



**WALNUT CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING
FEBRUARY 17, 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
February 17, 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. January 20, 2026 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
 - c) Incident Report
 - 3. Consider Approval of Regions Security Rate Adjustment Request.....Page 12
 - 4. Regions Security RFID Information:
 - a) Discussion with Association Board
 - b) Consider Approval of RFID Proposal.....Page 13
 - 5. Discussion Regarding Roving Services – Pursuant to Association Request to Split Current Schedule to Accommodate the Associations Parking Violation Services
 - 6. Association Board Request to bring back Consideration of the Security Fence Project.....Page 18
- H. District Engineer Reports**
 - 1. CAS Memo Ref Update on Floteck NW 20th Street Exploration of Existing Drainage Pipes and Inlet Project (*under separate cover*)
 - 2. Consider Approval of Bid for Cleaning and Reporting Project 5-YR CBDD License Renewal (*This information is Posted on the District Website at <https://walnutcreekcdd.org/documents/>*)
 - 3. CAS Memo Ref to Lake No. 6 Bank Erosion Report.....Page 27
 - 4. CAS Memo Ref to Lake No. 2 and 9 Bank Inspection Report.....Page 31
 - 5. CAS Update on the Canal Project RFP.....Page 35
- I. Administrative Matter**
 - 1. Financial Update.....Page 37
- J. New/Additional Business**
 - 1. Iguana Control Report.....Page 53
 - 2. Consider Approval of Billing Cochran Rate Adjustment Request.....Page 55
 - 3. Consider Approval of Proposal for the East Waterfall Pond Aquaguard 5000 Resurfacing Project.....Page 57
- K. Old Business**

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

1. Traffic Cones for Less Quote #1098742 Traffic Delineators.....Page 78
2. Regions Security Est. 2026-2545 Sheridan Pedestrian Gate Repair.....Page 79
3. Regions Security Est. 2026-2546 Sheridan Left Exit Arm Gate Brackets.....Page 80
4. Regions Security Est. 2026-2564 Sheridan Resident Right Entrance Swing Gate.....Page 81

M. Additional Staff Updates/Requests

1. Attorney
2. District Manager
 - a) Update on the Purchased Technology System
 - b) Update on the Arking Solutions Taft Street Visitor Entrance Gate Modification & Trap System Project
 - c) Update on Crystal Pools – Usage and Information Regarding Party Pool Blue Dye being used at the Entry Water Feature Ponds.....Page 82

N. Additional Board Member/Public Comments

O. Adjourn

www.walnutcreekcdd.org

SUN-SENTINEL

Sold To:

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

Bill To:

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

Published Daily

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

State Of Florida
County Of Orange

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

The matter of 11720-Notice of Public Meeting ,
Was published in said newspaper by print in the issues of, and by publication on the
newspaper's website, if authorized on 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.

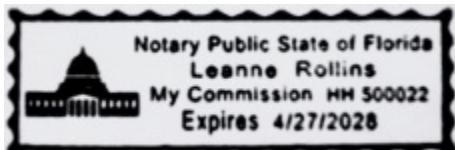


Signature of Affiant

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
JANUARY 20, 2026**

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), 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 and Abe Blanco of Regions Security; Albert Caruso of Caig A. Smith and 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. October 21, 2025, Regular 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

The Security Report was provided via e-mail and as a handout by Regions Security.

2. Security Administrator Updates and Reports

a. Gate Maintenance/Service Report

The Gate Maintenance/Service Report was provided via e-mail and as a handout by Regions Security.

b. Invoice Report

The Invoice Report was provided via e-mail and as a handout by Regions Security.

- **Discussion & Board Direction Regarding the Collection Process for Outstanding Invoices**

It was brought before the Board to determine if they wanted the District to start implementing final notices prior to the turning off access to the gate systems.

The Board unanimously directed Regions staff and District management to proceed with sending out 30-Day and Final Notices for all past due invoices and supporting documentation. A discussion ensued regarding the language of 3.2 on the Rule and Counsel provided an explanation.

c. Incident Report

The Incident Report was provided via e-mail and as a handout by Regions Security.

Mr. Ruiz reviewed all of the presented reports and addressed the Board questions.

3. Regions Security RFID Information and Proposal Requested by Supervisor Kroker

The Regions Security RFID Information and Proposal was presented by Mr. Blanco. Inclusive of:

- Access Control System \$15,775
- Application Subscription \$42.00/month, which comes to an annual amount of \$504.
- Tag Transponder \$15.98. It was noted this would be issued by the Association.

A **MOTION** was made by Supervisor Kroker. The **MOTION** failed for lack of a second.

A discussion ensued and District management was asked to forward this information to the Association Board for review.

4. Consider Regions Security Proposal to Provide and Install an Extra Camera Facing the Sheridan Exit Gates

A MOTION was made by Supervisor Fateyev, seconded by Supervisor Chin and passed unanimously approving the Regions Security proposal, Quote 261870-1, dated January 13, 2026, in the amount of \$1,682 to provide and install an extra camera facing the Sheridan exit gates, as presented.

5. Consider Reduction in Cost to Invoice 20251014 for Incident of May 4, 2025 for Incident at the Sheridan West Exit Gate

Mrs. Perez reminded all those present that Mrs. Cohen had addressed the Board at a previous meeting, and they had denied her request to waive this fee. Mrs. Perez added that upon further research, she determined that the Standard Operating Procedures had not been fully completed by the previous Security Administrator and therefore she requests that the Board lower the fee to \$225 in this instance. Mrs. Perez added that she would work with security to ensure that the SOP is followed appropriately.

A MOTION was made by Supervisor Fateyev, seconded by Supervisor Kroker and passed unanimously directing staff to reduce the fee regarding Invoice 20251014 to \$225.

H. DISTRICT ENGINEER REPORTS

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

a. Consider Floteck Change Order

This item was tabled at the request of Mr. Caruso.

2. Canal Project RFP Documents

It was noted that this information was posted on the District's website for the Boards review in advance to this evening's meeting. The documents are available on the District website <https://walnutcreekcdd.org/documents/>

a. Consider RFP Bid Package

Mr. Caruso made a presentation.

Supervisor Fateyev provided information pertaining to the presented RFP Bid Package.

Here is the schedule we discussed to finalize the ad and documents:

- February 6, 2026 – Ad will be published
- February 27, 2026 – Site meeting will take place. Please confirm if attendance is mandatory.
- March 6, 2026 – Final questions deadline
- March 18, 2026 – due date at 2:00 p.m.
- *April 21, 2026 –Walnut Creek Regular Meeting date

**Mrs. Perez requested that CAS provide the District with all memos and materials to be included in the meeting book no later than Friday, April 10, 2026.*

Additionally, we changed the party receiving the documents from District management to the District Engineer. Therefore, the following line-item was altered as follows:

12.1 The Owner will not accept Proposal forms separated from the Contract Documents. Each Proposal must be submitted in a sealed envelope, marked BID – WALNUT CREEK CDD EROSION AND SEDIMENTATION PROJECT NW 72ND AVENUE CANAL, CAS PROJECT NO. 21-2171". If forwarded by mail hand delivered. The sealed envelope containing the BID must be enclosed in another envelope addressed to Walnut Creek CDD, 8785 SW 165th Avenue, Suite 200 Miami, FL 33193 (786-347-2711)." Needs to be changed and include the information for CAS.

Mr. Caruso recommended liquidated damages for delays to the project. Ms. Wald provided an overview of the RFP process.

Mrs. Perez noted for the record pursuant to Mr. Kagan's request that he was opposed to the canal project and the RFP process.

A short recess took place between 7:38 p.m. and 7:42 p.m.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann approving the canal project documents, in substantial final form, and thereby directing the District Engineer to move forward with the RFP bid process. Upon being put to a vote, the **MOTION** carried 3 to 1 with Supervisor Kroker dissenting.

I. ADMINISTRATIVE MATTERS

1. Financial Update

Financial Reports were presented in the meeting books and reviewed, consisting of: Monthly Financial Report-Operating Fund (actual revenues and expenditures with fund balances and availability); Check Registers; Balance Sheet; Debt Service Profit and Loss YTD Comparisons/Report(s); Tax/Assessment Collections; Expenditure Recap. Available Funds as of December 31, 2025 reflecting: \$2,676,317.36.

Motion of ratification of financials or any further discussion was requested:

A MOTION was made by Supervisor Fateyev, seconded by Dr. Chin and passed unanimously to ratify and approve the financials, as presented.

Improvements/Emergency Fund

As done in previous years, excess funds from the previous budget have been transferred to the Capital Improvements/Emergency Fund.

A breakdown was prepared by District management stating the following:

- September 30, 2025 Operating Account balance was \$499,257.49.
- Assuming that approximately \$300,000 stays in the general account, \$200,000 would be eligible to be transferred to the Improvements/Emergency Fund account at this time.

Once the canal project commences, the allocated funds for the project, or any other items that may arise, can be used.

A MOTION was made by Supervisor Fateyev, seconded by Supervisor Beckmann directing District management to transfer \$200,000 from the Walnut Creek CDD operating account to the Improvements/Emergency account.

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:

37	from the lakes and canals
<u>17</u>	from the Taft Street water features
54	Total

2. Consider Proposal for the East Waterfall Pond Aquaguard 5000 Resurfacing Project

The Board asked that District management request references from all the companies providing proposals for this project and to call the references. This agenda item was deferred to the next meeting.

3. Consider Walnut Creek HOA Request for Landscaping Contribution

Mrs. Perez provided the email from Ms. Moisa requesting that the District consider a contribution for the Clusia replacement.

“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,”

The District Board discussed this request and Dr. Chin stated that the HOA had TABLED this agenda item and therefore this was TABLED till further notice.

4. Landscape Maintenance Agreement between the District and the Association, as Requested by Supervisor Kroker for Discussion Purposes

A brief discussion ensued regarding the language of Section G of the Landscaping Agreement between the District and the Association. No action was taken at this time.

5. Discussion Regarding Lake and Fishing per Walnut Creek HOA Request

Mrs. Perez presented the communication and request made by the Association Property Manager:

“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”

A discussion ensued amongst the Board Members followed by the unanimous decision to direct Ms. Moisa to send an e-mail blast reminding the residents and owners that the retention ponds are not recreational areas for the public’s use and that the Association rules did not permit fishing, swimming, or recreational use of the lakes. No further actions are to be taken by the District on this matter.

6. Update on Meeting Teleconference Equipment/System

A MOTION was made by Supervisor Fateyev, seconded by Supervisor Dr. Chin directing District management and authorizing the direct purchase of the Meeting teleconference equipment/system.

Mrs. Perez asked the Board for clarification as to whether or not to hold meetings in the aerobics room or in the main room. The Board briefly discussed this matter and stated that the meetings should remain in the aerobics room until further notice.

K. OLD BUSINESS

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

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

1. Broward County Tax Collector Interlocal Agreement for the Uniform Collection of Non-Ad Valorem Assessments – New ILA
2. Iguana Control Agreement – Page Extending the Current Terms

3. Crystal Pools Est. 179681 East Waterfall Sand Filter
Work completed by Crystal Pools on Thursday January 15th
4. Crystal Pools Est. 179682 East Waterfall New Valve
Work completed by Crystal Pools on Thursday January 15th.
5. Regions Est. Regions Est 2025-2369 12' Replacement Gate Arms
6. Regions Est. 2025-2471 Taft St Resident Entrance Barcode Reader
7. Shekinah Proposal 6740 Sheridan East Pedestrian Gate Repair
Work was completed by Shekinah Fence on Wednesday January 14th.
8. Tirone Taft Est. 6D25-175 Entrance Post Light & Pavilion Light Services
Work completed by Tirone on November 14th, 2025.
9. Falcon Vac Proposal 0040 Sheridan Exit Resetting of the Traffic Stop Sign
Work scheduled with Falcon Vac to be done tomorrow, Wednesday, January 21st. Field Ops will also be onsite.

A **MOTION** was made by Supervisor Kroker, seconded by Supervisor Fateyev and passed unanimously approving the above Items L-1 through L-9, as presented.

M. ADDITIONAL STAFF UPDATES/REQUESTS

1. Attorney

There was nothing further from the Attorney.

2. District Manager

a. Update on Arking Solutions Taft Street Visitor Entrance Gate Modification & Trap System Project

Mrs. Perez noted that this project was currently in the permitting process and further noted that additional information was requested of Caltran Engineering.

N. ADDITIONAL BOARD MEMBER/PUBLIC COMMENTS

Mrs. Perez noted that Ms. Moisa, the Association Manager, stated that during a recent Association meeting that the Board requested that the District reconsider the fence project again. A discussion ensued. Ms. Wald recommended that District management provide her with Bond Counsel's previously provided opinion and recommended a Joint Participation Agreement between the District and the Association, should moving forward be considered. It was also noted that the District would need the exact location of the fence placement.

The Board was advised that the next meeting was scheduled for February 17, 2026.

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 8:15 p.m.

ATTESTED BY:

Secretary /Assistant Secretary

Chairman/Vice-Chair



February 10, 2026

Walnut Creek CDD
c/o Special District Services
2501A Burns Road
Palm Beach Gardens, FL 33410
Attention: Gloria Perez

RE: Walnut Creek CDD – Physical Guard Security Services Rate Review and Increase Request

Dear Gloria,

This letter serves as a formal request to the Board for an 8% adjustment to the current bill rates for all security guard services provided at Walnut Creek CDD effective October 1, 2026.

This adjustment is necessary to help us continue attracting and retaining qualified security personnel by offering wages that remain competitive and above Florida's minimum wage, which has increased in the last several years and is scheduled to increase again on September 30th. It also allows us to provide ongoing performance-based raises that reflect the value our team brings to the community, while keeping pace with economic inflation.

Since the start of our contract on July 28, 2022, we have worked hard to maintain stability. During this time, although many operational costs have risen including insurance premiums, vehicle maintenance, equipment, uniforms, and administrative overhead, we have absorbed these increases without passing them on to Walnut Creek CDD. We've done this to uphold our commitment to exceptional service and long-term partnership.

We respectfully ask the Board to consider that this is the first rate increase request we've submitted since the inception of our services.

Regions Security Services remains committed to delivering the high-quality protection and professionalism you expect and deserve. We greatly value your continued trust and support, and we look forward to continuing our service to the community.

Respectfully,

Carlos Rivero, Jr.
President & CEO



Walnut Creek CDD

Pembroke Pines, Florida

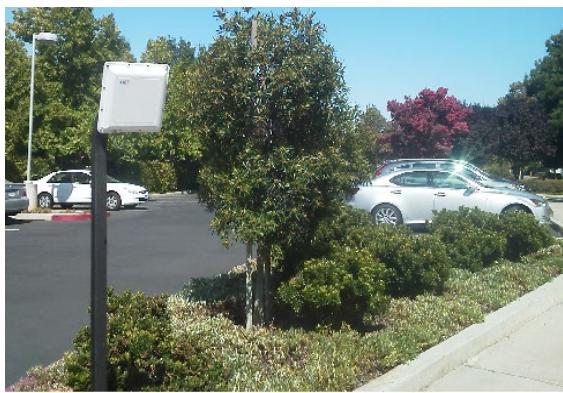
Gate Automation Transponder System

**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



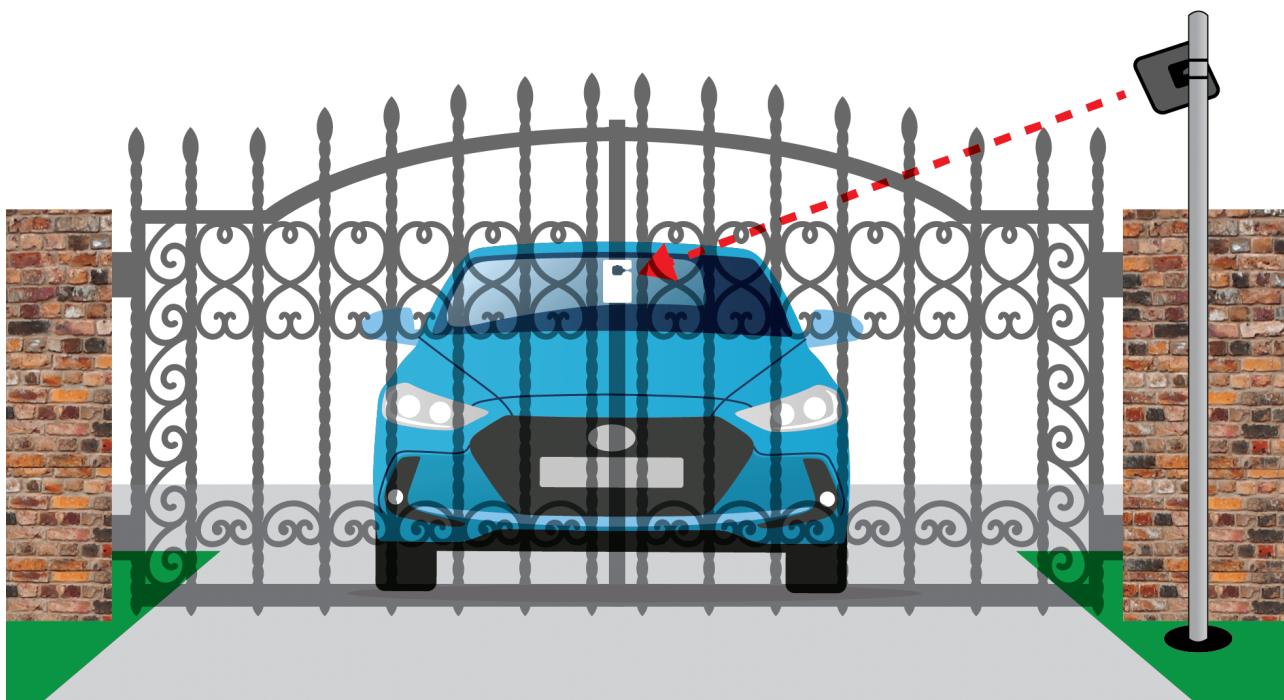
ProdataKey started 11 years ago and has quickly positioned itself as a leader and innovator of access control solutions. Legacy access control is a thing of the past. We saw a need in the industry for something better. Consumers want a mobile-first platform. Mountain West Capital Network recognizes ProdataKey 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

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

Good morning,

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

Please let me know if you have any questions or if further discussion is needed.
Thank you,



Unparalleled Property Services



Nora Moisa

Property Manager | Castle Group

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

P: (954) 985-8529



We're Hiring

Click here to join our team!

01:27

Why Choose Us?

- ▶ [The Superior Experience](#)
- ▶ [Communication & Notification](#)
- ▶ [Customer Service & Live Dashboard](#)
- ▶ [Commercial Services](#)
- ▶ [Fence Appearance](#)
- ▶ [Reviews & Reputation](#)

Walnut Creek Community Association - Nora Moisa

7500 NW 20th St
Pembroke Pines, FL 33024



● 6'H Green Residential Chain-link

6'H Residential Green Vinyl Coated Chain-Link

Green

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

Specifications

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

Warranty

- 15-year Limited Warranty
- 3 Year Workmanship Warranty

[Choose this package ↓](#)

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

6'H Green Residential Chain-link - 3810 LF

6'H Residential Green Vinyl Coated Chain-Link



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

Included in the job

(1) Permit/Easement Fee to be added to final invoice AT COST from Municipality

(2) Footers Inspection - more than 501 LF

Job Notes

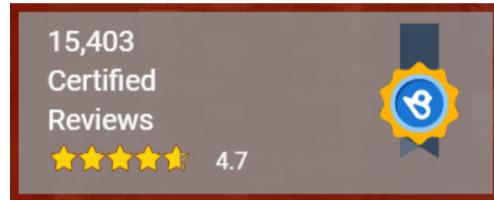
No returns for special order products

"ABOVE AND BEYOND"

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



Judith Volger



MSRP

\$114,895.00

Rep Applied HOA Discount

-\$5,000.00

Today's Price: **6'H Green Residential Chain-link** \$109,895.00

[Sign Contract](#)

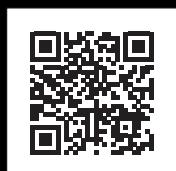
Or

[Contact Sales](#)



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

CONNECT WITH US!



VIEW OUR INSTAGRAM

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



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

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

CUSTOMER DETAILS		
Nora Moisa(Walnut Creek Community Foundation) 7500 NW 20th Street, Pembroke Pines, FL 33024 nmoisa@castlegroup.com, 954-985-8529		DATE 06/30/2025
SCOPE OF WORK		AMOUNT
	<p>Supply and install approximately 3,850 linear feet of 6-foot-high green vinyl-coated chain link fencing along Sheridan Street (3,150 LF) and University Drive (700 LF).</p> <p>Site Preparation: Perform light landscaping and clearing as needed to provide access for fence installation along the designated fence line.</p> <p>Fence Installation: Install 6-foot-high green vinyl-coated chain link fencing with top rail and tension wire for added strength and durability.</p> <p>All work includes labor, materials, and site cleanup upon completion.</p>	\$128,550.00
Disposal	We'll take down your existing fence and haul away all standard materials as part of the job. Our crew handles cleanup efficiently so your property is ready for the new installation. <i>Additional demo work beyond the standard scope can be discussed if needed.</i>	N/A
PERMIT HANDLING & FEES		Circle
<ul style="list-style-type: none"> Residential Properties: \$190 permit processing fee Commercial Properties: \$275 Permit Processing Fee City Permit Fees: Billed separately once approved (varies by municipality) Engineering Drawings: Additional charges will apply for PVC, aluminum, or horizontal wood fences as required by the city Property Survey: Required for all permitted projects and installations We handle the entire permitting process on your behalf and continue working with the city until approval. Note: If changes are made after the permit is submitted, or if special conditions arise requiring extra city visits or revisions, additional fees may apply. 		Permit by us? Yes / No
ADDITIONAL OPTIONS:		Yes / No
<p><u>Owner is responsible for clearing the fence line & removing any debris, items and vegetation prior to installation or additional fees will apply. Owner is responsible for filling in gaps underneath the fence if applicable after fence installation prior to inspection due to property grading (ground level).</u></p>		

Print

Signature

Date

Terms

To sign up with us please sign both pages - Deposit needed to lock in contract price.

30% of the contract amount due at signing, 50% + permitting fees due 1-2 weeks before installation. Progress payments as requested for custom welded and large aluminum projects.

Final payment due at completion of the fence installation.

Bounced check fee \$50. Interest at 10% accrues monthly after install if not paid in full.

Power Fence retains ownership of all materials until full payment is received. We reserve the right to reclaim them if necessary.

Municipalities and HOAs may require additional landscaping. We are not responsible for any landscaping.

We require a minimum 18" of cleared space on one side for installation.

Rescheduling fee applies if cancelled within the same week as your confirmed date.

For existing fence removal we cut posts at grade.

Our gates are built for long-term durability and everyday use. However, damage caused by improper methods of keeping a gate open (such as forcing it against its natural swing or wedging it with objects) is not covered.

Power Fence contacts Sunshine 811 to locate underground utility pipes. Property owner responsible for marking all private underground systems, such as sprinkler lines and landscape lighting. We are not liable for damage to unmarked or hidden lines.

Any requested changes to the scope of work may affect pricing.

We provide a 1-year warranty on our workmanship for all fence types. Due to the natural characteristics of wood, we do not warranty wood materials. Our PVC fencing products have a lifetime warranty against peeling, flaking, blistering, rotting, and corroding. Aluminum has a 1 year warranty.

Cancellation fee is 20% of job + permit/planning costs.

What That Means for You

We need your signature and a deposit to move forward and secure materials.

We split payments into three stages: 30% to sign up and lock in your contract price, 50% and permitting fees 1-2 weeks before the installation, and the final 20% is due upon completion of the installation.

This just ensures we can recover materials if a project is unexpectedly halted or not paid for. As long as payments are made as agreed, there's nothing you need to worry about.

Check your city and HOA rules about landscaping—some require landscaping. We don't handle that part but we will let you know what the city requires to be planted after the installation.

Ideally we need 18" to work, but we can often work with less—we will clarify with a site visit.

If your install is confirmed and you cancel last-minute, there's a fee.

We'll remove your old fence, but we cut posts at ground level.

You can leave your gate open as needed — it's built for it. Just avoid using bricks, ropes, or heavy items to prop it open, which can strain the hardware.

Sunshine 811 marks public utility pipes, but only you know where things like irrigation or low-voltage wires are buried in your yard. Marking them helps us avoid accidental damage during installation.

Your price can change if you ask for something different than the original scope of work — like a new design or added features.

We stand behind our work, no matter what material you choose. While we can't control how wood naturally weathers or shifts, our reviews speak to how we handle issues — fairly, professionally, and always with a focus on long-term satisfaction.

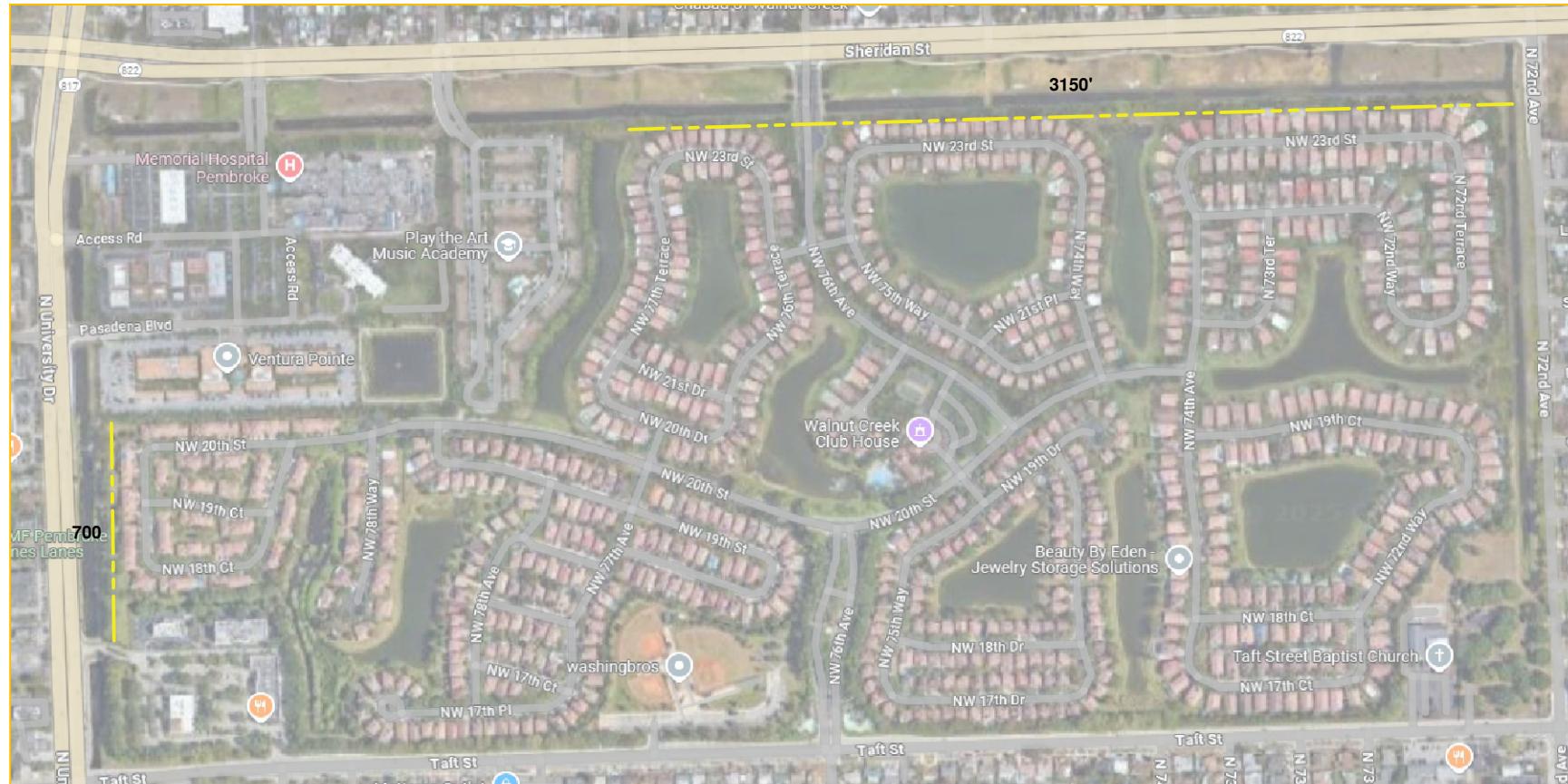
Canceling after signing means a 20% fee to cover our upfront work and costs.

Print

Signature

Date

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



1
Scale
NTS

Fencing Plan



6-foot-high Green Chain Link



WHY OUR TIMELINES ARE BUILT ON REALITY

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

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

PLEASE NOTE

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

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

POWER FENCE INSTALLATION TIMELINE (WITH PERMIT)

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

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



CRAIG A. SMITH & ASSOCIATES

Consulting Engineers • Surveyors • Utility Locators • Construction Managers
1425 E. Newport Center Drive, Deerfield Beach, FL 33442

MEMO

To: Gloria Perez – Walnut Creek CDD District Manager

From: Todd Larson - CAS

CC: Stephen Smith – CAS, Al Caruso – CAS, Ronald Galvis – Field Operations Manager
SDS Inc.

Date: February 9, 2026

Re: Walnut Creek CDD – Lake No. 6 Bank Erosion Report

The Walnut Creek CDD directed Craig A. Smith & Associates (CAS) to investigate an erosion wash-wash-out at Lake No. 6. The lake is located at the rear properties of 2220 and 2200 NW 72nd Way in the Willows Reach development (Parcel D). The bank erosion is located at the northeast segment of the lake at the termination of the bank stabilized bags (see Exhibit A).

On October 30, 2025, a CAS staff member inspected the wash-out on the east side of Lake No. 6. The likely cause of the wash-out appears to have been caused by surface water runoff from the top of bank (irrigation sprinkler or from storm events). Other contributing factors can be wave action created during wind events. Over time the fluctuation between high and low water tables can lead to the erosion of the toe of the lake bank. Various species habituating within and around the lake have contributed to the increase in the size of the wash-out in their search for bugs and worms. The location of the erosion is located at the terminal point of the existing lake support bags.

CAS recommends that a section of compacted drainfield rock, wrapped in filter fabric, be installed from below the water line and extended up the bank to a point of stabilization. Once in place the area needs to be stabilized and secured with soil and sod. The drainfield rock would allow percolation without continuing to wash-out the bank and also discourage wildlife from excavating for food.

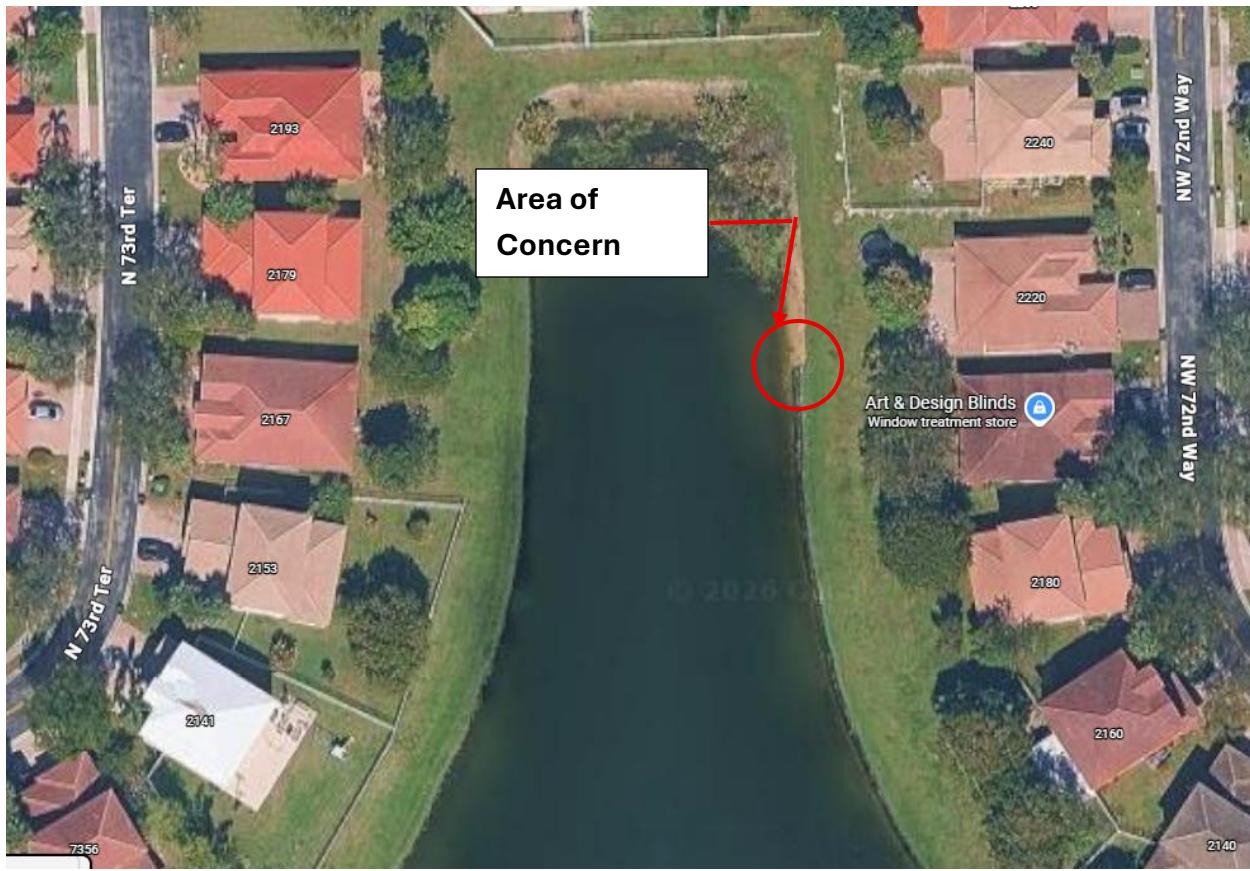


EXHIBIT A



Photo 1: Lake 6 wash-out at base of bank. Birds foraging within area of concern.

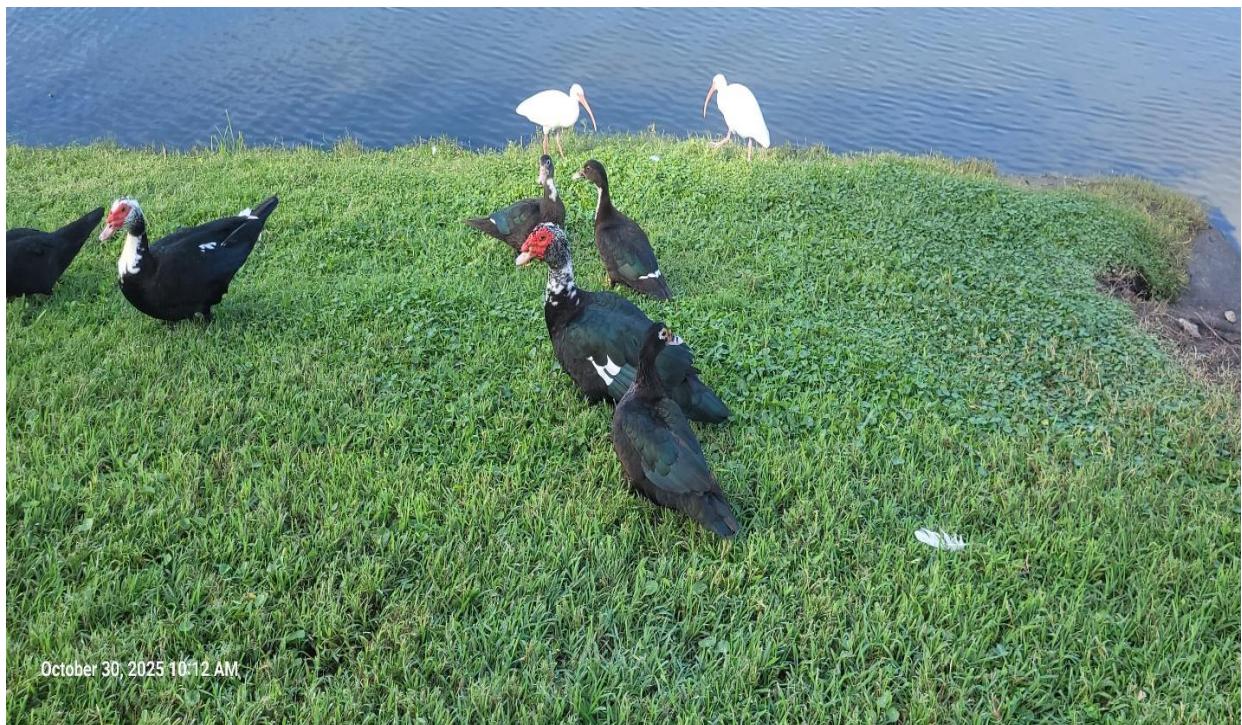


Photo 2: Washed-out area under existing sod.



October 30, 2025 10:14 AM

Photo 3: Wildlife in the area that converges around wash-out area.



October 30, 2025 10:12 AM

Photo 4: Wildlife in the area that converges around wash-out area.



CRAIG A. SMITH & ASSOCIATES

Consulting Engineers • Surveyors • Utility Locators • Construction Managers
1425 E. Newport Center Drive, Deerfield Beach, FL 33442

MEMO

To: Gloria Perez – Walnut Creek CDD District Manager

From: Todd Larson - CAS

CC: Stephen Smith – CAS, Al Caruso – CAS, Ronald Galvis – Field Operations Manager
SDS Inc.

Date: February 10, 2026

Re: Walnut Creek CDD – Lake No. 2 and 9 Bank Inspection Report

The Walnut Creek CDD directed Craig A. Smith & Associates (CAS) to investigate geo-textile fabric failure at Lakes No. 2 and 9. The fabric erosion is located at the northern portions of the two lakes as indicated in Exhibit A (Lake 2) and Exhibit B (Lake 9).

On January 6, 2026, a CAS staff member inspected the fabric material at Lake No. 2 and 9 and in both cases the fabric has deteriorated and separated from its pinned position at the lake bank. The current condition of the geo fabric material is due to sun exposure. In the dry seasons the water table drops below the fabric level causing deterioration from the sun. The geo-textile fabric is not designed for long term sun exposure, leading to the decay of the permanent geo-tube. At the time of the inspection the underlying geo-tube bags appear to be in good condition.

As stated in previous lake bank inspection reports, CAS recommends that new geo-textile fabric material be installed, and properly pinned, in the areas where deterioration has occurred. CAS will forward this report to American Shoreline Restoration (ASR) and schedule a site meeting to discuss repairs. Since the 10-year warranty on the lake slope repairs expires on December 19, 2027, CAS will walk the district's lake bank system with ASR to inspect for other areas or repair.



EXHIBIT A



EXHIBIT B



Photo 1: Lake 2 deteriorated geo fabric textile material.



Photo 2: Lake 2 deteriorated geo fabric textile material.



Photo 3: Lake 9 deteriorated geo fabric textile material detached from support bag.



Photo 4: Lake 9 deteriorated geo fabric textile material and bank erosion/ depression.

SECTION 00103

INVITATION TO BID

Sealed BIDS will be received by **CRAIG A. SMITH & ASSOCIATES** (hereinafter referred to as District Engineer), **at 1425 E. Newport Center Drive, Deerfield Beach, Florida 33442** until **2:00 PM** on **MARCH 18, 2026** at which time they will be publicly opened by the District Engineer or designee and read aloud. Any BIDS received after the time specified will not be accepted.

The BIDS shall be based on providing all materials, equipment and labor for the construction of the **Walnut Creek CDD Erosion and Sedimentation Project – NW 72nd Avenue Canal Improvements**. The Contractor shall be responsible for providing all materials, equipment and labor for the **NW 72nd Avenue dredging and canal restoration** as necessary to complete the project per the plans and specifications. The construction activity shall be performed within the limits of the NW 72nd Avenue Canal right-of-way. **A Mandatory on-site visit is scheduled, to be attended by all bidders, for FEBRUARY 27, 2026.**

Drawings, specifications and other contract documents can be downloaded via demandstar.com or by emailed request to cennis@craigasmith.com or by phone contact (561) 314-4445 to request a OneDrive link.

BIDDERS shall confine their BIDS to the project in its entirety. Partial BIDS will not be considered. Each BIDDER shall submit with this BID evidence that they are licensed to perform the work and services or qualified by examination to be so licensed.

Each bid must be submitted either electronically through the DemandStar E-Bid process, or hard-copy in **TRIPPLICATE (ONE ORIGINAL AND TWO COPIES) plus one electronic copy (USB flash drive)** and shall be accompanied by a certified check or by an acceptable BID BOND in an amount equal to at least five (5) percent of the amount of the BID payable to **Walnut Creek CDD**, as a guarantee that if the BID is accepted the BIDDER will execute the CONTRACT and file acceptable PERFORMANCE AND PAYMENT SURETY BONDS equal to one hundred percent (100%) of the contract price within ten (10) days after written notice of the AWARD OF CONTRACT. No bidder may withdraw his BID for a period of ninety (90) days after date set for opening of the BIDS.

Contractors currently in default on a construction contract or currently in litigation with the District or another District/Municipality may not submit a Bid Proposal for this Contract. In addition, no entity convicted of a public entity crime may submit a bid for a period of 36 months from the date of being placed on the convicted vendor list. Contractors submitting a bid under any of the circumstances mentioned above will be rejected as being non-responsive.

Walnut Creek CDD reserves the right to: waive informalities in any BID, delete any portion of the project or extend the project within the limits of the work involved. The Owner has the right to accept or reject any or all bids.

If in the opinion of the bidder, inconsistencies appear to exist in the specifications, it is the bidder's responsibility to seek clarification from the District Engineer in writing. The last day to submit requests for additional information is on **MARCH 6, 2026**. Additionally, it is incumbent upon all bidders to conduct a personal investigation as to the requirements of the District, CBWCD and Overall Project.

If submitting electronically through DemandStar, bidders must choose the sealed option. If submitting hard copies, bids must be sealed and the outside of the envelope MUST be marked: "**BID – WALNUT CREEK CDD – EROSION AND SEDIMENTATION PROJECT NW 72ND AVENUE CANAL (CAS Project No. 21-2171)**".

Publish: February 6, 2026
demandstar.com

District Manager
Walnut Creek CDD

END OF SECTION

Walnut Creek
Community Development District

**Financial Report For
January 2026**

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

	Annual Budget 10/1/25 - 9/30/26	Actual Jan-26	Year To Date Actual 10/1/25 - 1/31/26
REVENUES			
ADMINISTRATIVE ASSESSMENTS	183,984	6,385	166,084
MAINTENANCE ASSESSMENTS	1,426,702	42,463	1,280,918
DEBT ASSESSMENTS (2010)	129,869	3,865	116,575
OTHER REVENUE	0	1,000	4,000
INTEREST INCOME (OPERATING)	2,400	0	4,784
INTEREST INCOME (IMPROVEMENTS)	1,800	0	3,166
TOTAL REVENUES	\$ 1,744,755	\$ 53,713	\$ 1,575,527
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	10,000	800	1,800
PAYROLL TAXES (EMPLOYER)	800	61	138
ENGINEERING	35,000	0	13,398
LEGAL FEES	22,000	0	4,955
AUDIT FEES	4,300	0	0
MANAGEMENT	52,020	4,335	17,340
POSTAGE	1,350	-12	292
OFFICE SUPPLIES/PRINTING	5,100	3	596
INSURANCE	24,000	0	21,696
LEGAL ADVERTISING	2,400	0	168
MISCELLANEOUS	8,650	386	3,262
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	667
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 177,145	\$ 5,740	\$ 65,907
MAINTENANCE EXPENDITURES			
FIELD MANAGEMENT	5,000	0	2,500
OPERATIONS MANAGEMENT	12,000	1,000	4,000
SECURITY SERVICES	360,000	0	64,014
HOA SECURITY SERVICES ADMIN	30,100	1,100	4,400
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000	3,808	16,056
SECURITY CAMERAS & MAINTENANCE	12,000	0	822
SECURITY ONLINE SOLUTIONS	12,000	1,364	4,634
SECURITY GATE SYSTEMS MAINTENANCE & REPAIRS	55,000	0	0
TELEPHONE	12,500	1,251	4,968
ELECTRIC	95,000	8,765	34,228
WATER & SEWAGE	16,000	1,826	5,033
GUARD HOUSE - VISITOR PASSES	30,000	0	0
GATE SYSTEM MAINTENANCE	0	4,712	12,289
GUARD HOUSE INT/EXT MAINTENANCE	0	1,331	4,960
LAKE & PRESERVE MAINTENANCE	48,000	3,048	12,192
SIGNAGE	2,000	550	615
STREETLIGHT MAINTENANCE	5,000	0	0
WATERFALL MAINTENANCE	100,000	5,125	36,233
HOLIDAY LIGHTING	11,000	0	5,347
IGUANA REMOVAL SERVICES	27,000	2,242	6,725

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

	Annual Budget 10/1/25 - 9/30/26	Actual Jan-26	Year To Date Actual 10/1/25 - 1/31/26
MISCELLANEOUS MAINTENANCE	15,000	61	1,571
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	3,645	7,290
LAKE RESTORATION MAINTENANCE	0	0	59,703
TOTAL MAINTENANCE EXPENDITURES	\$ 1,541,100	\$ 39,828	\$ 290,330
TOTAL EXPENDITURES	\$ 1,718,245	\$ 45,568	\$ 356,237
EXCESS OR (SHORTFALL)	\$ 26,510	\$ 8,145	\$ 1,219,290
PAYMENT TO TRUSTEE (2010)	(122,077)	(3,710)	(110,831)
BALANCE	\$ (95,567)	\$ 4,435	\$ 1,108,459
COUNTY APPRAISER & TAX COLLECTOR FEE	(34,811)	(502)	(15,007)
DISCOUNTS FOR EARLY PAYMENTS	(69,622)	(1,574)	(61,995)
EXCESS/ (SHORTFALL)	\$ (200,000)	\$ 2,359	\$ 1,031,457
FUNDS FROM IMPROVEMENT ACCOUNT (STORMWATER PIPE CLEANING)	200,000	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 2,359	\$ 1,031,457

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 1/31/26	\$ 2,969,223.96
Accounts Payable As Of 1/31/26	\$ 66,319.76
Accounts Receivable As Of 1/31/26	\$ 27,945.00
Reserve For Headwall Stabilization As Of 1/31/26	\$ 200,000.00
Reserve For Lake Slope Soil Maintenance As Of 1/31/26	\$ 50,000.00
Reserve For Stormwater Maint/Pipe Replacement As Of 1/31/26	\$ 333,300.00
Reserve For S-8 Canal Reconstruction As Of 1/31/26	\$ 1,020,000.00
Operating Account Available Funds As Of 1/31/26	\$ 1,327,549.20
Improvements/Emergency Funds As Of 1/31/26	\$ 1,558,723.00
Total Available Funds As Of 1/31/26	\$ 2,886,272.20

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

	Oct 25 - Jan 26	25/26 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	166,083.54	183,984.00	-17,900.46	90.27%
01-3200 · Maintenance Assessment	1,280,918.20	1,426,702.00	-145,783.80	89.78%
01-3811 · Debt Assessments (Series 2010)	116,575.05	129,869.00	-13,293.95	89.76%
01-3821 · Debt Assess-Paid To Trustee-10	-110,830.95	-122,077.00	11,246.05	90.79%
01-3830 · Assessment Fees	-15,006.72	-34,811.00	19,804.28	43.11%
01-3831 · Assessment Discounts	-61,995.12	-69,622.00	7,626.88	89.05%
01-9400 · Miscellaneous Revenue	4,000.00	0.00	4,000.00	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	1,387,694.39	1,718,245.00	-330,550.61	80.76%
Expense				
01-1307 · Payroll tax expense	137.70	800.00	-662.30	17.21%
01-1308 · Supervisor Fees	1,800.00	10,000.00	-8,200.00	18.0%
01-1310 · Engineering	13,398.00	35,000.00	-21,602.00	38.28%
01-1311 · Management Fees	17,340.00	52,020.00	-34,680.00	33.33%
01-1315 · Legal Fees	4,955.00	22,000.00	-17,045.00	22.52%
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	3,261.75	8,650.00	-5,388.25	37.71%
01-1513 · Postage and Delivery	291.86	1,350.00	-1,058.14	21.62%
01-1514 · Office Supplies	595.80	5,100.00	-4,504.20	11.68%
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	666.64	2,000.00	-1,333.36	33.33%
01-1601 · Security Services & Rover	64,014.18	360,000.00	-295,985.82	17.78%
01-1604 · Guardhouse Int/Ext Maintenance	4,960.40	30,000.00	-25,039.60	16.54%
01-1605 · Gate System Maintenance	12,289.00	55,000.00	-42,711.00	22.34%
01-1609 · Security Cameras & Maintenance	822.00	12,000.00	-11,178.00	6.85%
01-1610 · Security Online Solutions	4,634.00	12,000.00	-7,366.00	38.62%
01-1803 · Lake & Preserve Maintenance	12,192.00	48,000.00	-35,808.00	25.4%
01-1805 · Stormwater Mgt/Pipe Replacement	0.00	100,000.00	-100,000.00	0.0%
01-1812 · Signs	615.00	2,000.00	-1,385.00	30.75%
01-1814 · Electricity	34,227.61	95,000.00	-60,772.39	36.03%
01-1815 · Miscellaneous Maintenance	1,570.68	15,000.00	-13,429.32	10.47%
01-1816 · Telephone	4,968.38	12,500.00	-7,531.62	39.75%
01-1817 · Water & Sewer	5,032.78	16,000.00	-10,967.22	31.46%
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 January 2026

	Oct 25 - Jan 26	25/26 Budget	\$ Over Budget	% of Budget
01-1821 · Waterfall Maintenance	36,233.00	100,000.00	-63,767.00	36.23%
01-1824 · Streetlight Maintenance	0.00	5,000.00	-5,000.00	0.0%
01-1825 · Tree Trimming Services	7,290.42	0.00	7,290.42	100.0%
01-1826 · Holiday Lighting	5,346.50	11,000.00	-5,653.50	48.61%
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	6,725.01	27,000.00	-20,274.99	24.91%
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	4,400.00	30,100.00	-25,700.00	14.62%
01-1845 · Security Video Surv. & Virtual	16,056.12	35,000.00	-18,943.88	45.88%
01-1899 · Operating Maint Resrv/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	4,000.00	12,000.00	-8,000.00	33.33%
Total Expense	356,236.62	1,718,245.00	-1,362,008.38	20.73%
Net Income	1,031,457.77	0.00	1,031,457.77	100.0%

**Walnut Creek Community Development District
Check Register
January 2026**

Reference #	Date	Vendor	Amount
1-1	1/6/2026	Special District Services	5,854.25
1-2	1/14/2026	City of Pembroke Pines (536645-248297)	52.79
1-3	1/14/2026	City of Pembroke Pines (536646-248298)	204.56
1-4	1/14/2026	City of Pembroke Pines (536647-248299)	451.09
1-5	1/14/2026	Hancock Bank (Tax Receipts)	89,888.70
1-6	1/14/2026	KJC Fumigation, LLC	140.00
1-7	1/14/2026	Randy's Holiday Lighting	5,346.50
1-8	1/28/2026	Traffic Cones For Less	696.90
		TOTAL	102,634.79

Walnut Creek Community Development District
Expenditures
October 2025 through January 2026

	Date	Invoice #	Vendor	Memo	Amount
Expenditures					
01-1307 · Payroll tax expense					
	10/22/2025	PR 10/21/25		mtg 10/21/25 ck date 10/24/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	76.50
	01/21/2026	PR 01/20/26		mtg 01/20/26 ck date 01/26/26 (Kroker, Chin, Beckman, & Fateyev)	61.20
Total 01-1307 · Payroll tax expense					<u>137.70</u>
01-1308 · Supervisor Fees					
	10/22/2025	PR 10/21/25		mtg 10/21/25 ck date 10/24/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	1,000.00
	01/21/2026	PR 01/20/26		mtg 01/20/26 ck date 01/26/26 (Kroker, Chin, Beckman, & Fateyev)	800.00
Total 01-1308 · Supervisor Fees					<u>1,800.00</u>
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
	12/31/2025	CASA-INV-003491	Craig A Smith & Associates LLC	professional services thru 12/31/2025	921.00
Total 01-1310 · Engineering					<u>13,398.00</u>
01-1311 · Management Fees					
	10/31/2025	2025-1436	Special District Services	Management fee October 2025	4,335.00
	11/30/2025	2025-1561	Special District Services	Management fee November 2025	4,335.00
	12/31/2025	2025-1702	Special District Services	Management fee December 2025	4,335.00
	01/31/2026	2026-1836	Special District Services	Management fee January 2026	4,335.00
Total 01-1311 · Management Fees					<u>17,340.00</u>
01-1315 · Legal Fees					
	10/31/2025	195973	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 10/31/2025	3,850.00
	11/30/2025	196391	Billing Cochran P.A.	legal thru 11/30/25	605.00
	12/31/2025	196825	Billing Cochran P.A.	legal thru 11/30/25	500.00
Total 01-1315 · Legal Fees					<u>4,955.00</u>
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					<u>21,696.00</u>
01-1480 · Legal Advertisements					
	10/06/2025	125622175000	SunSentinel	FY 25/26 Mtg Schedule	167.79
Total 01-1480 · Legal Advertisements					<u>167.79</u>

Walnut Creek Community Development District
Expenditures
October 2025 through January 2026

	Date	Invoice #	Vendor	Memo	Amount
01-1512 · Miscellaneous					
	10/22/2025	PR 10/21/25		mtg 10/21/25 ck date 10/24/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	54.25
	10/31/2025	2025-1436	Special District Services	document storage	127.38
	10/31/2025	2025-1436	Special District Services	travel	275.36
	11/29/2025	2515181200	Crystal Pool Service Inc	December service charge	0.00
	11/30/2025	2025-1561	Special District Services	document storage	138.18
	11/30/2025	2025-1561	Special District Services	travel	238.40
	12/04/2025	12-4-25	Broward County Property Appraiser	annual property appraiser fee 25/26	1,790.00
	12/31/2025	2025-1702	Special District Services	document storage	137.71
	12/31/2025	2025-1702	Special District Services	travel	114.45
	01/21/2026	PR 01/20/26		mtg 01/20/26 ck date 01/26/26 (Kroker, Chin, Beckman, & Fateyev)	53.40
	01/31/2026	2026-1836	Special District Services	document storage	181.21
	01/31/2026	2026-1836	Special District Services	travel	151.41
Total 01-1512 · Miscellaneous					3,261.75
01-1513 · Postage and Delivery					
	10/31/2025	2025-1436	Special District Services	FedEx	44.32
	10/31/2025	2025-1436	Special District Services	postage	31.32
	11/30/2025	2025-1561	Special District Services	FedEx	100.20
	11/30/2025	2025-1561	Special District Services	postage	93.96
	12/31/2025	2025-1702	Special District Services	FedEx	33.78
	01/31/2026	2026-1836	Special District Services	FedEx	-22.16
	01/31/2026	2026-1836	Special District Services	Postage	10.44
Total 01-1513 · Postage and Delivery					291.86
01-1514 · Office Supplies					
	10/31/2025	2025-1436	Special District Services	copier charges	206.85
	11/30/2025	2025-1561	Special District Services	copier charges	348.45
	11/30/2025	2025-1561	Special District Services	meeting books	36.00
	12/31/2025	2025-1702	Special District Services	copier charges	1.65
	01/31/2026	2026-1836	Special District Services	copier charges	2.85
Total 01-1514 · Office Supplies					595.80
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

Walnut Creek Community Development District
Expenditures
October 2025 through January 2026

	Date	Invoice #	Vendor	Memo	Amount
01-1570 · Website Management					
	10/31/2025	2025-1436	Special District Services	website fee	166.66
	11/30/2025	2025-1561	Special District Services	website fee	166.66
	12/31/2025	2025-1702	Special District Services	website fee	166.66
	01/31/2026	2026-1836	Special District Services	website fee	166.66
					<u>166.66</u>
Total 01-1570 · Website Management					666.64
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
	01/14/2026	4487	Shekinah Fence Services LLC	INSTALL OF two picket 6' tall white	350.00
	01/20/2026	27775	Richie Rich Services LLC	AC service at guardhouse	284.00
	01/23/2026	1098742	Traffic Cones for Less	traffic delineators	696.90
Total 01-1604 · Guardhouse Int/Ext Maintenance					4,960.40
01-1605 · Gate System Maintenance					
	10/16/2025	36391	Regions Security	Liftmaster 24V motor replacement Taft right 2nd arm	1,625.00
	10/16/2025	36387	Regions Security	Taft visitor liftmaster 24V transformer for mega arm	900.00
	10/31/2025	36528	Regions Security	TAFT STREET RESIDENT FIRST ARM COMMUNICATION	1,050.00
	10/31/2025	36526	Regions Security	12' green & red (2) replacement arms	1,052.00
	10/31/2025	36527	Regions Security	Sheridan right resident arm replacement 10/16/25 1:16 pm	150.00
	11/01/2025	36510	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS Nov 2025	825.00
	12/01/2025	36754	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS Dec 2025	825.00
	12/11/2025	36839	Regions Security	Taft 2nd are remount 10/24/25 5:13 pm	150.00
	12/11/2025	36836	Regions Security	Gate repairs - removal of broken retractable hinges	550.00
	12/11/2025	36837	Regions Security	Taft visitor arm remount 10/9/25 4:40 pm	150.00
	12/11/2025	36840	Regions Security	Taft 1st arm remount 10/27/25 at 9:45 am	150.00
	12/11/2025	36838	Regions Security	Taft visitors are remount 10/21/25 5:25 pm	150.00
	01/01/2026	37039	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS January 2026	825.00
	01/12/2026	37110	Regions Security	2 green and red replacement lighted arms 17'	1,127.00
	01/15/2026	37112	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS January 2026	2,760.00
Total 01-1605 · Gate System Maintenance					12,289.00

Walnut Creek Community Development District
Expenditures
October 2025 through January 2026

	Date	Invoice #	Vendor	Memo	Amount
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					<u>822.00</u>
01-1610 · Security Online Solutions					
	10/01/2025	36136	Regions Security	SECURITY ONLINE SOLUTIONS October 2025	1,090.00
	11/01/2025	36511	Regions Security	SECURITY ONLINE SOLUTIONS Nov 2025	1,090.00
	12/01/2025	36755	Regions Security	SECURITY ONLINE SOLUTIONS Dec 2025	1,090.00
	01/01/2026	37041	Regions Security	SECURITY CAMERAS & MAINTENANCE Jan 2026	274.00
	01/01/2026	37040	Regions Security	SECURITY ONLINE SOLUTIONS Jan 2026	1,090.00
Total 01-1610 · Security Online Solutions					<u>4,634.00</u>
01-1803 · Lake & Preserve Maintenance					
	10/01/2025	2583	Allstate Resource Management, Inc.	mitigation and lake management October 2025	1,854.00
	10/01/2025	2583	Allstate Resource Management, Inc.	Mitigation area maintenance -Area K	333.00
	10/01/2025	2583	Allstate Resource Management, Inc.	Mitigation area maintenance	861.00
	11/01/2025	3404	Allstate Resource Management, Inc.	mitigation management November 2025	1,194.00
	11/01/2025	3404	Allstate Resource Management, Inc.	lake management November 2025	1,854.00
	12/01/2025	88972	Allstate Resource Management, Inc.	mitigation management December 2025	1,194.00
	12/01/2025	88972	Allstate Resource Management, Inc.	lake management December 2025	1,854.00
	01/01/2026	89822	Allstate Resource Management, Inc.	mitigation management January 2026	1,194.00
	01/01/2026	89822	Allstate Resource Management, Inc.	lake management January 2026	1,854.00
Total 01-1803 · Lake & Preserve Maintenance					<u>12,192.00</u>
01-1812 · Signs					
	12/31/2025	2025-1702	Special District Services	Sheridan exit sign	65.00
	01/21/2026	INV10200	Falcon Vac Solutions LLC	remove pole, supply and install signal and pole	350.00
	01/21/2026	INV10201	Falcon Vac Solutions LLC	repair sign	200.00
Total 01-1812 · Signs					<u>615.00</u>
01-1814 · Electricity					
	10/20/2025	63714-09001 1025	FPL	acct# 63714-09001 09/18/25 - 10/20/25	33.47
	10/20/2025	91603-83023 1025	FPL	acct# 91603-83023 09/18/25 - 10/20/25	1,106.34
	10/20/2025	36358-71365 1025	FPL	acct# 36358-71365 09/18/25 - 10/20/25	6,156.91
	10/20/2025	04574-72025 1025	FPL	acct# 04574-72025 09/18/25 - 10/20/25	518.14
	10/20/2025	54061-43023 1025	FPL	acct# 54061-43023 09/18/25 - 10/20/25	104.07
	10/20/2025	63522-34022 1025	FPL	acct# 63522-34022 09/18/25 - 10/20/25	634.27
	11/17/2025	63522-34022 1125	FPL	acct# 63522-34022 10/20/25 - 11/17/25	624.43
	11/17/2025	36358-71365 1125	FPL	acct# 36358-71365 10/20/25 - 11/17/25	6,156.91
	11/17/2025	91603-83023 1125	FPL	acct# 91603-83023 10/20/25 - 11/17/25	1,036.47

Walnut Creek Community Development District
Expenditures
October 2025 through January 2026

Date	Invoice #	Vendor	Memo	Amount
11/17/2025	63714-09001 1125	FPL	acct# 63714-09001 10/20/25 - 11/17/25	33.36
11/17/2025	04574-72025 1125	FPL	acct# 04574-72025 10/20/25 - 11/17/25	442.32
11/17/2025	54061-43023 1125	FPL	acct# 54061-43023 10/20/25 - 11/17/25	85.41
12/16/2025	63714-09001 1225	FPL	acct# 63714-09001 11/17/25 - 12/16/25	36.07
12/16/2025	54061-43023 1225	FPL	acct# 54061-43023 11/17/25 - 12/16/25	83.01
12/16/2025	04574-72025 1225	FPL	acct# 04574-72025 11/17/25 - 12/16/25	451.16
12/16/2025	63522-34022 1225	FPL	acct# 63522-34022 11/17/25 - 12/16/25	707.40
12/16/2025	91603-83023 1225	FPL	acct# 91603-83023 11/17/25 - 12/16/25	1,095.58
12/16/2025	36358-71365 1225	FPL	acct# 36358-71365 11/17/25 - 12/16/25	6,156.91
01/16/2026	63714-09001 0126	FPL	acct# 63714-09001 12/16/25 - 01/16/26	40.85
01/16/2026	54061-43023 0126	FPL	acct# 54061-43023 12/16/25 - 01/16/26	87.13
01/16/2026	04574-72025 0126	FPL	acct# 04574-72025 12/16/25 - 01/16/26	466.54
01/16/2026	63522-34022 0126	FPL	acct# 63522-34022 12/16/25 - 01/16/26	544.00
01/16/2026	91603-83023 0126	FPL	acct# 91603-83023 12/16/25 - 01/16/26	1,221.45
01/16/2026	36358-71365 0126	FPL	acct# 36358-71365 12/16/25 - 01/16/26	6,405.41
Total 01-1814 · Electricity				34,227.61
01-1815 · Miscellaneous Maintenance				
10/22/2025	21393886 102225	Crystal Springs	water for guardhouse	103.92
10/31/2025	2025-1436	Special District Services	padlock and chain chargeback	27.69
11/19/2025	21393886 111925	Crystal Springs	water for guardhouse	63.94
11/30/2025	2025-1561	Special District Services	Permit application & sign	1,227.25
12/17/2025	21393886 121725	Crystal Springs	water for guardhouse	86.43
01/14/2026	21393886 011426	Crystal Springs	water for guardhouse	61.45
Total 01-1815 · Miscellaneous Maintenance				1,570.68
01-1816 · Telephone				
10/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 (10/15/25 - 11/14/25)	600.66
10/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (10/15/25 - 11/14/25)	625.36
11/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 (11/15/25 - 12/14/25)	600.66
11/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (11/15/25 - 12/14/25)	625.36
12/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (12/15/25 - 01/14/26)	640.63
12/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 (12/15/25 - 01/14/26)	624.71
01/11/2026	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (01/15/26 - 02/14/26)	625.50
01/11/2026	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 (01/15/26 - 02/14/26)	625.50
Total 01-1816 · Telephone				4,968.38
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

Walnut Creek Community Development District
Expenditures
October 2025 through January 2026

	Date	Invoice #	Vendor	Memo	Amount
	11/19/2025	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 10/20/2025- 11/18/2025	1,067.42
	11/19/2025	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 10/20/2025 11/18/2025	143.30
	12/17/2025	536645 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 11/18/2025 - 12/17/2025	52.79
	12/17/2025	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 11/18/2025 - 12/17/2025	204.56
	12/17/2025	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 11/18/2025 - 12/17/2025	451.09
	01/21/2026	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 12/17/2025 - 01/20/2026	57.85
	01/21/2026	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 12/17/2025 - 01/20/2026	1,165.32
	01/21/2026	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 12/17/2025 - 01/20/2026	602.44
Total 01-1817 · Water & sewer					5,032.78
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
01-1821 · Waterfall Maintenance					
	10/01/2025	2515181000	Crystal Pool Service Inc	October fountain service	4,650.00
	10/20/2025	2515191100	Crystal Pool Service Inc	install new Pentair TR-140 C and primed system	8,679.00
	10/28/2025	2515181100	Crystal Pool Service Inc	November service charge	4,650.00
	11/29/2025	2515181200	Crystal Pool Service Inc	December service charge	4,650.00
	12/23/2025	2615190100	Crystal Pool Service Inc	New Pentair and filter pump	8,479.00
	01/01/2026	2615180100	Crystal Pool Service Inc	January service	4,650.00
	01/27/2026	2615190200	Crystal Pool Service Inc	grout joints with structural cement	475.00
Total 01-1821 · Waterfall Maintenance					36,233.00
01-1825 · Tree Trimming Services					
	10/22/2025	2092	Cutters Edge Cutters Edge Lawn and Mainte	palm trimming	3,645.21
	01/29/2026	2453	Cutters Edge Cutters Edge Lawn and Mainte	palm trimming	3,645.21
Total 01-1825 · Tree Trimming Services					7,290.42
01-1826 · Holiday Lighting					
	11/16/2025	942	Randy's Holiday Lighting	final payment on 2025 holiday lights	5,346.50
Total 01-1826 · Holiday Lighting					5,346.50
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

Walnut Creek Community Development District
Expenditures
October 2025 through January 2026

	Date	Invoice #	Vendor	Memo	Amount
	11/03/2025	259139	Blue Iguana Pest Control Inc	monitoring November 2025	241.67
	01/05/2026	274833	Blue Iguana Pest Control Inc	monitoring January 2026	241.67
	01/05/2026	274834	Blue Iguana Pest Control Inc	monitoring January 2026	2,000.00
Total 01-1839 · Iguana Removal Services					6,725.01
01-1844 · Security Services Admin					
	10/01/2025	36139	Regions Security	SECURITY ADMINISTRATIVE SERVICES October 2025	1,100.00
	11/01/2025	36514	Regions Security	SECURITY ADMINISTRATIVE SERVICES Nov 2025	1,100.00
	12/01/2025	36758	Regions Security	SECURITY ADMINISTRATIVE SERVICES Dec 2025	1,100.00
	01/01/2026	37043	Regions Security	SECURITY ADMINISTRATIVE SERVICES January 2026	1,100.00
Total 01-1844 · Security Services Admin					4,400.00
01-1845 · Security Video Surv. & Virtual					
	10/01/2025	36135	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS Oct 2025	825.00
	10/01/2025	36138	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Oct 2025	3,807.78
	11/01/2025	36513	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Nov 2025	3,807.78
	12/01/2025	36757	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Dec 2025	3,807.78
	01/01/2026	37042	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Jan 2026	3,807.78
Total 01-1845 · Security Video Surv. & Virtual					16,056.12
01-2311 · Operations Management					
	10/31/2025	2025-1436	Special District Services	field operations management	1,000.00
	11/30/2025	2025-1561	Special District Services	field operations management	1,000.00
	12/31/2025	2025-1702	Special District Services	field operations management	1,000.00
	01/31/2026	2026-1836	Special District Services	field operations management	1,000.00
Total 01-2311 · Operations Management					4,000.00
Total Expenditures					356,236.62

Walnut Creek Community Development District
Balance Sheet
As of January 31, 2026

	Operating Fund	Debt Service (2010) Fund	General Fixed Assets	Long Term Debt	TOTAL
ASSETS					
Current Assets					
Checking/Savings					
Operating Fund	2,969,223.96	0.00	0.00	0.00	2,969,223.96
Improvements/Emergency Funds	1,558,723.00	0.00	0.00	0.00	1,558,723.00
Total Checking/Savings	4,527,946.96	0.00	0.00	0.00	4,527,946.96
Total Current Assets	4,527,946.96	0.00	0.00	0.00	4,527,946.96
Other Assets					
Investments - Interest Account	0.00	10.34	0.00	0.00	10.34
Investments - Reserve Fund	0.00	130,172.03	0.00	0.00	130,172.03
Investments - Revenue Account	0.00	231,218.32	0.00	0.00	231,218.32
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00
Investments - Redemption Account	0.00	688.28	0.00	0.00	688.28
Investments - Principal	0.00	6.74	0.00	0.00	6.74
Accounts Receivable	27,945.00	0.00	0.00	0.00	27,945.00
A/R Non Ad Valorem Receipts	0.00	20,942.25	0.00	0.00	20,942.25
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	383,037.96	383,037.96
Amount To Be Provided	0.00	0.00	0.00	481,962.04	481,962.04
Total Other Assets	27,945.00	383,037.96	7,862,449.00	865,000.00	9,138,431.96
TOTAL ASSETS	4,555,891.96	383,037.96	7,862,449.00	865,000.00	13,666,378.92
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	66,319.76	0.00	0.00	0.00	66,319.76
Total Current Liabilities	1,669,619.76	0.00	0.00	0.00	1,669,619.76
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	1,669,619.76	0.00	0.00	865,000.00	2,534,619.76
Equity					
Retained Earnings	1,854,814.43	294,796.58	-3,431,627.00	0.00	-1,282,015.99
Net Income	1,031,457.77	88,241.38	0.00	0.00	1,119,699.15
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00
Investment In Gen Fixed Assets	0.00	0.00	11,294,076.00	0.00	11,294,076.00
Total Equity	2,886,272.20	383,037.96	7,862,449.00	0.00	11,131,759.16
TOTAL LIABILITIES & EQUITY	4,555,891.96	383,037.96	7,862,449.00	865,000.00	13,666,378.92

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

	Annual Budget	Actual	Year
			To Date Actual
	10/1/25 - 9/30/26	Jan-26	10/1/25 - 1/31/26
Revenues			
Interest Income	1,000	362	2,704
NAV Tax Collection	122,077	20,942	110,831
Bond Prepayments	0	0	0
Total Revenues	\$ 123,077	\$ 21,304	\$ 113,535
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)	\$ -	\$ 21,304	\$ 88,241

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	
1	1	Broward Cty Tax Collector	11/21/25	NAV Taxes	\$ 202,193.71		\$ (1,939.27)	\$ (8,267.12)	\$ 191,987.32	\$ 21,371.86	\$ 165,738.20	\$ 15,083.65	\$ 20,292.97	\$ 157,372.05	\$ 14,322.30	\$ 14,322.30
2	2	Broward Cty Tax Collector	12/19/25	NAV Taxes	\$ 1,065,618.15		\$ (10,231.85)	\$ (42,432.68)	\$ 1,012,953.62	\$ 112,635.80	\$ 873,487.20	\$ 79,495.15	\$ 107,069.12	\$ 830,318.10	\$ 75,566.40	\$ 75,566.40
3	3	Broward Cty Tax Collector	12/05/25	NAV Taxes	\$ 243,051.58		\$ (2,333.30)	\$ (9,721.69)	\$ 230,996.59	\$ 25,690.53	\$ 199,229.40	\$ 18,131.65	\$ 24,416.24	\$ 189,347.95	\$ 17,232.40	\$ 17,232.40
4	4	Broward Cty Tax Collector	01/02/26	NAV Taxes	\$ 26,323.41		\$ (255.14)	\$ (809.18)	\$ 25,259.09	\$ 2,782.36	\$ 21,577.30	\$ 1,963.75	\$ 2,669.74	\$ 20,704.95	\$ 1,884.40	\$ 1,884.40
5	5	Broward Cty Tax Collector	01/16/26	NAV Taxes	\$ 25,480.18		\$ (247.16)	\$ (764.45)	\$ 24,468.57	\$ 2,693.23	\$ 20,886.10	\$ 1,900.85	\$ 2,586.22	\$ 20,056.90	\$ 1,825.45	\$ 1,825.45
6	Int - 1	Broward Cty Tax Collector	01/23/26	Interest		\$ 909.76			\$ 909.76	\$ 909.76			\$ 909.76		\$ -	
7									\$ -						\$ -	
8									\$ -						\$ -	
9									\$ -						\$ -	
10									\$ -						\$ -	
11									\$ -						\$ -	
12									\$ -						\$ -	
13									\$ -						\$ -	
14									\$ -						\$ -	
15									\$ -						\$ -	
16									\$ -						\$ -	
17	EF	Broward Cty Tax Collector		Excess Fees					\$ -						\$ -	
18									\$ -						\$ -	
					\$ 1,562,667.03	\$ 909.76	\$ (15,006.72)	\$ (61,995.12)	\$ 1,486,574.95	\$ 166,083.54	\$ 1,280,918.20	\$ 116,575.05	\$ 157,944.05	\$ 1,217,799.95	\$ 110,830.95	\$ 110,830.95
									\$ 1,740,564.50							

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

Collections
89.78%

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

\$ 1,562,667.03	\$ 1,486,574.95
\$ 909.76	\$ 1,486,574.95
\$ (166,083.54)	\$ (157,944.05)
\$ (1,280,918.20)	\$ (1,217,799.95)
\$ -	\$ -
\$ (116,575.05)	\$ (110,830.95)
\$ (0.00)	\$ 0.00

Pest Findings by Location

WALNUT CREEK CDD LAKES/CANALS

JAN 01, 2026 TO FEB 06, 2026

Iguana Control

Finding Types: All Finding Types

Target Pests: Iguana

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

Device	Date	Pest	Type	Quantity
Property				
	01/02/2026 03:11 PM	Iguana	Sighted	6
	01/09/2026 03:22 PM	Iguana	Sighted	9
	01/16/2026 04:07 PM	Iguana	Sighted	9
	01/17/2026 11:29 AM	Iguana	Sighted	2
	01/26/2026 03:07 PM	Iguana	Sighted	3
	02/04/2026 03:28 PM	Iguana	Sighted	4

Total Iguanas January 2026 (Lakes/Canals): 33

Pest Findings by Location

WALNUT CREEK CDD TAFT/WATERFALLS

JAN 01, 2026 TO FEB 06, 2026

Iguana Control

Finding Types: All Finding Types

Target Pests: Iguana

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

Device	Date	Pest	Type	Quantity
Property				
	01/02/2026 03:12 PM	Iguana	Sighted	4
	01/09/2026 03:25 PM	Iguana	Sighted	3
	01/15/2026 04:00 PM	Iguana	Sighted	2
	01/16/2026 04:06 PM	Iguana	Sighted	7
	01/17/2026 11:42 AM	Iguana	Sighted	3
	01/22/2026 04:31 PM	Iguana	Sighted	2
	01/26/2026 02:45 PM	Iguana	Sighted	1
	01/28/2026 08:59 AM	Iguana	Sighted	5
	02/04/2026 02:44 PM	Iguana	Sighted	1

Total Iguanas January 2026 (Waterfalls): 28

LAW OFFICES
BILLING COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

CHRISTINE A. BROWN
GABRIELLA A. FERNANDEZ PEREZ
MARLENE E. GONZALEZ
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LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOULFE

WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

February 2, 2026

VIA E-MAIL ONLY—gperez@sdsinc.org

Ms. Gloria Perez
District Manager
Special District Services
Kendall Office Center
8785 SW 165th Avenue, #200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Walnut Creek Community Development District
Our File: 442.00028**

Dear Gloria:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

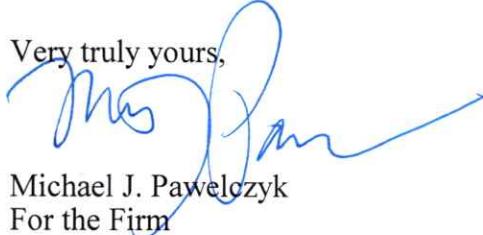
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Gloria Perez
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,


Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)

Walnut Creek CDD
East Waterfall Pond Resurfacing Project

305 Pool Solutions	DCP Pool	Felix Clean Services	Master Touch Outdoor Living
<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>This proposal/price was provided for October 2025 meeting. The vendor is committed to honor this price if approved in February 2026.</i>	<i>This proposal/price was provided for January 2026 meeting. The vendor is committed to honor this price if approved in February 2026.</i>	<i>This proposal/price was provided for October 2025 meeting. The vendor is committed to honor this price if approved in February 2026.</i>	<i>This proposal/price was provided for January 2026 meeting. The vendor is committed to honor this price if approved in February 2026.</i>
<i>In accordance with the Board's direction, referrals were requested from this vendor. As of the publication date of this report, no reference information—whether contact details or the requested letters—has been received. The vendor has confirmed that they are able to honor the previously quoted price. Should any reference materials be received prior to the meeting date, they will be provided as a handout at the meeting.</i>	<i>This vendor maintains a policy of not disclosing previous customers' information in order to respect and protect their privacy. For this reason, they do not provide reference letters or customer contact information. They have, however, provided photographs of similar projects they have completed, which have been attached to their proposal below.</i>	<i>This vendor provided a reference letter, which has been attached to its proposal below. The District Management team has confirmed the reference with the signatory, a Miami based developer who also serves as the chair of a Special District in Miami Dade County.</i>	<i>In accordance with the Board's direction, referrals were requested from this vendor. As of the publication date of this report, no reference information—whether contact details or the requested letters—has been received. The vendor has confirmed that they are able to honor the previously quoted price. Should any reference materials be received prior to the meeting date, they will be provided as a handout at the meeting.</i>

305 Pool Solutions	DCP Pool	Felix Clean Services	Master Touch Outdoor Living
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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

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
---	--	--	--

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
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.

R. Butler Pools, the company recommended by the manufacturer, has indicated that they no longer have interest in this project. For this reason, their proposal has been removed from the comparison chart and the accompanying materials

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.	1.0	\$158,000.00	\$158,000.00

Scope of Work

- Complete mechanical surface removal, including chipping out and removing all existing coatings, finishes, and multiple previously applied layers to expose a suitable substrate
- Detailed surface preparation to achieve proper bonding conditions and confirm the integrity of the underlying structure
- Bonding and sealing of the substrate after surface removal, in accordance with manufacturer and industry requirements
- Application of AquaGuard 5000 Epoxy by rolling or spraying, depending on site conditions and accessibility

Project Duration

- The total expected project duration is approximately 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

- Labor Warranty: One (1) year on workmanship provided by the contractor
- Product Warranty: AquaGuard 5000 Epoxy

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:

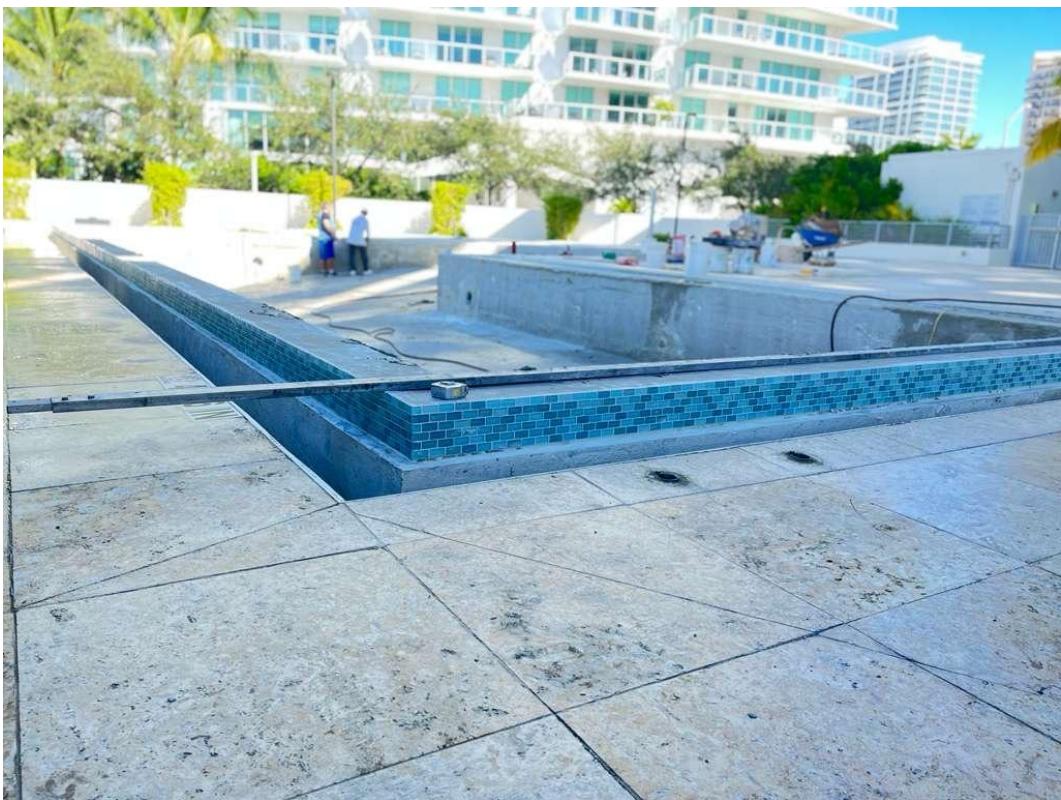
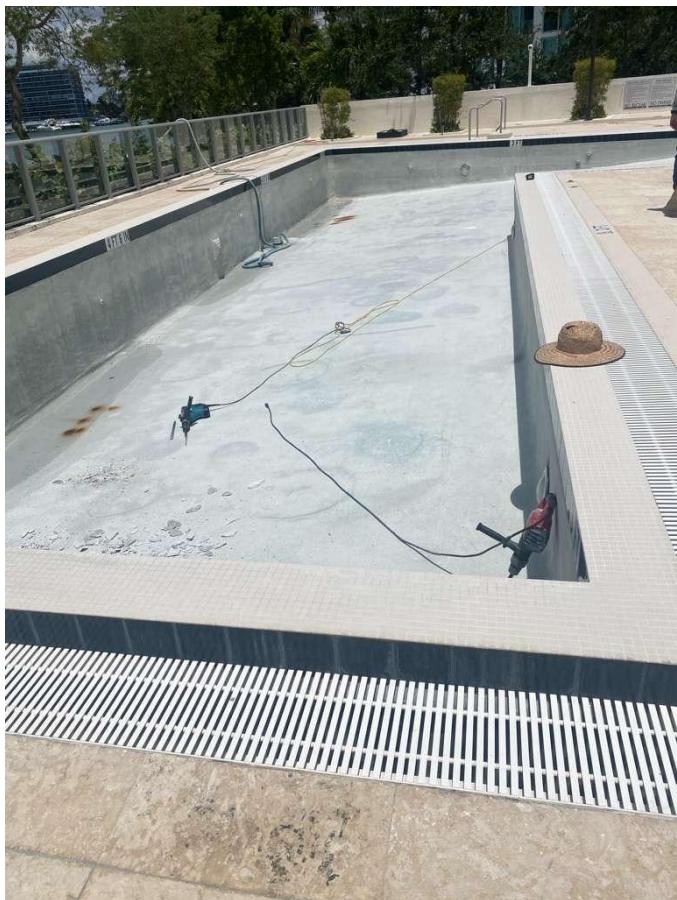
40% upon approval

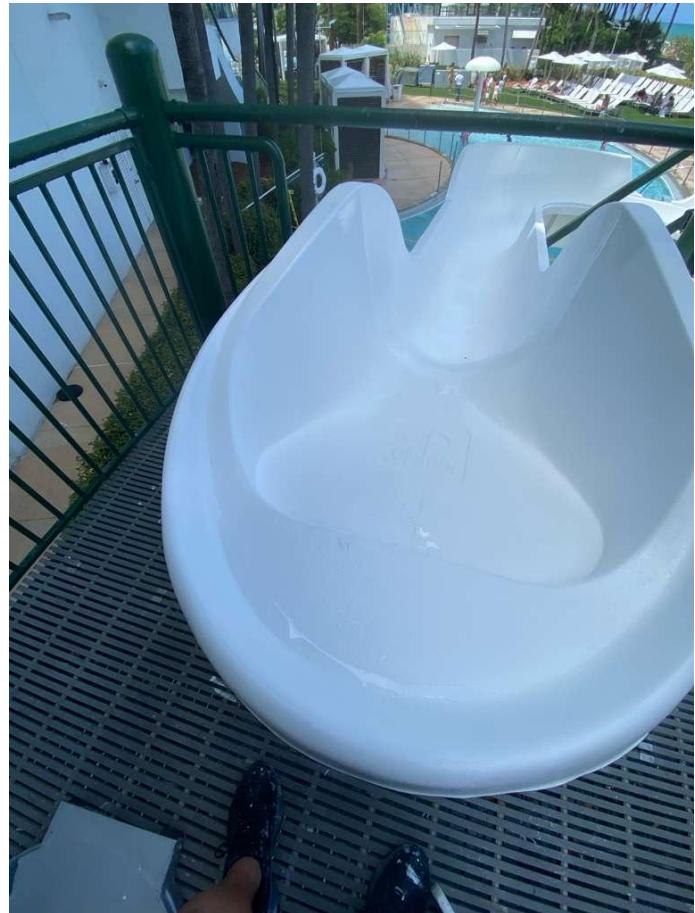
30% on start date

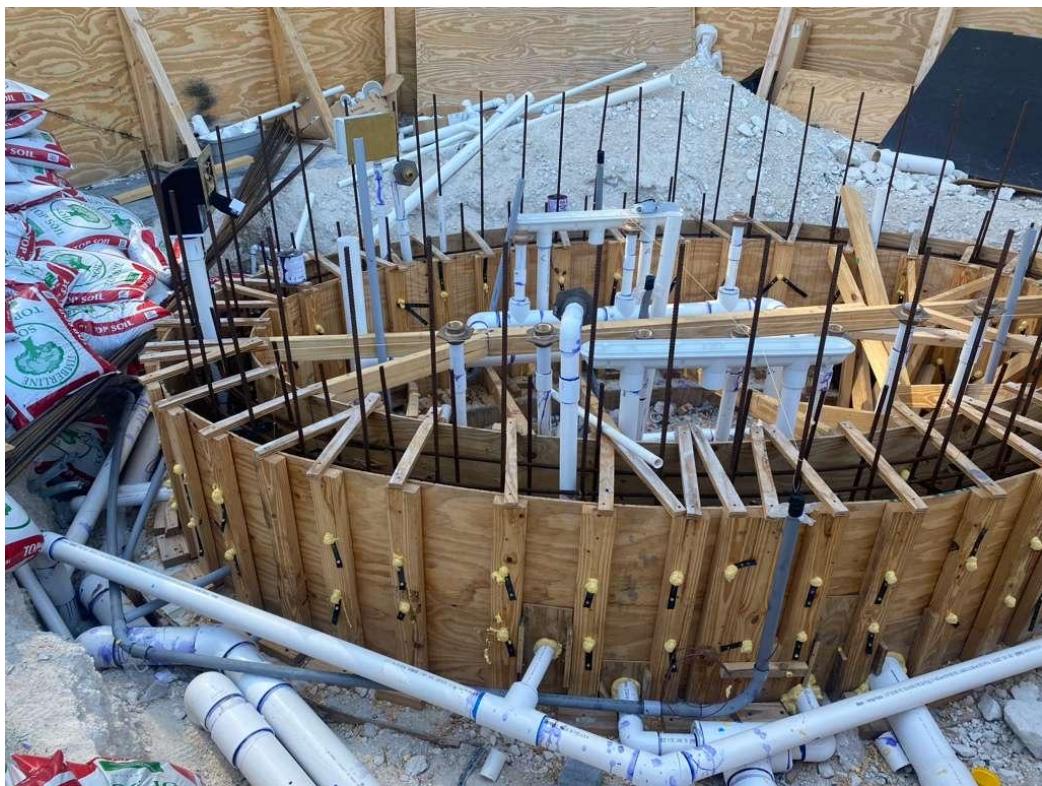
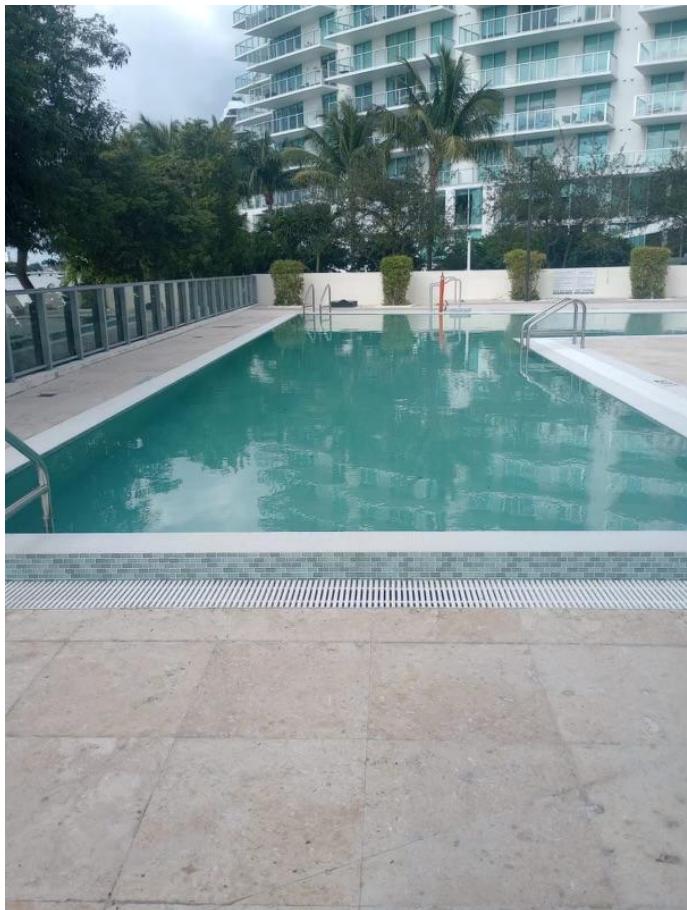
20% upon completion

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.: _____

Omar Fonte
19248 SW 80th CT
Cutler Bay, FL 33157
Omar.fonte@gmail.com

786-299-2199

January 26th, 2026

To Whom It May Concern,

I am writing this letter in my capacity as a private individual to recommend **Mr. Felix Delgado** and his company, **Felix Clean Services**. Over the years, I have participated in several pool construction projects in which Mr. Delgado was involved, and his performance has consistently been exemplary. His workmanship, professionalism, and commitment to delivering high-quality results have always stood out.

In addition to my personal experience with his construction work, I believe it is relevant to mention that Felix Clean Services also provides regular maintenance services for the water features within the **Cutler Cay Community Development District**, where I currently serve as Chairman of the Board. Although I am not writing this letter on behalf of the District, I can attest—based on my observations—that the community has been very satisfied with the reliability, responsiveness, and quality of the services his company provides.

Mr. Delgado's integrity, strong work ethic, and dedication to excellence make him a valuable asset to any project or organization. I have full confidence in his abilities and am pleased to recommend Felix Clean Services without reservation.

If additional information is needed, I am available to provide it.

Sincerely,



Omar Fonte



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



MASTER TOUCH

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' with a small 'CEO' written below it.

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



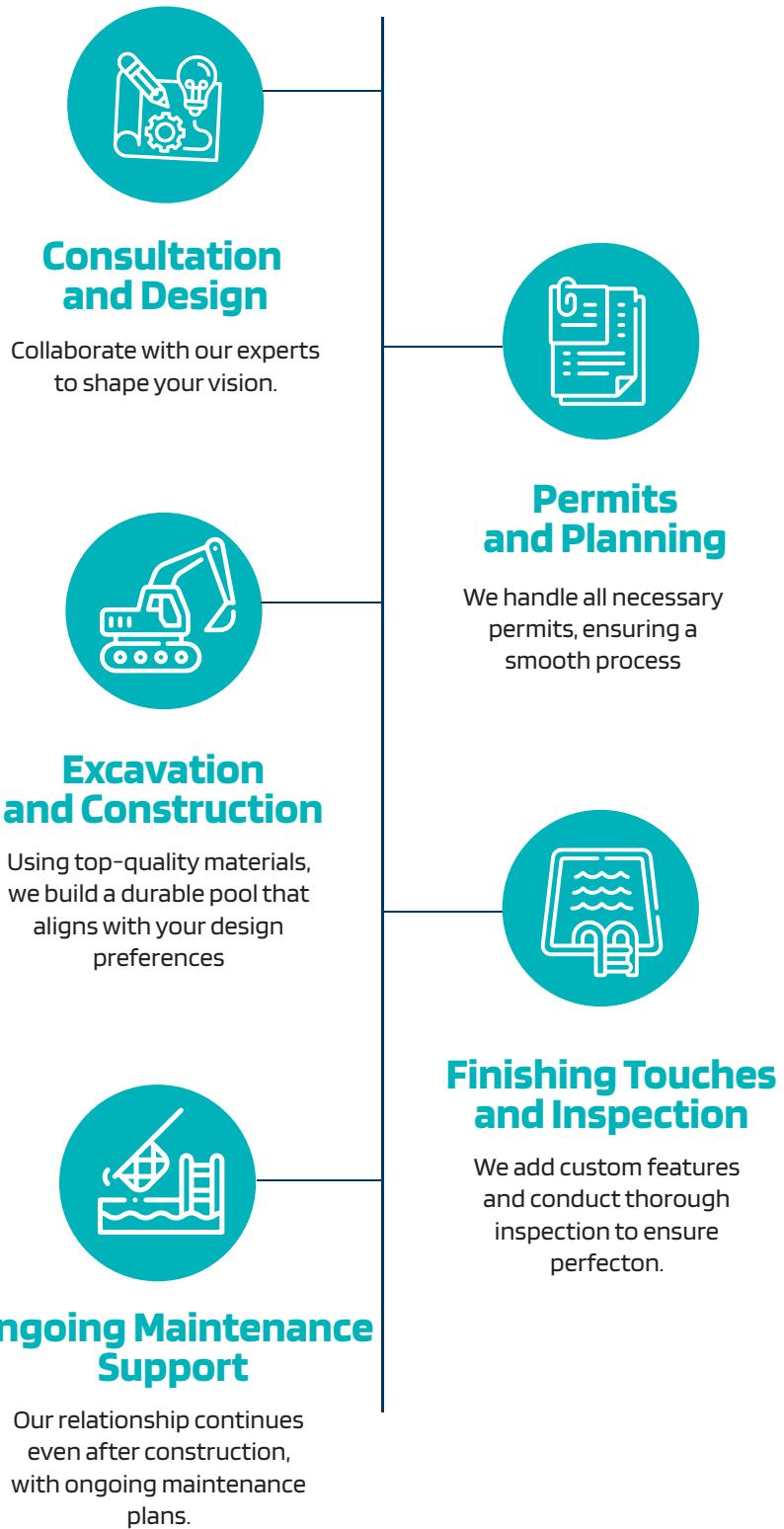
Bruno Dantas
Project Manager

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.



DESCRIPTION	QTY
East Pond Resurfacing	
<p>AquaGuard - 5000 Epoxy 1 Each</p> <p>AquaGuard - 5000 Epoxy</p> <p>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.</p>	
<hr/> <p>Scope of Work</p> <ol style="list-style-type: none"> 1. Drain & Hydrostatic Relief <ul style="list-style-type: none"> Safely drain the Pond/waterfall Relieve hydrostatic pressure beneath to prevent damage. 2. Surface Preparation <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> Install the new finish at a uniform thickness: $\frac{1}{2}$"-1" on the floor and $\frac{1}{4}$"-$\frac{3}{8}$" on the walls. Roll apply the finish coat to a thickness of approximately 8-10 mils <p>Perform a double acid wash exposure to reveal the aggregate, producing a smooth, vibrant, and long-lasting surface.</p> 5. Refill & Chemical Balance <ul style="list-style-type: none"> 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. 	
<hr/> <p>Important Notes</p> <ul style="list-style-type: none"> 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 Foot
Start-Up (Fire-Up Service)	
<p>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.</p>	
<p>Scope of Service</p> <ul style="list-style-type: none"> 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. 	
<p>Important Notes</p> <ul style="list-style-type: none"> 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 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

⚠ General Disclaimers & Additional Considerations

Pond Surface - 10 Year Manufacturer Warranty

1-year labor warranty

1

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  [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.

QUOTE # 1098742

Date: 01/23/26 10:48:59

Delivery Type: Pick Up

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

BILL TO

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

SHIP TO

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

PIC	SKU	PRODUCT TITLE	PRICE	QTY	TOTAL
	TSM48-YL-3MY	Omniflex 48 Inch Tubular Traffic Delineator Post Color: Yellow Add Mounting Option : No Mounting	23.23	30	696.90

Subtotal: \$696.90

TOTAL: \$696.90



Estimate

Date	Estimate #
1/29/2026	2026-2545

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

P.O. No.	Terms			
	Due on receipt			
Description		Qty	Cost	Total
SHERIDAN PEDESTRIAN GATE HEAVY DUTY BLACK ADJUSTABLE GATE HINGE HEAVY DUTY SELF CLOSING PAIR OF HINGES FOR UP TO 150 LB DOOR. FOR GATES WITH SQUARE POSTS. BLACK FINISH. ADJUSTABLE - REMOVAL OF DEFECTIVE RETRACTABLE HINGES - INSTALLATION AND ALIGNMENT OF NEW RETRACTABLE HINGES		1	100.00	100.00
		1	450.00	450.00
Subtotal	\$550.00	Sales Tax (7.0%)	\$0.00	Total
				\$550.00



Estimate

Date	Estimate #
1/29/2026	2026-2546

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

P.O. No.	Description	Terms		
		Qty	Cost	Total
	SHERIDAN LEFT EXIT ARM GATE BRACKETS BRACKET FOR MEGA ARM OPERATOR - ARM GATE REMOVAL - ARM GATE BRACKET REMOVAL - ARM GATE BRACKET INSTALLATION - ARM GATE REMOUNTED - LIMIT ADJUSTMENT	1 1	560.00 450.00	560.00 450.00
	Subtotal	\$1,010.00	Sales Tax (7.0%)	\$0.00
			Total	\$1,010.00



Estimate

Date	Estimate #
2/9/2026	2026-2564

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

P.O. No.	Description	Terms		
		Qty	Cost	Total
	SHERIDAN RESIDENT RIGHT SWING GATE LIFTMASTER RED MAIN BOARD CSW24U, CSL24U, RSL12U, RSW12U HERCULES UL325	1	735.00	735.00
	12VDC 7AH SLA BATTERY F1 TERM	2	55.00	110.00
	- DISCONNECTION AND REMOVAL OF DEFECTIVE CONTROLLER	1	450.00	450.00
	- INSTALLATION AND CONNECTION OF NEW CONTROLLER			
	- CONFIGURATION AND LIMIT ADJUSTMENT			
	- DISCONNECTION AND REMOVAL OF DEAD BATTERIES			
	- INSTALLATION AND CONNECTION OF TWO NEW BATTERIES			
Subtotal	\$1,295.00	Sales Tax (7.0%)	\$0.00	Total
				\$1,295.00

12:31  5G
Use this Page to Order
Online, Send us Your
information so we can
get Party Pool to YOU!



Blue Lagoon (16 bottles per case)

1 case price (per case \$92.16) \$92.16 USD 

Add to Cart

Shipping charges not included



partypool.com



...

What do people say about Party Pool

"In minutes my pool looked absolutely beautiful. I've always wanted the pool to look like the ones seen in the movies, and finally I have my 'Hollywood Look'. Thank you for making a truly remarkable product!"

"I just used the green last night for a party and everyone was amazed at the emerald green color of the water. It looked really pretty at night with the soft lights and the tiki torches going.. I can't wait to try the blue!"

"Party Pool puts the deep blue sea in my back yard."

"Wow, I just turned my pool red!!!!"



Completely safe: non-toxic, non-caustic, non-hazardous, and non-staining when used as directed.



History

Party Pool!® is an exciting product developed in 1985 in Phoenix, Arizona by a Pool Cleaning Company to add sparkling color to customers' pools. One customer was so excited about the product that they established a partnership and began selling Party Pool!® to Local pool supply stores.

Today, Party Pool!® is sold in 100's of retail outlets nationwide. Party Pool!® is people safe and pool safe. It is non-toxic, non-caustic and it has been tried and proven in 1000's of pools, government building pools, fountains, condominium pools, waterfalls, ponds and large fish tanks. One 8 oz. bottle will treat an average 20,000 gallon pool twice and it last for days.

An Easy and Unexpensive Way to Add Sparkling Color to Your Pool, Any Time, in Minutes and It Lasts for Days!

A Special Touch For:

- Pool Parties
- BBQ's
- Special events
- Holiday's
- Weddings
- Fountains



partypool.com



...



SAFETY DATA SHEET

GHS Hazards	WHMIS (Canada)	Transport Symbol
Not classified	Not controlled	Not Regulated as a dangerous good

Section 1: Identification

1.1 Product identifier:

Party Pool! Blue Lagoon
Product code: 47016-00008

1.2 Recommended use of the chemical and restrictions on use:

Color additive, water enhancer and clarifier for pools, ponds and water features.

1.3 Details of the supplier of the Safety Data Sheet:

Party Pool! USA LLC
13236 N. 7th Street
Suite 4 #111
Phoenix, AZ 85022
www.partypool.net
email: info@partypoolusa.com
Fax: 1-800-265-2326

1.4 24-Hour Emergency telephone number:

1-800-471-1688 (USA)
1-602-866-1688 (international)

Section 2: Hazards Identification

2.1 Classification of the substance or mixture according to GHS classifications (UNECE 3rd Revised Edition):

Not Classified for GHS Hazards according to GHS (UNECE 3rd revised edition) and Regulation (EC) No 1272/2008.

2.2 Label elements:

Not classified

2.3 Other hazards:

None known.

2.4 Other hazard classifications:

USA: The product is not a hazardous chemical as defined by 29 CFR1910.1200, OSHA Hazard Communication Standard.

Canada: This product is not classified as hazardous and not controlled under WHMIS.

Section 3: Composition / Information on Ingredients

Chemical Name	CAS No.	EINECS	Wt.%	GHS Classifications according to UNECE 3 rd Revised Edition
Organic pigment	Not available	Not available	1 - 5	Not classified as hazardous
Surfactant	Not available	Not available	0.5 - 1	Not available
Water	Not available	Not available	60 - 95	Not applicable



SAFETY DATA SHEET

Section 4: First-Aid Measures

4.1 Description of first aid measures:

Inhalation: If symptoms are experienced, remove source of contamination or move victim to fresh air. Get medical advice/attention if you feel unwell.

Eye contact: Rinse cautiously with water until the chemical is removed. If irritation persists, obtain medical advice.

Skin contact: Wash with plenty of water and soap until the chemical is removed. If irritation persists, obtain medical advice.

Ingestion: If swallowed, call a POISON CENTER or doctor/physician immediately. Rinse mouth. Take container, label or product name with you when seeking medical attention.

4.2 Most important symptoms and effects, both acute and delayed:

Inhalation: Spray mists of this material may cause slight irritation to the nose, throat and upper respiratory system.

Eye Contact: Direct contact with liquid may cause slight, temporary eye irritation.

Skin Contact: May cause irritation when contact is prolonged.

Ingestion: Swallowing is not an expected route of occupational exposure. May cause nausea and vomiting if swallowed.

4.3 Indication of any immediate medical attention and special treatment needed:

If experiencing breathing difficulties, get medical attention.

Section 5: Fire-Fighting Measures

5.1 Extinguishing media:

Use extinguishing media appropriate for the surrounding fire. Dry chemical, water spray, chemical foam, carbon dioxide, water fog. Use water spray to cool fire-exposed containers.

5.2 Special hazards arising from the substance:

Not flammable or combustible.

If involved in a fire, burning of the organic pigment may evolve some noxious gases such as carbon monoxide, carbon dioxide, nitrous oxides or hydrogen chloride. All of the water must be evaporated first for this to occur.

5.3 Advice for firefighters:

Firefighters should wear full protective gear including self-contained breathing apparatus.

Section 6: Accidental Release Measures

6.1 Personal precautions, protective equipment and emergency procedures:

Wear gloves.

6.2 Environmental precautions:

Do not allow product to reach natural waterways or ground water.

6.3 Methods and material for containment and cleaning up:

Stop leak if it can be done without risk.

Soak up the spilled liquid using a suitable inert absorbent. Collect product and contaminated absorbent and place in suitable, labeled containers for proper disposal. Clean the spill area with plenty of water.



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6.4 Additional information:

See Section 8 for information on selection of personal protective equipment.

See Section 13 for information on disposal of spilled product and contaminated absorbents.

Section 7: Handling and Storage

7.1 Precautions for safe handling:

Keep out of reach of children.

Read the label before using.

Do not breathe mist/spray. Do not ingest. Avoid contact with eyes.

Wash hands thoroughly after handling and before eating or smoking.

7.2 Conditions for safe storage, including any incompatibilities:

Store in suitable, labeled containers, preferably the supplier container. Protect from damage. It is good practice to keep storage containers closed when not in use and when empty. Protect from freezing.

Keep out of reach of children.

Section 8: Exposure Controls/Personal Protection

8.1 Control parameters: Occupational Exposure Limits- consult local authorities for acceptable exposure limits.

8.2 Exposure controls:

Engineering controls: Good general ventilation is normally adequate. In closed workplaces where spray may be generated, provide local exhaust ventilation.

Personal protection: Workers must comply with the Personal Protective Equipment requirements of the workplace in which this product is handled.

Eye/Face protection: Not required for normal use.

Skin protection: Not required for normal use.

Respiratory protection: Not required for normal use.

Other protection: In workplaces where this product is handled in bulk quantities, have an eyewash fountain available in the work area. Remove contaminated clothing promptly. Keep contaminated clothing in closed containers. Wash hands thoroughly after handling.

Section 9: Physical and Chemical Properties

9.1 Information on basic physical and chemical properties:

Appearance:

Liquid, blue.

Odour:

Slight odor.

Odour threshold:

Not available

pH:

7 - 9

Melting point/freezing point:

Similar to water



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Initial boiling point and boiling range:

Similar to water

Flash point:

Not applicable

Flammability

Non-flammable

Auto-ignition temperature:

Not applicable

Upper/lower flammability or explosive limits:

Not applicable

Explosive properties:

Non-explosive

Oxidizing properties:

Non-oxidizing

Sensitivity to mechanical impact:

Not applicable

Sensitivity to static discharge:

Not applicable

Vapour pressure:

Not applicable

Vapour density:

Not available

Relative density:

Not available

Solubility (ies):

Soluble in water

Partition coefficient (n-octanol/water):

Not available

Decomposition temperature:

Not available

Viscosity:

Not available



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Section 10: Stability and Reactivity

10.1 Reactivity:

Not classified for reactivity hazards.

10.2 Chemical stability:

Stable.

10.3 Possibility of hazardous reactions:

None known.

10.4 Conditions to avoid:

Avoid prolonged exposure to high temperatures.

10.5 Incompatible materials:

Incompatible with strong oxidizers such as concentrated hypochlorite bleach.

10.6 Hazardous decomposition products:

When used according to the label directions, hazardous decomposition products should not be produced.

Section 11: Toxicological Information

11.1 Information on toxicological effects:

Acute health effects:

Inhalation: Data are not available for the mixture.

Ingestion: Data are not available for the mixture.

Skin: Data are not available for the mixture.

Eye: Data are not available for the mixture.

Acute toxicity data:

Component	LD ₅₀ Oral (mg/kg)	LD ₅₀ Dermal (mg/kg)	LC ₅₀ Inhalation (mg/L, 4 hrs.)
Organic pigment	Not available	Not available	Not available
Non-hazardous surfactant	>10 000	>20 000 (rabbit)	Not available

Chronic health effects:

Data not available.

Sensitization:

Data not available.

Neurological effects:

Data not available.

Genetic effects:

Data not available.

Reproductive effects:



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Data not available.

Developmental effects:

Data not available.

Target organ effects:

Data not available.

Carcinogenicity: This product does not contain any component that is considered a human carcinogen by IARC (International Agency for Research on Cancer), ACGIH (American Conference of Governmental Industrial Hygienists, OSHA or NTP (National Toxicology Program).

Section 12: Ecological Information

12.1 Toxicity:

Not available

12.2 Persistence and degradability:

Not available

12.3 Bioaccumulative potential:

Not available

12.4 Mobility in soil:

Dispersible in water.

Section 13: Disposal Considerations

13.1 Disposal methods:

Dispose of waste in accordance with relevant national, regional and local environmental control provisions. Container contents should be completely used and the containers rinsed prior to discarding. Consult local waste regulators for proper disposal of bulk liquids.

Section 14: Transport Information:

14.1 UN Number:

Not applicable

14.2 UN proper shipping name:

Not applicable

14.3 Transport hazard class(es):

Not applicable

14.4 Packing group:

Not applicable

14.5 Environmental hazards:

Not applicable

14.6 Special precautions for user:

Not available



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Section 15: Regulatory Information

15.1 Safety, health and environmental regulations/legislation specific for the substance or mixture:

USA

OSHA: Not classified as a hazardous chemical.

TSCA: All component substances listed on the TSCA inventory.

Canada

This product has been classified in accordance with the hazard criteria of the *Controlled Products Regulations* and the SDS contains all the information required by the *Controlled Products Regulations*.

WHMIS classification: Not controlled.

DSL status: All component substances listed on the DSL (Domestic Substances List) or are exempt.

EU

Classification and labeling: Classification of the mixture according to Regulation (EC) No 1272/2008. Not classified as hazardous.

Section 16: Other Information

Revision date: January 1, 2018

Additional information: The seller warrants that PARTY POOL! products are reasonably fit for pool water coloring only. This warranty does not extend to the use of this product contrary to the label instructions, or under abnormal use conditions, or under conditions not reasonably foreseeable by the seller. Buyer and User assume risk of any use contrary to the label's instruction. Seller shall not be liable for consequential, special or indirect damages resulting from the use and handling of this product. The Seller's sole liability and the Buyer's/User's exclusive remedy shall be limited to the refund of the purchase price.