palm Beach Gardens, Florida 33410 Attention: District Manager
With copy to:	**District Counsel** Billing, Cochran, Lyles, Mauro & Ramsey, P.A. Las Olas Square, Suite 600 515 East Las Olas Boulevard Fort Lauderdale, Florida 33301 Attention: Michael J. Pawelczyk, Esq.
CONTRACTOR:	**Felix Clean Services LLC** 11461 SW 196th Terrace Miami, Florida 33167 Attention: Felix A. Delgado Gonzalez

SECTION 15. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be

inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

SPECIAL DISTRICT SERVICES, INC.
2501A BURNS ROAD
PALM BEACH, FLORIDA 33410
TELEPHONE: 561-693-4922 Ext. 238
EMAIL: bbarba@sdsinc.org

SECTION 16. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this contract be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District Engineer, whose decision shall be final and binding upon all parties.

SECTION 17. ENTIRE AGREEMENT; PRIOR AGREEMENTS. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 18. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 19. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 20. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 22. CONFLICTS. In the event of a conflict between any provision of this main Agreement instrument and the terms and conditions of Composite Exhibit A, then this main Agreement instrument shall control.

SECTION 23. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Broward County, Florida.

SECTION 24. E-VERIFY. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney

General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 25. SCRUTINIZED COMPANY CERTIFICATION. Contractor hereby certifies that as of the date below Contractor is not listed on a Scrutinized Companies list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

A. Contractor is not on the Scrutinized Company that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. Furthermore, Contractor was not on the Scrutinized Companies that Boycott Israel List and was not participating in a boycott of Israel at the time of bidding on or submitting a proposal for this Agreement.

B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into this Agreement:

  1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:

     a. Have a material business relationship with the government of Sudan or a government-created project involving oil related, mineral extraction, or power generation activities, or

     b. Have a material business relationship involving the supply of military equipment, or

     c. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or

     d. Have been complicit in the genocidal campaign in Darfur.

  2. Contractor does not appear on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List where the State Board of Administration has established the following criteria:

     a. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or

b. Have made material investments with the effect of significantly enhancing Iran's petroleum sector.

3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

SECTION 26. CONVICTED VENDOR LIST. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

SECTION 27. ANTI-HUMAN TRAFFICKING AFFIDAVIT. Contractor shall provide the District with an affidavit executed by an officer or representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

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IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT

Allan Beckmann (Aug 25, 2025 12:10:51 EDT)

Print Name: Allan Beckmann
Chairman

25th day of August, 2025

WITNESSES: (not needed if this instrument is executed via electronic signature in accordance with the requirement so Chapter 668, F.S.)

CONTRACTOR:

FELIX CLEAN SERVICES LLC, a Florida limited liability company

FELIX DELGADO

By: FELIX DELGADO (Aug 25, 2025 12:00:30 EDT)

Print name: Felix Delgado

Title: President

25th day of August, 2025

____

____
[PRINT NAME OF WITNESS]

____

____
[PRINT NAME OF WITNESS]

Composite Exhibit A

Proposal

FELIX CLEAN SERVICES, LLC.

Office Phone: (786) 389-6522

Proposal/Contract

Customer & Address: Walnut Creek Community Development District

1800 NW 76th Ave

Pembroke Pines, FL

We hereby submit specifications and estimates for:

- Add new plastic border to prevent rocks run-off onto the water in both waterfalls.
- Add 2 yds of rocks.
- Add new rack-protection around grates to prevent rocks or debris go into the drainage structures.
- 1 year warranty on borders and racks.

Monthly Maintenance Charge	---------------------------------------	$ 3,750.00
7% Tax	---------------------------------------	N/A
Total	---------------------------------------	**$ 3,750.00**

ACCEPTANCE OF PROPOSAL

Name (and Title): ____

Signature: ____

Date: ____

FELIX CLEAN SERVICES, LLC.: ____

FELIX CLEAN SERVICES, LLC.

Office Phone: (786) 389-6522

Proposal/Contract

Customer & Address: Walnut Creek Community Development District
1800 NW 76th Ave
Pembroke Pines, FL

We hereby submit specifications and estimates for:

- Sand-Limerock (about 2yds) to fill (and compact) the areas under & between the waterfall rocks, to secure stability of the rocks waterfall structure. Once the holes are filled it will be sealed with a cement compound.
- 1 year warranty.

Monthly Maintenance Charge	---------------------------------------	$ 2,700.00
7% Tax	---------------------------------------	N/A
Total	---------------------------------------	**$ 2,700.00**

ACCEPTANCE OF PROPOSAL

Name (and Title): ____

Signature: ____

Date: ____

FELIX CLEAN SERVICES, LLC.: ____