



**WALNUT CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**BROWARD COUNTY  
REGULAR BOARD MEETING  
APRIL 21, 2026  
6:00 P.M.**

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

[www.walnutcreekcdd.org](http://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 20<sup>th</sup> Street Pembroke Pines, Florida 33024  
**REGULAR BOARD MEETING**  
**April 21, 2026**  
**6:00 p.m.**

<b>A. Call to Order</b>	
<b>B. Proof of Publication</b>	Page 1
<b>C. Establish Quorum</b>	
<b>D. Additions or Deletions to Agenda</b>	
<b>E. Comments from the Public for Items Not on the Agenda</b>	
<b>F. Approval of Minutes</b>	
1. February 17, 2026 Regular Board Meeting Minutes	Page 4
<b>G. Security Systems/Services</b>	
1. Regions Security Report ( <i>provided via handout by Regions Security</i> )	
2. Security Administrator Updates and Reports ( <i>provided via handout by Regions Security</i> ):	
a) Gate Maintenance/Service Report	
b) Invoice Report	
c) Incident Report	
3. Consider Regions RFID Proposal for Sheridan and Taft Gates	Page 11
4. Regions Presentation and Proposals for Security Gate Upgrade Options ( <i>this item has been tabled until the next meeting</i> )	
<b>H. District Engineer Reports</b>	
1. CAS Canal Project Recap	Page 16
2. Update Regarding the Phase 1 Stormwater Cleaning & CCTV Five-Year Certification Project	Page 17
3. CAS Memo Update Ref to NW 20 <sup>th</sup> Street Amended Report	Page 18
4. Consider Approval of Canal Project RFP Final Bids	Page 23
5. CAS Update on Warranty Repairs to Lake Banks for Lakes No. 2 and 9	
6. Update on the Arking Solutions Taft Street Visitor Entrance Gate Modification & Trap System Project	
<b>I. Administrative Matter</b>	
1. Financial Update	Page 31
<b>J. New/Additional Business</b>	
1. Iguana Control Report	Page 49
2. Consider Proposal for East Waterfall Pond Aquaguard 5000 Resurfacing Project	Page 51
a. Felix Clean Services Representative to address the District Boards Questions	
3. Consider Approval of Proposal for Lake 6 Repair	Page 72
4. Consider Approval of Allstate Litoral Installation Proposal	Page 87
5. Discussion Regarding Sheridan Entrance Mapping Information & Signage	
6. Discussion Regarding Broken Irrigation in the Vicinity of 72 <sup>nd</sup> Ave and Sheridan	Page 90
7. Discussion Request made by Supervisor Kroker Requesting Field Operations Manager Reports being Presented in the Meeting Books	
8. Discussion Regarding the Perimeter Fence Project & Estimated Cost	Page 92

9. CAS Proposal for Perimeter Fence Project Survey & Boundary Outline Proposal.....Page 104  
10. Consider Approval of Resolution No. 2026-01 – Approving a Proposed Budget for FY 2026/2027.....Page 106

**K. Old Business**

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

1. Shekinah Est. 6794 for Installation of Chain Link Fence.....Page 115  
2. Regions Est. 2026-2632 for Spare Arm Replacements.....Page 117  
3. Tirone Proposal 1024-300 for Lighting Repairs.....Page 118  
4. Allstate Fish Stocking Proposal.....Page 120  
5. Regions Est. 2026-2679 for APS Encoder Replacement.....Page 121  
6. Florida Fire and Backflow Est. 3418 for Backflow Repair.....Page 122

**M. Additional Staff Updates/Requests**

- 1. Attorney
- 2. District Manager
  - a. Announce the 2026 General Election and Candidate Qualifying Period – Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026
  - b. Reminder of Statement of Financial Interests Disclosure 2025 Form 1, Filing Deadline: July 1, 2026

**N. Additional Board Member/Public Comments**

**O. Adjourn**

**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.

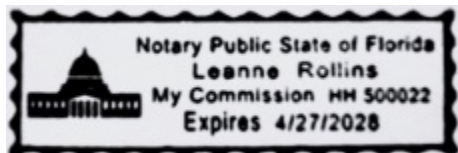


Signature of Affiant

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  
FEBRUARY 17, 2026**

**A. CALL TO ORDER**

District Manager, Gloria Perez, called the February 17, 2026, Regular Board Meeting of the Walnut Creek Community Development District (the “District”) to order at 6:00 p.m. in the Walnut Creek Clubhouse located at 7500 NW 20<sup>th</sup> 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, Vice Chairman Zalman Kagan and Supervisors Dr. Pauline Chin, Benjamin Kroker and Igor Fateyev.

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

Others present included: Brian Ruiz of Regions Security; Ms. Moisa, Walnut Creek Association Property Manager; and several members of the public.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

Mrs. Perez added under Security, an agenda item entitled: Resident Darwish Kaiyal’s Dispute of Invoice No. 20261001 for the Incident of December 17, 2025.

**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. January 20, 2026, Regular Board Meeting**

A <b>MOTION</b> was made by Supervisor Fateyev, seconded by Supervisor Chin and passed unanimously approving the minutes of the January 20, 2026, Regular Board Meeting, as presented.
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**G. SECURITY SYSTEMS/SERVICES**

**1. Region’s Security Report**

Mr. Ruiz reviewed the report presented via handout.

Mrs. Perez noted that she had recently requested for Regions to send an e-mail blast via the app notification process advising District residents that in order for the proper function of the Taft Street resident entrance, cars must wait where indicated to ensure the proper function of the entry system and that tailgating and not waiting for the arm to fully open could disrupt the function of the system and create damages to the gate arms and their components or something to this effect.

We confirmed that there is clear signage prior to approaching the gate arm system. It reads as follows: “STOP HERE AND WAIT FOR BOTH GATES TO FULLY CLOSE NO TAILGATING Walnut Creek CDD not responsible for vehicle damages” notifying residents to stop and wait prior to approaching the arm gate.

Mrs. Perez also requested that the Association send an e-mail blast using the same language to assist with reducing the number of incidents.

A discussion ensued and the Board went over several possible solutions and also considered a new system. The Board directed District management to add a stop bars and agreed to the e-mail blast.

**2. Security Administrator Updates and Reports**  
**a. Gate Maintenance/Service Report**

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

**b. Invoice Report**

*The Invoice Report was provided via handout by Regions Security.*

**c. Incident Report**

*The Incident Report was provided via handout by Regions Security.*

**3. Consider Regions Security Rate Adjustment Request**

The Regions Security Rate Adjustment request was presented to the Board and represented an 8% adjustment to the current bill rates for all security guard services provided at the District effective October 1, 2026. This pertains to the Taft Guardhouse Physical Security Guard Services and the Rover Services. Pursuant to Mrs. Perez’s confirmation with Mr. Riveros, this does not apply to the Virtual Guard or Security Administrator Services.

Physical Security Guard & Rover current rate is \$23.36 per hour, plus an 8% increase would total \$25.23 per hour (\$1.87);

Physical Security Guard & Rover holiday rate is \$35.04 per hour, plus an 8% increase would total \$37.84 per hour (\$2.80).

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Kroker and passed unanimously approving the Regions Security rate adjustment request, as presented.

**4. Regions Security RFID Information**  
**a. Discussion with Association Board**

Pursuant to the District Board's request at the last meeting, District management forwarded the HOA Board the Regions Security Transponder Gate Access Pro information that the District was considering. They also invited the HOA Board Members to attend this evening's meeting.

A lengthy discussion ensued. Confirmation was provided that the device was composed of a strip that is adhered to the driver's sideview mirror.

Regions will confirm if the system is fully compatible with the currently used SOS System.

District Counsel will determine if the District is able to pay for the first set of transponder strips using District funds.

**b. Consider RFID Proposal**

Access Control System \$15,775.00

Application Subscription \$42.00

Tag Transponder \$15.98

This item was tabled until the next meeting.

**5. Discussion Regarding Roving Services - Pursuant to Association Request to Split Current Schedule to Accommodate the Association's Parking Violation Services**

Association management asked to add this item to the agenda for the Board's consideration. The Association would like to engage the services of Regions to have the rover focus on parking enforcement for two (2) hours, most likely between 12:00 a.m. and 2:00 a.m.

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Beckmann and passed unanimously approving the reduction of the current rover service schedule by two (2) hours; further authorizing District Counsel to prepare an Amendment to the contract and for District management to execute on behalf of the District.

**6. Association Request to Revisit Consideration of Security Fence Project**

This item was placed on the agenda for Board consideration at the request of Association management on behalf of the HOA Board.

Mrs. Perez requested that the exact areas of consideration be determined so the District can gather proposals for CAS surveying services and permitting plans to be created for proposals for the vegetation removal and/or pruning and for the fences as well. The Board reviewed the map provided by the Association and directed that the fence being considered should include the area on the east side of the community that was left out.

This project was voted on amongst the Board Members, as follows:

Supervisor Kagan – Not in favor of the project;

Supervisor Beckmann – In favor of the project but recommended gathering of proposals with additional area included;

Supervisor Kroker - Not in favor of the project;

Supervisor Chin – Agreed with the gathering of additional pricing; and  
Supervisor Fateyev - Agreed with the gathering of additional pricing.

District management was directed to gather additional pricing for future budgeting consideration.

### **7. Resident Darwish Kaiyal's Request Disputing Invoice No. 20261001 for the Incident of December 17, 2025**

The Board Members reviewed the footage and information supporting the invoice followed by a discussion.

A **MOTION** was made by Supervisor Kroker, seconded by Supervisor Beckmann and passed unanimously denying Darwish Kaiyal's request. The invoice stands as issued.

## **H. DISTRICT ENGINEER REPORTS**

### **1. CAS Memo Ref Update on Floteck NW 20<sup>th</sup> Street Exploration of Existing Drainage Pipes and Inlet Project**

CAS provided this memorandum as a handout and reviewed the same.

#### **2. Consider Bid for Cleaning and Reporting Project 5-YR CBDD License Renewal**

The Board directed CAS to provide District management with the maps and specifications broken down in yearly segments thereby meeting the 5-YR CBDD License Renewal requirements and for District management to request proposals for the current year. Mr. Smith advised that the amount for yearly budgeting should be in the \$225,000 range.

#### **3. CAS Memo Ref to Lake No. 6 Bank Erosion Project**

The Board asked District management to confirm with Allstate if littoral plants were needed in this area and also requested an additional proposal for replacement of littoral plant. District management will also obtain a proposal from Landshore for the necessary repairs.

#### **4. CAS Memo Ref to Lake Nos. 2 and 9 Bank Inspection Report**

Mr. Smith advised the Board that they would be communicating with ASR to conduct a repair that is under warranty.

District management was directed to confirm the expiration date for the work that was completed by ASR.

#### **5. CAS Update on Canal Project RFP**

The RFP has been advertised and is currently in process. Bids will be presented during the April 21, 2026, Regular Board Meeting.

Mr. Smith noted that on February 27, 2026, the District will hold the mandatory onsite meeting.

Michael Cuevas introduced himself as a resident of the District and a 28-year experienced civil engineer and provided his opinion on the project being considered. He recommended against the same.

Mr. Smith, the District Engineer, confirmed that the canal project was needed.

A discussion ensued amongst the Board Members with Supervisor Kagan recommending that the canal RFP process be stopped. The Board was split on this matter and the vote went as follows:

- Supervisor Chin – Yay - In favor of the project and to proceed with the bid process.
- Supervisor Beckmann – Yay - In favor of the project and to proceed with the bid process.
- Supervisor Kagan – Nay - Not in favor of the project and recommended stopping the bid process.
- Supervisor Kroker – Nay - Not in favor of the project and recommended stopping the bid process.
- Supervisor Fateyev – Yay - In favor of the project and to proceed with the bid process.

RFP process is to proceed.

**I. ADMINISTRATIVE MATTERS**  
**1. Financial Update**

Financial Reports were presented in the meeting books and were reviewed. They consisted of the following: Monthly Financial Report-Operating Fund (actual revenues and expenditures with fund balances and availability); Check Registers; Balance Sheet; Debt Service Profit and Loss YTD Comparisons/Report(s); Tax/Assessment Collections; Expenditure Recap. Available Funds as of January 31, 2026, reflect: \$2,886,272.20.

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

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

**J. NEW/ADDITIONAL BUSINESS**  
**1. 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:

33	from the lakes and canals
<u>28</u>	from the Taft Street water features
61	<i>Total</i>

District management was directed to ask the vendor why they did not pick up iguanas during the cold weather dates; they were further directed to gather proposals from other vendors for said services.

**2. Consider Billing Cochran Rate Adjustment Request**

Presented in the meeting materials was the Billing Cochran rate adjustment request letter requesting the following:

Attorneys/Partners rate from \$275.00 to \$300.00 per hour  
Attorneys/Associates rate from \$225.00 to \$250.00 per hour

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Fateyev and passed unanimously approving the Billing Cochran rate adjustments, as presented.

### **3. Consider Proposal for East Waterfall Pond Aquaguard 5000 Resurfacing Project**

Master Touch submitted a reference letter on February 9, 2026. The contact provided at Parkland Bay HOA was called and she had good comments about projects managed by this company, confirming the reference.

305 Pools Solutions also submitted a last minute letter received on February 16, 2026. The District was not able to reach the person from the letter of recommendation via phone. Both last minute letters of recommendation were forwarded to the Board and Staff via email in advance of this meeting.

Mrs. Perez was asked to contact Felix Clean Services to attend the upcoming meeting so the Board can ask questions regarding this project.

### **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. Traffic Cones for Less Quote #1098742 Traffic Delineators**

Delineators were picked up and delivered by Field Ops on 2/5/26. On 2/11/26, several delineators should be replaced by Sheridan Entrance. Apparently, a vehicle ran them over.

#### **2. Regions Security Est. 2026-2545 Sheridan Pedestrian Gate Repair**

Work was completed by Regions on Wednesday, 2/11/2026.

#### **3. Regions Security Est. 2026-2546 Sheridan Left Exit Arm Gate Brackets**

Work was completed by Regions on Wednesday, 2/11/2026.

#### **4. Regions Security Est. 2026-2564 Sheridan Resident Right Entrance Swing Gate**

Work was completed by Regions on Wednesday, 2/11/2026.

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Fateyev and passed unanimously approving the above Items L.1 through L.4, as presented.

### **M. ADDITIONAL STAFF UPDATES/REQUESTS**

#### **1. Attorney**

There was nothing further from the Attorney.

**2. District Manager**

**a. Update on Purchased Technology System**

All of the requested purchased Technology System and equipment were dropped off at the Clubhouse on February 6, 2026. Mrs. Perez thanked Supervisor Fateyev for all the time and effort that he put into this.

**b. Update on Arking Solutions' Taft Street Visitor Entrance Gate Modifications & Trap System Project**

Mrs. Perez stated that the Arking Solutions' Taft Street Visitor Entrance Gate Modification & Trap System Project permits were still in the works in the City of Pembroke Pines, and the Contractor was asked to follow up again for anticipated completion of said process on February 18, 2026.

**c. Update on Crystal Pools – Usage and Information Regarding Party Pool Blue Dye Being Used at Entry Water Feature Ponds**

Mrs. Perez provided usage information regarding Party Pool Blue Dye being used at the entry water feature ponds. She explained that Mr. Kohler was not charging anything additional for the use of this product and he explained that he would continue to use it until the ponds have been repaired to help with the aesthetics of the ponds as it assists in camouflaging broken bases of ponds.

**N. ADDITIONAL BOARD MEMBER/PUBLIC COMMENTS**

There were no further Board Member or public comments.

**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 8:56 p.m.

**ATTESTED BY:**

\_\_\_\_\_  
Secretary /Assistant Secretary

\_\_\_\_\_  
Chairman/Vice-Chair



# Walnut Creek CDD

Pembroke Pines, Florida

## Gate Automation Transponder System

Confidential Proposal  
January 9, 2026

Regions Security Services  
1100 NW 72nd Ave  
Miami, FL 33126  
(305) 517-1266  
[www.RegionsSecurity.us](http://www.RegionsSecurity.us)  
[technology@RegionsSecurity.us](mailto: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

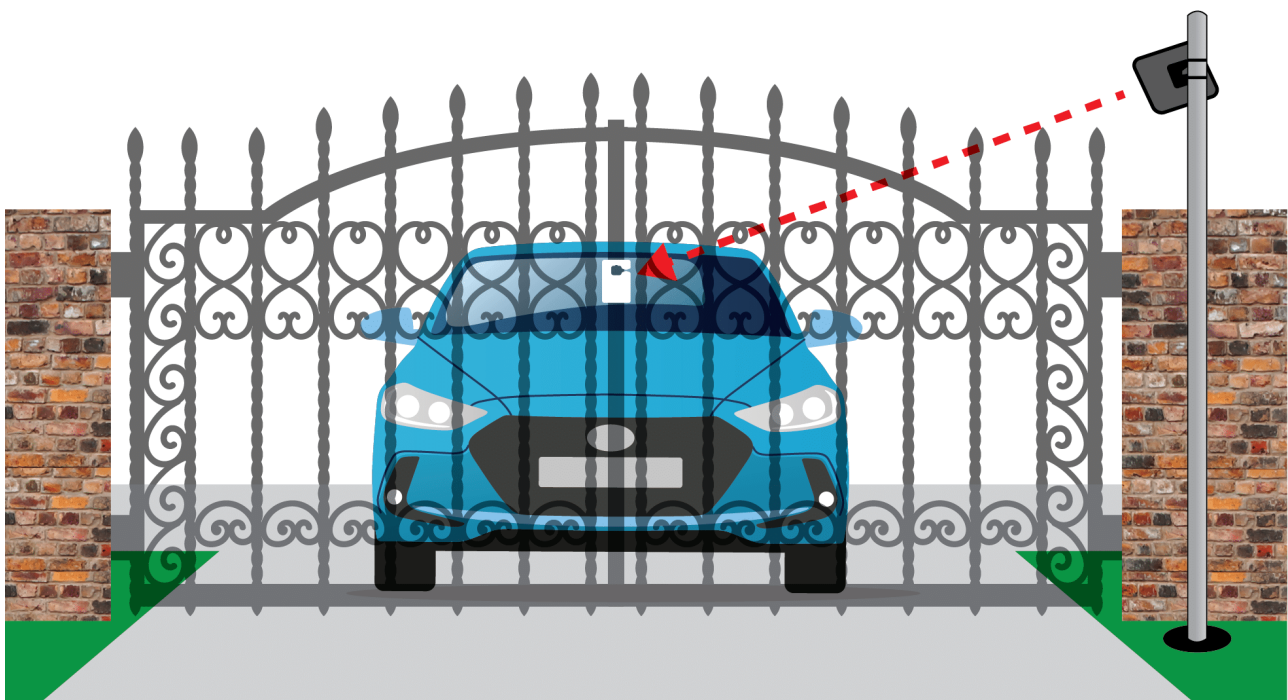


ProdataKey started 11 years ago and has quickly positioned itself as a leader and innovator of access control solutions. Legacy access control is a thing of the past. We saw a need in the industry for something better. Consumers want a mobile-first platform. Mountain West Capital Network recognizes ProdataKey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





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
<b>PRODATAKEY (PDK) IP Based Access Control Central Node Panel (Taft &amp; Sheridan)</b>	<b>2</b>
<b>PRODATAKEY (PDK) IP Based Access Control Single DOOR Panel (Sheridan)</b>	<b>1</b>
 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.	
<b>AWID Long-Range Reader Ultra High Frequency (UHF)</b>	<b>3</b>
<b>Aluminum 4x4 x 8 feet White Pole</b>	<b>3</b>
 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 72<sup>nd</sup> 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

# CAS CANAL PROJECT RECAP

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**

**UPDATE REGARDING THE PHASE I  
STORMWATER CLEANING & CCTV FIVE-YEAR  
CERTIFICATION PROJECT**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**



**CRAIG A. SMITH & ASSOCIATES**

*Consulting Engineers ● Surveyors ● Construction Managers ● Utility Locators*

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

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**MEMO**

To: Gloria Perez, District Manager

From: Al Caruso

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

Date: February 17, 2026      **Amended: March 12, 2026**

Re: Walnut Creek – Roadway Settlement (NW 20<sup>th</sup> Street)

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On August 28, 2025, Craig A. Smith & Associates (CAS) was requested by the Walnut Creek CDD to prepare an Engineer's Report regarding a roadway failure on NW 20<sup>th</sup> Street (approximately 175 feet west of NW 74<sup>th</sup> Avenue). Based on a visual inspection, the impact of the failure includes deep cracks and settling of the existing asphalt pavement, extending into the road (approximately three feet) and adjacent to the edge of pipe. The existing concrete valley gutter has settled approximately ten feet west of the inlet grate. Due to the depression, water stands in the gutter after rainfall events (Refer to Exhibit A for the drainage infrastructure affected by the surface issue).

CAS recommended that the District hire a Contractor to isolate the drainage pipe, pump down the portion of the system, and prepare an exploratory summary report (including video of the current condition of the interior of the drainage pipe) with recommendations. The District prepared a bidding package and solicited bids from several experienced Contractors. On November 30, 2025, the District entered into a Small Project Agreement with Flotech Environmental, LLC (Flotech) for the NW 20<sup>th</sup> Street drainage system cleaning and inspection for the amount of \$11,200.



## EXHIBIT A

Flotech anticipated performing light cleaning conditions since the District's system had recently been cleaned in preparation of the 5-year Central Broward Water Control District's stormwater certification. Work was scheduled to include jet-vac cleaning and CCTV inspection services. Flotech mobilized to the site on December 3, 2025, with the work expected to begin on December 12, 2025.

During initial preparation for the jet-vac cleaning portion of work Flotech encountered issues while attempting to install the temporary plugs within the outfall pipes. The plugs are necessary to isolate the drainage area, allows the Contractor to pump down the system and prevents water from infiltrating the segments of pipe to be inspected. Without the ability to plug the pipes, the outfall pipes cannot be properly cleaned or televised.

Based on Flotech's initial work it was discovered that the outfall drainage pipes (No.'s 29 and 30) at Lakes 6 and 7 are entirely filled with sediment and are located at a deep elevation within the lakes. Approximately five feet of material currently covers the downstream ends of the outfall pipes. The District requested Flotech to evaluate the situation and, if necessary, develop a detailed change order.

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Flotech's change order services described the removal of sediment buildup in the lakes and proposed to dredge approximately 24 cubic yards of soil by means of dewatering bags and temporary stored sediment tanks. The inside of the 48-inch outfall pipes was proposed to be jet-vacuumed for the entire length of pipes. Once the pipes were cleaned Flotech would plug, CCTV and inspect the insides of the pipes for structural integrity. Flotech submitted a change order to CAS on January 15, 2026, which was reviewed and rejected as being too costly.

Although Flotech was unable to video inspect the two outfall pipes they were able to clean and televise the 327 LF of 24-inch Reinforced Concrete Pipe (RCP) between structures No. 28 and 26 (the western pipe run with the surface ground settlement). The CCTV inspection results indicated that, even though there was a localized sag, the pipe was in good condition and there were no indications of internal structural defects that would contribute to the ground settlement.

On February 5, 2026, Flotech submitted a revised invoice (No. 26977R2) to CAS for the work completed. CAS has reviewed the CCTV video and invoice for the 327 LF of 24-inch pipe cleaned. We take no exceptions to the request for payment of \$7,100.00.

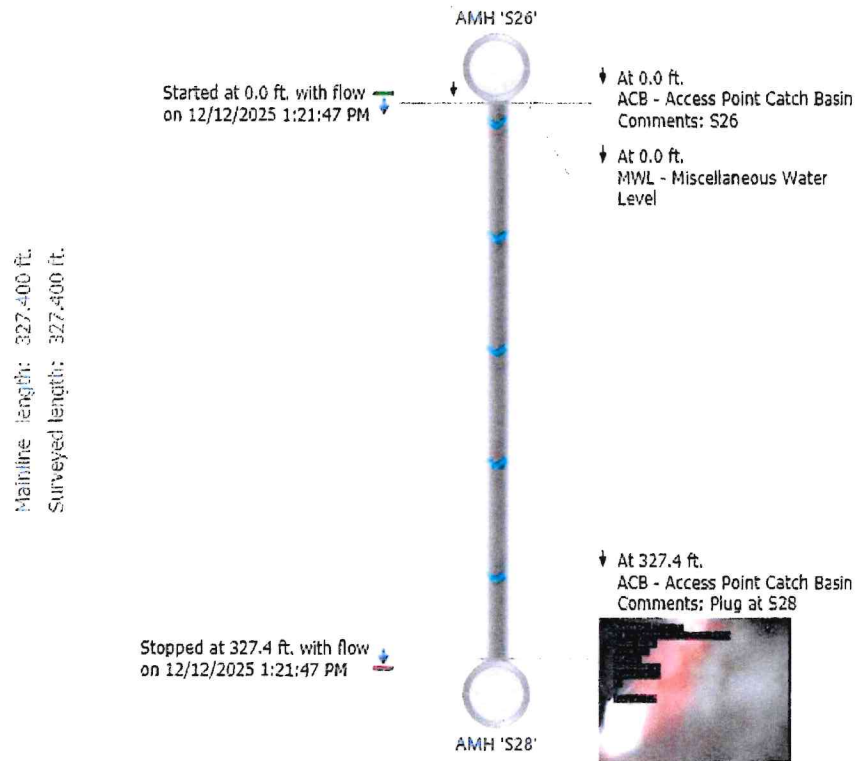
CAS recommends that a revised scope for the sediment removal, cleaning and CCTV work for the 48-inch outfall pipes (No.'s 29 and 30) at Lakes 6 and 7 be redistributed to contractors for competitive prices.

CAS also recommends that the road surface depression, adjacent to drainage structure 28, be properly repaired. The area requires limited excavation from the surface to determine the source of the settling. The road repair work would include the removal and replacement of a section of the existing concrete valley gutter and the asphalt road surface. Compacted limerock material is needed to suitably stabilize the restored road base. Sod limits will be based on the size of the restoration area.

Attached to this amended report summary is the televised pipe inspection report, performed on December 12, 2025, between structures 26 and 28 and the Flotech Environmental, LLC invoice dated February 5, 2026 for the amount of \$7,100.00.

### Main Inspections Pipe Run with Images

Project name:	Mainline ID:	City:	Street:
<b>Walnut creek</b>	<b>26-28</b>	<b>Hollywood</b>	<b>2003 nw 74th way</b>
Start date/time:	Direction:	Weather:	Location code:
<b>12/12/2025 1:21 PM</b>	<b>D</b>		
Shape:	Material:	Height:	Width:
<b>C</b>	<b>RCP</b>	<b>24 in.</b>	





# INVOICE

Invoice No.
26977R2
Invoice Date
2/5/2026

657 South Drive  
 Miami, FL 33166  
 Ste. 401  
 ar@flotechllc.com  
 (866) 299-3323

**Bill To:** Walnut Creek CDD  
 2501A Burns Rd.  
 Palm Beach Gardens, FL 33410  
 rgalvis@sdsinc.org

**Re:** NW 20th Street  
 NW 20th St at NW 76th ave  
 Pembroke Pines, FL 33024

Project No.	Client Project	Client PO No.	Payment Terms	Due Date
25-0661			Net 30 Days	3/4/2026
Quantity	Description	U/M	Rate/Unit	Price
14.00	Jet-Vac Cleaning & CCTV Pipeline Inspection - Hour	HR	450.00	6,300.00
1.00	Plugging & Dewater Operations (24"+)	EA	800.00	800.00

Production Dates: 12-11-25 to 12-12-25  
 Proposal:20250925-132924480

Subtotal	\$	7,100.00
Sales Tax (if applicable)	\$	0.00
<b>Total Due</b>	<b>\$</b>	<b>7,100.00</b>

*Thank you for your business!*

We accept payment via ACH, check and credit card payment. 3.75% fee is applicable to all credit card transactions. Any balance remaining after invoice due date will be assessed a 1.5% monthly finance charge.



March 26, 2026

Gloria Perez, District Manager  
Walnut Creek Community Development District  
Special District Services, Inc.  
Kendall Office Center  
8785 SW 165<sup>th</sup> Avenue, #200  
Miami, FL 33193

**RE: WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
NW 72<sup>nd</sup> AVENUE CANAL IMPROVEMENTS PROJECT  
REVIEW OF SUBMITTED BIDS  
CAS PROJECT NO. 21-2171**

Dear Ms. Perez,

On March 18, 2026 Craig A. Smith & Associates received bids from two qualified Contractors for the above-referenced project. The bid amounts are as follows:

<b>Contractor</b>	<b>Total Bid Amount</b>
Landshore Enterprises, LLC	\$436,034.56
Enco, LLC	**\$580,022.00

Craig A. Smith & Associates (CAS) has reviewed the bids for completeness and conformance and has determined that Landshore Enterprises, LLC has provided the lowest responsive responsible bid for the Project.

Landshore Enterprises, LLC is a State Certified General Contractor (CGC) that has successfully completed work of a similar type and complexity. CAS reviewed the DBPR website and found that Landshore Enterprises, LLC has current/active licenses without any listed license complaints.

\*\* Enco, LLC's actual bid total is \$580,022.00. The written total of \$634,422.00 includes line items no. 16 and 17 that were included in the Bid Schedule for unit costs only.



954.782.8222.



1425 E. Newport Center Drive  
Deerfield Beach, FL 33442



www.craigasmith.com

Gloria Perez, District Manager  
March 26, 2026

Page 2

Based on our review of the submitted bids, CAS recommends that the Walnut Creek Community Development District award the **NW 72<sup>nd</sup> AVENUE CANAL IMPROVEMENTS PROJECT** to Landshore Enterprises, LLC.

Should you have any questions or comments, please do not hesitate to contact me.

Yours sincerely,

**CRAIG A. SMITH & ASSOCIATES**



Al Caruso  
Project Manager

Attachments: Bid Evaluation

cc: Ginger Wald, General Counsel – Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
Stephen C. Smith, P.E., President - CAS  
Al Beckman, President - WCCDD  
Todd Larsen, Senior Field Inspector – CAS  
Ronald Galvis, Field Operations Manager - WCCDD

\\cas-file\Projects\Districts\Walnut\_Creek\_Community\_Dev\17-1974-1CP-  
General\NW\_72\_Ave\_Canal\_Excavation\Specs\Bid Review  
Documents\WCCDD\_Bid Review Letter 3-25-26.doc

WALNUT CREEK CDD  
 EROSION AND SEDIMENTATION PROJECT - NW 72 AVENUE  
 PROJECT No. 21-2171  
 SUMMARY OF BIDS  
 MARCH, 2026

PAGE No.	DESCRIPTION	LANDSHORE ENTERPRISES, LLC	ENCO, LLC
490 (1-3)	ADDENDUM No. 1 ACKNOWLEDGED	YES	YES
490 (1-3)	ADDENDUM No. 2 ACKNOWLEDGED	YES	YES
410 (24)	BID TOTAL (WRITTEN TOTAL AMOUNT)	COMPLETE	COMPLETE
410 (5)	SEALED AS	A PARTNERSHIP	A CORPORATION
410 (9)	SUB-CONTRACTORS	YES BGE, INC. (Professional Surveyor)	NO (Self Performed)
410 (10-14)	QUESTIONNAIRE	COMPLETE	COMPLETE
410 (15-16)	BID FORM	COMPLETE	COMPLETE
410 (17)	TOTAL BID AMOUNT	\$436,034.56 (SCHEDULE/ WRITTEN BID FORM)	\$634,422.00 (SCHEDULE/ WRITTEN BID FORM) ** \$580,022.00 (ACTUAL BID AMOUNT)
410 (16)	ADDITIONAL/ ALTERNATIVE No. 1 (NOT INCLUDED IN BID TOTAL)	\$12,491.76	\$55,000.00
410 (15)	BID TOTALED	YES	YES
433 (1-3)	BID BOND INSURER	COMPLETE (5% OF BID) FRANKENMUTH INSURANCE CO.	COMPLETE (5% OF BID) CINCINNATI INSURANCE CO.
451 (1-2)	CONTRACTOR'S QUALIFICATIONS FORM	COMPLETE	COMPLETE
452	DISADVANTAGED BUSINESS ENTERPRISE FORM (OPTIONAL)	COMPANY IS NOT LABELED AS DISADVANTAGED	COMPLETE
453 (1-3)	PUBLIC ENTITY CRIMES	COMPLETE	COMPLETE
457	OSHA STANDARDS	COMPLETE	COMPLETE
458 (1-2)	FLORIDA TRENCH SAFETY ACT	COMPLETE	COMPLETE
459	DRUG FREE WORKPLACE FORM	COMPLETE	COMPLETE
	ADDITIONAL DOCUMENTATION	FLORIDA CONTRACTOR'S LICENSES CURRENT INSURANCE CERTIFICATE REFERENCES RESUMES PROJECT EXPERIENCE	FLORIDA CONTRACTOR'S LICENSES PROJECT EXPERIENCE CURRENT INSURANCE CERTIFICATE RESUMES REFERENCES ANTICIPATED SCHEDULE
	COMMENTS	LOWEST BIDDER	2nd LOWEST BIDDER ** ENCO, LLC INADVERTENTLY ADDED THE TOTAL COSTS OF LINE ITEM 16 AND 17 INTO THE BID TOTAL. THE BID SCHEDULE ITEMS WERE FOR UNIT COST VALUES ONLY.

**WALNUT CREEK COMMUNITY DISTRICT  
NW 72 AVENUE CANAL IMPROVEMENTS  
BID COMPARISONS**

ITEM No	DESCRIPTION	LANDSHORE ENTERPRISES, LLC				ENCO, LLC			
		QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITY	UNIT	UNIT COST	TOTAL
1	Mobilization/Demobilization	1	LS	\$ 41,000.00	\$ 41,000.00	1	LS	\$ 15,000.00	\$ 15,000.00
2	Maintenance of Traffic	1	LS	\$ 9,430.56	\$ 9,430.56	1	LS	\$ 32,000.00	\$ 32,000.00
3	Survey Stakeout and As-Builts	1	LS	\$ 16,000.00	\$ 16,000.00	1	LS	\$ 11,000.00	\$ 11,000.00
4	Density Testing	1	LS	\$ 1,600.00	\$ 1,600.00	1	LS	\$ 1,500.00	\$ 1,500.00
5	Pre- and Post- Construction Video Documentation	1	LS	\$ 1,880.00	\$ 1,880.00	1	LS	\$ 500.00	\$ 500.00
6	Erosion Control SWPPP and NPDES Permitting	1	LS	\$ 4,075.00	\$ 4,075.00	1	LS	\$ 5,200.00	\$ 5,200.00
7	Testing	1	LS	\$ 4,460.40	\$ 4,460.40	1	LS	\$ 7,500.00	\$ 7,500.00
7	Clearing and Grubbing (Per FDOT 110-1-1)	1	LS	\$ 6,674.60	\$ 6,674.60	1	LS	\$ 10,000.00	\$ 10,000.00
8	Regular Excavation/ Dredging to Proposed Canal Section (Per FDOT 120-1)	680	CY	\$ 40.56	\$ 27,580.80	680	CY	\$ 40.00	\$ 27,200.00
9	Hauling of Excess Excavation Off-Site not Qualifying as Clean Fill (includes proper/legal disposal - cradle to grave per Federal & State Law) - Monarch Landfill	680	CY	\$ 109.89	\$ 74,725.20	680	CY	\$ 120.00	\$ 81,600.00
10	Embankment (Per FDOT 120-6)	530	CY	\$ 113.56	\$ 60,186.80	530	CY	\$ 45.00	\$ 23,850.00
11	Non-Woven Filter Material (Per FDOT 900-4)	1820	SY	\$ 3.01	\$ 5,478.20	1820	SY	\$ 11.60	\$ 21,112.00
12	Filter Point Fabric Lining (Average Thickness - 4 inches) (Per LSE E400-21-4.2)	1820	SY	\$ 83.73	\$ 152,388.60	1820	SY	\$ 180.00	\$ 327,600.00
13	Erosion Control Blanket (Per FDOT 900-2)	780	SY	\$ 8.28	\$ 6,458.40	780	SY	\$ 2.00	\$ 1,560.00
14	Bahia Sod with 1-inch Topsoil	720	SY	\$ 20.08	\$ 14,457.60	720	SY	\$ 12.00	\$ 8,640.00
15	Access Area Repair (Per LSE E900-100-200)	480	SY	\$ 20.08	\$ 9,638.40	480	SY	\$ 12.00	\$ 5,760.00
16	Hauling of Excess Material to Contractor provided Alternative Site (Includes proper/legal disposal - cradle to grave per Federal & State Law)	680	CY	\$ 81.17		680	CY	\$ 40.00	

**WALNUT CREEK COMMUNITY DISTRICT  
NW 72 AVENUE CANAL IMPROVEMENTS  
BID COMPARISONS**

		LANDSHORE ENTERPRISES, LLC				ENCO, LLC			
ITEM No	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITY	UNIT	UNIT COST	TOTAL
17	Optional: Hauling of Excess Material to Contractor provided Alternative Site (Includes proper/legal disposal - cradle to grave per Federal & State Law)	680	CY	N/A		680	CY	\$ 40.00	
18	Additional/ Alternative No. 1	1	LS	\$ 12,491.76	\$ 12,491.76	1	LS	\$ 55,000.00	\$ 55,000.00
				<b>Total Bid</b>	\$ 436,034.56			<b>Total Bid</b>	\$ 580,022.00

**CITY OF MOORE HAVEN  
DOWNTOWN IMPROVEMENTS PROJECT  
PROJECT REFERENCE SHEET**

<b>CONTRACTOR:</b>	Landshore Enterprises, LLC
--------------------	----------------------------

<b>CONTACT NAME:</b>	Ron Fazzalano
<b>COMPANY</b>	Waterford Master Owners
<b>PHONE NUMBER:</b>	941-330-5126
<b>PROJECT NAME:</b>	Community Lake Restoration
<b>DESCRIPTION:</b>	Earthwork, Multiple Layers of Eco Filter Tubes
<b>TOTAL FEE:</b>	\$ 1,780,000
<b>PROJECT LENGTH:</b>	20 Lakes over 4.5 year period

<b>WAS WORK COMPLETED IN A TIMELY MANNER?</b>
Yes
<b>DID CONTRACTOR COOPERATE W/ PUBLIC, BUSINESSES, MUNICIPALITY &amp; STAFF?</b>
Yes
<b>WAS CONTRACTOR FLEXIBLE?</b>
Yes
<b>WAS THE PROJECT AREA WELL MAINTAINED AND DID THE CONTRACTOR RESTORE IT TO ORIGINAL CONDITION?</b>
Yes
<b>WERE SAFETY MEASURES IN PLACE DURING CONSTRUCTION?</b>
Yes
<b>DID THE CONTRACTOR MAKE ANY RECOMMENDATIONS THAT WOULD MAKE THE PROJECT MORE EFFICIENT IN TIME OR MONEY?</b>
Yes
<b>ANY DELAYS CAUSED BY THE CONTRACTOR?</b>
No
<b>DID THE PROJECT COME IN UNDER BUDGET?</b>
Yes
<b>WERE THERE ANY CHANGE ORDERS?</b>
No
<b>ANY NEGATIVES?</b>
None
<b>WOULD YOU WORK WITH THE CONTRACTOR AGAIN?</b>
Landshore is currently working on a canal channel dredging project
<b>COMMENTS:</b>
Landshore performs annual inspections for Waterford Lakes.

**CITY OF MOORE HAVEN  
DOWNTOWN IMPROVEMENTS PROJECT  
PROJECT REFERENCE SHEET**

<b>CONTRACTOR:</b>	Landshore Enterprises, LLC
--------------------	----------------------------

<b>CONTACT NAME:</b>	Carlos Gonzales, PM
<b>COMPANY</b>	City of Opa Locka
<b>PHONE NUMBER:</b>	305-206-0279
<b>PROJECT NAME:</b>	Burlington Street Canal Phase 1 and 2
<b>DESCRIPTION:</b>	Earthwork, Multiple Layers of Eco Filter Tubes
<b>TOTAL FEE:</b>	\$ 1,423,000
<b>PROJECT LENGTH:</b>	Approx. 900 LF

<b>WAS WORK COMPLETED IN A TIMELY MANNER?</b>
Yes
<b>DID CONTRACTOR COOPERATE W/ PUBLIC, BUSINESSES, MUNICIPALITY &amp; STAFF?</b>
Yes
<b>WAS CONTRACTOR FLEXIBLE?</b>
Yes
<b>WAS THE PROJECT AREA WELL MAINTAINED AND DID THE CONTRACTOR RESTORE IT TO ORIGINAL CONDITION?</b>
Yes
<b>WERE SAFETY MEASURES IN PLACE DURING CONSTRUCTION?</b>
Yes
<b>DID THE CONTRACTOR MAKE ANY RECOMMENDATIONS THAT WOULD MAKE THE PROJECT MORE EFFICIENT IN TIME OR MONEY?</b>
Yes. Landshore provided different alternatives to benefit the City.
<b>ANY DELAYS CAUSED BY THE CONTRACTOR?</b>
No
<b>DID THE PROJECT COME IN UNDER BUDGET?</b>
Yes
<b>WERE THERE ANY CHANGE ORDERS?</b>
None
<b>ANY NEGATIVES?</b>
None
<b>WOULD YOU WORK WITH THE CONTRACTOR AGAIN?</b>
Yes
<b>COMMENTS:</b>
Landshore has been used in other phases of lake restoration.

**CITY OF MOORE HAVEN  
DOWNTOWN IMPROVEMENTS PROJECT  
PROJECT REFERENCE SHEET**

<b>CONTRACTOR:</b>	Landshore Enterprises, LLC
--------------------	----------------------------

<b>CONTACT NAME:</b>	Peter Feldman, Board President
<b>COMPANY</b>	Mizner Country Club Master Assoc.
<b>PHONE NUMBER:</b>	561-906-7766
<b>PROJECT NAME:</b>	Multiple Lake Restoration throughout Community
<b>DESCRIPTION:</b>	Dredging/Importing Sand to fill Multiple Layers of Eco Filter Tubes
<b>TOTAL FEE:</b>	\$ 1,300,000
<b>PROJECT LENGTH:</b>	Approx. 4500 LF

<b>WAS WORK COMPLETED IN A TIMELY MANNER?</b>
Yes
<b>DID CONTRACTOR COOPERATE W/ PUBLIC, BUSINESSES, MUNICIPALITY &amp; STAFF?</b>
Yes
<b>WAS CONTRACTOR FLEXIBLE?</b>
Yes
<b>WAS THE PROJECT AREA WELL MAINTAINED AND DID THE CONTRACTOR RESTORE IT TO ORIGINAL CONDITION?</b>
Yes
<b>WERE SAFETY MEASURES IN PLACE DURING CONSTRUCTION?</b>
Yes
<b>DID THE CONTRACTOR MAKE ANY RECOMMENDATIONS THAT WOULD MAKE THE PROJECT MORE EFFICIENT IN TIME OR MONEY?</b>
Yes. Landshore provided a \$25,000 savings for the client.
<b>ANY DELAYS CAUSED BY THE CONTRACTOR?</b>
No
<b>DID THE PROJECT COME IN UNDER BUDGET?</b>
Yes
<b>WERE THERE ANY CHANGE ORDERS?</b>
None
<b>ANY NEGATIVES?</b>
None
<b>WOULD YOU WORK WITH THE CONTRACTOR AGAIN?</b>
Yes
<b>COMMENTS:</b>
Landshore has been very cooperative and the client was extremely satisfied with the results.

Walnut Creek  
Community Development District

**Financial Report For  
March 2026**

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
OPERATING FUND  
MARCH 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Mar-26	Year To Date Actual 10/1/25 - 3/31/26
<b>REVENUES</b>			
ADMINISTRATIVE ASSESSMENTS	183,984	3,294	171,439
MAINTENANCE ASSESSMENTS	1,426,702	25,547	1,322,453
DEBT ASSESSMENTS (2010)	129,869	2,325	120,355
OTHER REVENUE	0	1,000	8,000
INTEREST INCOME (OPERATING)	2,400	0	8,657
INTEREST INCOME (IMPROVEMENTS)	1,800	0	5,772
<b>TOTAL REVENUES</b>	<b>\$ 1,744,755</b>	<b>\$ 32,166</b>	<b>\$ 1,636,676</b>
<b>EXPENDITURES</b>			
<b>ADMINISTRATIVE EXPENDITURES</b>			
SUPERVISOR FEES	10,000	0	2,800
PAYROLL TAXES (EMPLOYER)	800	0	214
ENGINEERING	35,000	0	30,625
LEGAL FEES	22,000	0	9,740
AUDIT FEES	4,300	0	0
MANAGEMENT	52,020	4,335	26,010
POSTAGE	1,350	260	687
OFFICE SUPPLIES/PRINTING	5,100	756	3,907
INSURANCE	24,000	0	21,696
LEGAL ADVERTISING	2,400	0	168
MISCELLANEOUS	8,650	618	4,267
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	1,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 177,145</b>	<b>\$ 6,136</b>	<b>\$ 102,709</b>
<b>MAINTENANCE EXPENDITURES</b>			
FIELD MANAGEMENT	5,000	0	2,500
OPERATIONS MANAGEMENT	12,000	1,000	6,000
SECURITY SERVICES	360,000	0	64,014
HOA SECURITY SERVICES ADMIN	30,100	1,100	6,600
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000	3,808	23,672
SECURITY CAMERAS & MAINTENANCE	12,000	274	4,142
SECURITY ONLINE SOLUTIONS	12,000	1,090	5,724
SECURITY GATE SYSTEMS MAINTENANCE & REPAIRS	55,000	0	0
TELEPHONE	12,500	1,281	7,531
ELECTRIC	95,000	8,807	52,056
WATER & SEWAGE	16,000	1,377	7,511
GUARD HOUSE - VISITOR PASSES	30,000	0	0
GATE SYSTEM MAINTENANCE	0	1,275	18,521
GUARD HOUSE INT/EXT MAINTENANCE	0	0	5,419
LAKE & PRESERVE MAINTENANCE	48,000	3,048	18,288
SIGNAGE	2,000	0	615
STREETLIGHT MAINTENANCE	5,000	0	0
WATERFALL MAINTENANCE	100,000	4,650	46,098
HOLIDAY LIGHTING	11,000	0	5,347
IGUANA REMOVAL SERVICES	27,000	2,242	11,208

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
OPERATING FUND  
MARCH 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Mar-26	Year To Date Actual 10/1/25 - 3/31/26
MISCELLANEOUS MAINTENANCE	15,000	148	1,793
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
CANAL IMPROVEMENTS PROJECT - 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	7,100
MONUMENT MAINTENANCE	5,500	0	5,500
LAKE FOUNTAIN MAINTENANCE/RESERVE	15,000	0	0
EAST WATERFALL/POND REPAIRS & REFINISHING PROJECT	200,000	0	0
TREE TRIMMING SERVICES	0	0	7,035
LAKE RESTORATION MAINTENANCE	0	0	59,705
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,541,100</b>	<b>\$ 30,100</b>	<b>\$ 366,379</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,718,245</b>	<b>\$ 36,236</b>	<b>\$ 469,088</b>
<b>EXCESS OR (SHORTFALL)</b>	<b>\$ 26,510</b>	<b>\$ (4,070)</b>	<b>\$ 1,167,588</b>
PAYMENT TO TRUSTEE (2010)	(122,077)	(2,276)	(114,518)
<b>BALANCE</b>	<b>\$ (95,567)</b>	<b>\$ (6,346)</b>	<b>\$ 1,053,070</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(34,811)	(308)	(15,506)
DISCOUNTS FOR EARLY PAYMENTS	(69,622)	(352)	(62,734)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (200,000)</b>	<b>\$ (7,006)</b>	<b>\$ 974,830</b>
FUNDS FROM IMPROVEMENT ACCOUNT (STORMWATER PIPE CLEANING)	200,000	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (7,006)</b>	<b>\$ 974,830</b>

**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: Canal: \$240,000 - Stormwater/Pipe: \$78,300 - Headwall: \$50,000 - Lake Slope - \$10,000 - Total: \$378,300.

Bank Balance As Of 3/31/26	\$ 2,899,868.18
Accounts Payable As Of 3/31/26	\$ 56,972.69
Accounts Receivable As Of 3/31/26	\$ 27,945.00
Reserve For Headwall Stabilization As Of 3/31/26	\$ 200,000.00
Reserve For Lake Slope Soil Maintenance As Of 3/31/26	\$ 50,000.00
Reserve For Stormwater Maint/Pipe Replacement As Of 3/31/26	\$ 333,300.00
Reserve For Canal Reconstruction As Of 3/31/26	\$ 1,020,000.00
Operating Account Available Funds As Of 3/31/26	\$ 1,267,540.49
Improvements/Emergency Funds As Of 3/31/26	\$ 1,561,328.77
<b>Total Available Funds As Of 3/31/26</b>	<b>\$ 2,828,869.26</b>

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

	<b>Oct 25 - Mar 26</b>	<b>25/26 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
01-3100 · Administrative Assessment	171,439.41	183,984.00	-12,544.59	93.18%
01-3200 · Maintenance Assessment	1,322,453.00	1,426,702.00	-104,249.00	92.69%
01-3811 · Debt Assessments (Series 2010)	120,355.15	129,869.00	-9,513.85	92.67%
01-3821 · Debt Assess-Paid To Trustee-10	-114,518.80	-122,077.00	7,558.20	93.81%
01-3830 · Assessment Fees	-15,506.04	-34,811.00	19,304.96	44.54%
01-3831 · Assessment Discounts	-62,734.04	-69,622.00	6,887.96	90.11%
01-9400 · Miscellaneous Revenue	8,000.00	0.00	8,000.00	100.0%
01-9410 · Interest Income	8,657.33	2,400.00	6,257.33	360.72%
Interest Income (Improvements Account)	5,771.83	1,800.00	3,971.83	320.66%
01-9411 · Carryover From Prior Year	0.00	200,000.00	-200,000.00	0.0%
<b>Total Income</b>	<b>1,443,917.84</b>	<b>1,718,245.00</b>	<b>-274,327.16</b>	<b>84.03%</b>
<b>Expense</b>				
01-1307 · Payroll tax expense	214.20	800.00	-585.80	26.78%
01-1308 · Supervisor Fees	2,800.00	10,000.00	-7,200.00	28.0%
01-1310 · Engineering	30,625.00	35,000.00	-4,375.00	87.5%
01-1311 · Management Fees	26,010.00	52,020.00	-26,010.00	50.0%
01-1315 · Legal Fees	9,740.00	22,000.00	-12,260.00	44.27%
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	4,267.38	8,650.00	-4,382.62	49.33%
01-1513 · Postage and Delivery	686.82	1,350.00	-663.18	50.88%
01-1514 · Office Supplies	3,907.11	5,100.00	-1,192.89	76.61%
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	999.96	2,000.00	-1,000.04	50.0%
01-1601 · Security Services & Rover	64,014.18	360,000.00	-295,985.82	17.78%
01-1604 · Guardhouse Int/Ext Maintenance	5,419.48	30,000.00	-24,580.52	18.07%
01-1605 · Gate System Maintenance	18,521.00	55,000.00	-36,479.00	33.68%
01-1609 · Security Cameras & Maintenance	4,142.00	12,000.00	-7,858.00	34.52%
01-1610 · Security Online Solutions	5,724.00	12,000.00	-6,276.00	47.7%
01-1803 · Lake & Preserve Maintenance	18,288.00	48,000.00	-29,712.00	38.1%
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	52,056.22	95,000.00	-42,943.78	54.8%
01-1815 · Miscellaneous Maintenance	1,793.26	15,000.00	-13,206.74	11.96%
01-1816 · Telephone	7,530.38	12,500.00	-4,969.62	60.24%
01-1817 · Water & Sewer	7,511.49	16,000.00	-8,488.51	46.95%
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 March 2026**

	<b>Oct 25 - Mar 26</b>	<b>25/26 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
01-1821 · Waterfall Maintenance	46,098.00	100,000.00	-53,902.00	46.1%
01-1824 · Streetlight Maintenance	0.00	5,000.00	-5,000.00	0.0%
01-1825 · Tree Trimming Services	7,035.21	0.00	7,035.21	100.0%
01-1826 · Holiday Lighting	5,346.50	11,000.00	-5,653.50	48.61%
01-1829 · Monument Maintenance	5,500.00	5,500.00	0.00	100.0%
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	11,208.35	27,000.00	-15,791.65	41.51%
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%
Canal Improvements Project - Eng Design	0.00	0.00	0.00	0.0%
01-1844 · Security Services Admin	6,600.00	30,100.00	-23,500.00	21.93%
01-1845 · Security Video Surv. & Virtual	23,671.68	35,000.00	-11,328.32	67.63%
01-1899 · Operating Maint Resrve/Contngcy	0.00	24,000.00	-24,000.00	0.0%
Lake Fountain Maintence/Reserve	0.00	15,000.00	-15,000.00	0.0%
Stormwater Drainage Pipe Cleaning & CCTV Prj	7,100.00	240,000.00	-232,900.00	2.96%
East Waterfall/Pond Repairs & Refinishing Prj	0.00	200,000.00	-200,000.00	0.0%
01-2311 · Operations Management	6,000.00	12,000.00	-6,000.00	50.0%
<b>Total Expense</b>	<b>469,088.01</b>	<b>1,718,245.00</b>	<b>-1,249,156.99</b>	<b>27.3%</b>
<b>Net Income</b>	<b>974,829.83</b>	<b>0.00</b>	<b>974,829.83</b>	<b>100.0%</b>

**Walnut Creek Community Development District**  
**Check Register**  
**February 2026 - March 2026**

Reference #	Date	Vendor	Amount
2-1	2/2/2026	Allstate Resource Management, Inc.	3,048.00
2-2	2/2/2026	Billing Cochran P.A.	500.00
2-3	2/2/2026	Blue Iguana Pest Control Inc	2,241.67
2-4	2/2/2026	City of Pembroke Pines (536645-248297)	57.85
2-5	2/2/2026	City of Pembroke Pines (536646-248298)	602.44
2-6	2/2/2026	City of Pembroke Pines (536647-248299)	1,165.32
2-7	2/2/2026	Comcast (8939)	625.50
2-8	2/2/2026	Comcast (9044)	625.50
2-9	2/2/2026	Craig A Smith & Associates LLC	921.00
2-10	2/2/2026	Crystal Pool Service Inc	4,650.00
2-11	2/2/2026	Crystal Springs	61.45
2-12	2/2/2026	Falcon Vac Solutions LLC	550.00
2-13	2/2/2026	FPL	8,765.38
2-14	2/2/2026	Regions Security	10,983.78
2-15	2/2/2026	Richie Rich Services LLC	284.00
2-16	2/2/2026	Shekinah Fence Services LLC	350.00
2-17	2/3/2026	Special District Services	5,825.41
2-18	2/20/2026	Amazon Capital Services	2,368.34
2-19	2/20/2026	Billing Cochran P.A.	2,172.50
2-20	2/20/2026	Craig A Smith & Associates LLC	9,876.00
2-21	2/20/2026	Crystal Pool Service Inc	475.00
2-22	2/20/2026	Cutters Edge Cutters Edge Lawn and Mainte	3,390.00
2-23	2/20/2026	Hancock Bank (Tax Receipts)	20,942.25
2-24	2/20/2026	Regions Security	5,814.00
2-25	2/20/2026	Shekinah Fence Services LLC	280.00
			0.00
3-1	3/3/2026	A to Z Statewide Plumbing Inc	565.00
3-2	3/3/2026	Allstate Resource Management, Inc.	3,048.00
3-3	3/3/2026	Blue Iguana Pest Control Inc	2,241.67
3-4	3/3/2026	City of Pembroke Pines (536646-248298)	470.05
3-5	3/3/2026	City of Pembroke Pines (536647-248299)	631.25
3-6	3/3/2026	Comcast (8939)	640.50
3-7	3/3/2026	Comcast (9044)	640.50
3-8	3/3/2026	Crystal Pool Service Inc	4,650.00
3-9	3/3/2026	Crystal Springs	73.94
3-10	3/3/2026	FPL	9,021.58
3-11	3/3/2026	Regions Security	7,096.78
3-12	3/3/2026	Special District Services	6,350.90
3-13	3/3/2026	Walnut Creek Community Association, Inc.	2,750.00
		<b>TOTAL</b>	<b>124,755.56</b>

**Walnut Creek Community Development District  
Expenditures  
October 2025 through March 2026**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Amount</u>	<u>Debit</u>
<b>Expenditures</b>					
<b>01-1307 · Payroll tax expense</b>					
	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
	02/18/2026	PR 02/17/26		mtg 02/17/26 ck date 02/23/26 (Kroker, Kagan, Chin, Beckman, & Fateyev)	76.50
Total 01-1307 · Payroll tax expense					<u>214.20</u>
<b>01-1308 · Supervisor Fees</b>					
	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
	02/18/2026	PR 02/17/26		mtg 02/17/26 ck date 02/23/26 (Kroker, Kagan, Chin, Beckman, & Fateyev)	1,000.00
Total 01-1308 · Supervisor Fees					<u>2,800.00</u>
<b>01-1310 · Engineering</b>					
	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
	01/31/2026	CASA-INV-003593	Craig A Smith & Associates LLC	professional services thru 12/31/2025	9,876.00
	02/28/2026	CASA-INV-003672	Craig A Smith & Associates LLC	professional services thru 02/28/2026	7,351.00
Total 01-1310 · Engineering					<u>30,625.00</u>
<b>01-1311 · Management Fees</b>					
	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
	02/28/2026	2026-1958	Special District Services	Management fee - monthly	4,335.00
	03/31/2026	2026-2076	Special District Services	Management fee - monthly	4,335.00
Total 01-1311 · Management Fees					<u>26,010.00</u>
<b>01-1315 · Legal Fees</b>					
	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
	01/31/2026	197089	Billing Cochran P.A.	legal thru 01/31/2026	2,172.50
	02/28/2026	197462	Billing Cochran P.A.	legal thru 01/31/2026	2,612.50
Total 01-1315 · Legal Fees					<u>9,740.00</u>

**Walnut Creek Community Development District  
Expenditures  
October 2025 through March 2026**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Amount</u>	<u>Debit</u>
<b>01-1450 · Insurance</b>					
	10/01/2025	30079	Egis Insurance and & Risk Advisors	Policy #100125507 10/01/2025-10/01/2026Florida Insurance Alliance	21,696.00
Total 01-1450 · Insurance					21,696.00
<b>01-1480 · Legal Advertisements</b>					
	10/06/2025	125622175000	SunSentinel	FY 25/26 Mtg Schedule	167.79
Total 01-1480 · Legal Advertisements					167.79
<b>01-1512 · Miscellaneous</b>					
	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
	02/18/2026	PR 02/17/26		mtg 02/17/26 ck date 02/23/26 (Kroker, Kagan, Chin, Beckman, & Fateyev)	54.25
	02/28/2026	2026-1958	Special District Services	Document Storage- January 2026	127.42
	02/28/2026	2026-1958	Special District Services	Travel January 2026	206.13
	03/31/2026	2026-2076	Special District Services	Document Storage- February 2026	217.89
	03/31/2026	2026-2076	Special District Services	Travel - February 2026	399.94
Total 01-1512 · Miscellaneous					4,267.38
<b>01-1513 · Postage and Delivery</b>					
	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
	02/28/2026	2026-1958	Special District Services	FedEx Charges - January 2026	117.99
	02/28/2026	2026-1958	Special District Services	Postage - January 2026	17.32
	03/31/2026	2026-2076	Special District Services	FedEx Charges - February 2026	113.49
	03/31/2026	2026-2076	Special District Services	Postage February 2026	146.16
Total 01-1513 · Postage and Delivery					686.82

**Walnut Creek Community Development District  
Expenditures  
October 2025 through March 2026**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Amount</u>	<u>Debit</u>
<b>01-1514 · Office Supplies</b>					
	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
	02/03/2026	1PJ6-MTDL-1LLK	Amazon Capital Services	conferencing bundle, battery back up, TC cart, laptop, TV	2,368.34
	02/05/2026	1NWW-3WTX-L14X	Amazon Capital Services	sales tax on TV	-27.86
	02/05/2026	17NP-MW6V-JK63	Amazon Capital Services	sales tax on TV stand	-16.09
	02/05/2026	16RR-XWKJ-KTLG	Amazon Capital Services	sales tax on conferencing bundle	-76.37
	02/05/2026	16TD-DLX1-K6T7	Amazon Capital Services	sales tax on laptop	-20.86
	02/10/2026	1TF4-K6M4-KG6F	Amazon Capital Services	sales tax battery back up & surge protector	-13.30
	02/28/2026	2026-1958	Special District Services	Copier Charges - January 2026	309.30
	02/28/2026	2026-1958	Special District Services	Meeting books - January 2026	32.00
	03/31/2026	2026-2076	Special District Services	Copier Charges - February 2026	724.15
	03/31/2026	2026-2076	Special District Services	Meeting books - February 2026	32.00
Total 01-1514 · Office Supplies					<u>3,907.11</u>
<b>01-1540 · Dues, License &amp; Subscriptions</b>					
	10/01/2025	92656	Florida Commerce	special district fee FY 25/26	175.00
Total 01-1540 · Dues, License & Subscriptions					<u>175.00</u>
<b>01-1550 · Trustee Fees (GF)</b>					
	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)					<u>1,420.00</u>
<b>01-1570 · Website Management</b>					
	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
	02/28/2026	2026-1958	Special District Services	Website fee - monthly	166.66
	03/31/2026	2026-2076	Special District Services	Website fee monthly	166.66
Total 01-1570 · Website Management					<u>999.96</u>
<b>01-1601 · Security Services &amp; Rover</b>					
	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					<u>64,014.18</u>

**Walnut Creek Community Development District  
Expenditures  
October 2025 through March 2026**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Amount</u>	<u>Debit</u>
<b>01-1603 · Gatehouse Maintenance</b>					
	02/28/2026	2026-1958	Special District Services	Guardhouse fire extinguishers, water bottles	39.08
Total 01-1603 · Gatehouse Maintenance					39.08
<b>01-1604 · Guardhouse Int/Ext Maintenance</b>					
	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
	02/09/2026	4495	Shekinah Fence Services LLC	Installation of chain link gate size 5x5 in color green	280.00
	02/26/2026	178627	KJC FUMIGATION LLC	bi monthly pest control	140.00
Total 01-1604 · Guardhouse Int/Ext Maintenance					5,380.40
<b>01-1605 · Gate System Maintenance</b>					
	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 2025	2,760.00
	02/01/2026	37228	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS February 2026	825.00
	02/11/2026	37364	Regions Security	2 x 12' replacement arms	1,052.00
	02/11/2026	37361	Regions Security	Sheridan resident right swing gate replacement of controller	1,295.00
	02/11/2026	37363	Regions Security	Sheridan left exit arm brackets, gate removal and install	1,010.00
	02/11/2026	37362	Regions Security	Sheridan pedestrian gate removal and replacement of hinges	550.00
	02/16/2026	37468	Regions Security	Sheridan left resident arm remount 2/8 11:20 pm	225.00
	03/01/2026	37525	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS March 2026	825.00

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	03/04/2026	37490	Regions Security	SECURITY GATE SYSTEM - Sheridan left exit gate repairs	450.00
Total 01-1605 · Gate System Maintenance					18,521.00
<b>01-1609 · Security Cameras &amp; Maintenance</b>					
	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
	02/01/2026	37229	Regions Security	SECURITY ONLINE SOLUTIONS February 2026	1,090.00
	02/01/2026	37230	Regions Security	SECURITY CAMERAS & MAINTENANCE February 2026	274.00
	02/04/2026	37357	Regions Security	Sheridan entrance/exit gate cameras	1,682.00
	03/01/2026	37527	Regions Security	SECURITY CAMERAS & MAINTENANCE March 2026	274.00
Total 01-1609 · Security Cameras & Maintenance					4,142.00
<b>01-1610 · Security Online Solutions</b>					
	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
	03/01/2026	37526	Regions Security	SECURITY ONLINE SOLUTIONS March 2026	1,090.00
Total 01-1610 · Security Online Solutions					5,724.00
<b>01-1803 · Lake &amp; Preserve Maintenance</b>					
	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
	02/01/2026	90627	Allstate Resource Management, Inc.	mitigation and lake management February 2026	1,194.00
	02/01/2026	90627	Allstate Resource Management, Inc.	lake management January 2026	1,854.00
	03/01/2026	220190	Allstate Resource Management, Inc.	mitigation management March 2026	1,194.00
	03/01/2026	220190	Allstate Resource Management, Inc.	lake management March 2026	1,854.00
Total 01-1803 · Lake & Preserve Maintenance					18,288.00
<b>01-1812 · Signs</b>					
	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					615.00

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01-1814 · Electricity	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Amount</u>	<u>Debit</u>
	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
	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
	02/18/2026	63714-09001 0226	FPL	acct# 63714-09001 01/16/26 - 02/18/26	38.94
	02/18/2026	54061-43023 0226	FPL	acct# 54061-43023 01/16/26 - 02/18/26	88.11
	02/18/2026	04574-72025 0226	FPL	acct# 04574-72025 01/16/26 - 02/18/26	498.08
	02/18/2026	63522-34022 0226	FPL	acct# 63522-34022 01/16/26 - 02/18/26	761.07
	02/18/2026	91603-83023 0226	FPL	acct# 91603-83023 01/16/26 - 03/11/26	1,229.97
	02/18/2026	36358-71365 0226	FPL	acct# 36358-71365 01/16/26 - 02/18/26	6,405.41
	03/19/2026	63714-09001 0326	FPL	acct# 63714-09001 02/18/26 - 03/19/26	37.81
	03/19/2026	54061-43023 0326	FPL	acct# 54061-43023 02/18/26 - 03/19/26	88.25
	03/19/2026	04574-72025 0326	FPL	acct# 04574-72025 02/18/26 - 03/19/26	431.37
	03/19/2026	63522-34022 0326	FPL	acct# 63522-34022 02/18/26 - 03/19/26	707.20
	03/19/2026	91603-83023 0326	FPL	acct# 91603-83023 02/18/26 - 03/19/26	1,136.99
	03/19/2026	36358-71365 0326	FPL	acct# 36358-71365 02/18/26 - 03/19/26	6,405.41
					52,056.22

Total 01-1814 · Electricity

01-1815 · Miscellaneous Maintenance

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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
02/11/2026	21393886 021126	Crystal Springs	water for guardhouse	73.94
03/11/2026	21393886 031126	Crystal Springs	water for guardhouse	79.94
03/31/2026	2026-2076	Special District Services	Fence Chain & Lock	68.70
Total 01-1815 · Miscellaneous Maintenance				1,793.26
<b>01-1816 · Telephone</b>				
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
02/11/2026	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 Feb 15, 2026 to Mar 14, 2026	640.50
02/11/2026	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 Feb 15, 2026 to Mar 14, 2026	640.50
03/11/2026	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 Mar 15, 2026 to Apr 14, 2026	640.50
03/11/2026	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 Mar 15, 2026 to Apr 14, 2026	640.50
Total 01-1816 · Telephone				7,530.38
<b>01-1817 · Water &amp; sewer</b>				
10/21/2025	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 09/18/2025 - 10/20/2025	50.15
10/21/2025	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (08/19/25 - 09/18/25)	339.16
10/21/2025	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 09/18/2025 - 10/20/2025	580.36
11/19/2025	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 10/20/2025- 11/18/2025	318.34
11/19/2025	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 10/20/2025- 11/18/2025	1,067.42
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
02/18/2026	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 01/20/2026 thru 02/17/2026	470.05
02/18/2026	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 01/20/2026 - 02/17/2026	631.25

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03/19/2026	536645 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 2/17/26 - 3/18/26	225.07
03/19/2026	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 2/17/26 - 3/18/26	498.50
03/19/2026	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 2/17/26 - 3/18/26	653.84
Total 01-1817 · Water & sewer				7,511.49
<b>01-1818 · Field Management</b>				
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
<b>01-1821 · Waterfall Maintenance</b>				
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
01/28/2026	2615180200	Crystal Pool Service Inc	February Service Charges	4,650.00
02/20/2026	111473360	A to Z Statewide Plumbing Inc	repair leak at backflow	565.00
03/01/2026	2615180300	Crystal Pool Service Inc	March Service Charges	4,650.00
Total 01-1821 · Waterfall Maintenance				46,098.00
<b>01-1825 · Tree Trimming Services</b>				
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	3,390.00
Total 01-1825 · Tree Trimming Services				7,035.21
<b>01-1826 · Holiday Lighting</b>				
11/16/2025	942	Randy's Holiday Lighting (DNU)	final payment on 2025 holiday lights	5,346.50
Total 01-1826 · Holiday Lighting				5,346.50
<b>01-1829 · Monument Maintenance</b>				
10/01/2025	1-25-26	Walnut Creek Community Association, Inc.	1st payment for 25/26 HOA Monument Maintenance Agreement	2,750.00
12/30/2025	25-26	Walnut Creek Community Association, Inc.	Dec 30, 2025 payment for HOA Monument Maintenance Agreement	2,750.00
Total 01-1829 · Monument Maintenance				5,500.00
<b>01-1832 · Lake Restoration &amp; Maintenance</b>				
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
<b>01-1839 · Iguana Removal Services</b>				
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

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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
02/02/2026	281887	Blue Iguana Pest Control Inc	monitoring February 2026	2,000.00
02/02/2026	281883	Blue Iguana Pest Control Inc	monitoring February 2026	241.67
03/04/2026	289232	Blue Iguana Pest Control Inc	monitoring March 2026	241.67
03/04/2026	289233	Blue Iguana Pest Control Inc	monitoring March 2026	2,000.00
Total 01-1839 · Iguana Removal Services				<u>11,208.35</u>
<b>01-1844 · Security Services Admin</b>				
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
02/01/2026	37232	Regions Security	1Security Administration Services February 2026	1,100.00
03/01/2026	37529	Regions Security	SECURITY ADMINISTRATIVE SERVICES March 2026	1,100.00
Total 01-1844 · Security Services Admin				<u>6,600.00</u>
<b>01-1845 · Security Video Surv. &amp; Virtual</b>				
10/01/2025	36135	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS Oct 2025	825.00
10/01/2025	36138	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES October 2025	3,807.78
11/01/2025	36513	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Nov 2025	3,807.78
12/01/2025	36757	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Dec 2025	3,807.78
01/01/2026	37042	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Jan 2026	3,807.78
02/01/2026	37231	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES February 2026	3,807.78
03/01/2026	37528	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES March 2026	3,807.78
Total 01-1845 · Security Video Surv. & Virtual				<u>23,671.68</u>
<b>01-1847 · Stormwater Pipe Cleaning &amp; CCTV</b>				
02/05/2026	26977R2	Flotech Environmental LLC	Jet-Vac Cleaning & CCTV Pipeline Inspection -Hour	7,100.00
Total 01-1847 · Stormwater Pipe Cleaning & CCTV				<u>7,100.00</u>
<b>01-2311 · Operations Management</b>				
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
02/28/2026	2026-1958	Special District Services	Field Operations Management - monthly	1,000.00
03/31/2026	2026-2076	Special District Services	Field Operations Management - monthly	1,000.00
Total 01-2311 · Operations Management				<u>6,000.00</u>
<b>Total Expenditures</b>				<b><u>469,088.01</u></b>

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

	<u>Operating Fund</u>	<u>Debt Service (2010) Fund</u>	<u>General Fixed Assets</u>	<u>Long Term Debt</u>	<u>TOTAL</u>
<b>ASSETS</b>					
<b>Current Assets</b>					
Checking/Savings					
Operating Fund	2,899,868.18	0.00	0.00	0.00	2,899,868.18
Improvements/Emergency Funds	1,561,328.77	0.00	0.00	0.00	1,561,328.77
Total Checking/Savings	<u>4,461,196.95</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,461,196.95</u>
<b>Total Current Assets</b>	<b>4,461,196.95</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,461,196.95</b>
<b>Other Assets</b>					
Investments - Interest Account	0.00	10.40	0.00	0.00	10.40
Investments - Reserve Fund	0.00	130,929.04	0.00	0.00	130,929.04
Investments - Revenue Account	0.00	232,468.67	0.00	0.00	232,468.67
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00
Investments - Redemption Account	0.00	632.28	0.00	0.00	632.28
Investments - Principal	0.00	6.78	0.00	0.00	6.78
Accounts Receivable	27,945.00	0.00	0.00	0.00	27,945.00
A/R Non Ad Valorem Receipts	0.00	24,630.10	0.00	0.00	24,630.10
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	388,677.27	388,677.27
Amount To Be Provided	0.00	0.00	0.00	476,322.73	476,322.73
<b>Total Other Assets</b>	<u>27,945.00</u>	<u>388,677.27</u>	<u>7,862,449.00</u>	<u>865,000.00</u>	<u>9,144,071.27</u>
<b>TOTAL ASSETS</b>	<b><u>4,489,141.95</u></b>	<b><u>388,677.27</u></b>	<b><u>7,862,449.00</u></b>	<b><u>865,000.00</u></b>	<b><u>13,605,268.22</u></b>
<b>LIABILITIES &amp; EQUITY</b>					
<b>Liabilities</b>					
<b>Current Liabilities</b>					
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	56,972.69	0.00	0.00	0.00	56,972.69
Total Current Liabilities	<u>1,660,272.69</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,660,272.69</u>
<b>Long Term Liabilities</b>					
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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>865,000.00</u>	<u>865,000.00</u>
<b>Total Liabilities</b>	<b>1,660,272.69</b>	<b>0.00</b>	<b>0.00</b>	<b>865,000.00</b>	<b>2,525,272.69</b>
<b>Equity</b>					
Retained Earnings	1,854,039.43	294,796.58	-3,431,627.00	0.00	-1,282,790.99
Net Income	974,829.83	93,880.69	0.00	0.00	1,068,710.52
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
<b>Total Equity</b>	<u>2,828,869.26</u>	<u>388,677.27</u>	<u>7,862,449.00</u>	<u>0.00</u>	<u>11,079,995.53</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>4,489,141.95</u></b>	<b><u>388,677.27</u></b>	<b><u>7,862,449.00</u></b>	<b><u>865,000.00</u></b>	<b><u>13,605,268.22</u></b>

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

	<b>Annual Budget</b>	<b>Actual</b>	<b>Year To Date Actual</b>
	<b>10/1/25 - 9/30/26</b>	<b>Mar-26</b>	<b>10/1/25 - 3/31/26</b>
<b>Revenues</b>			
Interest Income	1,000	352	4,656
NAV Tax Collection	122,077	2,276	114,519
Bond Prepayments	0	0	0
<b>Total Revenues</b>	<b>\$ 123,077</b>	<b>\$ 2,628</b>	<b>\$ 119,175</b>
<b>Expenditures</b>			
Principal Payments	70,000	0	0
Additional Principal Payments	4,502	0	0
Interest Payments	48,575	0	25,294
<b>Total Expenditures</b>	<b>\$ 123,077</b>	<b>\$ -</b>	<b>\$ 25,294</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 2,628</b>	<b>\$ 93,881</b>

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

#	ID#	Payment From	DATE	FOR	Tax Collect Receipts Gross	Interest Received	Commission Paid	Discount	Net From Tax Collector	Admin Assessment Income (Before Discounts & Fees)	Maintenance Assessment Income (Before Discounts & Fees)	Series 2010 Debt Assessment Income (Before Discounts & Fees)	Admin Assessment Income (After Discounts & Fees)	Maintenance Assessment Income (After Discounts & Fees)	Series 2010 Debt Assessment Income (After Discounts & Fees)	Series 2010 Debt Assessment Paid to Trustee
									\$1,740,565	\$183,985	\$1,426,711	\$129,869	\$183,985	\$1,426,711	\$129,869	
									\$1,636,131	\$172,946	\$1,341,108	\$122,077	\$172,946	\$1,341,108	\$122,077	\$122,077
1	1	Broward Cty Tax Collector	11/21/25	NAV Taxes	\$ 202,193.71		\$ (1,939.27)	\$ (8,267.12)	\$ 191,987.32	\$ 21,371.86	\$ 165,738.20	\$ 15,083.65	\$ 20,292.97	\$ 157,372.05	\$ 14,322.30	\$ 14,322.30
2	2	Broward Cty Tax Collector	12/19/25	NAV Taxes	\$ 1,065,618.15		\$ (10,231.85)	\$ (42,432.68)	\$ 1,012,953.62	\$ 112,635.80	\$ 873,487.20	\$ 79,495.15	\$ 107,069.12	\$ 830,318.10	\$ 75,566.40	\$ 75,566.40
3	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	6	Broward Cty Tax Collector	02/13/26	NAV Taxes	\$ 19,504.25		\$ (191.18)	\$ (387.23)	\$ 18,925.84	\$ 2,061.60	\$ 15,987.60	\$ 1,455.05	\$ 2,000.39	\$ 15,513.50	\$ 1,411.95	\$ 1,411.95
8	7	Broward Cty Tax Collector	03/13/26	NAV Taxes	\$ 31,166.52		\$ (308.14)	\$ (351.69)	\$ 30,506.69	\$ 3,294.27	\$ 25,547.20	\$ 2,325.05	\$ 3,224.39	\$ 25,006.40	\$ 2,275.90	\$ 2,275.90
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
					\$1,613,337.80	\$ 909.76	\$ (15,506.04)	\$ (62,734.04)	\$ 1,536,007.48	\$ 171,439.41	\$ 1,322,453.00	\$ 120,355.15	\$ 163,168.83	\$ 1,258,319.85	\$ 114,518.80	\$ 114,518.80

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

Collections  
92.69%

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

\$ 1,613,337.80	
\$ 909.76	\$ 1,536,007.48
\$ (171,439.41)	\$ (163,168.83)
\$ (1,322,453.00)	\$ (1,258,319.85)
\$ -	\$ -
\$ (120,355.15)	\$ (114,518.80)
\$ -	\$ 0.00

# Pest Findings by Location

WALNUT CREEK CDD TAFT/WATERFALLS

MAR 01, 2026 TO MAR 31, 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	03/07/2026 10:18 AM	Iguana	Sighted	1
	03/13/2026 04:02 PM	Iguana	Sighted	3
	03/20/2026 04:02 PM	Iguana	Sighted	5

Total Iguanas March 2026 (Waterfalls): 13

# Pest Findings by Location

## WALNUT CREEK CDD LAKES/CANALS

MAR 01, 2026 TO MAR 31, 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	03/02/2026 09:11 AM	Iguana	Sighted	1
	03/07/2026 11:10 AM	Iguana	Sighted	1
	03/09/2026 04:02 PM	Iguana	Sighted	2
	03/13/2026 04:03 PM	Iguana	Sighted	5
	03/20/2026 04:04 PM	Iguana	Sighted	8
	03/23/2026 05:23 PM	Iguana	Sighted	2
	03/25/2026 09:47 AM	Iguana	Sighted	3

Total Iguanas March 2026 (Lakes/Canals): 22

**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
<p style="text-align: center;">Aquaguard Epoxy 5000 – East Waterfall Surface</p> <p>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:</p> <ul style="list-style-type: none"> <li>- Thorough cleaning of the entire surface</li> <li>- Hydro blasting to remove contaminants and prepare the substrate               <ul style="list-style-type: none"> <li>- Acid washing to ensure optimal adhesion</li> </ul> </li> <li>- Identification and repair of any detected cracks</li> <li>- Application of “Bond Kote” as a preparatory layer</li> </ul>			
<p>7-years warranty on materials 1-year warranty on labor</p>	<p>10-years warranty on materials 1-year warranty on labor</p>	<p>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</p>	<p>10-years warranty on materials 1-year warranty on labor</p>
<p style="text-align: center;">All of the vendors clarified that their warranties do not cover damage resulting from external factors, such as improper maintenance or human induced harm.</p>			
<p><b>\$58,500.00</b></p>	<p><b>\$158,000.00</b></p>	<p><b>\$78,880.00</b></p>	<p><b>\$148,500.00</b></p>
<p>Requires 60% Deposit</p>	<p>Requires 40% Deposit, upon approval. 30% on start date. 20% upon completion 10% after final inspection.</p>	<p>Requires 50% Deposit</p>	<p>Requires 10% Deposit, while signing, then, 20% down Payment, 35% during execution, 30% schedule plaster &amp; 5% final payment.</p>
<p style="text-align: center;"><i>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</i></p>			

## 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.	<b>RESURFACING</b>	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
				<b>Total</b>	<b>\$58,500.00</b>

### 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

**Pond Epoxy Resurfacing  
 Approximately 6000 SqFT**

QTY	PRICE	AMOUNT
1.0	\$158,000.00	\$158,000.00

This project consists of resurfacing the existing pond using AquaGuard 5000 Epoxy, as requested by the client. Due to the presence of multiple previously applied surface layers, a full mechanical surface removal is required to ensure proper bonding and acceptable substrate conditions prior to epoxy application.

**Scope of Work**

- 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

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#### 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.

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##### 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.

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**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.

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**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.



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<b>Subtotal</b>	<b>\$158,000.00</b>
<b>Taxable Subtotal</b>	<b>\$0.00</b>
<b>Discount</b>	<b>\$0.00</b>
<b>Tax</b>	<b>\$0.00</b>
<b>TOTAL</b>	<b>\$158,000.00</b>

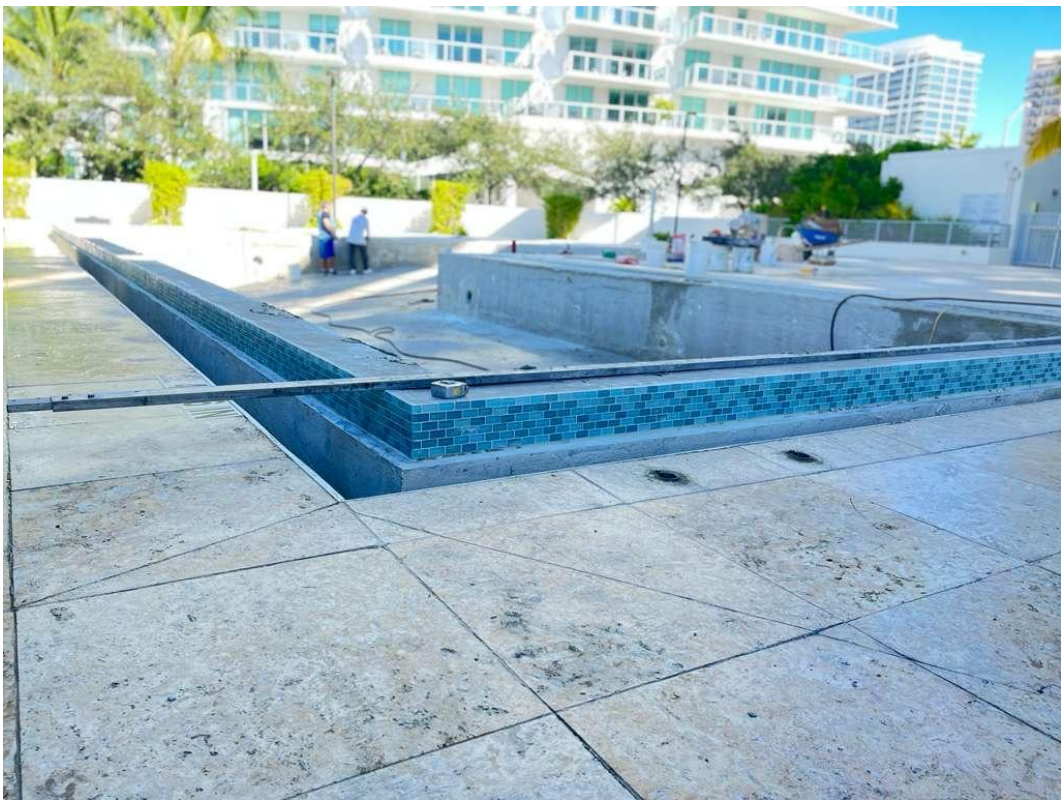
- It is recommended to remove the existing plaster to ensure proper bonding and durability of the new surface.
- Permit processing fees include paperwork preparation only. City and Health Department fees are not included and must be paid directly by the property owner.
- DCP Pool Services is not responsible 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.

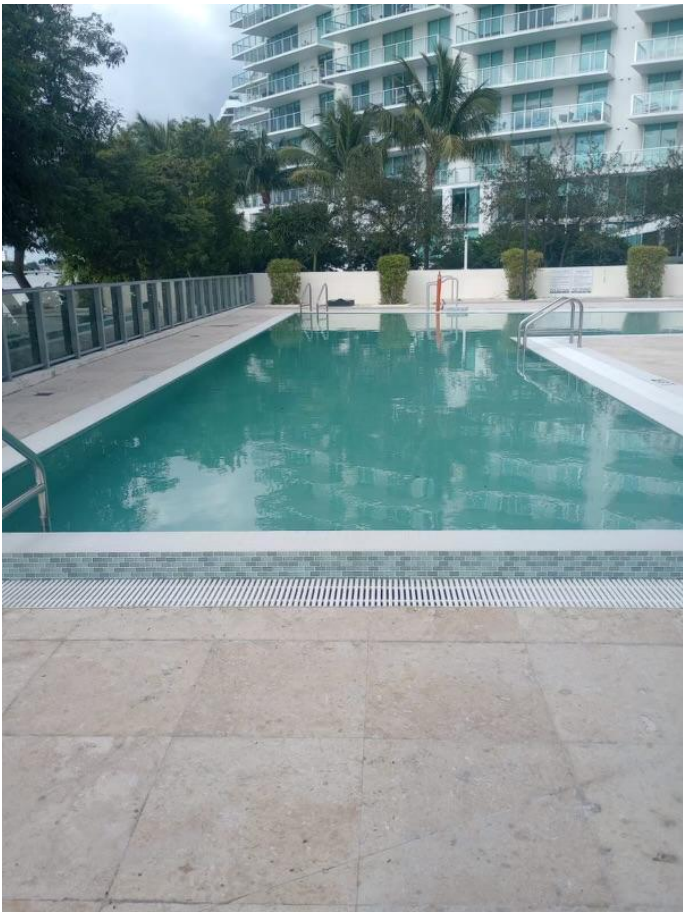
**Payment schedule:**

- 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 76<sup>th</sup> 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
<b>Total</b>	-----	<b>\$ 78,880.00</b>

### ACCEPTANCE OF PROPOSAL

Name (and Title): \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

FELIX CLEAN SERVICES, LLC.: \_\_\_\_\_

Omar Fonte  
19248 SW 80<sup>th</sup> CT  
Cutler Bay, FL 33157  
[Omar.fonte@gmail.com](mailto:Omar.fonte@gmail.com)  
786-299-2199  
January 26<sup>th</sup>, 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' followed by 'CEO.' in a smaller font.

**Nilson Silva**

Founder/CEO

# The history of Master Touch Outdoor Living



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

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

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

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

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

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



# Meet Our Pool Professionals

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

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

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



**Nilson Silva**  
CEO



**Claudia Silva**  
CEO



**Bruno Dantas**  
Project Manager

# Proposed Timeline

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

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

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



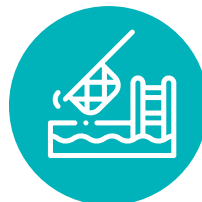
## Consultation and Design

Collaborate with our experts to shape your vision.



## Excavation and Construction

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



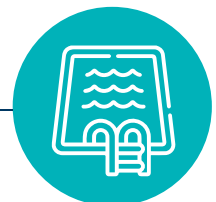
## Ongoing Maintenance Support

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



## Permits and Planning

We handle all necessary permits, ensuring a smooth process



## Finishing Touches and Inspection

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

**DESCRIPTION**

**QTY**

**East Pond Resurfacing**

AquaGuard - 5000 Epoxy  
 AquaGuard - 5000 Epoxy

1 Each

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

Scope of Work

1. Drain & Hydrostatic Relief
  - Safely drain the Pond/waterfall
  - Relieve hydrostatic pressure beneath to prevent damage.
2. Surface Preparation
  - Undercut all tile, light niches, return lines, and drains for a clean transition.
  - Remove the existing finish completely.
  - Acid wash surrounding walls and floor to improve bonding.
3. Bond Kote Application
  - Apply a high-performance, latex-based bonding agent (Bond Kote) to all interior surfaces to ensure strong adhesion and minimize risk of future delamination or “pop-outs.”

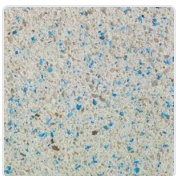
4. Plaster Application
  - Install the new finish at a uniform thickness: ~½”-1” on the floor and ¼”-¾” on the walls.
  - Roll apply the finish coat to a thickness of approximately 8-10 mils

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

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

Important Notes

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



**Fire UP**

1 Linear Feet

Start-Up (Fire-Up Service)

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

Scope of Service

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

Important Notes

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

Payment Terms

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

Payment Payable

- Check
- ACH
- Wire

**\*3% Convenience Fee On All Credit Card Payments\***

Warranty Disclaimer

1

 General Disclaimers & Additional Considerations

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

 Property Access / Landscaping / Irrigation

**Homeowner Responsibility**


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

**Tree Removal**

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

**Utilities & Storage**

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

 City Upgrades and Documentation Requirements

**Permits & Fees**

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

**Possible City Upgrades**

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

 Pile Installation

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

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

 Plaster Fill Procedure

**Critical Instructions**

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

 Warranty

**Coverage**

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

 Marketing Release

**Media Use**

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

 Arbitration

**Binding Arbitration**

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

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

Both parties waive all consequential damages.

**TOTAL \$148,500.00**

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

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

---

**RONALD GALVIS - WALNUT CREEK CDD**

**DATE**

# Core Values



## God

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



## Honor

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



## Unity

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



## Transparency

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



## Excellence

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



## Integrity

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



## Community

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



## Mission

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



## Vision

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



**MASTERTOUCH**  
OUTDOOR LIVING

**561-674-6909**

info@mastertouchpools.com

11860 Wiles Road, Coral Springs,  
Florida 33076

/mastertouchoutdoorliving

/MasterTouchOutdoorLiving

@mastertouchoutdoorliving

@mastertouchoutdoorliving

www.mastertouchpools.com

**Walnut Creek CDD  
Lake # 6 Erosion**

**Allstate Resource Management**

**Landshore Enterprises**

A minor eroded area was identified at Lake #6 (exact location shown in the attached image). Please refer to the enclosed photographs.

Allstate’s proposal is to repair the existing eroded area and install 6-inch erosion control SOX (fabric) along the entire 300 feet of shoreline that was not covered by the existing erosion control fabric (American Shoreline).

Landshore’s proposal consists of repairing the eroded area and installing erosion control EFT (fabric) to prevent future erosion, limited specifically to the affected area.

All inclusive proposal cost:

**\$52,500.00**

Proposal to prepare the area and repair the erodes section:

**\$2,900.00**

Proposal to install erosion control EFT (fabric) to the area:

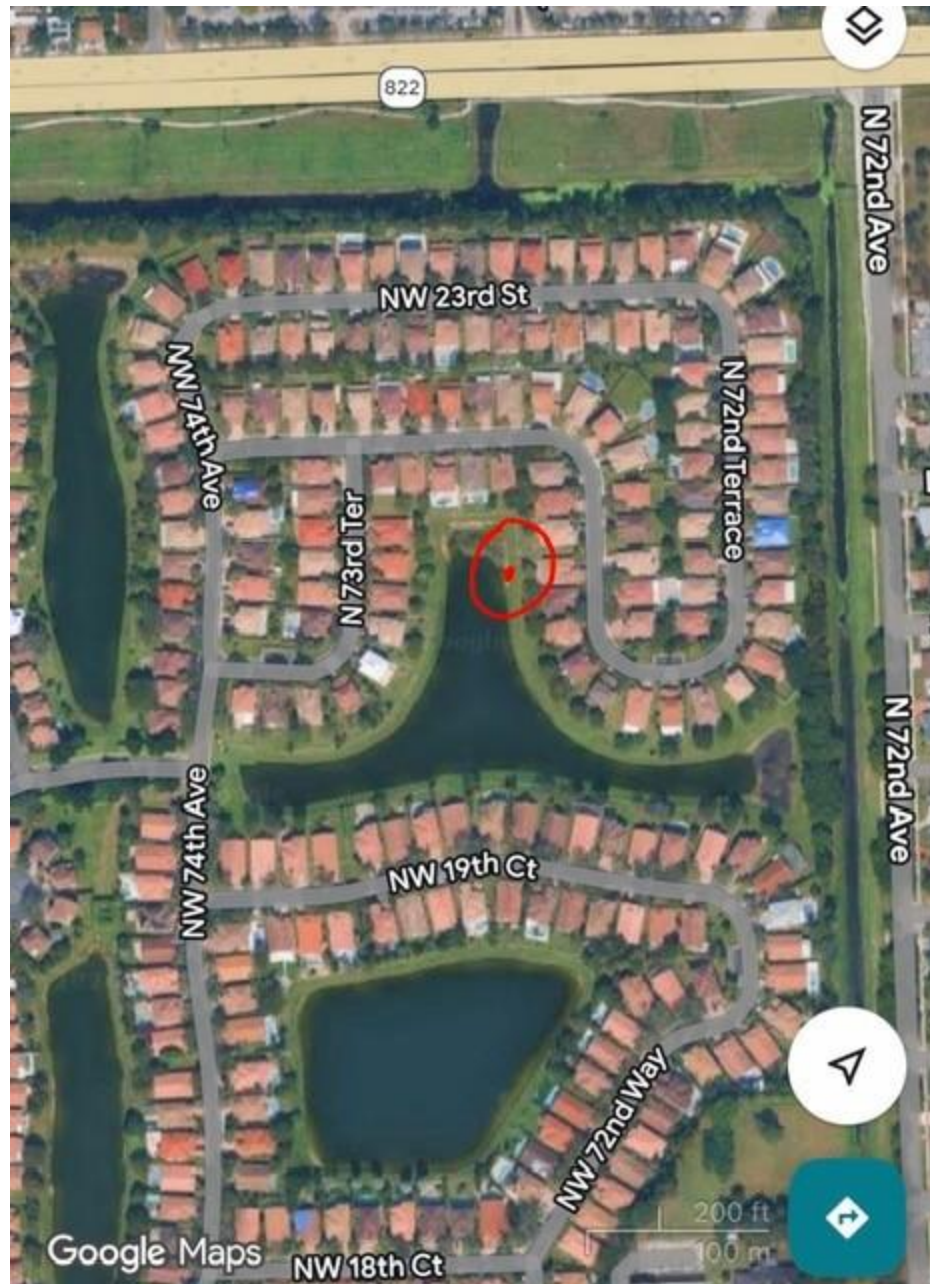
**\$5,375.00**

Total:

**\$8,275.00**

*\* Specific technical details can be found on the attached proposals.*







# Walnut Creek CDD

## Custom Erosion Restoration Proposal



Mike Bayless  
Allstate Resource Management, Inc.  
6900 SW 21<sup>st</sup> Court, Bldg 9  
Plantation, Florida 33317  
Office 954-382-9766

[info@allstatemanagement.com](mailto:info@allstatemanagement.com) | [www.allstatemanagement.com](http://www.allstatemanagement.com)

March 16, 2026

Ms. Gloria Perez  
**Walnut Creek CDD**  
7500 NW 20<sup>th</sup> Street  
Pembroke Pines, Fl. 33024

Dear Ms. Perez

We appreciate the opportunity to bid on this project for you! Attached is the Agreement for the SOX Erosion Solutions™ erosion restoration at 7500 NW 20<sup>th</sup> Street, Pembroke Pines, Fl. 33024

SOX Erosion Solutions™ suite of patented erosion control products are eco-friendly, bioengineered and designed to immediately halt soil erosion and stabilizes shorelines using rip-stop technology. Our SOX erosion control systems offer these unique attributes:

- Long lasting results that continue to improve over time,
- Superior buffering and filtering results in improved waterway and ecosystem,
- Exceptional water retention for vigorous growth of new vegetation,
- The only erosion control system that integrates into the Earth,
- Uses locally sourced organic fill
- Attaches directly to “intact” shore bank NOT to unstable shore bed,
- Allows SOX to be re-tensioned whenever necessary,
- Subsurface staking system eliminates injury liability to humans and animals,
- SOX “self-tightens” due to its ability to manage incredible weight displacement.

We take pride in providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Mike Bayless  
Allstate Resource Management, Inc.  
**SOX Erosion Solutions™ Certified Service Provider**

## EROSION CONTROL AGREEMENT

This agreement dated March 16, 2026, is made between ALLSTATE RESOURCE MANAGEMENT, INC. and CUSTOMER:

**Walnut Creek CDD**  
c/o Special District Services Inc.  
7500 NW 20<sup>th</sup> Street  
Pembroke Pines, Fl. 33024

Phone: (786) 347-2711 Ext. 2011  
Email: gperez@sdsinc.org  
Contact: Gloria Perez

### Project Description

SOX Erosion Solutions™ shoreline erosion restoration services located at **Walnut Creek CDD** in Pembroke Pines, Florida. Services include shoreline restoration for approximately **300** linear feet of eroded shoreline for 1 area in the community. This includes approximately 300 linear feet of 6' SOX. The system will be laid out and engineered along the eroded shoreline areas. Once the system is in place, it will be filled using sand/organic mix that is provided by ALLSTATE RESOURCE MANAGEMENT, INC. The community will provide us with the staging area to the installation area if needed. When the installation is complete and the shoreline is stabilized, sod will be laid by ALLSTATE RESOURCE MANAGEMENT, INC. directly through the SOX system.

### Project Pricing

Restore approximately **300** linear feet of eroded shoreline at **\$175.00** / linear foot  
Prep areas of debris/trash for engineering the system layout  
Install staking system, tie in ropes, and secure the material to stable shoreline  
○ Approximately 20 to 30 cubic yards of sand/organic fill per 100' of 6' SOX  
Sod will be installed by ALLSTATE RESOURCE MANAGEMENT, INC. for this project

**Total SOX Erosion Investment (\$175.00/Linear Ft): \$52,500.00**

Service includes material, supervisor, labor, stakes, rope, travel, and insurance to complete the project.

## EROSION CONTROL AGREEMENT

ALLSTATE RESOURCE MANAGEMENT, INC. will provide organic mix fill and equipment needed to transport the fill on the site from the staging area to the installation area. Typically, 100' of the 6' SOX system can be filled using 20-30 cubic yards of sand/organic mix fill and 100' of 12' SOX can be filled with 40-50 cubic yards.

ALLSTATE RESOURCE MANAGEMENT, INC. will provide and install sod once the SOX system has been installed. It will be the responsibility of the CUSTOMER to irrigate the new sod/planted area once installed.

Sprinkler heads will be marked by **CUSTOMER** otherwise ALLSTATE RESOURCE MANAGEMENT, INC. will not be responsible for damage to them during the course of work.

A staging area for materials and equipment will be required. ALLSTATE RESOURCE MANAGEMENT, INC. will access the waterway at designated areas.

ALLSTATE RESOURCE MANAGEMENT, INC. is not responsible for damage to any underground irrigation, headwalls, piping, electrical, trees or any lines not noted on the as-builts or not located by Sunshine Locating Services (where digging is necessary).

**CUSTOMER** is responsible for the cost of any necessary permits that may be required prior to commencement of work.

The labor warranty for any manual adjustments needed is for a five (5) year period. Our guarantee does not include the loss of material due to 'acts of God' such as floods, fire, hurricanes, or other catastrophic events, nor does it include losses due to theft, lack of adequate irrigation, vandalism or negligence by others, or other factors outside the control of our organization. ALLSTATE RESOURCE MANAGEMENT, INC. will warranty the product and labor for as long as we are under contract for the lake management services at the community.

## CONDITIONS

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1. Ownership of property is implied by CUSTOMER with acceptance of this Agreement. In the event that CUSTOMER does not expressly own the areas where the above stated services are to be provided, CUSTOMER represents that express permission of the owner is given and that authorization to commence the above-mentioned services is allowed. In the event of dispute of ownership, CUSTOMER agrees to hold harmless **ALLSTATE RESOURCE MANAGEMENT, INC.** for the consequences of such services.
2. **ALLSTATE RESOURCE MANAGEMENT, INC.** shall not be responsible for acts beyond its reasonable control, including adverse soil and / or water conditions, adverse weather conditions, unavailable materials, Acts of God, war, acts of vandalism, theft or third-party actions. CUSTOMER further states that neither party shall be responsible in damages or penalties for any failure or delay in performance of any of its obligations caused by above named incidences.
3. Invoices submitted for work completed shall be paid within 30 days of receipt.
4. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
5. This proposal shall be valid for 30 days.
6. If **ALLSTATE RESOURCE MANAGEMENT, INC.** is required to enroll in any third-party compliance programs, invoicing or payment plans that access fees in order to perform work for CUSTOMER, those charges will be invoiced back to CUSTOMER as invoiced to **ALLSTATE RESOURCE MANAGEMENT, INC.**
7. **ALLSTATE RESOURCE MANAGEMENT, INC.** will maintain insurance coverage, which includes but is not limited to; General Liability Property Damage, Automobile Liability, and Workman's Compensation at its own expense.
8. No alterations or modifications, oral or written, of the terms contained above shall be valid unless made in writing and accepted in its entirety by authorized representatives of both **ALLSTATE RESOURCE MANAGEMENT, INC.** and the CUSTOMER.

## **CONDITIONS CONTINUED**

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9. ALLSTATE RESOURCE MANAGEMENT, INC. shall not be responsible for acts beyond its reasonable control, including adverse soil and/or water conditions, adverse weather conditions, unavailable materials, Each party will be excused for a delay of performance under this Agreement if such delay is due to vandalism, acts of war or terrorism, transportation restrictions, strikes, embargoes, acts of God (including, but not limited to, fires, floods, hurricanes, tsunamis, earthquakes, mudslides and severe weather), government orders, or failure of transportation or communications carriers (each a "Force Major Event") for the period of such delay, provided that the party seeking such delay promptly informs the other party of the difficulty encountered and resumes its responsibilities as promptly as practicable.

10. Customer shall permit ALLSTATE RESOURCE MANAGEMENT, INC. without additional consideration to Customer, to take photographs or video at the project site of both completed work and work in progress.

11. Severability. If any part of this Agreement is determined to be invalid or illegal by any court or agency of competent jurisdiction, then that part shall be limited or curtailed to the extent necessary to make such provision valid, and all other remaining terms of this Agreement shall remain in full force and effect.

12. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

13. No Third-Party Beneficiary. The terms and provisions of this Agreement are intended solely for the benefit of each party hereto and their respective successors or permitted assigns, and it is not the intention of the parties to confer third-party beneficiary rights upon any other person or entity.

14. Waiver. The waiver of any breach of any provisions of this Agreement will not operate or be construed as a waiver of any subsequent breach of the same or other provision of this Agreement.

15. No Rights of Set-Off. In no event shall CUSTOMER be entitled to offset against any payment due or to become due to ALLSTATE RESOURCE MANAGEMENT, INC. under this Agreement.

16. Attorney's Fees. In the event any party shall be forced to enforce this Agreement, whether or not through litigation, the prevailing party shall be entitled to receive reasonable attorney's fees and all costs incurred in connection with such enforcement, including fees and costs of appeal.

**Customer Acceptance**

The above prices, specifications and conditions are hereby accepted for:

**Walnut Creek CDD**

**SCHEDULE OF PAYMENT**

50% Scheduling Deposit Due with Signed Contract - **\$26,250.00**  
50% Due Upon Completion of the SOX Installation - **\$26,250.00**

**BILLING ADDRESS**

2501 A Burns Road, Palm Beach Gardens, FL 33401  
Tori Shamy [tshamy@sdsinc.org](mailto:tshamy@sdsinc.org)

**Customer:**

Ms. Gloria Perez  
Walnut Creek CDD  
c/o Special District Services Inc.  
7500 NW 20<sup>th</sup> Street  
Pembroke Pines, FL. 33024  
Phone: (786) 347-2711 Ext. 2011  
Email [gperez@sdsinc.org](mailto:gperez@sdsinc.org)

Mike Bayless  
ALLSTATE RESOURCE MANAGEMENT, INC.  
6900 SW 21<sup>ST</sup> Court, Bldg 9  
Plantation, FL 33317  
Office: (954) 382-9766  
[info@allstatemanagement.com](mailto:info@allstatemanagement.com)

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: Mike Bayless

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**ALLSTATE RESOURCE MANAGEMENT, INC. SOX Erosion Solutions™ Certified Service Provider**





# Landshore Enterprises, LLC

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

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

Estimate: #4405

Date: 3/23/2026

## Project: Washout Spot Repair at Walnut Creek

### JOB SCOPE

Landshore® will perform washout repair and slope stabilization within the designated project area at Walnut Creek. The scope of work includes light clearing and grubbing of vegetation and debris within the repair area to prepare the site for restoration activities. Following site preparation, a non-woven geotextile filter fabric will be installed to provide soil separation and enhance stability of the repaired section. Clean fill material (sand or other suitable material) will then be placed, graded, and compacted as necessary to restore the eroded area and establish proper slope geometry for positive drainage. Upon completion of grading activities, the repaired area will be covered with erosion control fabric to protect the surface from washout during establishment. The area will then be finished with installation of St. Augustine sod to match existing conditions. All disturbed areas will be restored upon completion of the work. **Note:** The client shall be responsible for watering and maintaining the sod for a minimum of two (2) weeks, or until the vegetation is fully established.

### ITEMIZED ESTIMATE: TIME AND MATERIALS

Section	Description	Units	Estimated Quantities	Total
Spot Repair	Mobilization / General preparation	Lump Sum	1	
	Clearing and Grubbing	Lump Sum	1	
	Clean Imported Fill Material	Lump Sum	1	
	Grading and Shaping	Lump Sum	1	
	Filter Fabric - Non-Woven Geotextile	Lump Sum	1	
	Erosion Control Blanket - C125 Coconut Mat	Lump Sum	1	
	Sod (match to existing)	Lump Sum	1	
	Demobilization	Lump Sum	1	
<b>TOTAL JOB COST</b>				<b>\$2,900.00</b>

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



# Landshore Enterprises, LLC

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

## PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

15% Booking Date	\$435.00
55% Mobilization Date	\$1,595.00
30% Completion of project	\$870.00

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

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

## SPECIAL CONDITIONS

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

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

\_\_\_\_\_  
Client's Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landshore Enterprises Representative Signature

\_\_\_\_\_  
Date



# Landshore Enterprises, LLC

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

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

Estimate: #4410

Date: 3/24/2026

**Project: Shoreline Restoration for Approximately 52 Linear Feet**

**PRODUCT DESCRIPTION**

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

**JOB SCOPE**

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

ITEMIZED ESTIMATE: TIME AND MATERIALS					
Section	Description	Units	Estimated Quantities	Total	
52 LF	Mobilization / General preparation	Lump Sum	1		
	Maintenance of Traffic	Lump Sum	1		
	Clearing and Grubbing	Lump Sum	1		
	Installation and maintenance of stormwater pollution prevention measures	Lump Sum	1		
	Grading and Shaping	Square Feet	260		
	Installation of EFT®				
	EFT® 1x7.5' Cir. Sacrificial Tube	Linear Feet	52	EFT	
	EFT® 1x10' Cir. Base Tube	Linear Feet	52		
	Turf Reinforcement Mat - C125 Coconut	Square Feet	260		
	Sod (match to existing)	Square Feet	260		
Demobilization	Lump Sum	1			
<b>TOTAL JOB COST</b>				<b>\$5,375.00</b>	

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



# Landshore Enterprises, LLC

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

## PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

15% Booking Date	\$806.25
55% Mobilization Date	\$2,956.25
30% Completion of project	\$1,612.50

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

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

## SPECIAL CONDITIONS

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

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

\_\_\_\_\_  
 Client's Representative Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Landshore Enterprises Representative Signature

\_\_\_\_\_  
 Date

**SPECIAL SERVICE AGREEMENT / WETLAND PLANTING**

Ms. Gloria Perez  
**Walnut Creek HOA**  
 7500 NW 20<sup>th</sup> Street  
 Pembroke Pines, Fl. 33024

Gperez@sdsinc.org

<u>DATE:</u>	<u>TERMS:</u>	<u>DELIVERY:</u>
03/16/26	50% deposit required upon signing 50% due upon completion	4 weeks

DESCRIPTION:

Allstate Resource Management will supply and install 900 bare root aquatic plants listed below at the littoral area on lake after the erosion is completed.. All plants will be placed at 1' offset center. Map attached.

<u>Variety</u>	<u>Size</u>	<u>Quantity</u>
Yellow Cana	Bare Root	900 @ \$4,00

WETLAND PLANT COST AND COMPENSATION

Plant acquisition and installation will be performed for the investment of **\$3,600**. An invoice for plants and installation will be submitted upon completion of installation.

RESPONSIBILITIES

The customer shall guarantee access to and make all provisions for ALLSTATE personnel to enter upon private or public lands as necessary to perform the work required.

Irrigation of planted areas is the responsibility of the customer. If irrigation does not cover the planted areas, plant survival cannot be guaranteed.

All plants provided and installed under the terms of this Agreement are guaranteed to be of good quality and free of existing diseases or defects at the time of installation.

ALLSTATE guarantees eighty percent (80%) survivorship at the end of 90 days and will replace any plant materials we have installed. Our guarantee does not include the loss of plant material due to 'acts of God' such as floods, drought, fire or other catastrophic events, nor does it include losses due to theft, lack of adequate irrigation, vandalism, chemical treatment or negligence by others, or other factors outside the control of our organization. Survivorship guarantee is predicated on professional waterway care by ALLSTATE staff only on a regular scheduled basis.

**PROVISIONS AND AGREEMENT**

This offer will remain valid for a period not to exceed thirty (30) days beyond the date of submittal.

**PAYMENT**

Any invoice or statement submitted to the Customer under this Agreement will be due and payable on receipt. All costs are subject to applicable Florida sales tax on goods and services.

ALLSTATE RESOURCE MANAGEMENT, INC.

**CUSTOMER ACCEPTANCE**

The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge that they are authorized to execute this document.

\_\_\_\_\_  
ALLSTATE (Signature)

\_\_\_\_\_  
CUSTOMER (Signature)

\_\_\_\_\_  
NAME / TITLE (Printed)

\_\_\_\_\_  
NAME / TITLE (Printed)

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DATE



**Allstate**  
**RESOURCE MANAGEMENT, INC.**

6900 S.W. 21st Court . Building 9 . Davie, FL 33317  
Toll-Free: 800.270.6558 . Local: 954.382.9766 . Fax: 954.382.9770  
Email: [info@allstatemanagement.com](mailto:info@allstatemanagement.com)





Feb 17, 2026 1:41:00 PM  
Pembroke Pines  
Broward County  
Florida



Feb 17, 2026 1:40:49 PM  
Pembroke Pines  
Broward County  
Florida



## Walnut Creek CDD Estimates for Perimeter Fence Project

These estimates were requested from vendors for **budgeting purposes**. Measurements and specifications are approximate and based on **field visits**. If the project is ultimately approved, prices may change.

Fence contractors indicated that, in order to build the fence, **landscaping clearance is required** in the areas where the fence will be installed. Some areas may require minor trimming, while others may require major tree and vegetation removal. For this reason, estimates from landscapers were also gathered and included in this report. They propose different options, considering that, as mentioned, **the final scope of work may vary**.

The actual location of the fence is contingent upon **City of Pembroke Pines permits and approvals**, which is why it is not feasible at this time to determine the exact amount of landscaping work that will be required during construction, should the project be approved.

The **6-foot-tall chain-link fence estimates** were prepared based on the measurements and locations shown in the image/plan/map enclosed with this document. The pricing includes two gates, as part of the fence, to facilitate landscapers' access.

### Fence Estimates

Power Fence	Shekinah Fence	Superior Fence & Aluminum
<i>This contractor was contacted, since they already provided a price for a similar project to the HOA.</i>	<i>This contractor previously installed Sheridan &amp; N 72nd AVE fence, and usually perform repairs to fences for the District.</i>	<i>This contractor (under the name of Artemisa Fence) previously installed other fences for the District (many years ago).</i>
Price for <b>approximately</b> 5,455 LF of 6-foot-tall chain-link fence, divided into four sections (refer to the enclosed map), including two gates (locations to be determined).		
<b>\$225,450.00</b>	<b>\$95,961.00</b>	<b>\$109,500.00</b>

*These prices do not include any permit fees, payable to City of Pembroke Pines or any other Governmental Agencies.*

**Walnut Creek CDD  
Estimates for Perimeter Fence Project**

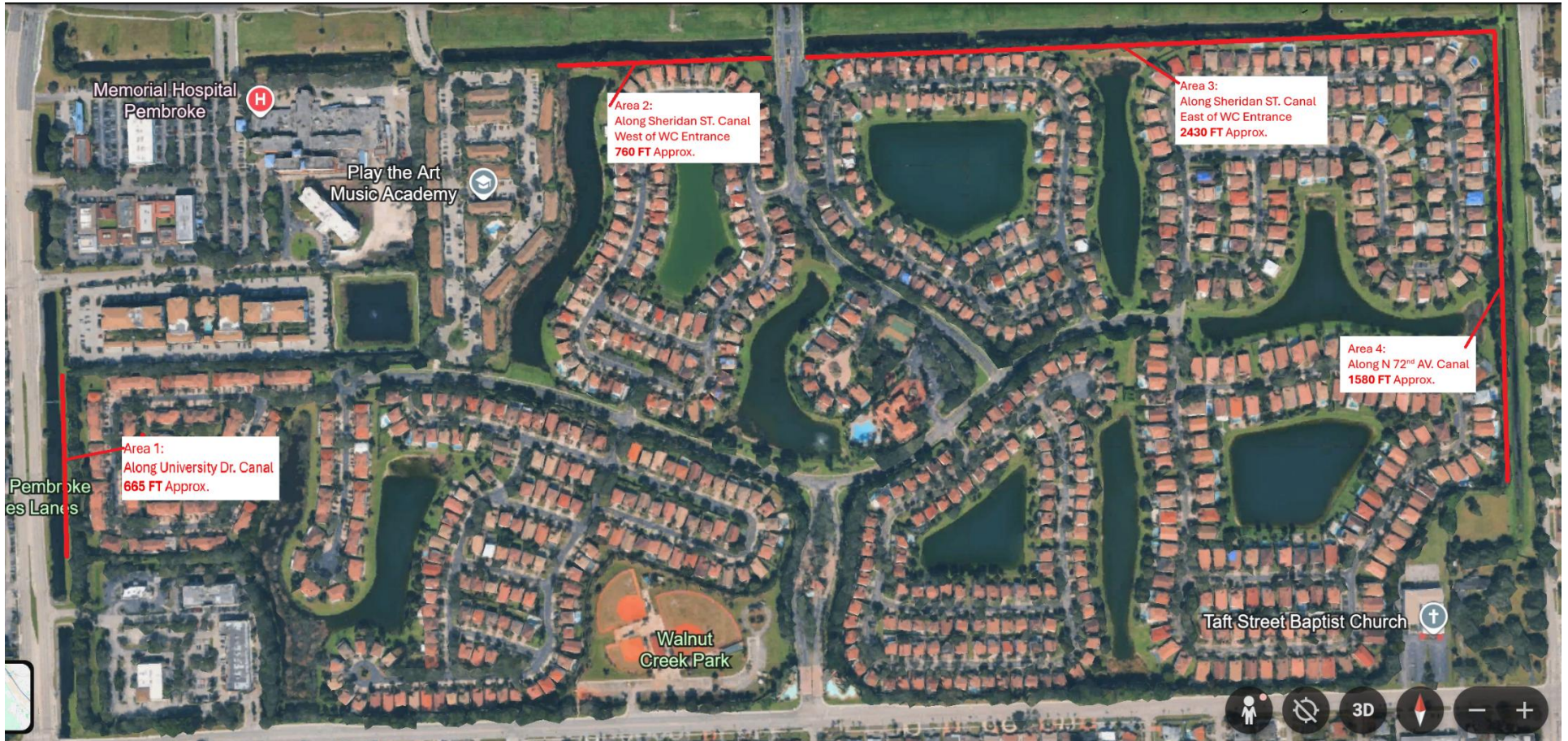
**Vegetation Clearance Estimates**

Greener Image	Turf Management
<b>Option 1:</b> Removal of Hedges only	<b>Option 1:</b> Trimming 1-2 Feet of hedges
<b>\$46,415.00</b>	<b>\$32,610.00</b>
<b>Option 2:</b> Removal of Hedges, clusters and foliage	<b>Option 2:</b> Trimming 3-4 Feet of hedges
<b>\$51,415.00</b>	<b>\$48,915.00</b>

# Walnut Creek CDD

## Fence Installation Project

6' Tall Green Chainlink Fence -----



All measurements shown on this map are approximate. Prior to commencing any work, all dimensions must be verified and confirmed in the field. Any construction activity or installation is subject to prior review and approval by the District Engineers and the City of Pembroke Pines.



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

**CONNECT WITH US!**



**VIEW OUR INSTAGRAM**



**PREPARED BY**

**Cris Bryan**

Power Fence

(954) 371-1370

Cris@powerfenceinc.com

902 SW 2nd Pl, Pompano Beach, FL 33069, USA

**PREPARED FOR**

**Ronald Galvis**

Ronald Galvis

(786) 503-1633

rgalvis@sdsinc.org

7500 NW 20th St, Pembroke Pines, FL 33024, USA

**ESTIMATE DETAILS**

**7500 NW 20th St, Pembroke Pines, FL 33024, USA**

Supply and install 5465 linear feet of 6' high green chainlink fencing along the perimeter of Walnut Creek CDD including one (1) 10' wide matching gate along the perimeter of the property.

**Price includes all labor, materials and hardware.**

**DESCRIPTION**

**TOTAL**

**Supply and Installation of Fence** \$225,175.00

**6' High Green Chainlink Fencing**

CL 6' - Green  
6-foot-high chain link fencing



CL 6' Gates - Green

**DISPOSAL** \$0.00

We'll take down your existing fence and haul away all standard materials as part of the job. Our crew handles cleanup efficiently so your property is ready for the new installation.  
Additional demo work beyond the standard scope can be discussed if needed.

**PERMIT FEES - NOT INCLUDED** \$0.00-

[Please select 1 option](#) \$275.00

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.

Obtain Your Own Permit +\$0.00

Permit by Us (Commercial) +\$275.00

**TOTAL** \$225,175.00-  
\$225,450.00

PAYMENTS STARTING FROM **\$864**/month for a \$100,000 loan on [Acorn Learn More →](#)

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

---

**RONALD GALVIS - WALNUT CREEK CDD**

**DATE**

## 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 of 18" clearance on one side for the fence line for alum and pvc fences. We require a minimum 18" clearance on both sides of the fence line for wood and chainlink

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.

Clearance is needed for all fence installations.

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.

# SHEKINAH FENCE SERVICES LLC



# Estimate

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

Estimate No: 6775  
 Date: 03/02/2026

For: WALNUT CREEK CDD  
 gperez@sdsinc.org, rgalvis@sdsinc.org  
 ALONG THE PERIMETER AT SHERIDAN  
 STREET AND 72nd AVENUE  
 (786) 503-1633

Description	Quantity	Rate	Amount
INSTALLATION OF 4930' FEET OF CHAIN LINK FENCE GREEN COLOR 6' TALL - INSTALL TWO DOUBLE GATE OF 10'X6'  - CHAIN LINK GREEN 9 GA - TERMINALS POST 2 1/2"X8' - LINE POST 2"X8" - TOP RAIL 1 5/8" - GATE FRAME 1 5/8"	1	\$92,761.00	\$92,761.00
CUTTING AND REMOVAL OF VEGETATION LOCATED ALONG THE FENCE INSTALLATION LINE . IT IS IMPORTANT TO NOTE THAT ONLY PLANTS THAT INTERFERE WITH THE FENCE INSTALLATION WILL BE CUT OR REMOVED OUR COMPANY WILL NOT BE HELD RESPONSIBLE IF ANY PLANT OR SHRUB DRIES OUT OR BECOMES DAMAGED AS A RESULT . SHEKINAH WILL NOT CUT OR REMOVE ANY ROOT.	1	\$2,700.00	\$2,700.00
PROCESS THE PERMIT	1	\$500.00	\$500.00
BUILDING DEPARTMENT FEES (TAXES ) NOT INCLUDED	1	\$0.00	\$0.00

Subtotal	\$95,961.00
TAX 0%	\$0.00
<b>Total</b>	<b>\$95,961.00</b>

<b>Total</b>	<b>\$95,961.00</b>
--------------	--------------------

### Comments

PAYMENT TERMS :50% BEFORE START THE JOB  
 PAYMENT TERMS :50% AFTER JOB IS DONE  
 ZELLE PAYMENT TO : 954-709-9761  
 ACH PAYMENT INFORMATION IS INCLUDED

**Terms and Conditions**

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATION AND CONDITION ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZING TO DO THE WORK AS SPECIFIED. PAYMENTS WILL BE MADE AS UNDERLINED ABOVE.

QUOTE IS ONLY VALID FOR 15 DAYS

STAFF MEMBERS ARE NOT RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND PIPE'S, LINE'S AND CABLE'S.

---

SHEKINAH FENCE  
SERVICES LLC

---

Client's signature





21261 SW 124th Ave Rd  
 Miami, FL, 33177-5753  
 786-626-8732

## Estimate

# Superior Fence & Aluminum LLC.

For: Walnut Creek CDD  
 rgalvis@sdsinc.org  
 (786) 503-1633

Estimate No: 9  
 Date: 04/06/2026

Description	Quantity	Rate	Amount
Chain link fence 6'ht. Green	5,455	\$20.00	\$109,100.00*
Double gate	1	\$400.00	\$400.00*
Permit extra	1	\$0.00	\$0.00*
If is any trees in the middle of the fence line we can cleared out with a extra cost.	1	\$0.00	\$0.00*
50% deposit to start the work	1	\$0.00	\$0.00*

\*Indicates non-taxable item

Subtotal \$109,500.00  
 Total \$109,500.00

**Total \$109,500.00**



March 17, 2026

**TOTAL LAWN CARE & LANDSCAPING**

Landscape Installation Proposal/Agreement for (Walnut Creek CDD – Fence Installation Project):

Includes the Following: (ALL CDD AREAS MARKED WITH RED LINES ON MAP PROVIDED BY CDD)

1) OPTION #1 - Removal of 5.435 linear feet of existing old/neglected/damaged Ficus hedges along all areas marked with Red lines on the Walnut Creek CDD map provided & complete disposal of all foliage removed. Workers needed will include (2) guys on excavators & (3) groundmen. Estimated time to remove/dispose of all old foliage would be up to 2 weeks.

Cost: \$46,415.00 Initial: \_\_\_\_\_

2) OPTION #2 - Removal of 5.435 linear feet of existing old/neglected/damaged Ficus hedges along all areas marked with Red lines on the Walnut Creek CDD map provided + Removal of all low-lying clusters of foliage in front of the Ficus & complete disposal of all foliage removed. Workers needed will include (2) guys on excavators & (3) groundmen. Estimated time to remove/dispose of all old foliage would be up to 2 weeks.

Cost: \$51,415.00 Initial: \_\_\_\_\_

- Labor & Disposal Fees Are Included in Both Pricing Options #1 & #2

**A 50% Deposit is REQUIRED on All Jobs in Excess of \$2,500.00**

Final Payment Is Due Upon Completion of Work "Additional Projects Will Not Start, Until Monies from Previous Projects Are Paid In Full"!

The Installation Will Take Place 2-4 Weeks From The Date Agreed Upon (This Date Will Be Dependent Upon Other Jobs Already in the Schedule & Weather!) Should it become necessary for Greener Image to pursue collections of outstanding invoices, the Walnut Creek CDD agrees to pay attorney's fees, court costs, interest and all expenses incurred in said collections.

Sign and Date \_\_\_\_\_

By Signing Here, You Agree to the Terms Described Above.

Commercial • Residential • Licensed/Insured

Ph: 954-592-2079 • 2824 SE Ashfield Dr., Port St. Lucie, FL 34984

**www.GREENERIMAGE-SFL.com**



12600 SW 125<sup>th</sup> Ave  
Miami, FL. 33186  
(305)255-7000

3/11/2026

Walnut Creek CDD  
c/o Gloria Perez  
Special District Services  
Miami, FL. 33193

RE: Fence clearing for fence installation

As per your requested, we are proposing to trim back vegetation in areas where fence will be getting installed. This area is approximately 5,435 linear feet. This proposal is going to be broken up into two parts. First price will be to trim 1-2 ft, and the second price will be to trim back 3-4 ft of the side where the fence is being installed. This proposal will not include the price to remove trees or shrubs if needed, it is only to push back the hedge to allow access to install the new fence. Please be aware that trimming plants back this much can cause the plant material to go into shock and or even die. Turf Management shall not be responsible for any dying plant material if this were to occur. The one main key part that can help these plants thrive would be the watering. When this trimming occurs the association or vendor taking care of the property should make sure to set irrigation timers on separate programs and give more water than the normal for 2-3 months after work is performed. This will give the plant material much more chance of surviving.

- Trimming area on map (1-2 feet) of side where fence will be installed: \$ 32,610.00
- Trimming area on map (3-4 feet) of side where fence will be installed: \$ 48,915.00

\*\* These areas where work will be performed have limited access for big trucks and equipment. So, crews may have to walk debris long ways in some areas. This along with the removal and disposal of all debris generated during this job is included in the price\*\*

**Acceptance of proposal:**

-----  
**Date:**

**Fernando Toledo**  
**Turf Management**  
**ISA Certified Arborist**

-----  
**This Proposal becomes a contract upon acceptance**



**CRAIG A. SMITH AND ASSOCIATES**

ENGINEERS•SURVEYORS•UTILITY LOCATORS•GRANT SPECIALISTS  
1425 E. Newport Center Drive, Deerfield Beach, Florida 33442  
TEL: 954.782.8222  
E-Mail: [BKeener@Craigasmith.com](mailto:BKeener@Craigasmith.com)

**PROPOSAL MEMO**

TO: Al Caruso

FROM: Robert D. Keener, P.S.M. *Robert D. Keener*

DATE: March 13, 2026

RE: Walnut Creek Community Development District  
Perimeter Fence  
CAS Proposal OCASA-0909

Pursuant to your request, **CRAIG A. SMITH & ASSOCIATES (CAS) SURVEYING** is pleased to present this proposal for Professional Surveying Services in connection with the above referenced project. **Exhibit “A”** is attached for reference. Specifically, we propose to do the following:

**S86 MAP OF SPECIFIC PURPOSE SURVEY/ BOUNDARY LINE LAYOUT**  
Survey will establish the following boundary lines (approximately 5,415 LF):

- West side of parcel A along Walnut Creek Town Homes (Plat Book 170, Page 23).
- North side of Parcel B-1 along Walnut Creek Re-Plat No. 1 (Plat Book 168, Page 18).
- North side of Parcel A along Walnut Creek (Plat Book 167, Page 40).
- North and east sides of Parcel A along Walnut Creek Re-Plat No. 2 (Plat Book 170, Page 108) and
- East side of a portion of B-6 along Walnut Creek Re-Plat No. 1 (Plat Book 168, Page 18).

Flag stakes will be set at approximate 100-foot intervals along said lines. In the cases of obstructions, the flag stakes will be set on offsets. A certified sketch of survey (Exhibit) will be provided to clarify their locations.

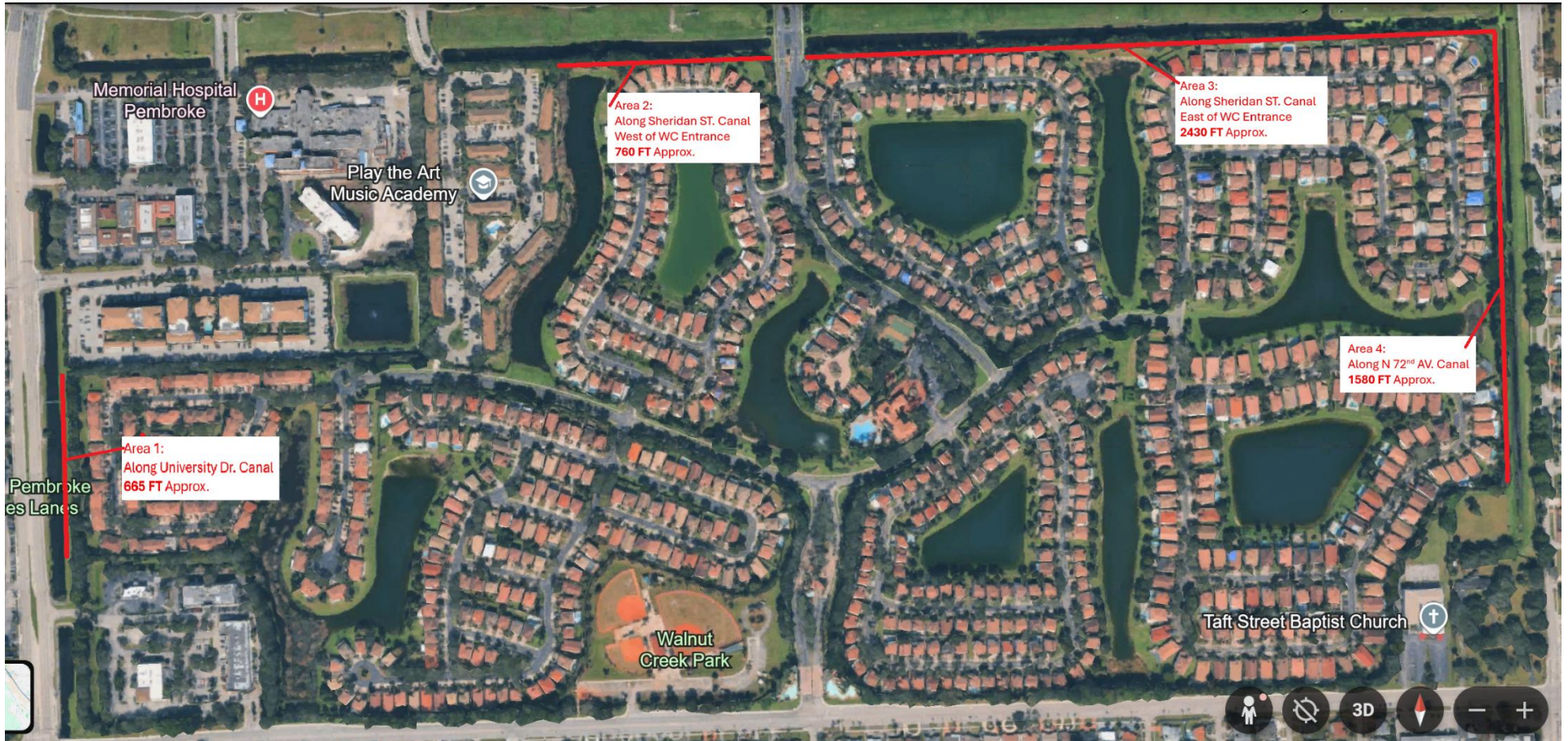
**SURVEY = \$11,926.00**

# Walnut Creek CDD

## EXHIBIT "A"

### Fence Installation Project

6' Tall Green Chainlink Fence -----



All measurements shown on this map are approximate. Prior to commencing any work, all dimensions must be verified and confirmed in the field. Any construction activity or installation is subject to prior review and approval by the District Engineers and the City of Pembroke Pines.

**RESOLUTION NO. 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for June 23, 2026 at 6:00 p.m. in the Walnut Creek Clubhouse, 7500 NW 20<sup>th</sup> Street, Pembroke Pines, Florida 33024, and/or utilizing communications media technology (whichever is applicable) for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of April, 2026.

**ATTEST:**

**WALNUT CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

Walnut Creek  
Community Development District

**Proposed Budget For  
Fiscal Year 2026/2027  
October 1, 2026 - September 30, 2027**

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- I PROPOSED BUDGET
- II PROPOSED MAINTENANCE BUDGET
- III DETAILED PROPOSED BUDGET
- IV DETAILED PROPOSED MAINTENANCE BUDGET
- V DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2010)
- VI ASSESSMENT COMPARISON

**PROPOSED BUDGET**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	<b>FISCAL YEAR 2026/2027 BUDGET</b>
<b>REVENUES</b>	
ADMINISTRATIVE ASSESSMENTS	190,744
MAINTENANCE ASSESSMENTS	1,419,894
DEBT ASSESSMENTS (2010)	129,578
OTHER REVENUES	0
INTEREST INCOME (OPERATING)	3,000
INTEREST INCOME (IMPROVEMENTS FUND)	2,400
<b>TOTAL REVENUES</b>	<b>\$ 1,745,616</b>
<b>EXPENDITURES</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>	
SUPERVISOR FEES	10,000
PAYROLL TAXES (EMPLOYER)	800
ENGINEERING	40,000
LEGAL FEES	25,000
AUDIT FEES	4,400
MANAGEMENT	53,424
POSTAGE	1,350
OFFICE SUPPLIES/PRINTING	4,900
INSURANCE	23,000
LEGAL ADVERTISING	2,300
MISCELLANEOUS	8,000
DUES & SUBSCRIPTIONS	175
ASSESSMENT ROLL	7,500
TRUSTEE FEES	1,500
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 184,699</b>
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,532,400</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,717,099</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 28,517</b>
BOND PAYMENTS (2010)	(121,803)
<b>BALANCE</b>	<b>\$ (93,286)</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(34,805)
DISCOUNTS FOR EARLY PAYMENTS	(69,609)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (197,700)</b>
CARRYOVER/ FUNDS FROM IMPROVEMENT ACCOUNT	197,700
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**PROPOSED MAINTENANCE BUDGET**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR
	2026/2027
MAINTENANCE EXPENDITURES	BUDGET
FIELD MAINTENANCE	5,000
OPERATIONS MANAGEMENT	12,000
SECURITY & ROVER SERVICES	388,800
SECURITY ADMINISTRATION SERVICES	25,100
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES	45,000
SECURITY CAMERAS & MAINTENANCE	12,000
SECURITY ONLINE SOLUTIONS	12,500
SECURITY GATE SYSTEMS MAINTENANCE & REPAIRS	55,000
TELEPHONE	13,500
ELECTRIC	105,000
WATER & SEWAGE	16,000
GUARDHOUSE INT/EXT MAINTENANCE	25,000
LAKE & PRESERVE MAINTENANCE	48,000
SIGNAGE	2,000
STREETLIGHT MAINTENANCE	5,000
WATERFALL MAINTENANCE	100,000
HOLIDAY LIGHTING	11,000
OPERATING RESERVE/CONTINGENCY	10,000
MISCELLANEOUS MAINTENANCE	20,000
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	14,000
HEADWALL STABILIZATION PROJECT	50,000
LAKE SLOPE SOIL MAINTENANCE	10,000
IGUANA CONTROL	27,000
STORMWATER DRAINAGE PIPE CLEANING & CCTV	250,000
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	100,000
MONUMENT MAINTENANCE	5,500
LAKE FOUNTAIN MAINTENANCE/RESERVE	15,000
CANAL IMPROVEMENTS PROJECT - ENGINEERING DESIGN & CONSTRUCTION	0
WEST & GUARDHOUSE WATERFALLS/POND REPAIRS & REFINISHING PROJECT	150,000
LAKE SHORELINE RESTORATION MAINTENANCE	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,532,400</b>

**DETAILED PROPOSED BUDGET**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>				
ADMINISTRATIVE ASSESSMENTS	195,496	183,984	190,744	Expenditures Less Interest/.94
MAINTENANCE ASSESSMENTS	1,268,726	1,426,702	1,419,894	Expenditures Less Carryover/.94
DEBT ASSESSMENTS (2010)	129,870	129,869	129,578	Bond Payments/.94
OTHER REVENUES	19,698	0	0	
INTEREST INCOME (OPERATING)	70,794	2,400	3,000	Projected At \$250 Per Month
INTEREST INCOME (IMPROVEMENTS FUND)	38,903	1,800	2,400	Projected At \$200 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 1,723,487</b>	<b>\$ 1,744,755</b>	<b>\$ 1,745,616</b>	
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENDITURES</b>				
SUPERVISOR FEES	7,000	10,000	10,000	No Change From 2025/2026 Budget
PAYROLL TAXES (EMPLOYER)	536	800	800	Projected At 8% Of Supervisor Fees
ENGINEERING	25,810	35,000	40,000	FY 25/26 Expenditure Through February 2026 Was \$30,625
LEGAL FEES	26,118	22,000	25,000	FY 25/26 Expenditure Through February 2026 Was \$9,740
AUDIT FEES	4,200	4,300	4,400	\$100 Increase From 2025/2026 Budget
MANAGEMENT	50,556	52,020	53,424	CPI Adjustment
POSTAGE	1,538	1,350	1,350	No Change From 2025/2026 Budget
OFFICE SUPPLIES/PRINTING	2,186	5,100	4,900	\$200 Decrease From 2025/2026 Budget
INSURANCE	21,894	24,000	23,000	FY 25/26 Expenditure Was \$21,696
LEGAL ADVERTISING	1,996	2,400	2,300	\$100 Decrease From 2025/2026 Budget
MISCELLANEOUS	6,040	8,650	8,000	\$650 Decrease From 2025/2026 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
TRUSTEE FEES	1,420	1,500	1,500	No Change From 2025/2026 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2025/2026 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2025/2026 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 159,319</b>	<b>\$ 177,145</b>	<b>\$ 184,699</b>	
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 764,956</b>	<b>\$ 1,541,100</b>	<b>\$ 1,532,400</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 924,275</b>	<b>\$ 1,718,245</b>	<b>\$ 1,717,099</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 799,212</b>	<b>\$ 26,510</b>	<b>\$ 28,517</b>	
BOND PAYMENTS (2010)	(122,593)	(122,077)	(121,803)	Yearly Maximum Debt Assessment
<b>BALANCE</b>	<b>\$ 676,619</b>	<b>\$ (95,567)</b>	<b>\$ (93,286)</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,485)	(34,811)	(34,805)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(58,449)	(69,622)	(69,609)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 615,685</b>	<b>\$ (200,000)</b>	<b>\$ (197,700)</b>	
CARRYOVER/ FUNDS FROM IMPROVEMENT ACCOUNT	0	200,000	197,700	
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 615,685</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED MAINTENANCE BUDGET**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
MAINTENANCE EXPENDITURES	ACTUAL	BUDGET	BUDGET	COMMENTS
FIELD MAINTENANCE	5,000	5,000	5,000	No Change From 2025/2026 Budget - HOA Services
OPERATIONS MANAGEMENT	12,000	12,000	12,000	No Change From 2025/2026 Budget
SECURITY & ROVER SERVICES	252,830	360,000	388,800	8% Increase From 2025/2026
SECURITY ADMINISTRATION SERVICES	13,200	30,100	25,100	\$5,000 Decrease From 2025/2026 Budget
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES	41,749	35,000	45,000	\$10,000 Increase From 2025/2026 Budget
SECURITY CAMERAS & MAINTENANCE	6,775	12,000	12,000	No Change From 2025/2026 Budget
SECURITY ONLINE SOLUTIONS	12,290	12,000	12,500	\$500 Increase From 2025/2026 Budget
SECURITY GATE SYSTEMS MAINTENANCE & REPAIRS	67,174	55,000	55,000	No Change From 2025/2026 Budget
TELEPHONE	12,954	12,500	13,500	\$1,000 Increase From 2025/2026 Budget
ELECTRIC	99,854	95,000	105,000	\$10,000 Increase From 2025/2026 Budget
WATER & SEWAGE	12,742	16,000	16,000	No Change From 2025/2026 Budget
GUARDHOUSE INT/EXT MAINTENANCE	20,077	30,000	25,000	\$5,000 Decrease From 2025/2026 Budget
LAKE & PRESERVE MAINTENANCE	36,979	48,000	48,000	No Change From 2025/2026 Budget
SIGNAGE	0	2,000	2,000	No Change From 2025/2026 Budget
STREETLIGHT MAINTENANCE	3,863	5,000	5,000	No Change From 2025/2026 Budget
WATERFALL MAINTENANCE	74,662	100,000	100,000	\$20,000 Increase From 2024/2025 Budget
HOLIDAY LIGHTING	10,342	11,000	11,000	No Change From 2025/2026 Budget
OPERATING RESERVE/CONTINGENCY	0	24,000	10,000	No Change From 2025/2026 Budget
MISCELLANEOUS MAINTENANCE	17,792	15,000	20,000	\$5,000 Increase From 2025/2026 Budget
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	0	14,000	14,000	No Change From 2025/2026 Budget
HEADWALL STABILIZATION PROJECT	0	50,000	50,000	Current Reserve = \$150,000
LAKE SLOPE SOIL MAINTENANCE	0	10,000	10,000	No Change From 2025/2026 Budget
IGUANA CONTROL	26,900	27,000	27,000	No Change From 2025/2026 Budget
STORMWATER DRAINAGE PIPE CLEANING & CCTV	0	240,000	250,000	Required Five Year Certification
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	21,738	100,000	100,000	No Change From 2025/2026 Budget
MONUMENT MAINTENANCE	5,500	5,500	5,500	HOA Monument Maintenance
LAKE FOUNTAIN MAINTENANCE/RESERVE	0	15,000	15,000	Light Upgrade & Regular Maintenance
CANAL IMPROVEMENTS PROJECT - ENGINEERING DESIGN & CONSTRUCTION	0	0	0	Current Reserve = \$1,020,000
WEST & GUARDHOUSE WATERFALLS/POND REPAIRS & REFINISHING PROJECT	0	200,000	150,000	West & Guardhouse Waterfalls/Pond Repairs & Refinishing Project
LAKE SHORELINE RESTORATION MAINTENANCE	10,535	0	0	
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 764,956</b>	<b>\$ 1,541,100</b>	<b>\$ 1,532,400</b>	

**DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2010) BUDGET**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
<b>REVENUES</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>COMMENTS</b>
Interest Income	12,469	1,000	1,500	Projected Interest For 2026/2027
NAV Tax Collection	122,593	122,077	121,803	Yearly Maximum Debt Assessment
Prepaid Bond Collection	0	0	0	
<b>Total Revenues</b>	<b>\$ 135,062</b>	<b>\$ 123,077</b>	<b>\$ 123,303</b>	
<b>EXPENDITURES</b>				
Principal Payments	70,000	70,000	70,000	Principal Payment Due In 2027
Additional Principal Payments	0	4,502	8,753	Additional Principal Payments
Interest Payments	54,060	48,575	44,550	Interest Payments Due In 2027
<b>Total Expenditures</b>	<b>\$ 124,060</b>	<b>\$ 123,077</b>	<b>\$ 123,303</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 11,002</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2010 Bond Information**

Original Par Amount =	\$2,650,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.05 - 5.95%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2010		
Maturity Date =	May 2040		
Par Amount As Of 1/1/26 =	\$865,000		

## Walnut Creek Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
Administrative	\$ 204.00	\$ 214.41	\$ 205.57	\$ 213.13
Maintenance	\$ 1,570.91	\$ 1,417.57	\$ 1,594.09	\$ 1,586.48
<u>2010 Debt</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>
Total	<b>\$ 1,920.83</b>	<b>\$ 1,777.90</b>	<b>\$ 1,945.58</b>	<b>\$ 1,945.53</b>

\* Assessments Include the Following :

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

Community Information:

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Total Units 895

2010 Debt Service Information

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Total Units	895	2 New PrePAYERS In 25/26 For 26/27
<u>Prepayments</u>	<u>7</u>	
Billed For 2010 Debt	888	

# SHEKINAH FENCE SERVICES LLC



# Estimate

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

Estimate No: 6794  
 Date: 03/31/2026

For: WALNUT CREEK CDD  
 rGalvis@sdsinc.org, gperez@sdsinc.org  
 NEAR LAKE BANK  
 (786) 503-1633

Description	Quantity	Rate	Amount
INSTALLATION OF CHAIN LINK GATE SIZE 5'X5' IN COLOR GREEN - NEW HINGES AND LATCH	1	\$400.00	\$400.00
		Subtotal	\$400.00
		TAX 0%	\$0.00
		Total	\$400.00
<b>Total</b>			<b>\$400.00</b>

### Comments

PAYMENT TERMS :50% BEFORE START THE JOB  
 PAYMENT TERMS :50% AFTER JOB IS DONE  
 ZELLE PAYMENT TO : 954-709-9761  
 ACH PAYMENT INFORMATION IS INCLUDED

### Terms and Conditions

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

Approved by District Manager Gloria Perez on April 2nd, 2026, for an amount of \$400.00





# Estimate

Date	Estimate #
3/30/2026	2026-2632

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

Ship To

P.O. No.

Terms
Due on receipt

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

Approved by District Manager Gloria Perez on March 30th, 2026.

<b>Subtotal</b>	\$1,052.00	<b>Sales Tax (7.0%)</b>	\$0.00	<b>Total</b>	\$1,052.00
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3300 CORPORATE AVENUE, SUITE 100  
 WESTON, FL 33331  
 MIAMI-DADE (305) 625-2600  
 BROWARD (954) 989-7162  
 FAX (954) 894-0334

EC0000345 / EC0003059

TIRONE-ELECTRIC.COM

March 31, 2026

Proposal  
 1024-300

Site: Walnut Creek  
 7900 NW 20<sup>th</sup> Street  
 Pembroke Pines, FL 33024

**RE: Lighting Repairs**

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

- 1) Supply and replace (1) 100-Watt LED pole lamp on Taft entrance.
- 2) Replace (1) damaged 20 amp 208 volt breaker for entrance lighting.
- 3) Time for troubleshooting other issues, not included in this quote and will incur additional charges.
- 4) Permits and engineering fees are not included.
- 5) This quote is valid for 30 days from the date above.
- 6) All work is to be performed Monday through Friday during normal business hours.
- 7) All material and labor are warranty for 1year from date of install. Any damage due to Mother Nature or vandalism is not warrantied.

**Our Contract price, for the above referenced project is:**

**Five Hundred Fifty Dollars, ..... \$550.00**

**TERMS: Not to exceed \$550.00**

Approved and Accepted:

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

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Printed Name and Title

\_\_\_\_\_  
 PO/Date

Respectfully submitted,

Approved by District Manager Gloria Perez on April 2nd, 2026,  
 for an amount of "Not to Exceed" \$550.00

\_\_\_\_\_  
 Service Manager  
 Bobby Randazzo







6900 S.W. 21st Court . Building 9 . Davie, FL 33317  
Toll-Free: 800.270.6558 . Local: 954.382.9766 . Fax: 954.382.9770  
Email: info@allstatemanagement.com

**SPECIAL SERVICE AGREEMENT / FISH STOCKING**

Walnut Creek CDD  
c/o Special District Services, Inc.  
2501 A Burns Road  
Palm Beach Gardens, FL 33401

786-609-8717  
[rquiroga@sdsinc.org](mailto:rquiroga@sdsinc.org)

**DATE:**

03/02/2026

**TERMS:**

Balance due upon job completion

**DELIVERY:**

April 2, 2026

**DESCRIPTION**

One-time stocking of approximately 4,000 mixed sportfish during our annual Spring stocking event

**AMOUNT**

\$ 1,097.00 / one-time

Fish stocked will be fingerling size

Mixed sportfish include: bluegill, channel catfish and mosquito fish

***THIS OFFER IS GOOD FOR THIRTY (30) DAYS FROM DATE OF QUOTATION.***

ALLSTATE RESOURCE MANAGEMENT, INC.

CUSTOMER ACCEPTANCE: The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge that they are authorized to execute this document.

\_\_\_\_\_  
ALLSTATE (Signature)

\_\_\_\_\_  
CUSTOMER (Signature)

\_\_\_\_\_  
NAME / TITLE (Printed)

\_\_\_\_\_  
NAME / TITLE (Printed)

\_\_\_\_\_  
DATE

02.WalnutCreek.FishStocking.Pro3

\_\_\_\_\_  
DATE



# Estimate

Date	Estimate #
4/6/2026	2026-2679

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

Ship To

P.O. No.

Terms
Due on receipt

Description	Qty	Cost	Total
24V APE KIT FOR LIFTMASTER SWING, SLIDE & OVERHEAD OPERATORS	1	105.00	105.00
APS ENCODER REPLACEMENT LABOR:	1	300.00	300.00
- DISCONNECTION AND REMOVAL OF DEFECTIVE APS ENCODER			
- INSTALLATION AND CONNECTION OF NEW APS ENCODER			
- CONFIGURATION AND ADJUSTMENTS			
- LIMIT ALIGNMENTS			

<b>Subtotal</b>	\$405.00	<b>Sales Tax (7.0%)</b>	\$0.00	<b>Total</b>	\$405.00
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**Florida Fire and Backflow, LLC**  
 850 33rd Ct SW  
 Vero Beach, FL 32968-9200 US  
 +17724928141  
 jakeffb1@gmail.com

## Estimate

**ADDRESS**

Walnut Creek Community  
 Development  
 1800 NW 76 Ave.  
 Pembroke Pines, FL 33024

**SHIP TO**

Walnut Creek Community  
 Development  
 1800 NW 76 Ave.  
 Pembroke Pines, FL 33024

**ESTIMATE #** 3418

**DATE** 04/09/2026

**EXPIRATION DATE** 04/17/2026

**TRACKING NO.**

SN: 103153

**JOB**

Backflow Repair

ACTIVITY	QTY	RATE	AMOUNT
<b>Backflow Repair</b> Repair heavily corroded, failed 1" Watts 009M2 backflow assembly with new complete internal rebuild kit. Parts and labor included.	1	867.65	867.65
<b>Backflow Testing</b> Test and certify backflow after repairs have been completed.	0	50.00	0.00

-----  
 SUBTOTAL 867.65  
 TAX 0.00  
**TOTAL \$867.65**

Accepted By

Accepted Date

- APPROVED on April 10th, 2026.
- Before the commencement of any job, requested COIs must be provided.

*Gloria Perez*  
 \_\_\_\_\_  
 Gloria Perez  
 District Manager  
 Walnut Creek CDD