



**WALNUT CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING
JANUARY 20, 2026
6:00 P.M.**

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

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

AGENDA
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
Walnut Creek Clubhouse
7500 NW 20th Street Pembroke Pines, Florida 33024
REGULAR BOARD MEETING
January 20, 2026
6:00 p.m.

- A. Call to Order**
- B. Proof of Publication**.....Page 1
- C. Establish Quorum**
- D. Additions or Deletions to Agenda**
- E. Comments from the Public for Items Not on the Agenda**
- F. Approval of Minutes**
 - 1. October 21, 2025 Regular Board Meeting Minutes.....Page 4
- G. Security Systems/Services**
 - 1. Regions Security Report (*provided via handout by Regions Security*)
 - 2. Security Administrator Updates and Reports (*provided via handout by Regions Security*):
 - a) Gate Maintenance/Service Report
 - b) Invoice Report
 - Discussion & Board Direction Regarding the Collection Process for Outstanding Invoices
 - c) Incident Report
 - 3. Regions Security RFID Information and Proposal Requested by Supervisor Kroker.....Page 13
 - 4. Consider Approval of Regions Security Proposal to Provide and Install an Extra Camera Facing the Sheridan Exit Gates.....Page 18
- H. District Engineer Reports**
 - 1. CAS Memo on NW 20th Street – Regarding the Exploration of Existing Drainage Pipes and Inlet Project
 - a) Consider Approval of the Floteck Change Order.....Page 19
 - 2. Canal Project RFP Documents
(*This information is Posted on the District Website at <https://walnutcreekcdd.org/documents/>*)
 - a) Consider Approval of the RFP Bid Package
- I. Administrative Matter**
 - 1. Financial Update.....Page 20
- J. New/Additional Business**
 - 1. Iguana Control Report.....Page 38
 - 2. Consider Approval of Proposal for the East Waterfall Pond Aquaguard 5000 Resurfacing Project.....Page 40
 - 3. Consider Approval of Walnut Creek HOA Request for Landscaping Contribution.....Page 58
 - 4. Landscape Maintenance Agreement Between the District and the Association as Requested by Supervisor Kroker for Discussion Purposes.....Page 60
 - 5. Discussion Regarding Lake and Fishing per Walnut Creek HOA Request.....Page 75
 - 6. Update On Meeting Teleconference Equipment/System
- K. Old Business**
- L. Ratification & Approvals** (*Actions to be taken collectively via one [1] Motion*)
 - 1. Broward County Tax Collector Interlocal Agreement for the Uniform Collection of Non-Ad Valorem Assessments.....Page 76

2.	Iguana Control Agreement - Extending the Current Terms.....	Page 85
3.	Crystal Pools Est. 179681 East Waterfall Sand Filter.....	Page 102
4.	Crystal Pools Est. 179682 East Waterfall New Valve.....	Page 103
5.	Regions Est. Regions Est 2025-2369 12' Replacement Gate Arms.....	Page 104
6.	Regions Est. 2025-2471 Taft St Resident Entrance Barcode Reader.....	Page 105
7.	Shekinah Proposal 6740 Sheridan East Pedestrian Gate Repair.....	Page 106
8.	Tirone Taft Est. 6D25-175 Entrance Post Light & Pavilion Light Services.....	Page 107
9.	Falcon Vac Proposal 0040 Sheriden Exit Resetting of the Traffic Stop Sign.....	Page 108

M. Additional Staff Updates/Requests

1. Attorney
2. District Manager
 - a) Update on the Arking Solutions Taft Street Visitor Entrance Gate Modification & Trap System Project

N. Additional Board Member/Public Comments

O. Adjourn

www.walnutcreekcdd.org

SUN-SENTINEL

Sold To:

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

Bill To:

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

Published Daily

**Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
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**State Of Florida
County Of Orange**

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

The matter of 11720-Notice of Public Meeting ,
Was published in said newspaper by print in the issues of, and by publication on the
newspaper's website, if authorized on Oct 10, 2025
SSC_Notice of Public Meeting
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

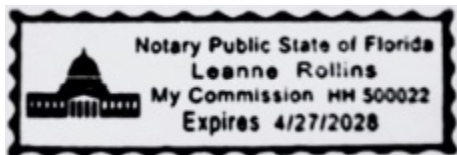


Signature of Affiant

Sworn to and subscribed before me this: October 13, 2025.



Signature of Notary Public



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

Affidavit Delivery Method: E-Mail
Affidavit Email Address: LArcher@sdsinc.org
7880357

NOTICE

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Walnut Creek Community Development District will hold Regular Meetings at 6:00 p.m. at the Walnut Creek Community Clubhouse, 7500 NW 20th Street, Pembroke Pines, Florida 33024 on the following dates:

October 21, 2025
January 20, 2026
February 17, 2026
April 21, 2026
June 23, 2026
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
REGULAR BOARD MEETING
OCTOBER 21, 2025**

A. CALL TO ORDER

District Manager, Gloria Perez, called the October 21, 2025, Regular Board Meeting of the Walnut Creek Community Development District (the “District”) to order at 6:02 p.m. in the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024.

B. PROOF OF PUBLICATION

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

C. ESTABLISH A QUORUM

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

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

Others present included: Brian Ruiz of Regions Security; and several members of the public.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mrs. Perez added the following under Security Systems/Services:

- G.5 Incident of May 21, 2025, Jene Fabregas is Disputing Invoice 20251015 for Damages to the Sheridan Street Left Exit Gate

Pursuant to the Supervisor requests, the following were added under Additional Board Member/Public Comments:

- N.1. Supervisor Kroker Request to Discuss Common Area Landscaping
- N.2 Supervisor Fateyev Request to Discuss Alligator Sighting in Lake 10
- N.3 Supervisor Fateyev Request for Conference Room Audio and Video Equipment

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. July 22, 2025, Public Hearing & Special Board Meeting

A **MOTION** was made by Supervisor Kroker, seconded by Supervisor Fateyev and passed unanimously approving the minutes of the July 22, 2025, Public Hearing & Special Board Meeting, as presented.

G. SECURITY SYSTEMS/SERVICES

1. Region's Security Report

Mr. Ruiz reviewed the report presented via handout.

2. Security Administrator Updates and Reports

a. Gate Maintenance/Service Report

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

b. Invoice Report

The Invoice Report was provided via handout by Regions Security.

c. Incident Report

The Incident Report was provided via handout by Regions Security.

Mrs. Perez requested that Regions Security forward all the reports to the District in PDF format for District records.

Supervisor Kagan requested that Regions provide the reports via e-mail in advance of the meetings for review prior to the meeting.

3. Incident of May 4, 2025, Dianne Cohen is Disputing Invoice 20251014 for Damages to the Sheridan West Exit Gate

Dianne Cohen is disputing Invoice 20251014 for damages to the Sheridan West exit gate for the incident that occurred on May 4, 2025. Ms. Cohen approached the Board and noted that she was not the driver, that it was her daughter that was driving the vehicle, and she proceeded to request that the fee be waived. The Board viewed the footage of the incident a discussion ensued.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann and passed unanimously denying Ms. Cohen's appeal regarding Invoice 20251014.

4. Incident of June 21, 2025, Gavin Thomas is Disputing Invoice 20251012 for Damages to the Taft Street Entrance Gate

The Board viewed the footage of the incident, followed by a discussion.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann and passed unanimously denying Mr. Thomas' appeal regarding Invoice 20251012.

5. Incident of May 21, 2025, Jene Fabregas is Disputing Invoice 20251015 for Damages to the Sheridan Street Left Exit Gate

Mrs. Perez noted that this report was provided via handout by Regions Security because the appeal was made after the meeting book had been posted.

Mr. Fabregas disputed the invoice. Mr. Ruiz agreed with Mr. Fabregas and after viewing the footage of the incident the Board provided the following direction. A discussion ensued amongst the Board.

A **MOTION** was made by Supervisor Kroker, seconded by Supervisor Chin and passed unanimously granting the appeal and voiding Invoice 20251015.

The Board asked Regions Security to provide a proposal for an extra camera to be placed facing the Sheridan exit gate, which would provide an additional angle.

H. DISTRICT ENGINEER REPORTS

1. CAS Update on Landshore Enterprises – Lake 10 Shoreline Restoration Project

The District Engineer provided an update on the Landshore Enterprises – Lake 10 Shoreline Restoration Project.

a. Consider Ratification and Approval of Landshore Enterprises, Lake 10 Shoreline Restoration Project, Change Order No. 1

Landshore submitted a letter requesting that Change Order No. 1 be cancelled and therefore this line item was no longer needed and thus, was removed.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Chin and passed unanimously cancelling Change Order No. 1 for Landshore Enterprises regarding the Lake 10 Shoreline Restoration Project, as presented.

2. CAS Memo on NW 20th Street – Exploration of Existing Drainage Pipes and Inlet

Mr. Smith went over the Memo regarding NW 20th Street – Exploration of Existing Drainage Pipes and Inlet.

a. Consider Proposal for NW 20th Street – Exploration of Existing Drainage Pipes and Inlet

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Chin and passed unanimously approving the proposal from Flotech Environmental in the amount of \$11,200 for the NW 20th Street – Exploration of Existing Drainage Pipes and Inlet and directing District Counsel to prepare an agreement and authorizing District management to execute same on behalf of the District.

3. CAS Presentation of S-8 Canal Erosion and Sedimentation Control Restoration Project Bid Package

Mr. Smith provided an overview of the Canal Erosion and Sedimentation Control Restoration Project Bid Package for the Board's review.

a. Consider Bid Package

Supervisor Kagan expressed that he was against moving forward with this project for several reasons, which consist of Central Broward Water Control District having conducted a dredging project of the canal at an area other than the section intended for repair. He further noted that Central Broward Water Control District was conducting the work because they are responsible, in his opinion, for the management and maintaining of the canal. He recommended obtaining a second opinion, which he received from a resident of the community who has expertise in this area. Supervisor Kagan added that the canal does not only serve the District but various areas outside of the District benefit from the canal.

This generated discussion amongst the Board Members. Mr. Smith recommended that the project be completed by the District. He further added that the canal was designed to protect the community and needed to be maintained and restored. He noted that the current conditions of the canal were severe.

The Board directed Mr. Smith to forward the Bid Package to District Counsel and management for review of the bid package that was provided as a handout and for the same to be brought back at the January 2026 meeting for Board consideration.

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

The Board was advised that the agreement had been executed by both parties, and the permits were being processed.

5. CAS Memo on East Waterfall Pond Aquaguard 5000 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:

<u>Contractor</u>	<u>Price</u>
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 (RP25255520) 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.

a. Consider Proposal for East Waterfall Pond Aquaguard 5000 Resurfacing Project

The Board directed District management to obtain three (3) more proposals for this project in addition to the three (3) that were presented and to present all for consideration at the January 2026 meeting.

I. ADMINISTRATIVE MATTERS

1. Financial Update

The Financial Reports were presented in the meeting books and consisted of the following: Monthly Financial Report-Operating Fund (actual revenues and expenditures with fund balances and availability); Check Registers; Balance Sheet; Debt Service Profit and Loss YTD Comparisons/Report(s); Tax/Assessment Collections; Expenditure Recap. Available Funds as of September 30, 2025, reflect \$1,836,655.65.

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

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

J. NEW/ADDITIONAL BUSINESS

1. Iguana Control Reports

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

Iguanas were removed from the following locations:

76	from the lakes and canals
<u>18</u>	from the Taft Street water features
94	<i>Total</i>

2. Consider Resolution No. 2025-26 – Adopting a Fiscal Year 2024/2025 Amended Budget

Mrs. Perez presented Resolution No. 2025-06, entitled:

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.

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2025. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann and unanimously passed adopting Resolution No. 2025-06, adopting a Fiscal Year 2024/2025 Amended Budget.

3. Consider Resolution No. 2025-27 – Goals and Objectives Annual Report

Mrs. Perez presented Resolution No. 2025-07, entitled:

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.

Ms. Wald provided an overview of the resolution adopting goals and objectives.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann and passed unanimously adopting Resolution No. 2025-07, as presented.

A **MOTION** was made by Supervisor Kroker, seconded by Supervisor Fateyev and passed unanimously approving the Goals & Objectives Annual Report for FY 2025/2026 (*using the same format that was approved for FY 2024/2025*).

4. Broward County Supervisor of Elections

a. Review Revised Special District/Community Development District Election Agreement Memorandum

Ms. Wald provided an overview of the Special District/Community Development District Election Agreement Memorandum.

b. Consider Special District/Community Development District Election Agreement Memorandum

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Kagan and passed unanimously approving the Special District/Community Development District Election Agreement, as presented

5. Consider Shekinah Est. 6668 for 400' of Green Screen Replacement at S-8 Canal Chain Link Fence Enclosure

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann approving the Shekinah Fence Estimate 6668 dated September 26, 2025, for the materials and installation of 400' of green screen replacement at the canal chain link fence enclosure in the amount of \$2,565 and authorizing District management to execute same on behalf of the District.

6. Discussion Regarding Walnut Creek HOA Request for District Consideration of Fence Installation Along Sheridan Street and University Drive

Presented in the meeting materials was an e-mail request from Nora Moisa on behalf of the Walnut Creek HOA requesting that the District consider a fence installation along Sheridan Street and University Drive. Also provided were the proposals obtained by the HOA. A brief discussion ensued after which the Board decided to table this item until further notice. No further actions are to be taken on this matter.

K. OLD BUSINESS

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

I. CONSIDER RATIFICATIONS AND APPROVALS (*Action to be taken collectively*)

1. **Regions Est. 2025-2254 Taft St Right Exit Gate Mega Arm Box Replacement in the amount of \$2,755.00.**
2. **Regions Est. 2025-2270 Bluetooth Access Controller for Police & Federal Vehicles in the amount of \$1,738.00.**
3. **Regions Est. 2025-2292 Sheridan Left Exit Liftmaster Arm Controller Replacement in the amount of \$1,150.00.**
4. **Regions Est. 2025-2294 Spare Arms and LED Light Strips in the amount of \$ 2,144.00.**
5. **Shekinah Fence Est. 6639 for Replacement of 150' Green Screen at the S8 Canal Enclosure in the amount of \$991.00.**
6. **Felix Clean Agreement to Address Holes and Cracks throughout the Waterfall Rock Structure and to Install New Plastic Edge and Rocks in the amount of \$5,950.00.**

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Kroker and passed unanimously ratifying and approving L-1 through L-6 above, as presented.

M. ADDITIONAL STAFF UPDATES/REQUESTS

1. Attorney

There was nothing further from the Attorney.

2. District Manager

a. 2025 Annual Ethics Training Reminder

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

N. ADDITIONAL BOARD MEMBER/PUBLIC COMMENTS

1. Supervisor Kroker Request to Discuss Common Area Landscaping

Mr. Kroker expressed his dissatisfaction with the landscaping focusing on the need for hedge and plant replacement throughout the District common areas. Mr. Beckmann explained that the Association was working on improving the landscaping, addressing issues in sections and as mentioned during the Workshop, the Association asked for some time to address the issues. Mr. Kroker added that the sprinkler system was not currently working off NW 72nd Avenue. Mr. Fateyev recommended that the HOA review the irrigation conditions and find a potential solution.

2. Supervisor Fateyev Request to Discuss Alligator Sighting in Lake 10

Mr. Fateyev asked what possible measures the District could take to prevent any incidents from occurring regarding the alligator sightings in Lake 10. District management explained that proper notices had been sent advising all of the District contractors of the sightings and the proper authorities have been contacted regarding the same. It was furthered that an alligator trapper dispatched by the Alligator Hotline did visit the District and could not find the alligator. The Association Manager also sent notices to the residents regarding the issue. Mrs. Perez added that she had been made aware that the Association rules did not allow for the retention ponds “lakes” to be used for recreational purposes and that the District had proper signage throughout the lakes advising the public of the dangers of alligators and poisonous snakes.

It was noted that the next meeting was scheduled for January 20, 2026.

3. Supervisor Fateyev Request for Conference Room Audio and Video Equipment

Supervisor Fateyev recommended that the Board consider installing audio video equipment in the conference room, also known as the aerobics room. He offered to do the research on the necessary equipment and technology for this adding that it would enable Board members, staff, etc. calling in to participate via Teams or Zoom versus a conference call and a discussion ensued.

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Fateyev and passed unanimously authorizing the District to contribute funds to the Walnut Creek Homeowners Association for the purchasing of audio and video equipment and technology in the amount of \$3,000 for both the use of the District and the Association.

Further discussion ensued regarding the placement of the audio and video equipment and technology and the constant interruptions of the public entering and exiting through the main door followed by.

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Kroker and passed unanimously to hold the District meetings in the back room the “aerobics room” where the audio and video equipment is to be installed.

O. ADJOURNMENT

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

ATTESTED BY:

Secretary /Assistant Secretary

Chairman/Vice-Chair



Walnut Creek CDD

Pembroke Pines, Florida

Gate Automation Transponder System

**Confidential Proposal
January 9, 2026**

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

About Us

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



Regions Security has earned the confidence of our valued customers by providing professional assistance with all our access control and video surveillance installations. Our company's corporate offices and customer support center are in Miami, Florida adjacent to Miami International Airport. Our facilities support our networking and systems engineering department, as well as our help desk and technical services. We maintain a customer support department providing 24/7 help desk support. We only carry professional grade equipment and security software. Each of our support representatives has completed comprehensive training on all our products and has extensive knowledge of product application and equipment

troubleshooting. Regions can help you understand your technological security risks by offering a complementary Security Risk Assessment of your company's operation, office and exterior areas including parking lots and building entrances. We will help you determine the best Access Control and Surveillance Systems for your facility to guarantee the highest level of uninterrupted operation. Regions works with you to design a customized solution that addresses the evolving security needs of your organization in the most effective way possible.

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



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

Resident Access Control



gate access control
systems

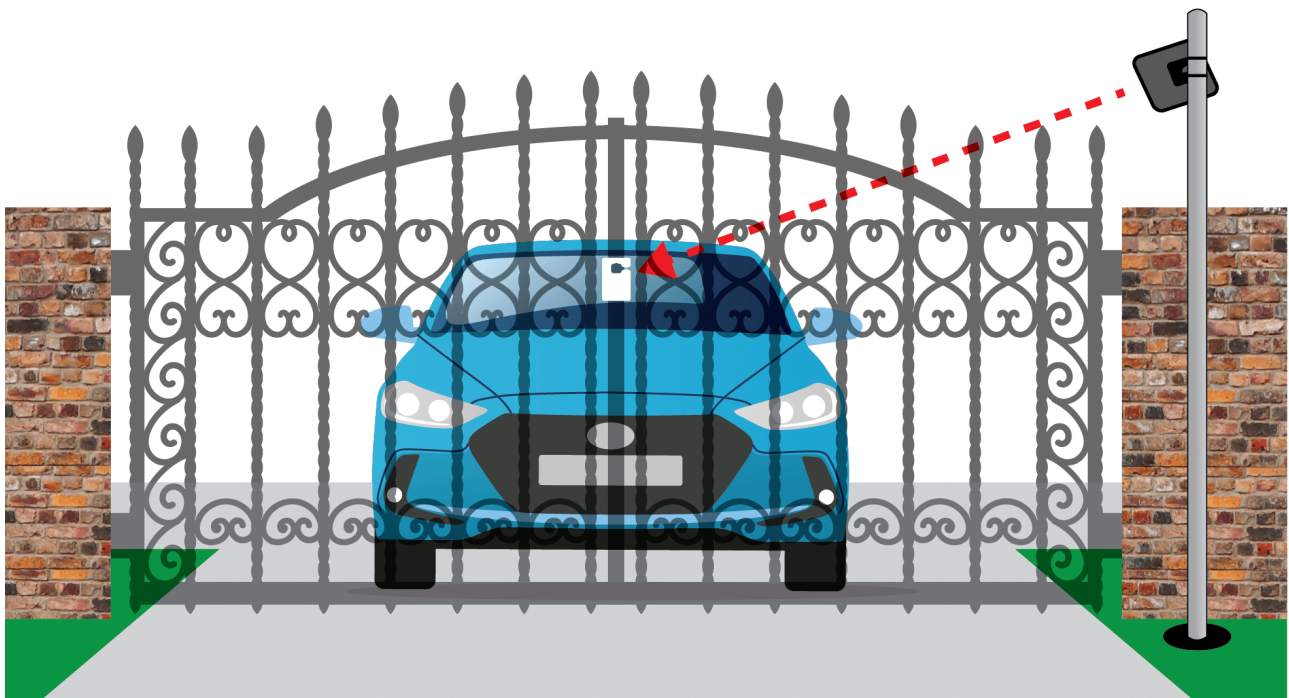
ProdataKey started 11 years ago and has quickly positioned itself as a leader and innovator of access control solutions. Legacy access control is a thing of the past. We saw a need in the industry for something better. Consumers want a mobile-first platform. Mountain West Capital Network recognizes ProdataKey as one of the top 100 fastest-growing companies. We believe that the best technology is created by professionals that have experienced firsthand in the field of installing a system or programming software. Experimentation without fear of failure leads to a culture of teamwork and innovation. Acting with urgency when our partners need help and being good stewards of the company's funds, property, and culture





RFID with the best ROI™

AWID combines proprietary and best-available technology with design expertise in antenna, radio frequency (RF), and communication systems to create the best of the best of the breed RFID products and offer professional engineering services. AWID excels at providing RFID knowledge for myriad applications and satisfying customers' challenging requirements. Our mission at AWID is to continually illustrate our core values by our Integrity, Focus, and Commitment to Customer Partnerships in our delivery of products and services, providing RFID with the Best ROI™. AWID is dedicated to the design, development and supply of advanced contactless RFID readers. AWID pioneer's development of Long Range (LR) readers to combine traditional proximity Wiegand signal and UHF technology for Long Range in one reader.

AWID's Long-Range Readers are Ultra High Frequency (UHF) tag and card readers used in RFID applications like gate access for vehicles and physical access for persons. Its electronics and antenna are integrated in a single compact enclosure. Readers are optimally designed for Automatic Vehicle Identification (AVI) and Access Control applications such as gate control in a parking facility. It also provides identification and access for people at doorways, wheelchairs at elevators, and gurneys in hospital entrances assuring security by use of AWID's proprietary encryption for communications between the reader and its UHF vehicle tags and cards.



Gate Automation Transponder System

Description	QTY
PRODATAKEY (PDK) IP Based Access Control Central Node Panel (Taft & Sheridan)	2
PRODATAKEY (PDK) IP Based Access Control Single DOOR Panel (Sheridan)	1
 Ethernet WiMACTM Wireless (2.4GHz/ 802.15.4), AES 128bit, Wireless Range 1 Mile LoS, 450ft indoor, Temp. -4°~+140° F, 0-95% relative humidity, Built-in Power Supply, Industrial-grade 2A Form-C Relay, Dimensions 10.4" x 7.6" x 3", lockable enclosure, indoor use only, Conforms to UL 294.	
AWID Long-Range Reader Ultra High Frequency (UHF)	3
Aluminum 4x4 x 8 feet White Pole	3
 up to 25 feet, 902 to 928 MHz; Circular-polarized 2 field Indicators, linear rated, regulated output 12 VDC 2A , Wiegand & RS-232, 26 to 50 bits, 9.8 x 9.8 x 1.3 inches 38.4 oz (1.09 kg), ABS enclosure (white); -31°F to +150°F IP65 Weatherproof, combines effective UHF technology with economical passive tags and cards, and field programmable.	

Access Control System Resident Lane - TOTAL \$15,775.00
(Plus, Applicable Sales Tax)

PDK Web Based Access Control Application Subscription

\$42.00 /MTh



Internet Cloud service is required for PDK access control. Includes full Database Management System to manage all doors. Data entry is not included. (Billed annually in advance)

Resident Transponders

AWID UHF Vehicle Transponder Tag



The AWID UHF Vehicle Transponder Tag provides reliable long-range identification for vehicle access control using ultra-high frequency RFID technology. Durable construction resists environmental conditions. It enables secure, rapid vehicle authentication and integration with access control systems for efficient perimeter management.

Transponder Tag Minimum Order (QTY 100 @ \$15.98/each tag)
(Plus, Applicable Sales Tax)

Equipment Installation Services



Installation of new access control panels, transponder reader, cabinets, brackets, and housings. Includes all materials, labor, cable terminations, certifications, and video connections. Excludes city permits, engineering plans, and related fees. A minimum 20Mbps Internet upload speed is recommended for authorized remote security system access.

Purchase Agreement

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

I. DELIVERY

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

II. RISK OF LOSS OR DAMAGE

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

III. TERMS OF PAYMENT

REGIONS SECURITY shall issue an invoice covering the Equipment sold pursuant to this agreement. Final balance payment with project completion. REGIONS SECURITY shall include and procure all applicable taxes.

IV. INSTALLATION

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

V. SOFTWARE LICENSE AGREEMENT

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

VI. WARRANTY

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

VII. DISCLAIMER AND LIMITATION OF LIABILITY

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

VII. LEGAL REMEDIES

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

BUSINESS NAME (Customer)

CONTRACT NUMBER

CONTRACT DATE

BUSINESS ADDRESS

INSTALLATION DATE

CITY STATE ZIP

DEPOSIT AMOUNT

CLIENT REPRESENTATIVE / TITLE

REGIONS SECURITY REPRESENTATIVE / TITLE

SIGNATURE

SIGNATURE

QUOTE

DATE
01/13/2026

EXPIRATION DATE
30 DAYS

Quote 261870-1

Regions Security
1100 NW 72nd Ave
Miami, Florida 33126
(305) 517-1266

TO: Walnut Creek CDD
(Sheridan Entrance/Exit)



QUANTITY	ITEM #	DESCRIPTION
2	HW-72-27M	Sheridan Entrance/Exit - Focused Gate Cameras Hanwha Vari-focal 4MP Bullet Camera 3.3-10.3mm Includes Installation & Programming Services \$1,682.00 (\$841.00 x 2 Bullet Cameras)

Project Amount	\$1,682.00
Sales Tax	\$0.00
Total	\$1,682.00

NOTES	Installation 2-3 Days after project approval.
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To accept this quotation, sign here and return:

X_____

Print Name _____

**CAS MEMO ON NW 20TH STREET – REGARDING
THE EXPLORATION OF EXISTING DRAINAGE
PIPES AND INLET PROJECT**

**a) BOARD APPROVAL CONSIDERATION OF
THE FLOTECK CHANGE ORDER**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

Walnut Creek
Community Development District

**Financial Report For
December 2025**

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

	Annual Budget 10/1/25 - 9/30/26	Actual Dec-25	Year To Date Actual 10/1/25 - 12/31/25
REVENUES			
ADMINISTRATIVE ASSESSMENTS	183,984	112,636	134,008
MAINTENANCE ASSESSMENTS	1,426,702	873,487	1,039,225
DEBT ASSESSMENTS (2010)	129,869	79,495	94,579
OTHER REVENUE	0	0	3,000
INTEREST INCOME (OPERATING)	2,400	0	4,785
INTEREST INCOME (IMPROVEMENTS)	1,800	0	3,166
TOTAL REVENUES	\$ 1,744,755	\$ 1,065,618	\$ 1,278,763
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	10,000	0	1,000
PAYROLL TAXES (EMPLOYER)	800	0	77
ENGINEERING	35,000	0	12,477
LEGAL FEES	22,000	0	4,455
AUDIT FEES	4,300	0	0
MANAGEMENT	52,020	4,335	13,005
POSTAGE	1,350	34	304
OFFICE SUPPLIES/PRINTING	5,100	2	593
INSURANCE	24,000	0	21,696
LEGAL ADVERTISING	2,400	0	168
MISCELLANEOUS	8,650	2,042	2,876
DUES & SUBSCRIPTIONS	175	0	175
ASSESSMENT ROLL	7,500	0	0
TRUSTEE FEES	1,500	0	1,420
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	167	500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 177,145	\$ 6,580	\$ 58,746
MAINTENANCE EXPENDITURES			
FIELD MANAGEMENT	5,000	0	2,500
OPERATIONS MANAGEMENT	12,000	1,000	3,000
SECURITY SERVICES	360,000	21,678	64,014
HOA SECURITY SERVICES ADMIN	30,100	1,100	3,300
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000	3,808	12,248
SECURITY CAMERAS & MAINTENANCE	12,000	274	822
SECURITY ONLINE SOLUTIONS	12,000	1,090	3,270
SECURITY GATE SYSTEMS MAINTENANCE & REPAIRS	55,000	0	0
TELEPHONE	12,500	1,864	4,316
ELECTRIC	95,000	8,530	25,462
WATER & SEWAGE	16,000	708	3,207
GUARD HOUSE - VISITOR PASSES	30,000	0	0
GATE SYSTEM MAINTENANCE	0	1,975	7,577
GUARD HOUSE INT/EXT MAINTENANCE	0	140	3,630
LAKE & PRESERVE MAINTENANCE	48,000	3,048	9,144
SIGNAGE	2,000	65	65
STREETLIGHT MAINTENANCE	5,000	0	0
WATERFALL MAINTENANCE	100,000	8,479	31,108
HOLIDAY LIGHTING	11,000	0	0
IGUANA REMOVAL SERVICES	27,000	0	4,483

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

	Annual Budget 10/1/25 - 9/30/26	Actual Dec-25	Year To Date Actual 10/1/25 - 12/31/25
MISCELLANEOUS MAINTENANCE	15,000	86	1,509
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	100,000	0	0
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES	14,000	0	0
HEADWALL STABILIZATION PROJECT	50,000	0	0
LAKE SLOPE SOIL MAINTENANCE	10,000	0	0
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	0	0	0
OPERATING RESERVE/CONTINGENCY	24,000	0	0
TAFT STREET STRUCTURE MAINTENANCE	0	0	0
STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT	240,000	0	0
MONUMENT MAINTENANCE	5,500	0	2,750
LAKE FOUNTAIN MAINTENANCE/RESERVE	15,000	0	0
EAST WATERFALL/POND REPAIRS & REFINISHING PROJECT	200,000	0	0
TREE TRIMMING SERVICES	0	0	3,645
LAKE RESTORATION MAINTENANCE	0	0	59,704
TOTAL MAINTENANCE EXPENDITURES	\$ 1,541,100	\$ 53,845	\$ 245,754
TOTAL EXPENDITURES	\$ 1,718,245	\$ 60,425	\$ 304,500
EXCESS OR (SHORTFALL)	\$ 26,510	\$ 1,005,193	\$ 974,263
PAYMENT TO TRUSTEE (2010)	(122,077)	(75,566)	(89,889)
BALANCE	\$ (95,567)	\$ 929,627	\$ 884,374
COUNTY APPRAISER & TAX COLLECTOR FEE	(34,811)	(10,232)	(12,171)
DISCOUNTS FOR EARLY PAYMENTS	(69,622)	(42,433)	(50,700)
EXCESS/ (SHORTFALL)	\$ (200,000)	\$ 876,962	\$ 821,503
FUNDS FROM IMPROVEMENT ACCOUNT (STORMWATER PIPE CLEANING)	200,000	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 876,962	\$ 821,503

Notes

Reserves Set-Up For Un-Used Budgeted Fiscal Year 20/21, 21/22, 22/23, 23/24 & 24/25 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 12/31/25	\$ 2,991,139.34
Accounts Payable As Of 12/31/25	\$ 97,189.98
Accounts Receivable As Of 12/31/25	\$ 26,945.00
Reserve For Headwall Stabilization As Of 12/31/25	\$ 200,000.00
Reserve For Lake Slope Soil Maintenance As Of 12/31/25	\$ 50,000.00
Reserve For Stormwater Maint/Pipe Replacement As Of 12/31/25	\$ 333,300.00
Reserve For S-8 Canal Reconstruction As Of 12/31/25	\$ 1,020,000.00
Operating Account Available Funds As Of 12/31/25	\$ 1,317,594.36
Improvements/Emergency Funds As Of 12/31/25	\$ 1,358,723.00
Total Available Funds As Of 12/31/25	\$ 2,676,317.36

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

	Oct 25 - Dec 25	25/26 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	134,007.66	183,984.00	-49,976.34	72.84%
01-3200 · Maintenance Assessment	1,039,225.40	1,426,702.00	-387,476.60	72.84%
01-3811 · Debt Assessments (Series 2010)	94,578.80	129,869.00	-35,290.20	72.83%
01-3821 · Debt Assess-Paid To Trustee-10	-89,888.70	-122,077.00	32,188.30	73.63%
01-3830 · Assessment Fees	-12,171.12	-34,811.00	22,639.88	34.96%
01-3831 · Assessment Discounts	-50,699.80	-69,622.00	18,922.20	72.82%
01-9400 · Miscellaneous Revenue	3,000.00	0.00	3,000.00	100.0%
01-9410 · Interest Income	4,784.33	2,400.00	2,384.33	199.35%
Interest Income (Improvements Account)	3,166.06	1,800.00	1,366.06	175.89%
01-9411 · Carryover From Prior Year	0.00	200,000.00	-200,000.00	0.0%
Total Income	1,126,002.63	1,718,245.00	-592,242.37	65.53%
Expense				
01-1307 · Payroll tax expense	76.50	800.00	-723.50	9.56%
01-1308 · Supervisor Fees	1,000.00	10,000.00	-9,000.00	10.0%
01-1310 · Engineering	12,477.00	35,000.00	-22,523.00	35.65%
01-1311 · Management Fees	13,005.00	52,020.00	-39,015.00	25.0%
01-1315 · Legal Fees	4,455.00	22,000.00	-17,545.00	20.25%
01-1318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
01-1320 · Audit Fees	0.00	4,300.00	-4,300.00	0.0%
01-1450 · Insurance	21,696.00	24,000.00	-2,304.00	90.4%
01-1480 · Legal Advertisements	167.79	2,400.00	-2,232.21	6.99%
01-1512 · Miscellaneous	2,875.73	8,650.00	-5,774.27	33.25%
01-1513 · Postage and Delivery	303.58	1,350.00	-1,046.42	22.49%
01-1514 · Office Supplies	592.95	5,100.00	-4,507.05	11.63%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	1,420.00	1,500.00	-80.00	94.67%
01-1551 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
01-1570 · Website Management	499.98	2,000.00	-1,500.02	25.0%
01-1601 · Security Services & Rover	64,014.18	360,000.00	-295,985.82	17.78%
01-1604 · Guardhouse Int/Ext Maintenance	3,629.50	30,000.00	-26,370.50	12.1%
01-1605 · Gate System Maintenance	7,577.00	55,000.00	-47,423.00	13.78%
01-1609 · Security Cameras & Maintenance	822.00	12,000.00	-11,178.00	6.85%
01-1610 · Security Online Solutions	3,270.00	12,000.00	-8,730.00	27.25%
01-1803 · Lake & Preserve Maintenance	9,144.00	48,000.00	-38,856.00	19.05%
01-1805 · Stormwater Mgt/Pipe Replacement	0.00	100,000.00	-100,000.00	0.0%
01-1812 · Signs	65.00	2,000.00	-1,935.00	3.25%
01-1814 · Electricity	25,462.23	95,000.00	-69,537.77	26.8%
01-1815 · Miscellaneous Maintenance	1,509.23	15,000.00	-13,490.77	10.06%
01-1816 · Telephone	4,315.97	12,500.00	-8,184.03	34.53%
01-1817 · Water & sewer	3,207.17	16,000.00	-12,792.83	20.05%
01-1818 · Field Management	2,500.00	5,000.00	-2,500.00	50.0%

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

	Oct 25 - Dec 25	25/26 Budget	\$ Over Budget	% of Budget
01-1821 · Waterfall Maintenance	31,108.00	100,000.00	-68,892.00	31.11%
01-1824 · Streetlight Maintenance	0.00	5,000.00	-5,000.00	0.0%
01-1825 · Tree Trimming Services	3,645.21	0.00	3,645.21	100.0%
01-1826 · Holiday Lighting	0.00	11,000.00	-11,000.00	0.0%
01-1829 · Monument Maintenance	2,750.00	5,500.00	-2,750.00	50.0%
01-1832 · Lake Restoration	59,704.00	0.00	59,704.00	100.0%
01-1835 · Pressure Clean & Paint Ext Strc	0.00	14,000.00	-14,000.00	0.0%
01-1839 · Iguana Removal Services	4,483.34	27,000.00	-22,516.66	16.61%
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	0.00	0.00	0.0%
01-1844 · Security Services Admin	3,300.00	30,100.00	-26,800.00	10.96%
01-1845 · Security Video Surv. & Virtual	12,248.34	35,000.00	-22,751.66	35.0%
01-1899 · Operating Maint Resrve/Contngcy	0.00	24,000.00	-24,000.00	0.0%
Lake Fountain Maintence/Reserve	0.00	15,000.00	-15,000.00	0.0%
Stormwater Drainage Pipe Cleaning & CCTV Prj	0.00	240,000.00	-240,000.00	0.0%
East Waterfall/Pond Repairs & Refinishing Prj	0.00	200,000.00	-200,000.00	0.0%
01-2311 · Operations Management	3,000.00	12,000.00	-9,000.00	25.0%
Total Expense	304,499.70	1,718,245.00	-1,413,745.30	17.72%
Net Income	821,502.93	0.00	821,502.93	100.0%

Walnut Creek Community Development District**Check Register****October 2025 - December 2025**

Reference #	Date	Vendor	Amount
10-1	10/2/2025	Allstate Resource Management, Inc.	3,048.00
10-2	10/2/2025	Blue Iguana Pest Control Inc	2,241.67
10-3	10/2/2025	City of Pembroke Pines (536645-248297)	102.27
10-4	10/2/2025	City of Pembroke Pines (536647-248299)	367.32
10-5	10/2/2025	Comcast (8939)	609.70
10-6	10/2/2025	Comcast (9044)	580.09
10-7	10/2/2025	Crystal Pool Service Inc	1,261.68
10-8	10/2/2025	Crystal Springs	85.43
10-9	10/2/2025	Egis Insurance and & Risk Advisors	21,696.00
10-10	10/2/2025	FPL	8,453.05
10-11	10/2/2025	Regions Security	8,984.78
10-12	10/2/2025	Special District Services	14,113.52
10-13	10/20/2025	Billing, Cochran, Lyles, Mauro & Ramsey	1,045.00
10-14	10/20/2025	Craig A Smith & Associates LLC	6,232.00
10-15	10/20/2025	Crystal Pool Service Inc	4,650.00
10-16	10/20/2025	Florida Commerce	175.00
10-17	10/20/2025	Regions Security	23,423.43
10-18	10/20/2025	Tirone Electric	397.50
10-19	10/20/2025	Walnut Creek Community Association, Inc.	10,750.00
11-1	11/3/2025	SunSentinel	167.79
11-2	11/4/2025	Allstate Resource Management, Inc.	3,048.00
11-3	11/4/2025	Blue Iguana Pest Control Inc	2,241.67
11-4	11/4/2025	City of Pembroke Pines (536645-248297)	50.15
11-5	11/4/2025	City of Pembroke Pines (536646-248298)	580.36
11-6	11/4/2025	City of Pembroke Pines (536647-248299)	339.16
11-7	11/4/2025	Comcast (8939)	625.36
11-8	11/4/2025	Comcast (9044)	600.66
11-9	11/4/2025	Crystal Pool Service Inc	8,679.00
11-10	11/4/2025	Crystal Springs	103.92
11-11	11/4/2025	Cutters Edge Cutters Edge Lawn and Mainte	3,645.21
11-12	11/4/2025	FPL	8,553.20
11-13	11/4/2025	Landshore Enterprises LLC	38,632.00
11-14	11/4/2025	Regions Security	7,096.78
11-15	11/4/2025	Special District Services	6,214.58
11-16	11/20/2025	Billing, Cochran, Lyles, Mauro & Ramsey	3,850.00
11-17	11/20/2025	Craig A Smith & Associates LLC	10,173.00
11-18	11/20/2025	Crystal Pool Service Inc	4,650.00
11-19	11/20/2025	KJC FUMIGATION LLC	140.00
11-20	11/20/2025	Landshore Enterprises LLC	21,072.00
11-21	11/20/2025	Shekinah Fence Services LLC	2,565.00
11-22	11/20/2025	Tirone Electric	387.00

Walnut Creek Community Development District**Check Register****October 2025 - December 2025**

Reference #	Date	Vendor	Amount
12-1	12/2/2025	Allstate Resource Management, Inc.	3,048.00
12-2	12/2/2025	Blue Iguana Pest Control Inc	2,241.67
12-3	12/2/2025	Comcast (8939)	625.36
12-4	12/2/2025	Comcast (9044)	600.66
12-5	12/2/2025	Regions Security	9,348.78
12-6	12/2/2025	Special District Services	7,684.10
12-7	12/9/2025	Broward County Property Appraiser	1,790.00
12-8	12/9/2025	City of Pembroke Pines (536645-248297)	143.30
12-9	12/9/2025	City of Pembroke Pines (536646-248298)	318.34
12-10	12/9/2025	City of Pembroke Pines (536647-248299)	1,067.42
12-11	12/9/2025	Crystal Springs	63.94
12-12	12/9/2025	FPL	8,378.90
12-13	12/9/2025	Hancock Bank (Trustee Fee)	1,420.00
12-14	12/9/2025	Regions Security	21,315.66
12-15	12/30/2025	Allstate Resource Management, Inc.	3,048.00
12-16	12/30/2025	Billing Cochran P.A.	605.00
12-17	12/30/2025	Comcast (8939)	640.63
12-18	12/30/2025	Comcast (9044)	624.71
12-19	12/30/2025	Craig A Smith & Associates LLC	2,304.00
12-20	12/30/2025	Crystal Pool Service Inc	13,129.00
12-21	12/30/2025	Crystal Springs	86.43
12-22	12/30/2025	FPL	8,530.13
12-23	12/30/2025	Regions Security	54,189.30
		TOTAL	372,834.61

Walnut Creek Community Development District
Expenditures
October 2025 through December 2025

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Expense					
01-1307 · Payroll tax expense					
	10/22/2025	PR 10/21/25		mtg 10/21/25 ck date 10/24/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	76.50
Total 01-1307 · Payroll tax expense					76.50
01-1308 · Supervisor Fees					
	10/22/2025	PR 10/21/25		mtg 10/21/25 ck date 10/24/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	1,000.00
Total 01-1308 · Supervisor Fees					1,000.00
01-1310 · Engineering					
	10/31/2025	CASA-INV-003318	Craig A Smith & Associates LLC	professional services thru 10/31/2025	10,173.00
	11/30/2025	CASA-INV-003410	Craig A Smith & Associates LLC	professional services thru 10/31/2025	2,304.00
Total 01-1310 · Engineering					12,477.00
01-1311 · Management Fees					
	10/31/2025	2025-1436	Special District Services	Management fee October 2025	4,335.00
	11/30/2025	2025-1561	Special District Services	Management fee November 2025	4,335.00
	12/31/2025	2025-1702	Special District Services	Management fee December 2025	4,335.00
Total 01-1311 · Management Fees					13,005.00
01-1315 · Legal Fees					
	10/31/2025	195973	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 10/31/2025	3,850.00
	11/30/2025	196391	Billing Cochran P.A.	legal thru 11/30/25	605.00
Total 01-1315 · Legal Fees					4,455.00
01-1450 · Insurance					
	10/01/2025	30079	Egis Insurance and & Risk Advisors	Policy #100125507 10/01/2025-10/01/2026Florida Insurance Alliance	21,696.00
Total 01-1450 · Insurance					21,696.00
01-1480 · Legal Advertisements					
	10/06/2025	125622175000	SunSentinel	FY 25/26 Mtg Schedule	167.79
Total 01-1480 · Legal Advertisements					167.79
01-1512 · Miscellaneous					
	10/22/2025	PR 10/21/25		mtg 10/21/25 ck date 10/24/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	54.25
	10/31/2025	2025-1436	Special District Services	document storage	127.38
	10/31/2025	2025-1436	Special District Services	travel	275.36
	11/29/2025	2515181200	Crystal Pool Service Inc	December service charge	0.00
	11/30/2025	2025-1561	Special District Services	document storage	138.18
	11/30/2025	2025-1561	Special District Services	travel	238.40
	12/04/2025	12-4-25	Broward County Property Appraiser	annual property appraiser fee 25/26	1,790.00
	12/31/2025	2025-1702	Special District Services	document storage	137.71
	12/31/2025	2025-1702	Special District Services	travel	114.45
Total 01-1512 · Miscellaneous					2,875.73

Walnut Creek Community Development District
Expenditures
October 2025 through December 2025

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
01-1513 · Postage and Delivery					
	10/31/2025	2025-1436	Special District Services	FedEx	44.32
	10/31/2025	2025-1436	Special District Services	postage	31.32
	11/30/2025	2025-1561	Special District Services	FedEx	100.20
	11/30/2025	2025-1561	Special District Services	postage	93.96
	12/31/2025	2025-1702	Special District Services	FedEx	33.78
Total 01-1513 · Postage and Delivery					303.58
01-1514 · Office Supplies					
	10/31/2025	2025-1436	Special District Services	copier charges	206.85
	11/30/2025	2025-1561	Special District Services	copier charges	348.45
	11/30/2025	2025-1561	Special District Services	meeting books	36.00
	12/31/2025	2025-1702	Special District Services	copier charges	1.65
Total 01-1514 · Office Supplies					592.95
01-1540 · Dues, License & Subscriptions					
	10/01/2025	92656	Florida Commerce	special district fee FY 25/26	175.00
Total 01-1540 · Dues, License & Subscriptions					175.00
01-1550 · Trustee Fees (GF)					
	11/06/2025	44218	Hancock Bank (Trustee Fee)	trustee fee 12/31/25 - 12/30/2026	1,420.00
Total 01-1550 · Trustee Fees (GF)					1,420.00
01-1570 · Website Management					
	10/31/2025	2025-1436	Special District Services	website fee	166.66
	11/30/2025	2025-1561	Special District Services	website fee	166.66
	12/31/2025	2025-1702	Special District Services	website fee	166.66
Total 01-1570 · Website Management					499.98
01-1601 · Security Services & Rover					
	10/31/2025	36546	Regions Security	SECURITY & ROVER SERVICES October 2025	21,315.66
	11/30/2025	36864	Regions Security	SECURITY & ROVER SERVICES November 2025	21,020.84
	12/16/2025	36989	Regions Security	SECURITY & ROVER SERVICES December 2025	21,677.68
Total 01-1601 · Security Services & Rover					64,014.18
01-1604 · Guardhouse Int/Ext Maintenance					
	10/13/2025	61550	Tirone Electric	RE-INSTALL POLE HEAD CAP AND REPLACE LIGHT BULB IN POLE BY TAFT ST ENT	397.50
	10/30/2025	4473	Shekinah Fence Services LLC	INSTALL OF 400 LINEAR FT OF PRIVACY GREEN SCREEN FOR CHAIN LINK 6 FT & GATES	2,565.00
	10/31/2025	174696	KJC FUMIGATION LLC	bi monthly pest control	140.00
	11/18/2025	61813	Tirone Electric	replace light bulbs in pole by Taft St exit	387.00
	12/26/2025	176074	KJC FUMIGATION LLC	bi monthly pest control	140.00
Total 01-1604 · Guardhouse Int/Ext Maintenance					3,629.50
01-1605 · Gate System Maintenance					
	10/16/2025	36391	Regions Security	Liftmaster 24V motor replacement Taft right 2nd arm	1,625.00

Walnut Creek Community Development District
Expenditures
October 2025 through December 2025

	Date	Num	Name	Memo	Amount
	10/16/2025	36387	Regions Security	Taft visitor liftmaster 24V transformer for mega arm	900.00
	10/31/2025	36528	Regions Security	TAFT STREET RESIDENT FIRST ARM COMMUNICATION	1,050.00
	10/31/2025	36526	Regions Security	12' green & red (2) replacement arms	1,052.00
	10/31/2025	36527	Regions Security	Sheridan right resident arm replacement 10/16/25 1:16 pm	150.00
	11/01/2025	36510	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS Nov 2025	825.00
	12/01/2025	36754	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS Dec 2025	825.00
	12/11/2025	36839	Regions Security	Taft 2nd are remount 10/24/25 5:13 pm	150.00
	12/11/2025	36836	Regions Security	Gate repairs - removal of broken retractable hinges	550.00
	12/11/2025	36837	Regions Security	Taft visitor arm remount 10/9/25 4:40 pm	150.00
	12/11/2025	36840	Regions Security	Taft 1st arm remount 10/27/25 at 9:45 am	150.00
	12/11/2025	36838	Regions Security	Taft visitors are remount 10/21/25 5:25 pm	150.00
Total 01-1605 · Gate System Maintenance					7,577.00
01-1609 · Security Cameras & Maintenance					
	10/01/2025	36137	Regions Security	SECURITY CAMERAS & MAINTENANCE October 2025	274.00
	11/01/2025	36512	Regions Security	SECURITY CAMERAS & MAINTENANCE November 2025	274.00
	12/01/2025	36756	Regions Security	SECURITY CAMERAS & MAINTENANCE Dec 2025	274.00
Total 01-1609 · Security Cameras & Maintenance					822.00
01-1610 · Security Online Solutions					
	10/01/2025	36136	Regions Security	SECURITY ONLINE SOLUTIONS October 2025	1,090.00
	11/01/2025	36511	Regions Security	SECURITY ONLINE SOLUTIONS Nov 2025	1,090.00
	12/01/2025	36755	Regions Security	SECURITY ONLINE SOLUTIONS Dec 2025	1,090.00
Total 01-1610 · Security Online Solutions					3,270.00
01-1803 · Lake & Preserve Maintenance					
	10/01/2025	2583	Allstate Resource Management, Inc.	mitigation and lake management October 2025	1,854.00
	10/01/2025	2583	Allstate Resource Management, Inc.	Mitigation area maintenance -Area K	333.00
	10/01/2025	2583	Allstate Resource Management, Inc.	Mitigation area maintenance	861.00
	11/01/2025	3404	Allstate Resource Management, Inc.	mitigation management November 2025	1,194.00
	11/01/2025	3404	Allstate Resource Management, Inc.	lake management November 2025	1,854.00
	12/01/2025	88972	Allstate Resource Management, Inc.	mitigation management December 2025	1,194.00
	12/01/2025	88972	Allstate Resource Management, Inc.	lake management December 2025	1,854.00
Total 01-1803 · Lake & Preserve Maintenance					9,144.00
01-1812 · Signs					
	12/31/2025	2025-1702	Special District Services	Sheridan exit sign	65.00
Total 01-1812 · Signs					65.00
01-1814 · Electricity					
	10/20/2025	63714-09001 1025	FPL	acct# 63714-09001 09/18/25 - 10/20/25	33.47
	10/20/2025	91603-83023 1025	FPL	acct# 91603-83023 09/18/25 - 10/20/25	1,106.34
	10/20/2025	36358-71365 1025	FPL	acct# 36358-71365 09/18/25 - 10/20/25	6,156.91

Walnut Creek Community Development District
Expenditures
October 2025 through December 2025

Date	Num	Name	Memo	Amount
10/20/2025	04574-72025 1025	FPL	acct# 04574-72025 09/18/25 - 10/20/25	518.14
10/20/2025	54061-43023 1025	FPL	acct# 54061-43023 09/18/25 - 10/20/25	104.07
10/20/2025	63522-34022 1025	FPL	acct# 63522-34022 09/18/25 - 10/20/25	634.27
11/17/2025	63522-34022 1125	FPL	acct# 63522-34022 10/20/25 - 11/17/25	624.43
11/17/2025	36358-71365 1125	FPL	acct# 36358-71365 10/20/25 - 11/17/25	6,156.91
11/17/2025	91603-83023 1125	FPL	acct# 91603-83023 10/20/25 - 11/17/25	1,036.47
11/17/2025	63714-09001 1125	FPL	acct# 63714-09001 10/20/25 - 11/17/25	33.36
11/17/2025	04574-72025 1125	FPL	acct# 04574-72025 10/20/25 - 11/17/25	442.32
11/17/2025	54061-43023 1125	FPL	acct# 54061-43023 10/20/25 - 11/17/25	85.41
12/16/2025	63714-09001 1225	FPL	acct# 63714-09001 11/17/25 - 12/16/25	36.07
12/16/2025	54061-43023 1225	FPL	acct# 54061-43023 11/17/25 - 12/16/25	83.01
12/16/2025	04574-72025 1225	FPL	acct# 04574-72025 11/17/25 - 12/16/25	451.16
12/16/2025	63522-34022 1225	FPL	acct# 63522-34022 11/17/25 - 12/16/25	707.40
12/16/2025	91603-83023 1225	FPL	acct# 91603-83023 11/17/25 - 12/16/25	1,095.58
12/16/2025	36358-71365 1225	FPL	acct# 36358-71365 11/17/25 - 12/16/25	6,156.91
Total 01-1814 · Electricity				25,462.23
01-1815 · Miscellaneous Maintenance				
10/22/2025	21393886 102225	Crystal Springs	water for guardhouse	103.92
10/31/2025	2025-1436	Special District Services	padlock and chain chargeback	27.69
11/19/2025	21393886 111925	Crystal Springs	water for guardhouse	63.94
11/30/2025	2025-1561	Special District Services	Permit application & sign	1,227.25
12/17/2025	21393886 121725	Crystal Springs	water for guardhouse	86.43
Total 01-1815 · Miscellaneous Maintenance				1,509.23
01-1816 · Telephone				
10/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 (10/15/25 - 11/14/25)	600.66
10/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (10/15/25 - 11/14/25)	625.36
11/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 (11/15/25 - 12/14/25)	600.66
11/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (11/15/25 - 12/14/25)	625.36
12/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (12/15/25 - 01/14/26)	640.63
12/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 (12/15/25 - 01/14/26)	624.71
12/20/2025	708912883	Comcast (Voice 2883)	acct# 708912883	598.59
Total 01-1816 · Telephone				4,315.97
01-1817 · Water & sewer				
10/21/2025	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 09/18/2025 - 10/20/2025	50.15
10/21/2025	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (08/19/25 - 09/18/25)	339.16
10/21/2025	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 09/18/2025 - 10/20/2025	580.36
11/19/2025	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 10/20/2025- 11/18/2025	318.34
11/19/2025	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 10/20/2025- 11/18/2025	1,067.42

Walnut Creek Community Development District
Expenditures
October 2025 through December 2025

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
	11/19/2025	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 10/20/2025 11/18/2025	143.30
	12/17/2025	536645 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 11/18/2025 - 12/17/2025	52.79
	12/17/2025	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 11/18/2025 - 12/17/2025	204.56
	12/17/2025	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 11/18/2025 - 12/17/2025	451.09
Total 01-1817 · Water & sewer					3,207.17
01-1818 · Field Management					
	10/01/2025	1stpayment	Walnut Creek Community Association, Inc.	1st payment 25/26 of HOA maintenance & Field Services agreement	2,500.00
Total 01-1818 · Field Management					2,500.00
01-2311 · Operations Management					
	10/31/2025	2025-1436	Special District Services	field operations management	1,000.00
	11/30/2025	2025-1561	Special District Services	field operations management	1,000.00
	12/31/2025	2025-1702	Special District Services	field operations management	1,000.00
Total 01-2311 · Operations Management					3,000.00
01-1821 · Waterfall Maintenance					
	10/01/2025	2515181000	Crystal Pool Service Inc	October fountain service	4,650.00
	10/20/2025	2515191100	Crystal Pool Service Inc	install new Pentair TR-140 C and primed system	8,679.00
	10/28/2025	2515181100	Crystal Pool Service Inc	November service charge	4,650.00
	11/29/2025	2515181200	Crystal Pool Service Inc	December service charge	4,650.00
	12/23/2025	2615190100	Crystal Pool Service Inc	New Pentair and filter pump	8,479.00
Total 01-1821 · Waterfall Maintenance					31,108.00
01-1825 · Tree Trimming Services					
	10/22/2025	2092	Cutters Edge Cutters Edge Lawn and Mainte	palm trimming	3,645.21
Total 01-1825 · Tree Trimming Services					3,645.21
01-1829 · Monument Maintenance					
	10/01/2025	1-25-26	Walnut Creek Community Association, Inc.	1st payment for 25/26 HOA Monument Maintenance Agreement	2,750.00
Total 01-1829 · Monument Maintenance					2,750.00
01-1832 · Lake Restoration & Maintenance					
	10/16/2025	2263	Landshore Enterprises LLC	700 linear feet of shoreline on lake 10; utilizing eco-filter tubeTotal Contract	38,632.00
	11/06/2025	2271	Landshore Enterprises LLC	700 linear feet of shoreline on lake 10; utilizing eco-filter tube (Completed)	21,072.00
Total 01-1832 · Lake Restoration & Maintenance					59,704.00
01-1839 · Iguana Removal Services					
	10/08/2025	251658	Blue Iguana Pest Control Inc	monitoring October 2025	2,000.00
	10/08/2025	251664	Blue Iguana Pest Control Inc	monitoring October 2025	241.67
	11/03/2025	259140	Blue Iguana Pest Control Inc	monitoring November 2025	2,000.00
	11/03/2025	259139	Blue Iguana Pest Control Inc	monitoring November 2025	241.67
Total 01-1839 · Iguana Removal Services					4,483.34

Walnut Creek Community Development District
Expenditures
October 2025 through December 2025

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
01-1844 · Security Services Admin					
	10/01/2025	36139	Regions Security	SECURITY ADMINISTRATIVE SERVICES October 2025	1,100.00
	11/01/2025	36514	Regions Security	SECURITY ADMINISTRATIVE SERVICES Nov 2025	1,100.00
	12/01/2025	36758	Regions Security	SECURITY ADMINISTRATIVE SERVICES Dec 2025	1,100.00
Total 01-1844 · Security Services Admin					<u>3,300.00</u>
01-1845 · Security Video Surv. & Virtual					
	10/01/2025	36135	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS Oct 2025	825.00
	10/01/2025	36138	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES October 2025	3,807.78
	11/01/2025	36513	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Nov 2025	3,807.78
	12/01/2025	36757	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Dec 2025	3,807.78
Total 01-1845 · Security Video Surv. & Virtual					<u>12,248.34</u>
Total Expenditures					<u>304,499.70</u>

Walnut Creek Community Development District
Balance Sheet
As of December 31, 2025

	Operating Fund	Debt Service (2010) Fund	General Fixed Assets	Long Term Debt	TOTAL
ASSETS					
Current Assets					
Checking/Savings					
Operating Fund	2,991,139.34	0.00	0.00	0.00	2,991,139.34
Improvements/Emergency Funds	1,358,723.00	0.00	0.00	0.00	1,358,723.00
Total Checking/Savings	4,349,862.34	0.00	0.00	0.00	4,349,862.34
Total Current Assets	4,349,862.34	0.00	0.00	0.00	4,349,862.34
Other Assets					
Investments - Interest Account	0.00	5.19	0.00	0.00	5.19
Investments - Reserve Fund	0.00	129,784.04	0.00	0.00	129,784.04
Investments - Revenue Account	0.00	141,362.39	0.00	0.00	141,362.39
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00
Investments - Redemption Account	0.00	686.23	0.00	0.00	686.23
Investments - Principal	0.00	6.72	0.00	0.00	6.72
Accounts Receivable	26,945.00	0.00	0.00	0.00	26,945.00
A/R Non Ad Valorem Receipts	0.00	89,889.70	0.00	0.00	89,889.70
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	361,734.27	361,734.27
Amount To Be Provided	0.00	0.00	0.00	503,265.73	503,265.73
Total Other Assets	26,945.00	361,734.27	7,862,449.00	865,000.00	9,116,128.27
TOTAL ASSETS	4,376,807.34	361,734.27	7,862,449.00	865,000.00	13,465,990.61
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Accrued Expense Sundry	0.00	0.00	0.00	0.00	0.00
Maintenance Projects Reserves	1,603,300.00	0.00	0.00	0.00	1,603,300.00
Accounts Payable	97,189.98	0.00	0.00	0.00	97,189.98
Total Current Liabilities	1,700,489.98	0.00	0.00	0.00	1,700,489.98
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	1,700,489.98	0.00	0.00	865,000.00	2,565,489.98
Equity					
Retained Earnings	1,854,814.43	294,796.58	-3,431,627.00	0.00	-1,282,015.99
Net Income	821,502.93	66,937.69	0.00	0.00	888,440.62
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00
Investment In Gen Fixed Assets	0.00	0.00	11,294,076.00	0.00	11,294,076.00
Total Equity	2,676,317.36	361,734.27	7,862,449.00	0.00	10,900,500.63
TOTAL LIABILITIES & EQUITY	4,376,807.34	361,734.27	7,862,449.00	865,000.00	13,465,990.61

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

	Annual Budget	Actual	Year To Date Actual
	10/1/25 - 9/30/26	Dec-25	10/1/25 - 12/31/25
Revenues			
Interest Income	1,000	454	2,342
NAV Tax Collection	122,077	0	89,890
Bond Prepayments	0	0	0
Total Revenues	\$ 123,077	\$ 454	\$ 92,232
Expenditures			
Principal Payments	70,000	0	0
Additional Principal Payments	4,502	0	0
Interest Payments	48,575	0	25,294
Total Expenditures	\$ 123,077	\$ -	\$ 25,294
Excess/ (Shortfall)	\$ -	\$ 454	\$ 66,938

**WALNUT CREEK CDD
TAX COLLECTIONS
2025 - 2026**

#	ID#	Payment From	DATE	FOR	Tax Collect Receipts Gross	Interest Received	Commission Paid	Discount	Net From Tax Collector	Admin Assessment Income (Before Discounts & Fees)	Maintenance Assessment Income (Before Discounts & Fees)	Series 2010 Debt Assessment Income (Before Discounts & Fees)	Admin Assessment Income (After Discounts & Fees)	Maintenance Assessment Income (After Discounts & Fees)	Series 2010 Debt Assessment Income (After Discounts & Fees)	Series 2010 Debt Assessment Paid to Trustee
									\$1,740,565	\$183,985	\$1,426,711	\$129,869	\$183,985	\$1,426,711	\$129,869	
									\$1,636,131	\$172,946	\$1,341,108	\$122,077	\$172,946	\$1,341,108	\$122,077	\$122,077
1	1	Broward Cty Tax Collector	11/21/25	NAV Taxes	\$ 202,193.71		\$ (1,939.27)	\$ (8,267.12)	\$ 191,987.32	\$ 21,371.86	\$ 165,738.20	\$ 15,083.65	\$ 20,292.97	\$ 157,372.05	\$ 14,322.30	\$ 14,322.30
2	2	Broward Cty Tax Collector	12/19/25	NAV Taxes	\$ 1,065,618.15		\$ (10,231.85)	\$ (42,432.68)	\$ 1,012,953.62	\$ 112,635.80	\$ 873,487.20	\$ 79,495.15	\$ 107,069.12	\$ 830,318.10	\$ 75,566.40	\$ 75,566.40
3									\$ -							\$ -
4									\$ -							\$ -
5									\$ -							\$ -
6									\$ -							\$ -
7									\$ -							\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
					\$1,267,811.86	\$ -	\$ (12,171.12)	\$ (50,699.80)	\$ 1,204,940.94	\$ 134,007.66	\$ 1,039,225.40	\$ 94,578.80	\$ 127,362.09	\$ 987,690.15	\$ 89,888.70	\$ 89,888.70

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

Collections
72.84%

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

\$ 1,267,811.86	
\$ -	\$ 1,204,940.94
\$ (134,007.66)	\$ (127,362.09)
\$ (1,039,225.40)	\$ (987,690.15)
\$ -	\$ -
\$ (94,578.80)	\$ (89,888.70)
\$ -	\$ (0.00)

**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	162	195,496
MAINTENANCE ASSESSMENTS	1,268,723	0	1,268,726
DEBT ASSESSMENTS (2010)	129,869	0	129,870
OTHER REVENUE	0	13,000	20,473
INTEREST INCOME (OPERATING)	1,800	5,748	70,795
INTEREST INCOME (IMPROVEMENTS)	0	3,556	38,903
TOTAL REVENUES	\$ 1,592,287	\$ 22,466	\$ 1,724,263
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	10,000	0	7,000
PAYROLL TAXES (EMPLOYER)	800	0	536
ENGINEERING	40,000	6,232	25,810
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	2,186
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	\$ 19,897	\$ 159,319
MAINTENANCE EXPENDITURES			
FIELD MANAGEMENT	5,000	0	5,000
OPERATIONS MANAGEMENT	12,000	1,000	12,000
SECURITY SERVICES	370,000	21,393	252,830
HOA SECURITY SERVICES ADMIN	35,100	1,100	13,200
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	67,174
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
TAFT STREET STRUCTURE MAINTENANCE	0	0	0
STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT	0	0	0
MONUMENT MAINTENANCE	6,000	5,500	5,500
TREE TRIMMING SERVICES	0	0	7,035
LAWN (LANDSCAPE) MAINTENANCE	0	0	0
LAKE RESTORATION MAINTENANCE	0	10,534	10,535
TOTAL MAINTENANCE EXPENDITURES	\$ 1,301,600	\$ 84,707	\$ 764,956
TOTAL EXPENDITURES	\$ 1,483,781	\$ 104,604	\$ 924,275
EXCESS OR (SHORTFALL)	\$ 108,506	\$ (82,138)	\$ 799,988
PAYMENT TO TRUSTEE (2010)	(122,077)	0	(122,593)
BALANCE	\$ (13,571)	\$ (82,138)	\$ 677,395
COUNTY APPRAISER & TAX COLLECTOR FEE	(31,810)	28,178	(2,485)
DISCOUNTS FOR EARLY PAYMENTS	(63,619)	0	(58,449)
EXCESS/ (SHORTFALL)	\$ (109,000)	\$ (53,960)	\$ 616,461
CARRYOVER FROM PRIOR YEAR	109,000	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (53,960)	\$ 616,461

Notes

Reserves Set-Up For Un-Used Budgeted Fiscal Year 20/21, 21/22, 22/23, 23/24 & 24/25 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	\$ 2,125,039.40
Accounts Payable As Of 9/30/25	\$ 76,766.94
Accounts Receivable As Of 9/30/25	\$ 54,285.03
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	\$ 499,257.49
Improvements/Emergency Funds As Of 9/30/25	\$ 1,355,556.94
Total Available Funds As Of 9/30/25	\$ 1,854,814.43

Pest Findings by Location

WALNUT CREEK CDD TAFT/WATERFALLS\$

DEC 01, 2025 TO DEC 31, 2025

Iguana Control

Finding Types: All Finding Types

Target Pests: Iguana

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

Device	Date	Pest	Type	Quantity
Property	12/12/2025 02:12 PM	Iguana	Sighted	17

Total Waterfalls Iguanas for December 2025: 17

Pest Findings by Location

WALNUT CREEK CDD LAKES/CANALS\$

DEC 01, 2025 TO DEC 31, 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				
	12/05/2025 03:01 PM	Iguana	Sighted	7
	12/12/2025 03:26 PM	Iguana	Sighted	22
	12/20/2025 09:58 AM	Iguana	Sighted	5
	12/22/2025 09:32 AM	Iguana	Sighted	3

Total Lakes/Canals Iguanas for December 2025: 37

Walnut Creek CDD
East Waterfall Pond Resurfacing Project

305 Pool Solutions	DCP Pool	Felix Clean Services	Master Touch Outdoor Living	R. Butler Pools & Decks
<i>Company used for the pool maintenance (and referred) by the HOA</i>	<i>Broward Area Specialized Contractor</i>	<i>Company used on previous projects on Walnut Creek and other Districts managed by SDS.</i>	<i>Broward Area Specialized Contractor</i>	<i>Company referred by the Aquaguard Epoxy 5000 manufacturer</i>
<i>This proposal/price was provided for October 2025 meeting. The vendor is committed to honor this price if approved in January 2026.</i>		<i>This proposal/price was provided for October 2025 meeting. The vendor is committed to honor this price if approved in January 2026.</i>		<i>This proposal/price was provided for October 2025 meeting. The vendor is committed to honor this price if approved in January 2026.</i>

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

Walnut Creek CDD
East Waterfall Pond Resurfacing Project

305 Pool Solutions	DCP Pool	Felix Clean Services	Master Touch Outdoor Living	R. Butler Pools & Decks
7-years warranty on materials 1-year warranty on labor	10-years warranty on materials 1-year warranty on labor	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	10-years warranty on materials 1-year warranty on labor	7-years warranty on product and application.
All of the vendors clarified that their warranties do not cover damage resulting from external factors, such as improper maintenance or human-induced harm.				
\$58,500.00	\$158,000.00	\$78,880.00	\$148,500.00	\$153,600.00
Requires 60% Deposit	Requires 40% Deposit, upon approval. 30% on start date. 20% upon completion 10% after final inspection.	Requires 50% Deposit	Requires 10% Deposit, while signing, then, 20% down Payment, 35% during execution, 30% schedule plaster & 5% final payment.	Although it is not specified on the proposal, this vendor requires 50% Deposit

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



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

Quote #394807 12/23/2025
OPEN

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

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

	QTY	PRICE	AMOUNT
Pond Epoxy Resurfacing Approximately 6000 SqFT This project consists of resurfacing the existing pond using AquaGuard 5000 Epoxy, as requested by the client. Due to the presence of multiple previously applied surface layers, a full mechanical surface removal is required to ensure proper bonding and acceptable substrate conditions prior to epoxy application. Scope of Work <ul style="list-style-type: none">• Complete mechanical surface removal, including chipping out and removing all existing coatings, finishes, and multiple previously applied layers to expose a suitable substrate• Detailed surface preparation to achieve proper bonding conditions and confirm the integrity of the underlying structure• Bonding and sealing of the substrate after surface removal, in accordance with manufacturer and industry requirements• Application of AquaGuard 5000 Epoxy by rolling or spraying, depending on site conditions and accessibility Project Duration <ul style="list-style-type: none">• The total expected project duration is approximately three (3) weeks, based on the size of the pond (approximately 6,000 square feet) and the scope of complete surface removal required.• This timeline includes 7 to 10 days of intensive surface preparation and mechanical removal, followed by substrate bonding, epoxy application, and a minimum 24-hour curing period.• Project duration is contingent upon site access, weather conditions, substrate condition once exposed, and compliance with manufacturer application requirements.• Any delays caused by unforeseen site conditions, weather, moisture intrusion, or third-party interference may extend the project timeline without penalty. Warranty <ul style="list-style-type: none">• Labor Warranty: One (1) year on workmanship provided by the contractor• Product Warranty: AquaGuard 5000 Epoxy	1.0	\$158,000.00	\$158,000.00

includes a 10-year manufacturer warranty. Warranty terms, limitations, and coverage conditions are determined solely by the manufacturer, as specific inclusion and exclusion criteria are not clearly defined in their documentation

Exclusions, Assumptions & Disclaimers

Assumptions

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

Exclusions

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

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

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

Epoxy & Manufacturer Warranty Disclaimer

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

conditions, or misuse.

Curing & Environmental Disclaimer

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

Responsibility & Liability Limitations

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



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

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

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

Payment schedule:

- 40% upon approval
- 30% on start date
- 20% upon completion
- 10% after final inspection

A 3.5% convenience fee is applicable only when paid by card. This fee can be waived if paid in cash, check or transfers via Zelle to

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.: _____



Walnut Creek Paradise

Proposal 3823-2

Pond/Waterfall Resurface

Prepared By

Garrett Torisk
Master Touch Outdoor Living
(954) 289-6278
gt@mastertouchpools.com
11860 Wiles Rd, Coral Springs, FL 33076, USA

Prepared For

Ronald Galvis - Walnut Creek CDD
(786) 503-1633
rgalvis@sdsinc.org
1720 NW 75th Way, Hollywood, FL 33024



MASTERTOUCH

OUTDOOR LIVING

Perfecting Pools With Integrity

DESIGN PROPOSAL

Creative Process



Introduction

Welcome to Master Touch Outdoor Living, your trusted partner in creating and transforming extraordinary outdoor spaces. Specializing in pool construction and remodeling, we bring unmatched expertise to designing custom pools that combine beauty, innovation, and functionality. Whether you dream of a serene oasis or a dynamic poolscape for entertaining, we turn visions into reality.

Our services go beyond pools. From luxurious outdoor kitchens to stylish pergolas, we craft spaces tailored to enhance your lifestyle. With a deep commitment to quality and precision, our team works collaboratively with homeowners, architects, and contractors to deliver results that exceed expectations.

At Master Touch Outdoor Living, we are dedicated to enhancing your property's value and your family's enjoyment. Trust us to transform your outdoor space into a masterpiece that inspires relaxation, fun, and connection. Let's build your dream together

A handwritten signature in black ink that reads 'Nilson Silva' followed by 'CEO' in a smaller, sans-serif font.

Nilson Silva

Founder/CEO

The history of Master Touch Outdoor Living



At the age of 20, Nilson Silva founded Master Touch Outdoor Living with a bold vision to clean pools, investing only \$3,000. The company's first office was located in his garage, where Nilson started a business from scratch.

Amidst challenges, the company forged its identity over time, overcoming obstacles to obtain the necessary license. Today, Master Touch Outdoor Living is a reference in pool service, construction, and pool renovations.

The philosophy of **"Quality over quantity"** and **"Putting the customer first"** has propelled the company's growth. The personalized approach, discussing the individual needs of each client before initiating each project, is a distinctive advantage.

Master Touch Outdoor Living is recognized for its excellence and commitment to the highest standards of hygiene and safety. In 2021, 2022, 2023, and 2024 the company was honored to be listed among the top 50 pool service companies in the USA.

The success was so significant that the company expanded its services, now encompassing the entire outdoor living space. This is a testament to Master Touch Outdoor Living's ongoing commitment to evolve and provide comprehensive solutions to our clients.

Together, we build not only pools but exceptional outdoor experiences.

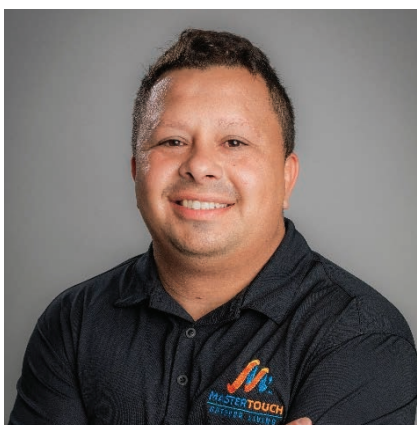


Meet Our Pool Professionals

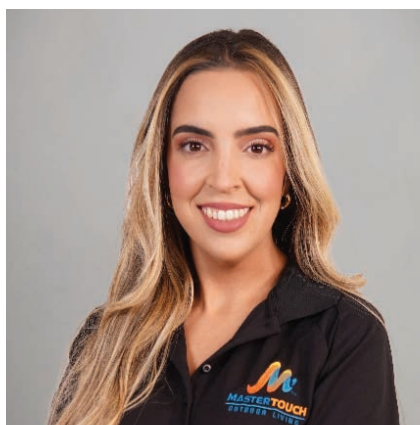
At Master Touch Outdoor Living, our team of skilled professionals is the foundation of our success. With extensive experience in pool construction and remodeling, our project managers ensure that every endeavor is completed to the highest standards, on time, and within budget.

We prioritize collaboration, working closely with homeowners and industry experts to understand your unique vision and bring it to life with precision and creativity. From designing breathtaking pools to creating complete outdoor living solutions, our team is dedicated to delivering results that inspire and delight.

Meet the experts who set Master Touch Outdoor Living apart and experience the passion and craftsmanship that define everything we do.



Nilson Silva
CEO



Claudia Silva
CEO



Bruno Dantas
Project Manager

Proposed Timeline

Our current lead time is **6 to 8 months**, which represents the estimated duration from the receipt of the deposit to the project's completion. This timeframe allows for thorough planning, precise execution, and accommodating any necessary procurement or scheduling adjustments.

We are committed to providing realistic timelines to manage expectations and ensure outstanding results. While lead times may vary depending on workload and other factors, we prioritize keeping you informed of any updates and work closely with you to meet your project goals.

At Master Touch Outdoor Living, your satisfaction is our priority, and we ensure every step of the process is handled with excellence and transparency.



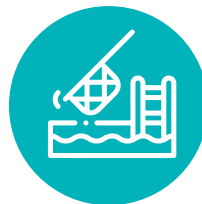
Consultation and Design

Collaborate with our experts to shape your vision.



Excavation and Construction

Using top-quality materials, we build a durable pool that aligns with your design preferences



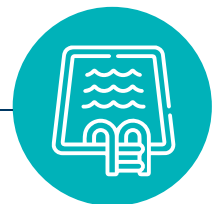
Ongoing Maintenance Support

Our relationship continues even after construction, with ongoing maintenance plans.



Permits and Planning

We handle all necessary permits, ensuring a smooth process



Finishing Touches and Inspection

We add custom features and conduct thorough inspection to ensure perfection.

DESCRIPTION

QTY

East Pond Resurfacing

AquaGuard - 5000 Epoxy

1 Each

AquaGuard - 5000 Epoxy

This service includes the complete resurfacing of the pond/waterfall with AquaGuard - 5000 Epoxy Finish - Pearl white, a high performance, 100% solids, epoxy resin with proprietary alkali curing agents.

Scope of Work

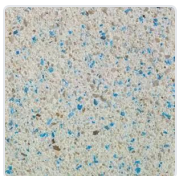
1. Drain & Hydrostatic Relief
 - Safely drain the Pond/waterfall
 - Relieve hydrostatic pressure beneath to prevent damage.
2. Surface Preparation
 - Undercut all tile, light niches, return lines, and drains for a clean transition.
 - Remove the existing finish completely.
 - Acid wash surrounding walls and floor to improve bonding.
3. Bond Kote Application
 - Apply a high-performance, latex-based bonding agent (Bond Kote) to all interior surfaces to ensure strong adhesion and minimize risk of future delamination or "pop-outs."
4. Plaster Application
 - Install the new finish at a uniform thickness: ~½"-1" on the floor and ¼"-¾" on the walls.
 - Roll apply the finish coat to a thickness of approximately 8-10 mils

Perform a double acid wash exposure to reveal the aggregate, producing a smooth, vibrant, and long-lasting surface.

5. Refill & Chemical Balance
 - Refill the pool using customer-provided water (please note: if using well water, water tanks may be required).
 - Balance water chemistry to Health Department standards for safe curing.

Important Notes

- Do not shut off water while filling, as this may cause plaster damage. The customer is responsible for turning off the water once the pool is full.
- No swimming is allowed for 3-4 weeks during the curing period.
- Minor color variations, shading, and trowel marks are natural characteristics of hand-applied aggregate finishes.
- If sandblasting is required due to a loose or chalking surface, additional charges will apply.



Fire UP

1 Linear Feet

Start-Up (Fire-Up Service)

This service provides comprehensive start-up care for your brand-new plaster, ensuring a proper cure, balanced water chemistry, and long-term protection of the finish. Our trained technicians will visit 2-3 times per week for approximately 3-4 weeks, depending on size and site conditions.

Scope of Service

- Thorough brushing of all surfaces to remove plaster dust and aid in curing.
- Water testing and precise chemical balancing at each visit.
- Monitoring of pH, alkalinity, calcium hardness, and other essential parameters to prevent scaling, etching, or discoloration.
- Addition of necessary start-up chemicals (excluding salt).
- New filter cartridge included and installed at no additional cost.

Important Notes

- Salt is not included in this package. Salt should only be added once the plaster curing phase is complete—typically after 30 days. Please request a separate quote if you would like salt installation.
- Our team follows National Plasterers Council (NPC) start-up guidelines to ensure optimal curing, durability, and appearance of your new pool finish.

Payment Terms

Payment Schedule
-10% Deposit due at contract signing (non-refundable deposit)
-20% Down Payment
-35% During Execution
-30% Schedule Plaster
-5% Final Payment

Payment Payable

- Check
- ACH
- Wire

3% Convenience Fee On All Credit Card Payments

Warranty Disclaimer

1

⚠ General Disclaimers & Additional Considerations

Pond Surface - 10 Year Manufacturer Warranty
1-year labor warranty

🏡 Property Access / Landscaping / Irrigation

Homeowner Responsibility

Homeowner must provide ample access for equipment, personnel, and material deliveries. Landscaping and irrigation may be damaged. Such damages are NOT included in this contract and remain the property owner's responsibility unless otherwise agreed in writing.

Tree Removal

Master Touch Outdoor Living does not perform tree removal. If tree removal is required for permitting, homeowner must arrange and pay for all costs.

Utilities & Storage

Homeowner must provide free use of water and electrical power, and allow onsite storage of materials/debris during the project.

🏛 City Upgrades and Documentation Requirements

Permits & Fees

Work is performed without permits unless otherwise stated. Permit fees are billed separately and are the homeowner's responsibility.

Possible City Upgrades

During the inspection process, the City may require upgrades such as electrical GFI outlets or re-plumbing of the pool system. Additionally, the City may request extra documentation to validate inspections, such as a Final Survey, Form Board Survey, Backfill Certification, Compaction Test, among others. If any of these documents are required, the responsibility for the cost will be solely the client's. Master Touch Pools will provide a quote for the necessary documentation and will inform the client of the additional cost before proceeding. All upgrades and documentation will be handled only through formal Change Orders.

🏗 Pile Installation

If a Soil Report is requested by the engineer or the city, a Change Order will be issued for this service.

If the Soil Report or inspections identify the need for Piles installation, Master Touch Pool will provide a detailed quote for the service before proceeding with the work.

💧 Plaster Fill Procedure

⚠ Critical Instructions

Once plastering is complete, the pool must be filled continuously until water reaches mid-skimmer. Do NOT shut off water flow during the initial fill. Water level may be lowered if overflow is a concern, but flow must remain uninterrupted.

🔧 Warranty

Coverage

Master Touch Outdoor Living provides a 1-Year Workmanship Warranty. Manufacturer warranties are separate and independent.

📷 Marketing Release

Media Use

By signing, Owner agrees Master Touch may use images/video of the pool/property/likeness in brochures, websites, videos, social media, and ads.

⚖ Arbitration

Binding Arbitration

All disputes will be settled by binding arbitration in Florida under American Arbitrator Association rules.

Arbitrator's award is final and enforceable. The prevailing party may recover actual damages and reasonable attorney's fees.

Both parties waive all consequential damages.

TOTAL **\$148,500.00**

PAYMENTS STARTING FROM **\$1,025/month** for a \$100,000 loan on  **Acorn** [Learn More →](#)

The above specifications, costs, and terms are hereby accepted.

RONALD GALVIS - WALNUT CREEK CDD

DATE

Core Values



God

Our work reflects faith, guided by the love, grace, and humility of Jesus Christ.



Honor

We keep our promises, value partnerships, and uphold the highest ethical standards.



Unity

Together, we move as one, fostering teamwork and seamless client experiences.



Transparency

Honest communication ensures trust and clarity in every step of our work.



Excellence

We strive to exceed expectations, delivering unmatched quality and service.



Integrity

Trust is earned daily through actions rooted in honesty and consistency.



Community

We are committed to enhancing life in the communities where we live and work.



Mission

To transform lives and create cherished family moments by designing and building exceptional pools and outdoor spaces. Our mission is to craft environments where families can gather, celebrate, and relax while enjoying innovative, high-quality solutions tailored to their unique needs and lifestyles.



Vision

To be the premier choice in pool construction and remodeling, setting benchmarks for quality and innovation in Florida. We aim to become synonymous with creating family-centric outdoor spaces that inspire joy, connection, and unforgettable memories.



MASTERTOUCH
OUTDOOR LIVING

561-674-6909

info@mastertouchpools.com

11860 Wiles Road, Coral Springs,
Florida 33076

[/mastertouchoutdoorliving](#)

[/MasterTouchOutdoorLiving](#)

[@mastertouchoutdoorliving](#)

[@mastertouchoutdoorliving](#)

www.mastertouchpools.com

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	153,600.00
*****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	

TOTAL	\$153,600.00
-------	--------------

THANK YOU.

Accepted By

Accepted Date

From: Nora Moisa <nmoisa@castlegroup.com>
Sent: Monday, January 12, 2026 9:31 AM
To: Gloria Perez <gperez@sdsinc.org>; Ronald Galvis <rGalvis@sdsinc.org>
Subject: Perimetries

Good morning, Gloria,

I wanted to reach out at the request of the President regarding the community perimeters. We have received numerous resident complaints concerning the lack of privacy along the perimeter areas. While we understand that the fencing proposals were not approved, this remains an ongoing concern for the community.

With that in mind, we wanted to ask whether the CDD would be willing to consider sharing the cost of the Clusia planting proposals I have received. One of the proposals totals **\$67,880 (approximately \$68,000)**. If the cost were split evenly, each party's portion would be approximately **\$34,000**. This Clusia planting would be along side Sheridan Street.

Would you be able to present this request to your Board for consideration and let us know their thoughts?

Thank you very much for your time and consideration. I look forward to hearing from you.
Kind regards,



Nora Moisa

Property Manager | Castle Group

Walnut Creek Community Association "Proudly Managed by the Castle Group" 7500 NW 20th
nmoisa@castlegroup.com | www.castlegroup.com

P: (954) 985-8529



We're Hiring

Click here to join our team!



ESTIMATE

Epic landscaping
6650 SW 189th Way Southwest Ranches FL 33332
info@epiclandscaping.com
(954) 680-9995

Estimate # 1011940-1
Date Thu Jan 08, 2026
Total \$67,880.00

Prepared For:
Walnut Creek
7500 NW 20th St
Pembroke Pines, Florida 33024
(954) 801-6214
Nmoisa@castlegroup.com

Service Location:
Walnut Creek
7500 NW 20th St
Pembroke Pines, Florida 33024

Description	QTY	Price	Amount
Location West site of nw 76th ave	1	\$0.00	\$0.00
Ficus Removal and Clean up 8 per ln ft covers removal and disposal up to 6-7 ft tall	600	\$8.00	\$4,800.00
Clusia 7 gal Clusia hedge 7 gl 3 feet HT 2.5ft separate from each plant	240	\$45.00	\$10,800.00
Location East site of nw 76th ave	1	\$0.00	\$0.00
Ficus Removal and Clean up 8 per ln ft covers removal and disposal up to 6-7 ft tall	8	\$10.00	\$80.00
Clusia 7 gal Clusia hedge 7 gl 3 feet HT 2.5 separate from each plant	1160	\$45.00	\$52,200.00
Sub total			\$67,880.00
Tip			\$0.00
Total			\$67,880.00

Terms:
Estimates are an approximation of charges to you, and they are based on the anticipated details of the work to be done. It is possible for unexpected complications to cause some deviation from the estimate. If additional parts or labor are required you will be contacted immediately.

Notes:
Jm

LANDSCAPE MAINTENANCE AGREEMENT

This Landscape Maintenance Agreement ("Agreement") is made and entered into this 26 day of June, 2018 ("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

WALNUT CREEK COMMUNITY ASSOCIATION, INC., a Florida homeowner's association, pursuant to Chapter 720, Florida Statutes, whose address is: 7500 N.W. 20th Street, Pembroke Pines, Florida 33024 (the "Association").

RECITALS

WHEREAS, the District is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended;

WHEREAS, the District, pursuant to the responsibilities and authorities vested in it by Chapter 190, Florida Statutes, currently provides security improvements and services for those certain lands and areas within the boundaries of the District; and;

WHEREAS, the District and the Association desire that the Association will provide for landscape maintenance services within the District as describe in Exhibit "B" attached hereto (hereinafter referred to as "Services"); and

WHEREAS, the Association on behalf of and for the benefit of its members has agreed to provide, pursuant to the terms of the Agreement, landscape maintenance services.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and other good and valuable consideration, receipt of which is hereby acknowledged, and subject to the terms and conditions hereof, the District and the Association agree as follows:

Section 1. Recitals. The above recitals are deemed true and correct to the best of the knowledge of the parties and are incorporated into this Agreement.

Section 2. Description of Improvements. The landscape improvements ("Improvements") that are the subject of this Agreement are more fully described in the attached Exhibit "A", which exhibit is attached hereto and made a part hereof.

Section 3. Performance. The District and the Association hereby agree, as follows:

A. The Association shall provide and be solely responsible for all costs and liabilities that are associated with or arise out of the maintenance and repair services and materials set forth in the attached Exhibit "B" which exhibit is incorporated in its entirety and made a part hereof by reference, for the Improvements.

B. The Association shall provide all Services in a competent and professional manner using qualified and experienced employees or contractors with such frequency as is necessary and reasonable in the industry and under the circumstances in order to ensure that the Improvements are properly maintained and continue to function with their intended purpose. **Prior to performing the Services required under this Agreement, any such employees or contractors shall first submit proof to the Association of the required licenses and insurance in accordance with this Agreement. Copies of such licenses or certificates of insurance shall be made available to District upon request.** In addition, since each of the Improvements may require different types of maintenance and materials, the maintenance intervals and the time periods within which maintenance tasks must be performed and the materials to be used by the Association shall be flexible and adjusted periodically depending on the condition of each of the Improvements and particular maintenance needs.

C. With the exception of those regularly scheduled landscape maintenance Services, Association shall provide all Services as soon as practicable after the Association or one of its agents becomes aware of an emergency need for Services, however the such Services must be conducted within forty-eight (48) hours of the Association or one of its agents becoming aware of the emergency need for the Services. Association shall immediately secure the area in which the condition exists until such condition can be corrected or repaired within the time set forth herein.

D. All contractors, subcontractors, or agents retained, hired by, or contracted to perform the Services shall be procured in accordance with Florida Statutes.

E. Services shall be provided by the Association in strict compliance with all governmental entities' and agencies' permits, requirements, rules, acts, statutes, ordinances, orders, regulations and restrictions, including but not limited to the following entities, if applicable, (a) Broward County, Florida; and (b) any municipality with jurisdiction, either now or in the future.

F. Association shall timely pay all invoices, or other manner of billing, for all persons or entities with whom the Association may have contracted or arranged to provide Services in fulfillment of its obligations under this Agreement. Nothing herein shall obligate the District to undertake any maintenance or repair of the Improvements or fund any cost or expense associated therewith.

G. Except as designated in this Agreement, the Association shall not make any alternations, additions or improvements to the Improvements or the property owned by the District without prior written consent of the District; and

H. Services shall be provided by the Association without interfering in any way with or encumbering the use, access, ingress, egress, easement, right-of-way, dedication, ownership or other right or interest of the District in the Improvement or in the real property where each Improvement is located.

Section 4. The Association's Responsibility for Acts of Force Majeure. The District and the Association agree that the Services herein assumed by the Association shall not include, by way of example but not limitation, the repair or replacement of the Improvements that are damaged as a result of a hurricane, tornado, windstorm, freeze damage, fire, drought or flooding.

Section 5. Emergency Intervention by the District. In the event of an emergency, as determined by the District in its reasonable sole discretion, after three (3) days written notice to the Association pursuant to Section 10 of this Agreement, and regardless of any language in this Agreement to the contrary or any language in any contract or arrangement that the Association may have with third parties concerning the Services, the District reserves the unilateral and exclusive right to implement or initiate, without advance notice, the following:

- A. the provision of Services or materials for any one or more of the Improvements; and
- B. the removal, modification, relocation, or replacement, as the case may be and in the District's sole discretion, of one or more of the Improvements.

Further, in such event, the Association agrees that upon the District's commencement of any of the Services or materials for any one of the Improvements pursuant to this section, the District shall issue to the Association a written invoice for the costs incurred pursuant to this section, and the Association shall pay said invoice in full within thirty (30) calendar days following receipt of the invoice. A failure to timely pay the invoice in full shall be deemed a material breach of this Agreement. Nothing herein shall be constructed to prohibit the District from sending reasonable notice and an opportunity to cure any deficiency, as determined solely by the District, regarding the provision of Services by the Association prior to the District implementing either of the emergency options set forth above.

Section 6. Remedies, Default, & Specific Performance. The District may elect any of one or more of the following remedies, as well as any other remedies available in law or equity, if the Association should default in carrying out the terms and conditions of this Agreement, namely:

A. **Material Breach by Association.** Any failure of the Association to comply with Section 3 of this Agreement shall be deemed a material breach of this Agreement. In the event of a material breach of this Agreement, the District, at its sole discretion and after ten (10) day's written notice of such breach and an opportunity to cure, may elect to initiate its own Services or provide such Services and thereby assume full control over some or all of the Improvements.

B. **Default by Association.** If the Association should fail, refuse or neglect to furnish or perform any one or more of the required Services within thirty (30) days from the date of

receipt of a written notice of default from the District, then in that event the District, at its sole discretion and without further notice, may elect to (i) provide such Services and thereby assume full responsibility as to some or all of the Improvements and Services or (ii) remove, modify, relocate, or replace, as the case may be and in the District's reasonable sole discretion, one or more of the Improvements.

C. Discontinuation & Reimbursement by Association. At such time as the District should commence providing Services under this section, and upon receipt of the oral or written notice from the District, the Association shall promptly discontinue the provision of Services as to same until such time as is otherwise agreed to in writing by and between the parties hereto, and regardless of any contracts or arrangements with third parties into which the Association may have entered to perform Services.

Further, in such event, the Association agrees that upon the District's commencement of providing Services, the District shall issue to the Association a written invoice for the costs incurred pursuant to this section, and the Association shall pay said invoice in full within thirty (30) calendar days following receipt of the invoice. A failure to timely pay the invoice in full shall be deemed a material breach of this Agreement.

D. Other Remedies & Opportunity to Cure. At the sole discretion of the District, a breach or material default by the Association under the Agreement shall entitle the District to all remedies available in law or equity or in an administrative tribunal, which shall include but not be limited to the right of damages, injunctive relief and specific performance. In the event of the Association's default under this Agreement, , the District shall have, in addition to such rights and remedies as provided by general application of law, the right to petition the court for specific performance of, and injunctive relief concerning, the Association's obligations hereunder.

However, except for emergency situations (as described in Section 5 herein), before the District may initiate legal action for the Association's failure or default under this Agreement, the District shall provide advance written notice to the Association of the nature of the alleged failure or default and afford a ten (10) calendar day cure period, and the Association, shall have ten (10) calendar days following the date of receipt of said notice to cure the alleged failure or default through appropriate and substantive remedial action.

Section 7. Indemnification. The Association does hereby indemnify and hold the District harmless of and from any and all loss or liability that the District may sustain or incur by reason of the Association's assumption of the Services for the Improvements, including any that may result from or arise out of the Association's misfeasance, malfeasance, non-feasance, negligence or failure to carry out its obligations under this Agreement, with said indemnification and hold harmless to include but not be limited to: (A) direct costs and damages, (B) indirect or consequential costs and damages (provided there is a proximate cause relationship) and (C) any and all injuries or damages sustained by persons or damage to property, including such reasonable attorney's fees and costs (including appellate, arbitration, or mediation) that may be incurred by the District that relate thereto. Provided, however, it is understood that this section does not (i) indemnify the District for the

Association's misfeasance, malfeasance, non-feasance, negligence or failure to carry out the terms and conditions of this Agreement if same is caused by, or at, that direction of the District or (ii) authorize the Association to select or provide legal counsel on behalf of the District. Nothing herein shall be construed or interpreted as a waiver of the protections and immunities afforded the District pursuant to sovereign immunity and Section 768.28, Florida Statutes. The District does hereby expressly agree and understand the Association shall not be liable to the District, for any injury, loss or damage to person or property, caused by the District's own negligence or tortious conduct.

Section 8. Insurance.

A. The Association shall be required, on or before the date of the execution of this Agreement and without any interruption or lapse thereafter, to provide to the District a Certificate of Insurance reflecting insurance coverage for the Association in such amounts and in accordance with the requirements set forth on the attached Exhibit "C", which exhibit is incorporated by reference. Further, said Certificate of Insurance shall on its face reflect the following, including but not limited to:

- (1) the District as an additional insured to the extent of limits of liability set forth in the attached Exhibit "C"; and
- (2) the District as a certificate holder of the Certificate of Insurance; and
- (3) a statement that the insurance coverage represented by the Certificate of Insurance shall not be terminated, canceled or reduced unless thirty (30) days prior written notice of such termination, cancellation or reduction (or ten (10) days if terminated or canceled for non-payment) is mailed by first class U.S. Mail to the District.

B. The Association shall require that any contractor retained by the Association to perform work on Improvements and the property in which the Improvements are located shall have all necessary insurance coverage and specifically provide that Walnut Creek Community Development District and the Walnut Creek Community Association, Inc., and their respective officers, agents, employees, volunteers and representatives are additional insureds with respect to the required coverages and operations of the Contractor.

C. The Association shall require that any contractor retained by the Association to perform work on the Improvements ensure 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 9. Term of Agreement. This Agreement shall take effect as of October 1, 2018 (the "Effective Date"). Unless terminated as otherwise permitted in this Agreement, the term of this agreement shall expire on midnight of September 30th of the year that is five (5) years following the

year of the Effective Date. This Agreement shall automatically renew for additional five (5) years, commencing at 12:01 a.m. on October 1st of the following year, unless the Association provides written notice before 5:00 p.m. on March 1st of the year in which the then-current term will expire that the Association intends not to renew for an additional term.

Section 10. Notices. All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing (including facsimile) and shall be (as elected by the person giving such notice) hand delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

AS TO THE DISTRICT: Walnut Creek Community Development District
2501A Burns Road
Palm Beach Lakes, Florida 33410
Attention: District Manager

With a copy to: Billing, Cochran, Heath, Lyles, Mauro & Anderson, P.A.
515 East Las Olas Blvd., 6th floor
Fort Lauderdale, Florida 33301
Attention: Dennis E. Lyles

AS TO THE: Walnut Creek Community Association, Inc.
ASSOCIATION 7500 N.W. 20th Street
Pembroke Pines, Florida 33024
Attention: President

With a copy to: Howard J. Perl, Esq.
Becker & Poliakoff, P.A.
1 East Broward Blvd., Suite 1800
Ft. Lauderdale, FL 33301

Section 11. Entire Agreement. The parties agree that this instrument embodies the complete understanding of the parties with respect to the subject matter of this Agreement and supersedes all other agreements, verbal or otherwise. This Agreement contains the entire understanding between District and Developer and each agrees that no representation was made by or on behalf of the other that is not contained in this Agreement, and that in entering into this Agreement neither party relied upon any representation not herein contained.

Section 12. Amendment & Waiver. This Agreement may be amended only by a written instrument signed by both parties. If any party fails to enforce their respective rights under this Agreement or fails to insist upon the performance of the other party's obligations hereunder, such failure shall not be construed as a permanent waiver of any rights as stated in this Agreement.

Section 13. Severability. The parties agree that if any part, term or provision of this Agreement is held to be illegal or in conflict with any law of the State of Florida or with any federal law or regulation, such provision shall be severable, with all other provisions remaining valid and enforceable.

Section 14. Controlling Law. This Agreement shall be construed under the laws of the State of Florida.

Section 15. Authority. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

Section 16. Costs, Fees and Venue. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, appellate proceedings and pursuit of attorney's fees. In the event of litigation arising out of this Agreement or performance thereof, venue shall be Broward County, Florida. Both Parties agree to a waiver of the right to a jury trial.

Section 17. Successors & Assignment. The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of Developer and District, their heirs, executors, receivers, trustees, successors and assigns. This Agreement may not be assigned without the written consent of all parties, and such written consent shall not be unreasonably withheld.

Section 18. No Third-Party Beneficiaries. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

Section 19. Arm's Length Transaction. This Agreement has been negotiated fully between the parties in an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

Section 20. Execution of Documents. Each party covenants and agrees that it will at any time and from time to time do such acts and execute, acknowledge and deliver, or cause to be

executed, acknowledged and delivered, such documents reasonably requested by the parties necessary to carry out fully and effectuate the transaction or performance herein contemplated.

Section 21. Construction of Terms. Whenever used, the singular number shall include the plural, the plural the singular; and the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

Section 22. Captions. The captions for each section of this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope of intent of this Agreement, or the intent of any provision hereof.

Section 23. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be and be taken to be an original, and all collectively deemed one instrument.

Section 24. Public Records.

(A) Association 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 Association 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 Association or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Association transfers all public records to the District upon completion of the Agreement, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Association keeps and maintains public records upon completion of the Agreement, the Association 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.

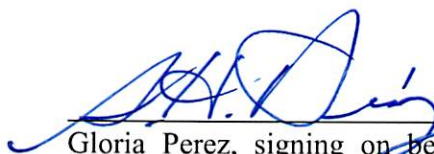
(B) Association acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District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

(C) IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'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: 877-737-4922
EMAIL: fware@sdsinc.org**

IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

**WALNUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**



Gloria Perez, signing on behalf of the Board of Supervisors, Pursuant to the motion authorizing her to sign at the meeting of the Board of Supervisors on May 5, 2018

26 day of June, 2018

WITNESS:

Betty Ross
Betty Ross
Print Name: Mole
CLIFTON COLE
Print Name:

WALNUT CREEK COMMUNITY
ASSOCIATION, INC.

By: William H. Marshall
Name: William H. Marshall
Title: PRESIDENT

(CORPORATE SEAL)

22ND day of JUNE, 2018

**EXHIBIT A
TO MAINTENANCE AGREEMENT**

Description of Improvements

Landscaping of perimeter and public rights-of-way, including: lake parcels, the Florida Power & Light Easement Tract, perimeter berms, landscaped buffers, canals, open space and related improvements (“Improvements”).

**EXHIBIT B
TO LANDSCAPE MAINTENANCE AGREEMENT**

Description of Landscape Maintenance Services

1. Day-to-day administration of landscape maintenance agreement(s) relating to Improvements including but not limited to monthly inspections, annual selections, mowing, edging, weeding, fertilization, pest control, pruning of shrubs and ornamentals, pruning of trees and palms, annual tree trimming (prior to hurricane season), mulching, clean-up and landscape debris removal, and irrigation maintenance and repairs, as appropriate. Any and all items related to landscaping maintenance.
2. Acquire proper permitting when applicable.
3. Respond to resident requests for maintenance of Improvements.
4. Authorization of necessary repairs to Improvements, including without limitation irrigation systems, and other such public Improvements of the District.
5. Provide the District with meter readings “water usage report” by e-mail to District Engineer on a monthly basis no later than the second week of each month with the meter readings for the previous month.
6. Avoid any damage by the Association or its contractors/vendors to the District’s newly installed geo-tube at the lake(s) water’s edge.
7. Storm Remediation providing for a guaranteed response time for beginning and continuing storm clean-up and remediation work, including minimum crew size and equipment list to be on site until clean-up work is completed, must be stated and is considered guaranteed as part of the Agreement. REQUEST RESPONSE TO START STORM CLEAN-UP WITHIN 24 HOURS OF STORM ALL CLEAR.

**EXHIBIT C
TO MAINTENANCE AGREEMENT**

Schedule of Insurance Coverage(s)

Association shall make the District and Special District Services, Inc. as additional insureds under any and all policies of insurance applicable in any way, in whole or in part, to any of the Services to be performed and Improvements to be maintained under this Agreement. At a minimum, Association shall provide the following coverages:

Commercial General Liability Insurance
\$2,000,000 each occurrence, \$2,000,000 general aggregate

Workers Compensation and Employers' Liability Insurance
\$1,000,000 each occurrence or statutory amounts

Automobile Liability Insurance
\$1,000,000 each occurrence



0 100 200 400
HORIZONTAL GRAPHIC SCALE
SCALE: 1" = 200'-0"



LEGEND:

- WATER (W.C.C.D.D.)
- LANDSCAPE/ OPEN AREAS (W.C.C.D.D.)
- H.O.A.
- OTHERS PROPERTY
- W.C.C.D.D. EASEMENT

EXHIBIT A

WALNUT CREEK COMMUNITY
DEVELOPMENT DISTRICT MAINTENANCE

From: [Nora Moisa](#)
To: [Gloria Perez](#); [Ronald Galvis](#); [diti@horizoncrr.com](#); [Diti Glazer](#); [pcedutech@gmail.com](#); [al.beckmann.jr@gmail.com](#)
Cc: [Info Walnut Creek](#)
Subject: Lakes and Fishing
Date: Tuesday, December 23, 2025 1:14:32 PM
Attachments: [2025signature_2298-9c0-9578-463f-a7f3-fdcdb7b50bab.png](#)
[signaturerecommendation\(2\)_1567fa83-d687-49de-a632-308a636f23e3.png](#)

Good afternoon, Gloria,

I wanted to share ongoing concerns the Association has been experiencing regarding fishing activity at the lakes. Despite our continued efforts—including sending multiple email blasts and posts, as well as staff repeatedly asking individuals to stop—this issue persists. Our team frequently has to intervene with children fishing in the lakes, which has become a recurring safety and liability concern.

At this time, we would like to request the CDD's assistance with adding additional and updated signage around the lakes, as well as exploring the possibility of installing cameras in these areas to help deter this activity.

We understand this may need to be discussed at an upcoming meeting, and we would greatly appreciate your support, as this has become a significant ongoing issue for the community.

Additionally, we would like to request improved camera coverage along the sidewalks near the Taft Street gate. We have observed random individuals entering the community through this area, and enhanced surveillance would greatly assist with security and monitoring.

I have also included a link below to a vendor that offers camera solutions specifically designed for HOA communities for your reference.

[Private Community Cameras - Traffic Logix](#)

Thank you for your time and assistance. We look forward to discussing this further and working together toward a solution.

Best regards,

Nora

Thank you,



Nora Moisa

Property Manager | Castle Group
Walnut Creek Community Association "Proudly Managed by the Castle Group" 7500 NW 20th street, Pembroke Pines, FL 33024
nmoisa@castlegroup.com | www.castlegroup.com
P: (954) 985-8529



We're Hiring

Click here to join our team!

**INTERLOCAL AGREEMENT FOR UNIFORM COLLECTION OF
NON-AD VALOREM SPECIAL ASSESSMENTS**

THIS INTERLOCAL AGREEMENT ("Agreement") made and entered into this 29 day of October, 2025, by and between the Walnut Creek Community Development District (the "District"), a local unit of special purpose government, located in Broward County, Florida, whose mailing address is 2501A Burns Road, Palm Beach Gardens, FL 33410 and the Honorable Abbey Ajayi, the state-constitution Tax Collector in and for the Broward County, a political subdivision of the State of Florida, whose address is 115 S. Andrews Avenue, A100, Fort Lauderdale, Florida 33301 (the "Tax Collector")(collectively, District and Tax Collector referred to as the "Parties").

SECTION I
Purpose

1. The District is authorized to impose and to levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology form of collection of non-ad valorem special assessments ("Special Assessments"), pursuant to Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, and other applicable provisions of constitutional and statutory law.

2. The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall, pursuant to Section 197.3632, Florida Statutes, collect and enforce those certain non-ad valorem special assessments imposed and levied by District.

3. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments,

including the Special Assessments, and that it is the sole responsibility and duty of the District to follow all procedural and substantive requirements for the imposition and levy of constitutionally lienable non-ad valorem special assessments, including the Special Assessments.

SECTION II

Term and Termination

1. The term of this Agreement shall commence upon execution, effective for 2025, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless the District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by January 10th of that calendar year, that the District intends to discontinue to use the uniform methodology for such Special Assessments, by using Form DR-412 promulgated by the Florida Department of Revenue, as may be amended from time to time.

2. This Agreement may be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within ten (10) days after receipt of written notice from the aggrieved Party identifying the breach.

SECTION III

Duties and Responsibilities of District

The District shall:

1. Reimburse the Tax Collector for the actual costs of collection of the non-ad valorem special assessments, which reimbursement amount will not exceed two (2%) percent of the amount of the Special Assessments collected and remitted pursuant to Section 197.3632(8)(c), Florida Statutes.

2. Reimburse the Tax Collector for necessary administrative costs for the collection and enforcement of the Special Assessments by the Tax Collector under the uniform methodology, pursuant to Section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.

3. Pay for or alternatively reimburse the Tax Collector for any separate tax bill (not the tax notice) necessitated by any subsequent inability of the Tax Collector to merge the non-ad valorem special assessment roll as certified pursuant to Section 197.3532(7), Florida Statutes, and Rule 12D-18.004(2) Florida Administrative Code.

4. Upon being billed timely, pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.

5. Timely certify the applicable non-ad valorem special assessment roll to the Tax Collector in accordance with the requirements of Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. To the extent provided by law, indemnify and hold harmless Tax Collector to the extent of any legal action which may be filed in local, state or federal courts or administrative agency against Tax Collector regarding the imposition, levy, roll preparation and certification of the Special Assessments.

SECTION IV **Duties of the Tax Collector**

1. The Tax Collector shall take all actions legally required to collect the Special Assessments pursuant in accordance with Chapter 197, Florida Statutes.
2. The Tax Collector agrees to cooperate with the District in implementation of the uniform methodology for collecting the Special Assessments pursuant to and as limited by Sections 197.3632 and 197.3635, Florida Statutes.
3. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request that the District file a corrected roll or a correction of the amount of any special assessment. The District shall bear the cost of any such error or omission.
4. The Tax Collector hereby agrees to accept District Resolution No. 2005-26 attached hereto and incorporated as part of this Agreement as **Exhibit A**, as required by Section 197.3632(3)(a), Florida Statutes.
5. The Tax Collector will place the Special Assessments on the tax notice and collect the Special Assessments pursuant to the uniform method of collection and applicable procedures set forth in Section 197.3632, Florida Statutes.
6. Tax Collector shall distribute to the District the Special Assessment revenues collection pursuant to this Agreement in substantial compliance with the provisions of Section 197.383, Florida Statutes.

SECTION VI **Miscellaneous**

1. Except to the extent sovereign immunity may be deemed waived by entering into the Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by the Tax Collector or the District, nor shall anything included herein be

construed as consent by the Tax Collector or the District to be sued by third parties in any matter arising out of this Agreement.

2. This Agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, except in writing and signed by the parties hereto.

3. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect.

4. This Agreement shall be governed by the laws of the State of Florida.

5. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which together will constitute but one and the same instrument.

6. Written notice shall be given to the parties at the following address, or such other place or person as each of the parties shall designate by similar notice:

- a. As to Tax Collector: Hon. Abbey Ajayi
Broward County Tax Collector
115 S. Andrews Avenue, A100
Fort Lauderdale, FL 33301


With a copy to: Timothy R. Qualls, Esq.
Young Qualls, P.A.
Post Office Drawer 1833
Tallahassee, FL 32302-1833
- b. As to District: District Manager
Walnut Creek Community
Development District
2501A Burns Road
Palm Beach Gardens, FL 33410

With a copy to: Michael J. Pawelczyk, Esq.
Billing Cochran, P.A.
515 E. Las Olas Blvd., Suite 600
Fort Lauderdale, FL 33301

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST:

BROWARD COUNTY TAX COLLECTOR

Signed by:

AB861013010C447...
Signature

10/30/2025
Printed Name

Signed by:

AB861013010C447...
Abbey Ajayi, Tax Collector


10/30/2025
Date

ATTEST:

Walnut Creek COMMUNITY
DEVELOPMENT DISTRICT


Signature

Gloria Perez, District Manager
Printed Name


Allan Beckmann (Oct 29, 2025 15:18:18 EDT)
Allan Beckmann, Chairman

October 29, 2025
Date

EXHIBIT A

RESOLUTION 2000-19

Resolution of the Board of Supervisors of the Walnut Creek Community Development District Expressing its Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non Ad Valorem Assessments which hereinafter may be Levied by the District in Accordance with the Provisions of Chapter 197.3632 F.S.; and Providing an Effective Date:

WHEREAS, the Walnut Creek Community Development District was established pursuant to the provisions of Chapter 190 F. S. which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the Board to levy special assessments pursuant to Chapter 170 F.S. for the acquisition, construction or reconstruction of assessable improvements authorized by Chapter 190 F.S.; and

WHEREAS, the above referenced assessments are not considered to be ad valorem in nature and therefore, are subject to the provisions of Chapter 197.3632 F.S. in which State of Florida through its legislature has provided a uniform method for the levying, collecting and enforcing such non ad valorem assessments; and

WHEREAS, pursuant to Chapter 197.3632 F.S. the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Broward County for four consecutive weeks preceding said hearing;

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

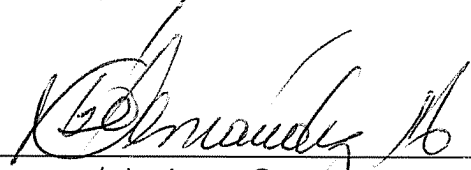
1. The Walnut Creek Community Development District upon conducting its public hearing as required by Chapter 197.3632 F.S. hereby expresses its intent to use the uniform method of collecting its benefit and maintenance assessments or such other assessments imposed by the District as provided in Chapter 170 and 190 F.S. each of which are non ad valorem assessments which may be levied annually by the District pursuant to the provisions of Chapter 190 F.S. for the purpose of paying principal and interest on its bonded indebtedness and the cost of operating and maintaining its assessable improvements within the boundaries of the District as described in the attached legal description which is made a part of this Resolution as Exhibit "A". Said

assessments and the District's use of the uniform method of collecting its non ad valorem assessment(s) may continue for more than one year.

2. This Resolution shall become effective upon its passage and the District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Broward County and the Department of Revenue of the State of Florida with a copy of this Resolution on or before January 10, 2001.

PASSED AND ADOPTED THIS 10th DAY OF AUGUST, 2000.


Chairman / Vice Chairman


Secretary / Assistant Secretary







Agreement for Uniform Collection of Non-Ad Valorem Assessments - Walnut Creek CDD 10292025

Final Audit Report

2025-10-29

Created:	2025-10-29
By:	Gloria Perez (gperez@sdsinc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAArbBPIJUSOIh6u2iZmFr-H7dzqO5nKbsK

"Agreement for Uniform Collection of Non-Ad Valorem Assessments - Walnut Creek CDD 10292025" History

-  Document created by Gloria Perez (gperez@sdsinc.org)
2025-10-29 - 7:13:52 PM GMT
-  Document emailed to al.beckmann.jr@gmail.com for signature
2025-10-29 - 7:14:39 PM GMT
-  Email viewed by al.beckmann.jr@gmail.com
2025-10-29 - 7:14:51 PM GMT
-  Signer al.beckmann.jr@gmail.com entered name at signing as Allan Beckmann
2025-10-29 - 7:18:16 PM GMT
-  Document e-signed by Allan Beckmann (al.beckmann.jr@gmail.com)
Signature Date: 2025-10-29 - 7:18:18 PM GMT - Time Source: server
-  Agreement completed.
2025-10-29 - 7:18:18 PM GMT

SERVICE AGREEMENT (Iguana removal and mitigation)

THIS SERVICE AGREEMENT (this “Agreement”) is made this 17th day of November, 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 the Pembroke Pines, Broward County, Florida, and whose address is 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “District”), and

BLUE IGUANA PEST CONTROL, INC., a Florida corporation **d/b/a IGUANA CONTROL**, having its principal and mailing address as 1440 Coral Ridge Drive, Suite 460, Coral Springs, Florida 33071 (the “Contractor”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended; and

WHEREAS, the District, pursuant to the responsibilities and authorities vested in it by Chapter 190, Florida Statutes, has the authority over certain lands located within the District; and

WHEREAS, the District and Contractor entered into two (2) agreements for iguana removal and mitigation for waterfall, lakes and canals on December 8, 2022, which the agreements expire by their own terms on December 8, 2025; and

WHEREAS, the District and Contractor desire to enter into one agreement for the iguana removal and mitigation services within the District for the same compensation and services as in the prior two agreements (“Work” or “Services”).

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. Services.

A. Contractor shall furnish all labor, materials, supervision, equipment, supplies, tools, services, and all other necessary incidental things required to perform iguana removal and mitigation services of the District, including but not limited to, minimum weekly visits to monitor and remove iguanas and if necessary, additional visits for iguana removal, in accordance with this Agreement and all applicable laws of the State of Florida law, Broward County and City of Pembroke Pines.

B. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

C. In providing the services identified in this Agreement, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

D. Contractor, by and through the submission of its Proposal, agrees that it shall be held responsible for having therefore examined the site(s), the location of all proposed services and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, condition, location of the site and any other conditions surrounding and affecting the services.

Section 3. Manner of Contractor Performance.

A. Contractor agrees, as an independent contractor, to undertake and perform the Services specified in this Agreement, as amended from time to time, or in any authorized work order by the District issued in connection with this Agreement and accepted by Contractor. Contractor shall provide Services in accordance with the Proposal. Contractor shall provide detailed bi-weekly reports.

B. All services shall be performed in a neat and professional manner reasonably acceptable to the District and shall be performed in accordance with industry standards in the City of Pembroke Pines, Broward County, and State of Florida. All services performed by Contractor under and related to this Agreement shall conform to any written instructions issued by the District.

C. Should any services be required which are not specified in this Agreement or any amendment thereto, but which are nevertheless necessary or the proper provision of services to the District, such services shall be fully performed by the Contractor as if described and delineated in this Agreement.

D. Contractor agrees that District shall not be liable for the payment of any services not included in Section 4.A., unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such services.

E. The District Manager of the District or his designee shall act as the District Representative with respect to the Services performed under this Agreement. The District Representative shall have complete authorization to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to the materials, equipment, elements, and systems pertinent to the services performed by Contractor.

F. At the request of the District Representative, Contractor agrees to meet with District Representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

G. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and the Services within twenty-four (24) hours.

Section 4. Compensation.

A. District agrees to pay Contractor **TWENTY-SIX THOUSAND NINE HUNDRED AND 00/100 (\$26,900.00)** per year for the Services. Payment shall be made in monthly installments of **TWO THOUSAND TWO HUNDRED FORTY-ONE AND 67/100 (\$2,241.67)** per month upon completion of services for that month. Contractor shall submit invoices each month to the District via mail or by email to tshamy@sdsinc.org.

B. Should the District desire additional services or add additional areas, the Contractor agrees to negotiate in good faith to undertake such additional services. Upon successful negotiations, the Parties shall agree in writing to an Amendment to this Agreement.

Section 5. Term. The Contractor shall commence work on the Effective Date, and, unless otherwise terminated in accordance with this Agreement, the initial term of the Agreement shall be one year (the "Initial Term"), which Initial Term, unless otherwise terminated pursuant to Section 6, shall automatically renew on a yearly basis.

Section 6. Termination. Contractor may terminate this Agreement without cause by providing thirty (30) days written notice of termination to the other party. Contractor agrees that District may terminate this Agreement immediately by providing written notice of termination to Contractor. Upon any termination of this agreement, the Contractor shall be entitled to payment for services performed in accordance with the Agreement up to the effective date of the termination, subject to whatever offsets or claims the District may have against the Contractor.

Section 7. Insurance.

A. Contractor, and any subcontractor hired by Contractor to perform any services pursuant to this Agreement shall provide and maintain the following insurance throughout the term of this Agreement:

1. Worker's Compensation Insurance in accordance with Florida law.
2. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries and property damage, with limits of not less than \$2,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors' coverage for bodily injury and property damage in connection with subcontractors' operation.
3. Employer's Liability coverage with limits of at least \$1,000,000 per accident or disease.
4. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injuries and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants and supervisors shall be named as additional insured. Contractor shall furnish District with the Certificate of Insurance evidencing compliance with this

requirement. No Certificate shall be acceptable to the District unless the Certificate provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective until the District has been provided with prior written notice at least thirty (30) days in advance of the effective date of the termination or change. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance; in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

Section 8. Indemnification.

A. Contractor shall indemnify and hold harmless the District and its agents and employees from and against all claims, damages, losses and expenses, including attorney's fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) arising out of or resulting from the performances of the work, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself), including the loss of use resulting therefrom when caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

B. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation in the amount of type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under Worker's Compensation Act, Disability Benefit Acts or other Employee Benefits Acts.

C. The Contractor shall be held responsible for any violation of law, rules, regulations or ordinances affecting in any way the conduct of all persons, engaged in or the materials or methods used by him, on the work. At the time of the execution of the Contract, the Contractor shall furnish to the District (to the District Manager) Certificates of Insurance evidencing the existence of the insurance policies as required herein.

D. Contractor agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or in any other statute.

Section 9. Liens and Claims. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform the services under this Agreement. Contractor shall keep District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not satisfy or pay such claim or lien within three (3) business days after the filing of notice thereof, the District. In addition to any and all other remedies available under this Agreement and applicable law, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

Section 10. Default and Protection Against Third Party Interference. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and specific performance. District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

Section 11. Custom and Usage. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from doing so; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements in this Agreement, or as having in any way modified or waived the same.

Section 12. Successors. This agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the parties to this Agreement, except as expressly limited herein.

Section 13. Permits and Licenses. All permits and licenses required by any governmental agency necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor.

Section 14. Assignment. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other.

Section 15. 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 Agreement 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 Agreement 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 16. Familiarity with Laws. Contractor shall be required to be familiar with all federal, state and local laws, ordinances, rules and regulations that in any manner affect the Work being performed by Contractor under this Agreement. Ignorance on the part of the Contractor will in no way relieve Contractor from responsibility.

Section 17. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

Section 18. Attorney's Fees. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, and appellate proceedings.

Section 19. Extent of Agreement. This Agreement represents the entire and integrated agreement between the District and the Contractor and supersedes all prior negotiations, representations or agreements, either written or oral.

Section 20. Amendments. Amendments to and waivers of provisions contained in this Agreement may only be made by an instrument in writing which is executed by both Contractor and District.

Section 21. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the Contractor and the District, both the Contractor and the District have complied with all applicable requirements of law, and both the Contractor and the District have full power and authority to comply with the terms and provisions of this instrument.

Section 22. Notices. All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing (including facsimile) and shall be (as elected by the person giving such notice) hand-delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

DISTRICT: **Walnut Creek Community Development District**
2401 Burns Road
Palm Beach Gardens, Florida 33410
Attention: District Manager

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

CONTRACTOR: **BLUE IGUANA PEST CONTROL, INC.**
d/b/a IGUANA CONTROL
1440 Coral Ridge Drive, Suite 270
Coral Springs, Florida 33071
Attention: President

Except as otherwise provided in this agreement, any notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 PM (at the place of delivery) or on a

non-business day, shall be deemed received the next business day. If any time for giving notice contained in this Agreement would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom notices are to be sent or copied may notify the other parties and addressees of any changes in name or address to which notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

Section 23. Third Party Beneficiaries. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement express or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

Section 24. Governing Law; Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, controlled, and governed by the laws of the State of Florida with venue lying in Broward County, Florida.

Section 25. 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 Gardens, Florida 33410
TELEPHONE: 1-877-737-4922
EMAIL: bbarba@sdsinc.org**

Section 26. Severability. If any provision of this Agreement or application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable, shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

Section 27. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the event of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against either party.

Section 28. Effective Date. This Agreement shall be effective after execution by both the District and the Contractor.

Section 29. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

Section 30. E-Verify. Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. 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. 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 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. Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. 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 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 Contractor and order Contractor to immediately terminate its subcontract with the subcontractor. 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 Section.

Section 31. SCRUTINIZED COMPANY CERTIFICATION. Contractor hereby certifies that as of the date below Contractor is not listed on a Scrutinized Companies list created pursuant to 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to 287.135, Florida Statutes Contractor further certifies that:

- A. Contractor 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.
- B. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:
 - 1. 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
 - 2. Have a material business relationship involving the supply of military equipment, or
 - 3. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or
 - 4. Have been complicit in the genocidal campaign in Darfur.
- C. 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:

1. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or
2. Have made material investments with the effect of significantly enhancing Iran's petroleum sector.

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

If Contractor acknowledges that this Agreement may be terminated at the option of the District if Contractor is found to have submitted a false certification.

Section 32. RESPONSIBLE VENDOR DETERMINATION. Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

Section 33. 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:
 - i. 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
 - ii. Have a material business relationship involving the supply of military equipment, or
 - iii. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or
 - iv. 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:
 - i. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or
 - ii. 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 34. 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 35. 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.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

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 (Nov 17, 2025 10:33:47 EST)
Allan Beckmann
Chairperson

17th day of November, 2025

Witnesses (not needed if this document is
executed via DocuSign in accordance with
the requirements of Chapter 688, F.S.):


WITNESSES:

[PRINT NAME OF WITNESS]

[PRINT NAME OF WITNESS]

CONTRACTOR:

BLUE IGUANA PEST CONTROL, INC., a
Florida corporation **d/b/a IGUANA CONTROL**

By: 

Print Name: Thomas Portuallo
Title: President

17th day of November, 2025



Iguana Control
1440 Coral Ridge Drive
#460
Coral Springs, FL 33071
855-525-5656

Invoice # 251717

Invoice 10/14/2025
Date: Tuesday

Bill-To: 100565

Location: 100565

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

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

Service Description	Quantity	Price
[DEC/RENEWAL] Monitoring - 1 year - Commercial	1.00	\$2,900.00
Current contract expires on 12/7/2025	1.00	\$0.00
Client is invoice monthly for \$241.67	1.00	\$0.00
30 minutes per visit	1.00	\$0.00
Client consents to 2 automatic renewals (1 year each)	1.00	\$0.00
Pay only \$241.67 to renew annual service on 12/8/2025	1.00	(\$2,658.33)
THIS IS YOUR RENEWAL REMINDER	1.00	\$0.00
SUBTOTAL		\$241.67
TAX		\$0.00
AMT PAID		\$0.00
TOTAL		\$241.67

Payment Receipt. Please Return with Payment Remittance

Bill-To: Walnut Creek Community Development
Gloria Perez
2501 Burns Rd Ste A
Palm Beach Gardens, FL 33410-5207

Account #: 100565

Date: 10/14/2025

PO Number:

Invoice #: 251717

Terms: PREPAYMENT

Amount Paid: _____

Check No.: _____

Remit-To: Iguana Control
1440 Coral Ridge Drive
#460
Coral Springs, FL 33071
855-525-5656



Iguana Control
1440 Coral Ridge Drive
#460
Coral Springs, FL 33071
855-525-5656

Invoice # 251717

Invoice 10/14/2025
Date: Tuesday

Bill-To: 100565

Location: 100565

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

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

Service Description**Quantity****Price****AMOUNT DUE****\$241.67****Payment Receipt. Please Return with Payment Remittance**

Bill-To: Walnut Creek Community Development
Gloria Perez
2501 Burns Rd Ste A
Palm Beach Gardens, FL 33410-5207

Account #: 100565

Date: 10/14/2025

PO Number:

Invoice #: 251717

Terms: PREPAYMENT

Amount Paid: _____

Check No.: _____

Remit-To: Iguana Control
1440 Coral Ridge Drive
#460
Coral Springs, FL 33071
855-525-5656



Iguana Control
1440 Coral Ridge Drive
#460
Coral Springs, FL 33071
855-525-5656

Invoice # 251718

Invoice 10/14/2025
Date: Tuesday

Bill-To: 100565

Location: 100765

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

Walnut Creek CDD Lakes/Canals\$
Ronald Galvis Field OPS Mgr
7500 NW 20th St
Community Development District
Hollywood, FL 33024-1079

Service Description	Quantity	Price
[DEC/RENEWAL] Monitoring - 1 year - Commercial	1.00	\$24,000.00
Current contract expires on 12/7/2025	1.00	\$0.00
Client is invoice monthly for \$2000	1.00	\$0.00
90 minutes per visit	1.00	\$0.00
Client consents to 2 automatic renewals (1 year each)	1.00	\$0.00
Pay only \$2000 to renew annual service on 12/8/2025	1.00	(\$22,000.00)
THIS IS YOUR RENEWAL REMINDER	1.00	\$0.00
SUBTOTAL		\$2,000.00
TAX		\$0.00
AMT PAID		\$0.00
TOTAL		\$2,000.00

Payment Receipt. Please Return with Payment Remittance

Bill-To: Walnut Creek Community Development
Gloria Perez
2501 Burns Rd Ste A
Palm Beach Gardens, FL 33410-5207

Account #: 100565

Date: 10/14/2025

PO Number:

Invoice #: 251718

Terms: PREPAYMENT

Amount Paid: _____

Check No.: _____

Remit-To: Iguana Control
1440 Coral Ridge Drive
#460
Coral Springs, FL 33071
855-525-5656



Iguana Control
1440 Coral Ridge Drive
#460
Coral Springs, FL 33071
855-525-5656

Invoice # 251718

Invoice 10/14/2025
Date: Tuesday

Bill-To: 100565

Location: 100765

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

Walnut Creek CDD Lakes/Canals\$
Ronald Galvis Field OPS Mgr
7500 NW 20th St
Community Development District
Hollywood, FL 33024-1079

Service Description**Quantity****Price**

AMOUNT DUE \$2,000.00

Payment Receipt. Please Return with Payment Remittance

Bill-To: Walnut Creek Community Development
Gloria Perez
2501 Burns Rd Ste A
Palm Beach Gardens, FL 33410-5207

Account #: 100565

Date: 10/14/2025

PO Number:

Invoice #: 251718

Terms: PREPAYMENT

Amount Paid: _____

Check No.: _____

Remit-To: Iguana Control
1440 Coral Ridge Drive
#460
Coral Springs, FL 33071
855-525-5656










WC Iguana Control BLANK Iguana Removal Service Agreement 2025-11-17

Final Audit Report

2025-11-17

Created:	2025-11-17
By:	Gloria Perez (gperez@sdsinc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAhXN57Wybr1mEdLMq35I5YSDmr4hWX0PZ

"WC Iguana Control BLANK Iguana Removal Service Agreement 2025-11-17" History

-  Document created by Gloria Perez (gperez@sdsinc.org)
2025-11-17 - 3:20:29 PM GMT
-  Document emailed to Thomas Portuallo (tom@iguanacontrol.com) for signature
2025-11-17 - 3:22:03 PM GMT
-  Email viewed by Thomas Portuallo (tom@iguanacontrol.com)
2025-11-17 - 3:23:27 PM GMT
-  Document e-signed by Thomas Portuallo (tom@iguanacontrol.com)
Signature Date: 2025-11-17 - 3:27:36 PM GMT - Time Source: server
-  Document emailed to al.beckmann.jr@gmail.com for signature
2025-11-17 - 3:27:37 PM GMT
-  Email viewed by al.beckmann.jr@gmail.com
2025-11-17 - 3:32:07 PM GMT
-  Signer al.beckmann.jr@gmail.com entered name at signing as Allan Beckmann
2025-11-17 - 3:33:45 PM GMT
-  Document e-signed by Allan Beckmann (al.beckmann.jr@gmail.com)
Signature Date: 2025-11-17 - 3:33:47 PM GMT - Time Source: server
-  Agreement completed.
2025-11-17 - 3:33:47 PM GMT

QTY.	MATERIAL	PRICE	AMOUNT
	Labn For Sump Pump	225	
1	2" Check Valve	106	-
1	Sump Pump Float Style	425	-



10718 NW 53rd St. Sunrise, Florida 33351
Office (954) 748-1306 Facsimile (954) 748-5998
acrystal@bellsouth.net • www.crystalpoolservicesinc.com

DATE 11-17-2025

1	Pentair TR-140C Commercial Sand Filter	4,600		NAME Walnut Creek	179681
				ADDRESS 1800 NW 76 Avenue	
				CITY Pembroke Pines	PHONE
				SCHEDULED DAY AM <input type="checkbox"/> PM <input type="checkbox"/> ALL DAY <input type="checkbox"/>	NEEDS OK <input checked="" type="checkbox"/> OK'D BY
1	2" Multiport Valve	425		NON SERVICE <input type="checkbox"/>	ORDER BY Jesse
1	2" Prather Valve	82		BALANCE	BILLABLE <input checked="" type="checkbox"/> COD <input type="checkbox"/>
1	Sight Glass	96		ROUTE# DAY	
6	50 lb Bags of pro gravel	240		DESCRIPTION OF WORK Estimate For New Filter,	
13	50 lb Bags of Sand	260		Multiport Valve, Sight Glass,	
				TOTAL MATERIAL	6,284 -
				TOTAL LABOR	2,195 -
	Labn to install, Remove Old Filter, Set Valves &	1920			8,479 -
	Sight Glass, Sand, pro Gravel			TAX	0
SIGNATURE				DATE COMPLETED	
				Thank You	
				PAY THIS AMOUNT <input type="checkbox"/>	
				8,479.00	

- Approved by Chair on 11/18/2025; under the same terms and conditions of the Current Executed Maintenance Agreement with this vendor.

Ronald Galvis

Ronald Galvis - Field Operations Manager
Walnut Creek CDD

QTY.	MATERIAL	PRICE	AMOUNT
1	1 1/2" Nipple	22.	-
1	1 1/2" Ball Valve	89.	-
Labor to Drill 1 1/2" hole & Tap with Same to Set Nipple & Valve For East most Fall at WaterFall 8" Line / Discharge		475	-
SIGNATURE		DATE COMPLETED	



10718 NW 53rd St. Sunrise, Florida 33351
Office (954) 748-1306 Facsimile (954) 748-5998
acystal@bellsouth.net • www.crystalpoolservicesinc.com

East
Fountain

DATE 11-18-2025

NAME Walnut Creek		179682	
ADDRESS 1800 NW 76 Avenue		PHONE	
CITY Dembrow Pines	SCHEDULED DAY AM <input type="checkbox"/> PM <input type="checkbox"/> NEEDS OK <input checked="" type="checkbox"/> ALL DAY <input type="checkbox"/> OK'D BY		
NON SERVICE <input type="checkbox"/>	ORDER BY JEFF	BALANCE	BILLABLE <input checked="" type="checkbox"/> COD <input type="checkbox"/> ROUTE# DAY
DESCRIPTION OF WORK Set 1 1/2" Nipple into Discharge Side of WaterFall Pump with new Valve			
TOTAL MATERIAL		106	-
TOTAL LABOR		475	-
		581	-
TAX		0	
Thank You		PAY THIS AMOUNT <input checked="" type="checkbox"/> 581.-	

- Approved by Chair on 11/18/2025; under the same terms and conditions of the Current Executed Maintenance Agreement with this vendor.

Ronald Galvis

Ronald Galvis - Field Operations Manager
Walnut Creek CDD

Estimate

Date	Estimate #
10/16/2025	2025-2369

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

Ship To

[illegible]

Estimate

Date	Estimate #
12/17/2025	2025-2471

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

Ship To

[illegible]

SHEKINAH FENCE SERVICES LLC



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

Estimate

Estimate No: 6740
Date: 01/08/2026

For: WALNUT CREEK CDD
rGalvis@sdsinc.org, gperez@sdsinc.org
SHERIDAN &NW 76 AV
(786) 503-1633

Description	Quantity	Rate	Amount
INSTALLATION OF TWO PICKET 6' TALL WHITE COLOR	1	\$350.00	\$350.00
Subtotal			\$350.00
TAX 0%			\$0.00
Total			\$350.00
Total			\$350.00

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 ACCEPTED. 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 by Chairman on January 12th, 2026.
- * Required COIs, and signed affidavit must be provided before the commencement of any job.

Ronald Galvis
Field Operations Manager
Walnut Creek CDD



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

EC0000345 / EC0003059

TIRONE-ELECTRIC.COM

11/13/2025

Time & Material
6D25-175

Walnut Creek Community Development.

7900 NW 20th Street
Pembroke Pines, FL 33024

RE: Troubleshoot and Repair Lights

In accordance with your request, Tirone Electric proposes to furnish all necessary labor, tools and supervision for a complete and operational installation to the above referenced project as per our on-site review and as per the following listed qualifications.

1. Troubleshoot light pole (Taft Street exit side) and one fixture in the pavilion.
2. Only light bulb for pole is included in this quote.
3. Any delays due to access to the work location will incur additional costs.
4. Labor and material warranted for 1 year from date of installation.
5. Excessive loss of time due to delays of access to site will incur additional charges.

Time and Material Service not to exceed the listed price without customer approval:

Five Hundred Twenty-Five Dollars\$525.00

Approved and Accepted:

The above prices, specifications and conditions are accepted. Tirone Data is authorized to do the work as specified. Payments will be made as outlined above payable by cash, check or charge. In the event a lien or other legal measures are commended to secure payments on any portion of the contract sum, the prevailing party shall be entitled to receive all costs and reasonable attorney fees.

Signature

Ralph Bombardiere
Service Manager

Printed Name and Title

P.O. #

- Approved by District Manager on 11-13-2025.
- Required COIs and Affidavit from Vendor already received and on file.

Ronald Galvis

Ronald Galvis - Field Ops. Manager
Walnut Creek CDD





FALCON VAC SOLUTIONS
LLC

8285 NW 186th St Ap 604

Hialeah, FL

33015-2654

+1 (786) 3433398

<https://www.falconvac.com>

Info@falconvac.com

ESTIMATE

EST0040

DATE

01/09/2026

TOTAL

USD \$200.00

TO

Walnut Creek CDD C/o Special District Services Inc

2501A Burns Rd, Palm Beach Gardens, FL 33410

📞 5616304922

📠 5616304922

DESCRIPTION	RATE	QTY	AMOUNT
1.Repair sign (replace concrete base and install breakaway using the existing post and sign)	\$200.00	1	\$200.00
TOTAL			USD \$200.00

TERMS: Net 30

Acceptance on next page...

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Falcon Vac Solutions LLC is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance

* Approved by Chairman on January 12th, 2026.

* Required COIs, and signed affidavit must be provided before the commencement of any job.

Ronald Galvis

Field Operations Manager

Walnut Creek CDD