



**WALNUT CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING & PUBLIC
HEARING
JUNE 23, 2026
6:00 P.M.**

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

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

AGENDA
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
Walnut Creek Clubhouse
7500 NW 20th Street Pembroke Pines, Florida 33024
REGULAR BOARD MEETING & PUBLIC HEARING
June 23, 2026
6:00 p.m.

A.	Call to Order	
B.	Proof of Publication	Page 1
C.	Establish Quorum	
D.	Additions or Deletions to Agenda	
E.	Comments from the Public for Items Not on the Agenda	
F.	Approval of Minutes	
	1. April 21, 2026 Regular Board Meeting Minutes.....	Page 4
G.	Public Hearing	
	1. Proof of Publication.....	Page 13
	2. Receive Public Comments Fiscal Year 2026/2027 Final Budget	
	3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....	Page 15
H.	Security Systems/Services	
	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. Updated Regions RFID Upgraded at Sheridan and Taft Gates	
	4. Approval Consideration for the Regions Proposal for the Rewiring of Arm Gate System at Taft Entrance Visitor & Resident Gates (<i>provided via handout by Regions Security</i>)	
	5. Approval Consideration for the Regions Proposal for the Additional Camaras to Coincide with the New Gate Installation Location at the Taft Street Visitor Entrance Gate Modification & Trap System Project (<i>provided via handout by Regions Security</i>)	
	6. Approval Consideration for Additional Security Guard and Rover Services to Facilitate Entrance Processes during Construction of the Entry Modification Project with No Virtual Guard Capabilities (<i>provided via handout by Regions Security</i>)	
I.	District Engineer Reports	
	1. Update Regarding the Phase 1 Stormwater Cleaning & CCTV Five-Year Certification Project	
	2. Consider Approval of Canal Project RFP Final Bids.....	Page 24
	3. American Shoreline Littoral Installation Opinion Regard Lake 6.....	Page 32
	4. CAS Memo on Newly Identified Lake Bank Restoration Work Lakes 4, 6 & 8 (Memo <i>Under Separate Cover</i>).....	Page 33
	5. Update on the Arking Solutions Taft Street Visitor Entrance Gate Modification & Trap System Project	
J.	Administrative Matter	
	1. Financial Update.....	Page 34
K.	New/Additional Business	
	1. Iguana Control Report.....	Page 55

- 2. Per the Request of Supervisor Kroker presenting Iguana Solutions LLC. Service Estimate No. 439.....Page 57
- 3. Consider Proposal for East Waterfall Pond Aquaguard 5000 Resurfacing Project.....Page 61
- 4. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 77
- 5. Consider Appointment of Audit Committee & Approval of Evaluation Criteria.....Page 79
- 6. Discussion Regarding Association Requested Collaboration Project for the Perimeter Hedge Removal & New Clusia Installation Proposals.....Page 83

L. Old Business

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

- 1. Regions Estimate No. 2026-2718, for the Taft Street Visitor and Resident New Entrance Click 2 Enter system replacement.....Page 105
- 2. Regions Estimate No. 2026-2732, for the Taft Street Visitor Temporary Cable Installation.....Page 106
- 3. Tirone Proposal 1024-300 for Light Bulb Replacement.....Page 107

N. Additional Staff Updates/Requests

- 1. Attorney
 - a. Legislative Update.....Page 108
- 2. District Manager
 - a. Reminder of Statement of Financial Interests Disclosure 2025 Form 1, Filing Deadline: July 1, 2026
 - b. Broward County Supervisor of Elections 2026 Election Qualified Candidate Website Results

O. Additional Board Member/Public Comments

P. 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.

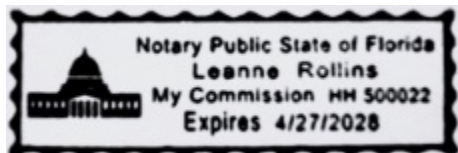


Signature of Affiant

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
APRIL 21, 2026**

A. CALL TO ORDER

District Manager, Gloria Perez, called the April 21, 2026, Regular Board Meeting of the Walnut Creek Community Development District (the “District”) to order at 6:01 p.m. in the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024.

B. PROOF OF PUBLICATION

Proof of publication was presented that the notice of the Regular Board Meeting had been published in the *Sun Sentinel* on 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 and Supervisors Dr. Pauline Chin, and Benjamin Kroker.

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 Al Caruso.

Others present included:

Carlos Rivero of Regions Security; Ms. Moisa, Walnut Creek Association Property Manager; Rich Wyzik of Greener Image the Association Landscape Maintenance Provider; and several members of the public.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mrs. Perez added Item G.5 Benjamin Durant, a visitor of 7294 NW 19th Cout - Request for Payment Plan for Invoice No. 20261004 for the Incident of March 18, 2026.

Mrs. Perez announced that at the request of the Supervisors the agenda items would be addressed out of the presented order to allow for presentations to go first.

Supervisor Kagan arrived at approximately 6:03 p.m.

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. February 17, 2026, Regular Board Meeting

A **MOTION** was made by Supervisor Chin, seconded by Supervisor Kagan and passed unanimously approving the minutes of the February 17, 2026, Regular Board Meeting, as presented.

G. SECURITY SYSTEMS/SERVICES

1. Region’s Security Report (*provided via email and handout by Regions Security*)

Mr. Riveros provided information and reviewed the status report.

2. Security Administrator Updates and Reports (*provided via email and handout by Regions Security*)

a. Gate Maintenance/Service Report

The Gate Maintenance/Service Report was provided via email and handout by Regions Security and an overview of the same was provided.

b. Invoice Report

The Invoice Report was provided via email and handout by Regions Security. Mr. Riveros added that approximately 10 invoices were not provided on this list as they were pending the City of Pembroke Pines’ Police Reports that have either not yet been obtained or the wrong report was generated.

c. Incident Report

The Incident Report was provided via email and handout by Regions Security.

3. Consider Regions RFID Proposal for Sheridan and Taft Gates

During the previous meeting, the Board directed District Counsel to confirm if the District could pay for the initial transponders.

Access Control System \$15,775.00
Application Subscription \$42.00
Tag Transponder \$15.98

Mr. Cochran confirmed that the District Board could use District funds to purchase and supply the initial transponders.

Mr. Riveros confirmed that the provided RFID system was compatible with the existing SOS system and that the proposed transponders option was recommended for its reliability, functionality and anticipated longevity, taking weather into consideration.

To support an efficient rollout and avoid overwhelming Association management team, the distribution of transponders is planned to occur in phases over the next nine (9) months to one (1) year. Additionally, the existing system will remain operational during this transition period until it is fully phased out.

A **MOTION** was made by Supervisor Kroker, seconded by Supervisor Kagan and passed unanimously approving the Regions RFID Proposal for Sheridan and Taft Gates, as presented; directing District Counsel to prepare an agreement inclusive of the District purchasing the initial two (2) transponders for

each unit for finalization with electronic signatures and for District management to execute same on behalf of the District.

4. Regions Presentation and Proposals for Security Gate Upgrade Options

This item was tabled until the next meeting.

5. Benjamin Durant – Request for Payment Plan for Invoice No. 20261004 for Incident of March 18, 2026 – ADDED ITEM

Benjamin Durant, a visitor of 7294 NW 19th Court requested a payment plan for Invoice No. 20261004 for the incident of March 18, 2026.

A **MOTION** was made by Supervisor Kroker, seconded by Supervisor Kagan and passed unanimously approving the requested payment plan made by Benjamin Durant for Invoice No. 20261004, thereby requiring five (5) \$200.00 payments the balance of which to be completely paid off by the end of October 2026.

H. DISTRICT ENGINEER REPORTS

1. CAS Canal Project Recap

Pursuant to the Chairman’s request, the District Engineer, Mr. Caruso, provided a recap, inclusive of a timeline and explanation for the purpose for the Canal Project. Information was provided under separate cover via handout.

2. Update Regarding Phase I Stormwater Cleaning & CCTV Five-Year Certification Project

Mr. Caruso provided a Memo and information regarding Phase I Stormwater Cleaning & CCTV Five-Year Certification Project via handout. This item differed to the June meeting. CAS will provide new specifications to the management team.

3. CAS Memo Update Ref to NW 20th Street Amended Report

Mr. Caruso presented in the meeting materials a memorandum referencing Roadway Settlement (NW 20th Street) confirming that the District infrastructure is in proper working order and the depression is not stormwater pipe/structure related. He furthered that the repairs to the road, valley gutter, sod, etc. are Association items for repair.

4. Consider Canal Project RFP Final Bids

Mr. Caruso provided a ranking outline along with the bids in the meeting materials. The proposals came from the following 2 companies:

Landshore Enterprise, LLC	\$ 436,034.56
Enco, LLC	\$ 580,022.00

After reviewing the bid packages and rankings, followed by recommendations, Mr. Carruso recommended that the project be awarded to Landshore Enterprises, LLC for the proposal price of \$436,034.56.

This line-item was differed to the June meeting.

The Board recessed the Regular Board Meeting at approximately 8:06 p.m. and reconvened the meeting at approximately 8:10 p.m.

5. CAS Update on Warranty Repairs to Lake Banks for Lake No. 2 and 9

Mr. Caruso provided an update on the pending Warranty Repairs to the Lake Banks for Lake Nos. 2 and 9. He noted that he would like to schedule a site meeting with ASR to review the areas and added that the ASR had agreed to conduct repairs but was recommending for this work to be conducted during the dry season. Mrs. Perez added that additional areas had been identified by Mr. Galvis, the Field Operations Manager, to have similar issues and she has instructed him to prepare a map reflecting all newly identified issues for inspection during the upcoming site meeting.

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

Mrs. Perez advised that the District paid for the Public Works permit and is currently awaiting the finalization of the permit process via the City of Pembroke Pines.

I. ADMINISTRATIVE MATTERS

1. Financial Update

Financial Reports were presented in the meeting books and reviewed, which 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 March 31, 2026, reflect \$2,828,869.26.

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

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Kroker 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:

22	from the lakes and canals
<u>13</u>	from the Taft Street water features
35	<i>Total</i>

Pursuant to Board direction, District management looked into other companies who provide the services currently provided by Iguana Control. Field Operations reached out to the following providers in Broward County:

- Iguana Exterminators: No proposal provided.
- Redline Iguana Removal: Service conducted by the company owner and family (No Workers Comp coverage)
- Iggytrap: They remove iguanas and relocate them, but they do not exterminate them. We are obtaining a proposal for this option which consists of a different scope of services which may be more expensive as it involves removal and relocation (which includes transportation).
- Iguana Solutions (who previously provided prices and visited the community once in the past): Services conducted by the company owner (No Workers Comp coverage)

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

This item was deferred to the next scheduled meeting.

a. Felix Clean Services Representative to Address District Board Questions

Mr. Delgado, the owner of Felix Clean Services, was in attendance at the Board's request to address questions. At the request of the Board, Mr. Delgado agreed to honor his presented price until the end of June 2026. Supervisor Kagan requested an additional proposal.

3. Consider Proposal for Lake 6 Repair

This item was deferred to the June meeting.

The Board provided direction requesting that ASR provide a proposal for the repair and for Association management to confirm that there are no irrigation issues at this area.

4. Consider Allstate Littoral Installation Proposal

Mrs. Perez presented the proposal, as requested by the Board during the previous meeting, and noted that the representative from Allstate, Andy Fuhrman, did not recommend the Littoral Installation as it is not required pursuant to the permit and added that neighboring residents may not appreciate the installation as it may obstruct the views of the lake and therefore said installation would only be at the Board's discretion.

The Board requested that ASR provide an opinion on the matter of the Littoral Installation.

5. Discussion Regarding Sheridan Entrance Mapping Information & Signage

Association management reported resident complaints regarding guests attempting to access the community through the Sheridan (North) entrance instead of the designated Taft (South) visitor entrance. Additional signage was recommended to address this issue.

District management advised that installation of directional signage on Sheridan would require municipal approval and potentially a traffic study. Additionally, as the roads are not District-owned, any signage outside the licensed area would be the responsibility of the Association.

As an alternative, it was noted that residents and staff may submit correction requests through the Google Maps application to properly identify the Taft Street (South) entrance as the designated visitor entry point and reduce misdirected traffic.

The Board acknowledged that no direct contact is available within Google and that submitting requests through the application is the appropriate course of action. Residents, Board members, and staff were encouraged to report the issue to help expedite correction.

6. Discussion Regarding Broken Irrigation in the Vicinity of 72nd Avenue and Sheridan

It was brought to District attention by Greener Image, landscape maintenance provider, that the irrigation along the canal has never been in working order since they were awarded the project to date.

Mr. Wyzik attended the meeting at the request of the District and addressed the Board's questions and concerns regarding the status of the landscaping maintenance, the sod and the irrigation system for the common areas and more specifically the area along NW 72nd that runs parallel with the canal.

Mr. Wyzik addressed the Board's questions and confirmed or stated the following:

The irrigation along NW 72nd is currently working and has been running for the last six (6) weeks; it is being run manually with solar power boxes that have been integrated temporarily. This is not a permanent fix of the irrigation system.

The system is dated and in need of a permanent fix. When asked the frequency of the services at Sheridan he noted that the area was mowed once a month and that no pest control was being provided. He later noted that the agreement only provides for two (2) white fly treatments yearly. Mr. Wyzik also addressed the hedges, stating that the hedges from Willows Reach to University were dead or dying and that installations of Clusia had been added to certain areas along NW 72nd.

Supervisor Chin requested that Ms. Moisa request a proposal for the Associations approval consideration to provide a permanent fix and solution for the irrigation system; and for the permanent removal of dead landscape material.

7. Supervisor Kroker – Discussion Request Regarding Field Operations Manager Reports being Presented in Meeting Books

District management was directed to provide a Field Ops Summary Report to the Board on the Agenda and in the meeting materials only for items that are long-term unresolved issues.

8. Discussion Regarding Perimeter Fence Project & Estimated Cost

Mr. Cochran confirmed that a sealed bid process would not be required for this project based on the proposals and projected cost presented by the Association.

Lengthy discussions ensued. Supervisor Chin would like to move forward with this project. Supervisor Kroker would like to table this project indefinitely. A brief discussion ensued and pursuant to the recommendations of Chairman Beckmann, the perimeter fence project will be considered after the Canal Project, and the Five (5) Year Certification Project have been addressed.

9. CAS Proposal for Perimeter Fence Project Survey & Boundary Outline Proposal

No action was taken on this item, as it was deferred to the next meeting.

10. Consider Resolution No. 2026-01 – Adopting a Proposed Budget for Fiscal Year 2026/2027

Mrs. Perez presented Resolution No. 2026-01, entitled:

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.

Mrs. Perez read the title of the resolution into the record and noted, as applied in previous years, the maximum debt assessment amount is being assessed for the 2010 Bond. The Administrative Budget is higher than last year. Security Guard Services have been increased by an approved 8%.

Total estimated available funds for 9-30-2026, should no unforeseen expenses occur, are anticipated to be approximately \$1,680,000. This amount assumes that expenses will not exceed the budget for FY 2025/2026 the (current budget). This amount consists of \$110,000 in operating funds and \$1,570,000 in improvement/emergency funds.

In addition to the \$1,680,000, there are also the Current Reserves (*not changed until Oct 1st*), which consist of the following:

Headwall - \$200,000
Lake Slope - \$50,000
Pipe Replacement - \$333,300
Canal Improvement Project - \$1,020,000

In order not to incur an increase to the presented budget, a carryover of \$282,200 has been applied (a carryover of \$200,000 was applied last year). Since the overall assessment presented for FY 2026/2027 is lower than the overall assessment for FY 2025/2026, letters to the residents would not be needed.

A **MOTION** was made by Supervisor Kroker, seconded by Supervisor Kagan and unanimously passed adopting Resolution No. 2026-01, as presented, approving a Proposed Budget for FY 2026/2027 and Setting the Public Hearing for finalization for June 23, 2026, at 6:00 p.m. at the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024; and further authorizing the required advertisement.

K. OLD BUSINESS

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

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

1. Shekinah Est. 6794 for Installation of Chain Link Fence

Shekinah Fence reinstalled the gate during the first week of April. Field Ops will keep visiting the area often to report any vandalism.

2. Regions Est. 2026-2632 for Spare Arm Replacements

Spare arms were delivered by Regions during the last week of March.

3. Tirone Proposal 1024-300 for Lighting Repairs

Tirone Electrical replaced the light bulb and the broken breaker on April 6th.

4. Allstate Fish Stocking Proposal

Fish stocking took place during the first week of April.

5. Regions Est. 2026-2679 for APS Encoder Replacement

The APS Encoder (Sheridan right entrance) was replaced by Regions during the first week of April.

6. Florida Fire and Backflow Est. 3418 for Backflow Repair

The backflow device repairs are scheduled to be conducted during the week of April 20th. The other 3 devices were tested and successfully passed the annual testing.

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

M. ADDITIONAL STAFF UPDATES/REQUESTS

1. Attorney

There was nothing further from the Attorney.

2. District Manager

a. 2026 General Election and Candidate Qualifying Period

Mrs. Perez announced, pursuant to the Miami-Dade County Supervisor of Elections’ website, the 2026 General Election and Candidate Qualifying Period runs from Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026.

AS	Seat 1 Allan Beckmann	Expires 2026
CHR	Seat 2 Pauline Chin	Expires 2026
AS	Seat 3 Igor Fateyev	Expires 2026

b. 2025 Form 1 – Statement of Financial Interests

Mrs. Perez advised that for this year's filing requirement, a completed 2025 Form 1 must be submitted prior to July 1, 2026, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System floridaethics.gov. As previously noted, Board Members are no longer able to file a completed Form 1 through your local Supervisor of Elections' office.

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 Kroker and passed unanimously adjourning the meeting at 9:08 p.m.

ATTESTED BY:

Secretary /Assistant Secretary

Chairman/Vice-Chair

Sold To:

Walnut Creek Community Development District - 287662
2501 Burns Rd Ste A
Palm Beach Gardens, FL 33410-5207

Bill To:

Walnut Creek Community Development District - 287662
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 Notice of Public Hearing & Regular Board Meeting of June 23, 2026

Was published in said newspaper by print in the issues of, and by publication on the newspaper's website, if authorized on 3 Jun 2026, 10 Jun 2026

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

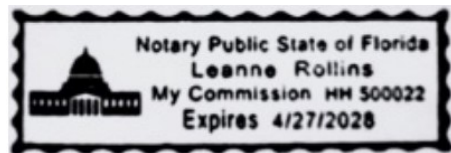


Signature of Affiant

Sworn to and subscribed before me this: 10 Jun 2026.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

Personally Known (X) or Produced Identification ()

82389

**NOTICE OF PUBLIC HEARING
AND REGULAR BOARD MEETING OF
THE
WALNUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

The Board of Supervisors of the Walnut Creek Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 23, 2026, at 6:00 p.m., or as soon thereafter as can be heard, at the Walnut Creek Community Clubhouse located at 7500 NW 20 th Street, Pembroke Pines, Florida 33024.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget upon the lands located within the District, as set forth in the map below. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.walnutcreekcdd.org) or at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours five (5) days prior to the date of the meetings. The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

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

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Walnut Creek Community Development District

www.walnutcreekcdd.org

June 3, 2026 and June 10, 2026 82389

82389

RESOLUTION NO. 2026-02

A RESOLUTION OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

WHEREAS, the Walnut Creek Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

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

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

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

PASSED, ADOPTED and EFFECTIVE this 23rd day of June, 2026.

ATTEST:

**WALNUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Walnut Creek
Community Development District

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

CONTENTS

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

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
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
TOTAL REVENUES	\$ 1,745,616
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 184,699
TOTAL MAINTENANCE EXPENDITURES	\$ 1,532,400
TOTAL EXPENDITURES	\$ 1,717,099
REVENUES LESS EXPENDITURES	\$ 28,517
BOND PAYMENTS (2010)	(121,803)
BALANCE	\$ (93,286)
COUNTY APPRAISER & TAX COLLECTOR FEE	(34,805)
DISCOUNTS FOR EARLY PAYMENTS	(69,609)
EXCESS/ (SHORTFALL)	\$ (197,700)
CARRYOVER/ FUNDS FROM IMPROVEMENT ACCOUNT	197,700
NET EXCESS/ (SHORTFALL)	\$ -

FINAL 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
TOTAL MAINTENANCE EXPENDITURES	\$ 1,532,400

DETAILED FINAL 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
REVENUES				
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
TOTAL REVENUES	\$ 1,723,487	\$ 1,744,755	\$ 1,745,616	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 159,319	\$ 177,145	\$ 184,699	
TOTAL MAINTENANCE EXPENDITURES	\$ 764,956	\$ 1,541,100	\$ 1,532,400	
TOTAL EXPENDITURES	\$ 924,275	\$ 1,718,245	\$ 1,717,099	
REVENUES LESS EXPENDITURES	\$ 799,212	\$ 26,510	\$ 28,517	
BOND PAYMENTS (2010)	(122,593)	(122,077)	(121,803)	Yearly Maximum Debt Assessment
BALANCE	\$ 676,619	\$ (95,567)	\$ (93,286)	
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
EXCESS/ (SHORTFALL)	\$ 615,685	\$ (200,000)	\$ (197,700)	
CARRYOVER/ FUNDS FROM IMPROVEMENT ACCOUNT	0	200,000	197,700	
NET EXCESS/ (SHORTFALL)	\$ 615,685	\$ -	\$ -	

DETAILED FINAL 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	
TOTAL MAINTENANCE EXPENDITURES	\$ 764,956	\$ 1,541,100	\$ 1,532,400	

DETAILED FINAL 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	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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	
Total Revenues	\$ 135,062	\$ 123,077	\$ 123,303	
EXPENDITURES				
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
Total Expenditures	\$ 124,060	\$ 123,077	\$ 123,303	
Excess/ (Shortfall)	\$ 11,002	\$ -	\$ -	

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	\$ 1,920.83	\$ 1,777.90	\$ 1,945.58	\$ 1,945.53

* Assessments Include the Following :

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

Community Information:

Total Units 895

2010 Debt Service Information

Total Units 895 2 New PrePAYERS In 25/26 For 26/27

Prepayments 7

Billed For 2010 Debt 888



March 26, 2026

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

**RE: WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
NW 72nd 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:

Contractor	Total Bid Amount
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 72nd 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

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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**

ITEM No	DESCRIPTION	LANDSHORE ENTERPRISES, LLC				ENCO, LLC			
		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
				Total Bid	\$ 436,034.56			Total Bid	\$ 580,022.00

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

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

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

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

CONTRACTOR:	Landshore Enterprises, LLC
--------------------	----------------------------

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

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

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

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

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

American Shoreline Restoration Inc.
4521 PGA Blvd., Suite 134, Palm Beach Gardens, FL 33418
Cell: (561) 436 - 4446 -- Email: ba33418@yahoo.com

May 14, 2026

Gloria Perez
District Manager
Special District Services, Inc.

RE: Walnut Creek CDD lake 6 littorals

Hello Gloria,

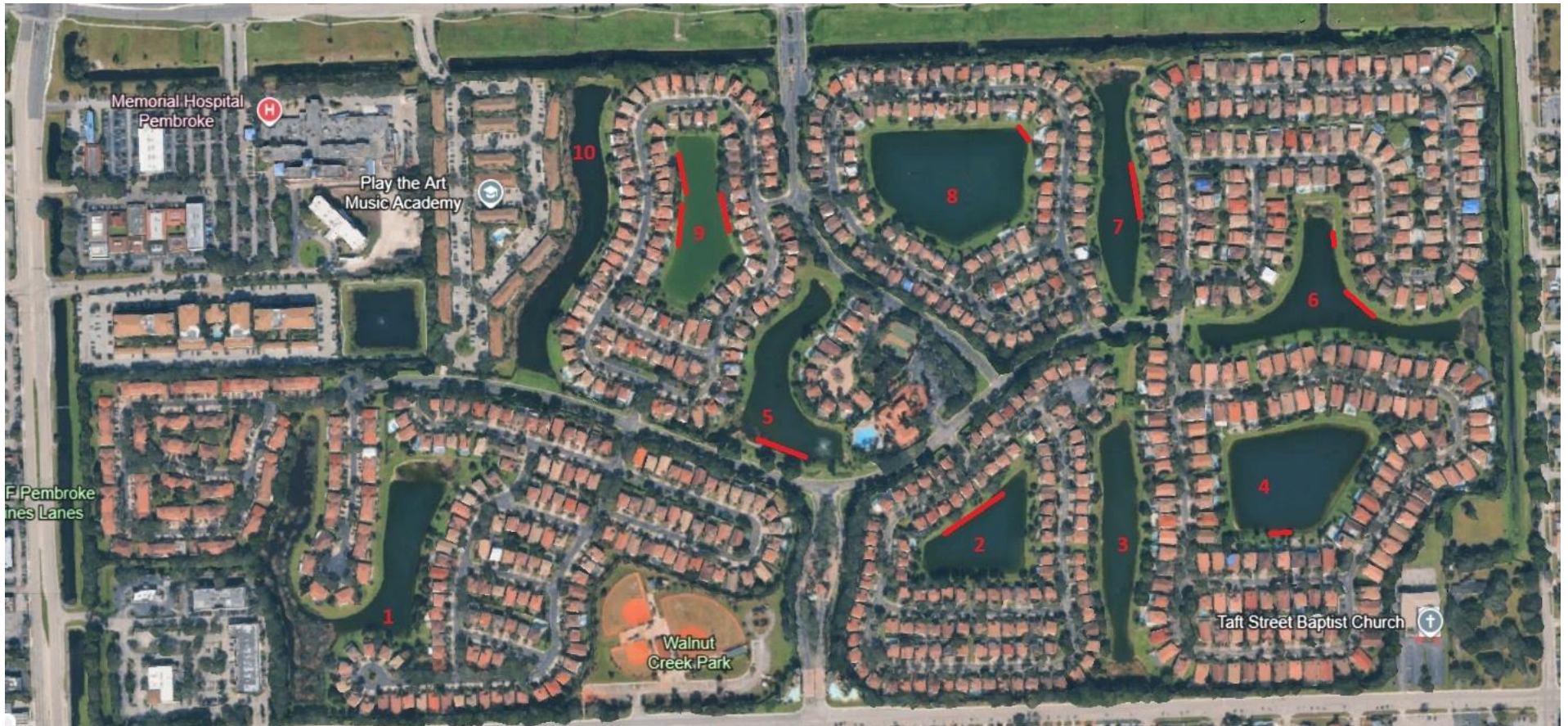
By request of the Board of Walnut Creek CDD, American Shoreline Restoration has reviewed the littorals at the north end of lake #6.

The littoral shelf contains a very healthy group of various types of littorals which are slowly replicating and migrating to the open areas of the shelf.

There are several very healthy stands of littorals that have ample root systems to negate further erosion for the immediate future.

Therefore, the decision to add additional littorals could in my opinion, be safely postponed.

Best Regards,
Bill Anderson - President / Owner
American Shoreline Restoration Inc.



Water Body (Lake) Number	Description
6	Apparent Erosion on Shoreline.
2	Erosion Control Fabric Detaching on a specific area.
9	Erosion Control Fabric Detaching on 3 different areas.
7	Erosion Control Fabric Detaching on a specific area.
5	Erosion Control Fabric Detaching on a specific area.
4	Apparent Erosion on Shoreline.
6	Erosion Control Fabric Detaching on a specific area.
8	Apparent Erosion on Shoreline.

Walnut Creek
Community Development District

**Financial Report For
May 2026**

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

	Annual Budget 10/1/25 - 9/30/26	Actual May-26	Year To Date Actual 10/1/25 - 5/31/26
REVENUES			
ADMINISTRATIVE ASSESSMENTS	183,984	0	178,870
MAINTENANCE ASSESSMENTS	1,426,702	0	1,380,078
DEBT ASSESSMENTS (2010)	129,869	0	125,600
OTHER REVENUE	0	0	7,225
INTEREST INCOME (OPERATING)	2,400	0	37,919
INTEREST INCOME (IMPROVEMENTS)	1,800	0	20,840
TOTAL REVENUES	\$ 1,744,755	\$ -	\$ 1,750,532
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	10,000	0	3,600
PAYROLL TAXES (EMPLOYER)	800	0	275
ENGINEERING	35,000	0	49,512
LEGAL FEES	22,000	0	12,710
AUDIT FEES	4,300	0	4,300
MANAGEMENT	52,020	4,335	34,680
POSTAGE	1,350	132	819
OFFICE SUPPLIES/PRINTING	5,100	152	3,620
INSURANCE	24,000	0	21,696
LEGAL ADVERTISING	2,400	0	421
MISCELLANEOUS	8,650	3,820	8,456
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	1,333
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 177,145	\$ 8,606	\$ 143,017
MAINTENANCE EXPENDITURES			
FIELD MANAGEMENT	5,000	0	5,000
OPERATIONS MANAGEMENT	12,000	1,000	8,000
SECURITY SERVICES	360,000	0	64,014
HOA SECURITY SERVICES ADMIN	30,100	2,140	31,456
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000	3,808	31,287
SECURITY CAMERAS & MAINTENANCE	12,000	274	4,690
SECURITY ONLINE SOLUTIONS	12,000	1,090	7,904
SECURITY GATE SYSTEMS MAINTENANCE & REPAIRS	55,000	0	0
TELEPHONE	12,500	1,281	10,092
ELECTRIC	95,000	8,974	69,844
WATER & SEWAGE	16,000	1,152	9,676
GUARD HOUSE - VISITOR PASSES	30,000	0	0
GATE SYSTEM MAINTENANCE	0	6,175	46,927
GUARD HOUSE INT/EXT MAINTENANCE	0	865	7,078
LAKE & PRESERVE MAINTENANCE	48,000	3,048	25,051
SIGNAGE	2,000	0	615
STREETLIGHT MAINTENANCE	5,000	0	0
WATERFALL MAINTENANCE	100,000	4,978	55,726
HOLIDAY LIGHTING	11,000	0	5,347
IGUANA REMOVAL SERVICES	27,000	2,242	15,692

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

	Annual Budget 10/1/25 - 9/30/26	Actual May-26	Year To Date Actual 10/1/25 - 5/31/26
MISCELLANEOUS MAINTENANCE	15,000	138	2,834
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
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	8,250
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
TOTAL MAINTENANCE EXPENDITURES	\$ 1,541,100	\$ 37,165	\$ 483,323
TOTAL EXPENDITURES	\$ 1,718,245	\$ 45,771	\$ 626,340
EXCESS OR (SHORTFALL)	\$ 26,510	\$ (45,771)	\$ 1,124,192
PAYMENT TO TRUSTEE (2010)	(122,077)	0	(119,709)
BALANCE	\$ (95,567)	\$ (45,771)	\$ 1,004,483
COUNTY APPRAISER & TAX COLLECTOR FEE	(34,811)	0	(16,209)
DISCOUNTS FOR EARLY PAYMENTS	(69,622)	0	(62,754)
EXCESS/ (SHORTFALL)	\$ (200,000)	\$ (45,771)	\$ 925,520
FUNDS FROM IMPROVEMENT ACCOUNT (STORMWATER PIPE CLEANING)	200,000	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (45,771)	\$ 925,520

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 5/31/26	\$ 2,820,869.72
Accounts Payable As Of 5/31/26	\$ 41,352.03
Accounts Receivable As Of 5/31/26	\$ 26,945.00
Reserve For Headwall Stabilization As Of 5/31/26	\$ 200,000.00
Reserve For Lake Slope Soil Maintenance As Of 5/31/26	\$ 50,000.00
Reserve For Stormwater Maint/Pipe Replacement As Of 5/31/26	\$ 333,300.00
Reserve For Canal Reconstruction As Of 5/31/26	\$ 1,020,000.00
Operating Account Available Funds As Of 5/31/26	\$ 1,203,162.69
Improvements/Emergency Funds As Of 5/31/26	\$ 1,576,396.83
Total Available Funds As Of 5/31/26	\$ 2,779,559.52

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

	Oct 25 - May 26	25/26 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	178,870.14	183,984.00	-5,113.86	97.22%
01-3200 · Maintenance Assessment	1,380,078.20	1,426,702.00	-46,623.80	96.73%
01-3811 · Debt Assessments (Series 2010)	125,599.55	129,869.00	-4,269.45	96.71%
01-3821 · Debt Assess-Paid To Trustee-10	-119,709.35	-122,077.00	2,367.65	98.06%
01-3830 · Assessment Fees	-16,208.84	-34,811.00	18,602.16	46.56%
01-3831 · Assessment Discounts	-62,753.89	-69,622.00	6,868.11	90.14%
01-9400 · Miscellaneous Revenue	7,225.00	0.00	7,225.00	100.0%
01-9410 · Interest Income	37,919.50	2,400.00	35,519.50	1,579.98%
Interest Income (Improvements Account)	20,839.89	1,800.00	19,039.89	1,157.77%
01-9411 · Carryover From Prior Year	0.00	200,000.00	-200,000.00	0.0%
Total Income	1,551,860.20	1,718,245.00	-166,384.80	90.32%
Expense				
01-1307 · Payroll tax expense	275.40	800.00	-524.60	34.43%
01-1308 · Supervisor Fees	3,600.00	10,000.00	-6,400.00	36.0%
01-1310 · Engineering	49,511.50	35,000.00	14,511.50	141.46%
01-1311 · Management Fees	34,680.00	52,020.00	-17,340.00	66.67%
01-1315 · Legal Fees	12,710.00	22,000.00	-9,290.00	57.77%
01-1318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
01-1320 · Audit Fees	4,300.00	4,300.00	0.00	100.0%
01-1450 · Insurance	21,696.00	24,000.00	-2,304.00	90.4%
01-1480 · Legal Advertisements	421.28	2,400.00	-1,978.72	17.55%
01-1512 · Miscellaneous	8,456.48	8,650.00	-193.52	97.76%
01-1513 · Postage and Delivery	818.62	1,350.00	-531.38	60.64%
01-1514 · Office Supplies	3,620.46	5,100.00	-1,479.54	70.99%
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	1,333.28	2,000.00	-666.72	66.66%
01-1601 · Security Services & Rover	64,014.18	360,000.00	-295,985.82	17.78%
01-1604 · Guardhouse Int/Ext Maintenance	7,077.91	30,000.00	-22,922.09	23.59%
01-1605 · Gate System Maintenance	46,927.36	55,000.00	-8,072.64	85.32%
01-1609 · Security Cameras & Maintenance	4,690.00	12,000.00	-7,310.00	39.08%
01-1610 · Security Online Solutions	7,904.00	12,000.00	-4,096.00	65.87%
01-1803 · Lake & Preserve Maintenance	25,051.00	48,000.00	-22,949.00	52.19%
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	69,843.60	95,000.00	-25,156.40	73.52%
01-1815 · Miscellaneous Maintenance	2,834.22	15,000.00	-12,165.78	18.9%
01-1816 · Telephone	10,091.82	12,500.00	-2,408.18	80.74%
01-1817 · Water & Sewer	9,675.71	16,000.00	-6,324.29	60.47%
01-1818 · Field Management	5,000.00	5,000.00	0.00	100.0%

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

	Oct 25 - May 26	25/26 Budget	\$ Over Budget	% of Budget
01-1821 · Waterfall Maintenance	55,726.46	100,000.00	-44,273.54	55.73%
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	8,250.00	5,500.00	2,750.00	150.0%
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	15,691.69	27,000.00	-11,308.31	58.12%
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	31,456.19	30,100.00	1,356.19	104.51%
01-1845 · Security Video Surv. & Virtual	31,287.24	35,000.00	-3,712.76	89.39%
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	8,000.00	12,000.00	-4,000.00	66.67%
Total Expense	626,340.11	1,718,245.00	-1,091,904.89	36.45%
Net Income	925,520.09	0.00	925,520.09	100.0%

**Walnut Creek Community Development District
Check Register
April 2026 - May 2026**

Reference #	Date	Vendor	Amount
4-1	4/3/2026	Allstate Resource Management, Inc.	3,048.00
4-2	4/3/2026	Billing Cochran P.A.	2,612.50
4-3	4/3/2026	Blue Iguana Pest Control Inc	2,241.67
4-4	4/3/2026	City of Pembroke Pines (536645-248297)	225.07
4-5	4/3/2026	City of Pembroke Pines (536646-248298)	498.50
4-6	4/3/2026	City of Pembroke Pines (536647-248299)	653.84
4-7	4/3/2026	Comcast (8939)	640.50
4-8	4/3/2026	Comcast (9044)	640.50
4-9	4/3/2026	Craig A Smith & Associates LLC	7,351.00
4-10	4/3/2026	Crystal Pool Service Inc	4,650.00
4-11	4/3/2026	Crystal Springs	79.94
4-12	4/3/2026	FPL	8,807.03
4-13	4/3/2026	KJC FUMIGATION LLC	140.00
4-14	4/3/2026	Regions Security	7,546.78
4-15	4/3/2026	Special District Services	7,203.99
4-16	4/17/2026	Allstate Resource Management, Inc.	667.00
4-17	4/17/2026	Billing Cochran P.A.	990.00
4-18	4/17/2026	Grau and Associates	4,300.00
4-19	4/17/2026	Hancock Bank (Bond Prepayments)	1,784.52
4-20	4/17/2026	Hancock Bank (Tax Receipts)	3,687.85
4-21	4/17/2026	Regions Security	1,727.00
4-22	4/17/2026	Shekinah Fence Services LLC	400.00
4-23	4/17/2026	Walnut Creek Community Association, Inc.	5,250.00
5-1	5/1/2026	SunSentinel	253.49
5-1	5/4/2026	Allstate Resource Management, Inc.	3,048.00
5-1	5/4/2026	Blue Iguana Pest Control Inc	2,241.67
5-1	5/4/2026	City of Pembroke Pines (536645-248297)	52.79
5-1	5/4/2026	City of Pembroke Pines (536646-248298)	308.86
5-1	5/4/2026	City of Pembroke Pines (536647-248299)	650.21
5-1	5/4/2026	Comcast (8939)	640.36
5-1	5/4/2026	Comcast (9044)	640.36
5-1	5/4/2026	Craig A Smith & Associates LLC	10,715.00
5-1	5/4/2026	Crystal Pool Service Inc	4,650.00
5-1	5/4/2026	Flotech Environmental LLC	7,100.00
5-1	5/4/2026	FPL	8,813.18
5-1	5/4/2026	Hancock Bank (Tax Receipts)	5,190.55
5-1	5/4/2026	KJC FUMIGATION LLC	140.00
5-1	5/4/2026	Primo Brands	167.00
5-1	5/4/2026	Regions Security	7,501.78
5-1	5/4/2026	Special District Services	5,385.44
5-1	5/4/2026	Walnut Creek Community Association, Inc.	28.50
5-1	5/22/2026	Billing Cochran P.A.	1,980.00
5-1	5/22/2026	Comcast (8939)	640.36
5-1	5/22/2026	Comcast (9044)	640.36
5-1	5/22/2026	Crystal Pool Service Inc	4,650.00
5-1	5/22/2026	FLORIDA FIRE & BACKFLOW LLC	867.65
5-1	5/22/2026	Primo Brands	86.43
5-1	5/22/2026	Regions Security	46,530.55
5-1	5/22/2026	Tirone Electric	865.00
		TOTAL	178,933.23

Walnut Creek Community Development District
Expenditures
October 2025 through May 2026

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Expenditures					
01-1307 · Payroll tax expense					
	10/22/2025	PR 10/21/25		mtg 10/21/25 ck date 10/24/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	76.50
	01/21/2026	PR 01/20/26		mtg 01/20/26 ck date 01/26/26 (Kroker, Chin, Beckman, & Fateyev)	61.20
	02/18/2026	PR 02/17/26		mtg 02/17/26 ck date 02/23/26 (Kroker, Kagan, Chin, Beckman, & Fateyev)	76.50
	04/23/2026	PR 04/21/26		mtg 04/21/26 ck date 04/27/26 (Kroker, Kagan, Chin, Beckman)	61.20
Total 01-1307 · Payroll tax expense					<u>275.40</u>
01-1308 · Supervisor Fees					
	10/22/2025	PR 10/21/25		mtg 10/21/25 ck date 10/24/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	1,000.00
	01/21/2026	PR 01/20/26		mtg 01/20/26 ck date 01/26/26 (Kroker, Chin, Beckman, & Fateyev)	800.00
	02/18/2026	PR 02/17/26		mtg 02/17/26 ck date 02/23/26 (Kroker, Kagan, Chin, Beckman, & Fateyev)	1,000.00
	04/23/2026	PR 04/21/26		mtg 04/21/26 ck date 04/27/26 (Kroker, Kagan, Chin, Beckman)	800.00
Total 01-1308 · Supervisor Fees					<u>3,600.00</u>
01-1310 · Engineering					
	10/31/2025	CASA-INV-003318	Craig A Smith & Associates LLC	professional services thru 10/31/2025	10,173.00
	11/30/2025	CASA-INV-003410	Craig A Smith & Associates LLC	professional services thru 10/31/2025	2,304.00
	12/31/2025	CASA-INV-003491	Craig A Smith & Associates LLC	professional services thru 12/31/2025	921.00
	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
	03/31/2026	CASA-INV-003777	Craig A Smith & Associates LLC	professional services thru 02/28/2026	10,715.00
	04/30/2026	CASA-INV-003826	Craig A Smith & Associates LLC	professional services thru 04/30/2026	8,171.50
Total 01-1310 · Engineering					<u>49,511.50</u>
01-1311 · Management Fees					
	10/31/2025	2025-1436	Special District Services	Management fee October 2025	4,335.00
	11/30/2025	2025-1561	Special District Services	Management fee November 2025	4,335.00
	12/31/2025	2025-1702	Special District Services	Management fee December 2025	4,335.00
	01/31/2026	2026-1836	Special District Services	Management fee January 2026	4,335.00
	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
	04/30/2026	2026-2197	Special District Services	Management fee - monthly	4,335.00
	05/31/2026	2026-2350	Special District Services	Management fee - monthly	4,335.00
Total 01-1311 · Management Fees					<u>34,680.00</u>

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

Date	Num	Name	Memo	Amount
01-1315 · Legal Fees				
10/31/2025	195973	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 10/31/2025	3,850.00
11/30/2025	196391	Billing Cochran P.A.	legal thru 11/30/25	605.00
12/31/2025	196825	Billing Cochran P.A.	legal thru 11/30/25	500.00
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
03/31/2026	198085	Billing Cochran P.A.	legal thru 03/31/2026	990.00
04/30/2026	198537	Billing Cochran P.A.	legal thru 03/31/2026	<u>1,980.00</u>
Total 01-1315 · Legal Fees				12,710.00
01-1320 · Audit Fees				
04/02/2026	29203	Grau and Associates	fee for fiscal year 2024/2025 audit	<u>4,300.00</u>
Total 01-1320 · Audit Fees				4,300.00
01-1450 · Insurance				
10/01/2025	30079	Egis Insurance and & Risk Advisors	Policy #100125507 10/01/2025-10/01/2026 Florida Insurance Alliance	<u>21,696.00</u>
Total 01-1450 · Insurance				21,696.00
01-1480 · Legal Advertisements				
10/06/2025	125622175000	SunSentinel	FY 25/26 Mtg Schedule	167.79
02/04/2026	SFA 16209	SunSentinel	Invitation to Bid Erosion and Sedimentation Project – NW 72nd Avenue Canal Imp	<u>253.49</u>
Total 01-1480 · Legal Advertisements				421.28

Walnut Creek Community Development District
Expenditures
October 2025 through May 2026

Date	Num	Name	Memo	Amount
01-1512 · Miscellaneous				
10/22/2025	PR 10/21/25		mtg 10/21/25 ck date 10/24/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	54.25
10/31/2025	2025-1436	Special District Services	document storage	127.38
10/31/2025	2025-1436	Special District Services	travel	275.36
11/29/2025	2515181200	Crystal Pool Service Inc	December service charge	0.00
11/30/2025	2025-1561	Special District Services	document storage	138.18
11/30/2025	2025-1561	Special District Services	travel	238.40
12/04/2025	12-4-25	Broward County Property Appraiser	annual property appraiser fee 25/26	1,790.00
12/31/2025	2025-1702	Special District Services	document storage	137.71
12/31/2025	2025-1702	Special District Services	travel	114.45
01/21/2026	PR 01/20/26		mtg 01/20/26 ck date 01/26/26 (Kroker, Chin, Beckman, & Fateyev)	53.40
01/31/2026	2026-1836	Special District Services	document storage	181.21
01/31/2026	2026-1836	Special District Services	travel	151.41
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
04/23/2026	PR 04/21/26		mtg 04/21/26 ck date 04/27/26 (Kroker, Kagan, Chin, Beckman)	53.40
04/30/2026	2026-2197	Special District Services	Document Storage- March 2026	165.39
04/30/2026	2026-2197	Special District Services	Travel Ronald Galvis - March 2026	135.52
04/30/2026	2026-2197	Special District Services	Travel Ryan Quiroga - March 2026	14.50
05/31/2026	2026-2350	Special District Services	City of Pembroke Pines	3,505.33
05/31/2026	2026-2350	Special District Services	Document Storage- April 2026	163.56
05/31/2026	2026-2350	Special District Services	Travel - Gloria Perez - April 2026	55.10
05/31/2026	2026-2350	Special District Services	Travel Ronald Galvis - April 2026	96.30
Total 01-1512 · Miscellaneous				8,456.48
01-1513 · Postage and Delivery				
10/31/2025	2025-1436	Special District Services	FedEx	44.32
10/31/2025	2025-1436	Special District Services	postage	31.32
11/30/2025	2025-1561	Special District Services	FedEx	100.20
11/30/2025	2025-1561	Special District Services	postage	93.96
12/31/2025	2025-1702	Special District Services	FedEx	33.78
01/31/2026	2026-1836	Special District Services	FedEx	-22.16
01/31/2026	2026-1836	Special District Services	Postage	10.44
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

Walnut Creek Community Development District
Expenditures
October 2025 through May 2026

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
03/31/2026	2026-2076	Special District Services	Postage February 2026	146.16
05/31/2026	2026-2350	Special District Services	FedEx Charges - April 2026	121.36
05/31/2026	2026-2350	Special District Services	Postage - March & April 2026	10.44
Total 01-1513 · Postage and Delivery				818.62
01-1514 · Office Supplies				
10/31/2025	2025-1436	Special District Services	copier charges	206.85
11/30/2025	2025-1561	Special District Services	copier charges	348.45
11/30/2025	2025-1561	Special District Services	meeting books	36.00
12/31/2025	2025-1702	Special District Services	copier charges	1.65
01/31/2026	2026-1836	Special District Services	copier charges	2.85
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
04/21/2026	421-2026	Walnut Creek Community Association, Inc.	colored copies	28.50
04/30/2026	2026-2197	Special District Services	Credit February Copier & March 2026	-466.90
05/31/2026	2026-2350	Special District Services	Copier Charges - April 2026	60.75
05/31/2026	2026-2350	Special District Services	Meeting books - April 2026	91.00
Total 01-1514 · Office Supplies				3,620.46
01-1540 · Dues, License & Subscriptions				
10/01/2025	92656	Florida Commerce	special district fee FY 25/26	175.00
Total 01-1540 · Dues, License & Subscriptions				175.00
01-1550 · Trustee Fees (GF)				
11/06/2025	44218	Hancock Bank (Trustee Fee)	trustee fee 12/31/25 - 12/30/2026	1,420.00
Total 01-1550 · Trustee Fees (GF)				1,420.00
01-1570 · Website Management				
10/31/2025	2025-1436	Special District Services	website fee	166.66
11/30/2025	2025-1561	Special District Services	website fee	166.66
12/31/2025	2025-1702	Special District Services	website fee	166.66
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
04/30/2026	2026-2197	Special District Services	Website fee monthly	166.66

Walnut Creek Community Development District
Expenditures
October 2025 through May 2026

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
	05/31/2026	2026-2350	Special District Services	Website fee monthly	166.66
Total 01-1570 · Website Management					1,333.28
01-1601 · Security Services & Rover					
	10/31/2025	36546	Regions Security	SECURITY & ROVER SERVICES October 2025	21,315.66
	11/30/2025	36864	Regions Security	SECURITY & ROVER SERVICES November 2025	21,020.84
	12/16/2025	36989	Regions Security	SECURITY & ROVER SERVICES December 2025	21,677.68
Total 01-1601 · Security Services & Rover					64,014.18
01-1603 · Gatehouse Maintenance					
	02/28/2026	2026-1958	Special District Services	Guardhouse fire extinguishers, water bottles	39.08
Total 01-1603 · Gatehouse Maintenance					39.08
01-1604 · Guardhouse Int/Ext Maintenance					
	10/13/2025	61550	Tirone Electric	RE-INSTALL POLE HEAD CAP AND REPLACE LIGHT BULB IN POLE BY TAFT ST ENT	397.50
	10/30/2025	4473	Shekinah Fence Services LLC	INSTALL OF 400 LINEAR FT OF PRIVACY GREEN SCREEN FOR CHAIN LINK 6 FT	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
	04/06/2026	4512	Shekinah Fence Services LLC	Installation of chain link gate size 5x5 in color green	400.00
	04/08/2026	06D8760106596	Primo Brands	gatehouse water	167.00
	04/09/2026	16D8760106596	Primo Brands	gatehouse water	86.43
	04/17/2026	181877	KJC FUMIGATION LLC	bi monthly pest control	140.00
	05/08/2026	63041	Tirone Electric	supply/install 1 corn light pole on Sheridan entrance	315.00
	05/12/2026	63063	Tirone Electric	replace bad breaker & light bulbs	550.00
Total 01-1604 · Guardhouse Int/Ext Maintenance					7,038.83
01-1605 · Gate System Maintenance					
	10/16/2025	36391	Regions Security	Liftmaster 24V motor replacement Taft right 2nd arm	1,625.00
	10/16/2025	36387	Regions Security	Taft visitor liftmaster 24V transformer for mega arm	900.00
	10/31/2025	36528	Regions Security	TAFT STREET RESIDENT FIRST ARM COMMUNICATION	1,050.00
	10/31/2025	36526	Regions Security	12' green & red (2) replacement arms	1,052.00
	10/31/2025	36527	Regions Security	Sheridan right resident arm replacement 10/16/25 1:16 pm	150.00
	11/01/2025	36510	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS Nov 2025	825.00
	12/01/2025	36754	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS Dec 2025	825.00
	12/11/2025	36839	Regions Security	Taft 2nd are remount 10/24/25 5:13 pm	150.00
	12/11/2025	36836	Regions Security	Gate repairs - removal of broken retractable hinges	550.00
	12/11/2025	36837	Regions Security	Taft visitor arm remount 10/9/25 4:40 pm	150.00

Walnut Creek Community Development District
Expenditures
October 2025 through May 2026

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
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 Jan 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 Jan 2026	2,760.00
02/01/2026	37228	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS Feb 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
02/28/2026	37630	Regions Security	Security & rover service February 2026	19,274.36
03/01/2026	37525	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS March 2026	825.00
03/04/2026	37490	Regions Security	SECURITY GATE SYSTEM - Sheridan left exit gate repairs	450.00
03/30/2026	37670	Regions Security	Taft 1st arm barrier replacement	225.00
04/01/2026	37979	Regions Security	Gate Service Maintenance Contract April	825.00
04/03/2026	37693	Regions Security	2 x 12' lighted arms	1,052.00
04/08/2026	37761	Regions Security	Sheridan left exit barrier remount 3/31 at 2:15 pm	150.00
04/08/2026	37763	Regions Security	Sheridan right and left exit swing gate diagnostic	300.00
04/08/2026	37762	Regions Security	ape kit for liftmaster and APS encoder replacement labor	405.00
05/01/2026	37958	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS May 2026	825.00
05/01/2026	37962	Regions Security	SECURITY ADMINISTRATIVE SERVICES May 2026	1,100.00
05/04/2026	38168	Regions Security	Security Gate maintenance and repairs	600.00
05/07/2026	38161	Regions Security	disconnect & remove 2 defective click 2 enter and replace	3,500.00
05/26/2026	38249	Regions Security	Sheridan right resident arm replacement 5/23/26 3:32 pm	150.00
Total 01-1605 · Gate System Maintenance				46,927.36
01-1609 · Security Cameras & Maintenance				
10/01/2025	36137	Regions Security	SECURITY CAMERAS & MAINTENANCE October 2025	274.00
11/01/2025	36512	Regions Security	SECURITY CAMERAS & MAINTENANCE November 2025	274.00
12/01/2025	36756	Regions Security	SECURITY CAMERAS & MAINTENANCE Dec 2025	274.00
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
04/01/2026	37981	Regions Security	Video Maintenance Services	274.00
05/01/2026	37960	Regions Security	SECURITY CAMERAS & MAINTENANCE May 2026	274.00
Total 01-1609 · Security Cameras & Maintenance				4,690.00
01-1610 · Security Online Solutions				
10/01/2025	36136	Regions Security	SECURITY ONLINE SOLUTIONS October 2025	1,090.00

Walnut Creek Community Development District
Expenditures
October 2025 through May 2026

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
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
04/01/2026	37980	Regions Security	SECURITY ONLINE SOLUTIONS April	1,090.00
05/01/2026	37959	Regions Security	SECURITY ONLINE SOLUTIONS May 2026	1,090.00
Total 01-1610 · Security Online Solutions				7,904.00
01-1803 · Lake & Preserve Maintenance				
10/01/2025	2583	Allstate Resource Management, Inc.	mitigation and lake management October 2025	1,854.00
10/01/2025	2583	Allstate Resource Management, Inc.	Mitigation area maintenance -Area K	333.00
10/01/2025	2583	Allstate Resource Management, Inc.	Mitigation area maintenance	861.00
11/01/2025	3404	Allstate Resource Management, Inc.	mitigation management November 2025	1,194.00
11/01/2025	3404	Allstate Resource Management, Inc.	lake management November 2025	1,854.00
12/01/2025	88972	Allstate Resource Management, Inc.	mitigation management December 2025	1,194.00
12/01/2025	88972	Allstate Resource Management, Inc.	lake management December 2025	1,854.00
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
04/01/2026	220989	Allstate Resource Management, Inc.	Mitigation area maintenance	1,194.00
04/01/2026	220989	Allstate Resource Management, Inc.	lake management services	1,854.00
04/02/2026	221935	Allstate Resource Management, Inc.	annual fish stocking	667.00
05/01/2026	222172	Allstate Resource Management, Inc.	mitigation management May 2026	1,194.00
05/01/2026	222172	Allstate Resource Management, Inc.	lake management May 2026	1,854.00
Total 01-1803 · Lake & Preserve Maintenance				25,051.00
01-1812 · Signs				
12/31/2025	2025-1702	Special District Services	Sheridan exit sign	65.00
01/21/2026	INV10200	Falcon Vac Solutions LLC	remove pole, supply and install signal and pole	350.00
01/21/2026	INV10201	Falcon Vac Solutions LLC	repair sign	200.00
Total 01-1812 · Signs				615.00
01-1814 · Electricity				
10/20/2025	63714-09001 1025	FPL	acct# 63714-09001 09/18/25 - 10/20/25	33.47
10/20/2025	91603-83023 1025	FPL	acct# 91603-83023 09/18/25 - 10/20/25	1,106.34
10/20/2025	36358-71365 1025	FPL	acct# 36358-71365 09/18/25 - 10/20/25	6,156.91
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

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

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
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
04/17/2026	63522-34022 0426	FPL	acct# 63522-34022 03/19/26 - 04/17/26	703.21
04/17/2026	54061-43023 0426	FPL	acct# 54061-43023 03/19/26 - 04/17/26	90.17
04/17/2026	91603-83023 0426	FPL	acct# 91603-83023 03/19/26 - 04/17/26	1,146.95
04/17/2026	63714-09001 0426	FPL	acct# 63714-09001 03/19/26 - 04/17/26	37.19
04/17/2026	04574-72025 0426	FPL	acct# 04574-72025 03/19/26 - 04/17/26	430.25
04/17/2026	36358-71365 0426	FPL	acct# 36358-71365 03/19/26 - 04/17/26	6,405.41
05/19/2026	63714-09001 0526	FPL	acct# 63714-09001 04/17/26 - 05/19/26	37.74
05/19/2026	54061-43023 0526	FPL	acct# 54061-43023 04/17/26 - 05/19/26	115.40

Walnut Creek Community Development District
Expenditures
October 2025 through May 2026

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
05/19/2026	04574-72025 0526	FPL	acct# 04574-72025 04/17/26 - 05/19/26	512.84
05/19/2026	36358-71365 0526	FPL	acct# 36358-71365 04/17/26 - 05/19/26	6,405.41
05/22/2026	63522-34022 0526	FPL	acct# 63522-34022 04/17/26 - 05/19/26	684.11
05/22/2026	91603-83023 0526	FPL	acct# 91603-83023 04/17/26 - 05/19/26	1,218.70
Total 01-1814 · Electricity				69,843.60
01-1815 · Miscellaneous Maintenance				
10/22/2025	21393886 102225	Crystal Springs	water for guardhouse	103.92
10/31/2025	2025-1436	Special District Services	padlock and chain chargeback	27.69
11/19/2025	21393886 111925	Crystal Springs	water for guardhouse	63.94
11/30/2025	2025-1561	Special District Services	Permit application & sign	1,227.25
12/17/2025	21393886 121725	Crystal Springs	water for guardhouse	86.43
01/14/2026	21393886 011426	Crystal Springs	water for guardhouse	61.45
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
04/30/2026	2026-2197	Special District Services	Home Depot	35.27
04/30/2026	6071	FLORIDA FIRE & BACKFLOW LLC	backflow repair and testing	867.65
05/31/2026	2026-2350	Special District Services	Fence padlock, Water	138.04
Total 01-1815 · Miscellaneous Maintenance				2,834.22
01-1816 · Telephone				
10/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 (10/15/25 - 11/14/25)	600.66
10/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (10/15/25 - 11/14/25)	625.36
11/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 (11/15/25 - 12/14/25)	600.66
11/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (11/15/25 - 12/14/25)	625.36
12/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (12/15/25 - 01/14/26)	640.63
12/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 (12/15/25 - 01/14/26)	624.71
01/11/2026	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (01/15/26 - 02/14/26)	625.50
01/11/2026	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 (01/15/26 - 02/14/26)	625.50
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
04/11/2026	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 Apr 15, 2026 to May 14, 2026	640.36
04/11/2026	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 Apr 15, 2026 to May 14, 2026	640.36
05/11/2026	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 May 15, 2026 to Jun 14, 2026	640.36
05/11/2026	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 May 15, 2026 to Jun 14, 2026	640.36
Total 01-1816 · Telephone				10,091.82
01-1817 · Water & sewer				
10/21/2025	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 09/18/2025 - 10/20/2025	50.15

Walnut Creek Community Development District
Expenditures
October 2025 through May 2026

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
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
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
04/21/2026	536645 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 3/18/26 - 4/20/26	52.79
04/21/2026	536647 248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 03/18/26 - 04/20/26	650.21
04/21/2026	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 3/17/26 - 4/20/26	308.86
05/20/2026	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 4/20/26 - 05/19/26	288.11
05/20/2026	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 04/20/26 - 5/19/26	299.38
05/20/2026	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 04/20/26 - 5/19/26	564.87
Total 01-1817 · Water & sewer				9,675.71
01-1818 · Field Management				
10/01/2025	1stpayment	Walnut Creek Community Association, Inc.	1st payment 25/26 of HOA maintenance & Field Services agreement	2,500.00
04/06/2026	2026-04-06 (1)	Walnut Creek Community Association, Inc.	2nd payment 25/26 of HOA maintenance & Field Services agreement	2,500.00
Total 01-1818 · Field Management				5,000.00
01-1821 · Waterfall Maintenance				
10/01/2025	2515181000	Crystal Pool Service Inc	October fountain service	4,650.00
10/20/2025	2515191100	Crystal Pool Service Inc	install new Pentair TR-140 C and primed system	8,679.00
10/28/2025	2515181100	Crystal Pool Service Inc	November service charge	4,650.00
11/29/2025	2515181200	Crystal Pool Service Inc	December service charge	4,650.00
12/23/2025	2615190100	Crystal Pool Service Inc	New Pentair and filter pump	8,479.00
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
04/01/2026	2615180400	Crystal Pool Service Inc	April Service Charges	4,650.00

Walnut Creek Community Development District
Expenditures
October 2025 through May 2026

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
05/01/2026	2615180500	Crystal Pool Service Inc	May Service Charges	4,650.00
05/30/2026	2615190600	Crystal Pool Service Inc	repair feeder tubing	328.46
Total 01-1821 · Waterfall Maintenance				55,726.46
01-1825 · Tree Trimming Services				
10/22/2025	2092	Cutters Edge Cutters Edge Lawn and Mainte	palm trimming	3,645.21
01/29/2026	2453	Cutters Edge Cutters Edge Lawn and Mainte	palm trimming	3,390.00
Total 01-1825 · Tree Trimming Services				7,035.21
01-1826 · Holiday Lighting				
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
01-1829 · Monument Maintenance				
10/01/2025	1-25-26	Walnut Creek Community Association, Inc.	1st payment for 25/26 HOA Monument Maintenance Agreement	2,750.00
12/30/2025	25-26	Walnut Creek Community Association, Inc.	Dec 30, 25 payment for HOA Monument Maintenance Agreement	2,750.00
04/06/2026	2026-04-06	Walnut Creek Community Association, Inc.	2nd payment for 25/26 HOA Monument Maintenance Agreement	2,750.00
Total 01-1829 · Monument Maintenance				8,250.00
01-1832 · Lake Restoration & Maintenance				
10/16/2025	2263	Landshore Enterprises LLC	700 linear feet of shoreline on lake 10; utilizing eco-filter tubeTotal Contract	38,632.00
11/06/2025	2271	Landshore Enterprises LLC	700 linear feet of shoreline on lake 10; utilizing eco-filter tube (Completed)	21,072.00
Total 01-1832 · Lake Restoration & Maintenance				59,704.00
01-1839 · Iguana Removal Services				
10/08/2025	251658	Blue Iguana Pest Control Inc	monitoring October 2025	2,000.00
10/08/2025	251664	Blue Iguana Pest Control Inc	monitoring October 2025	241.67
11/03/2025	259140	Blue Iguana Pest Control Inc	monitoring November 2025	2,000.00
11/03/2025	259139	Blue Iguana Pest Control Inc	monitoring November 2025	241.67
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
04/01/2026	296247	Blue Iguana Pest Control Inc	monitoring March 2026	2,000.00
04/01/2026	296246	Blue Iguana Pest Control Inc	monitoring April 2026	241.67
05/01/2026	303297	Blue Iguana Pest Control Inc	monitoring May 2026	241.67
05/01/2026	303298	Blue Iguana Pest Control Inc	monitoring April 2026	2,000.00
Total 01-1839 · Iguana Removal Services				15,691.69
01-1844 · Security Services Admin				
10/01/2025	36139	Regions Security	SECURITY ADMINISTRATIVE SERVICES October 2025	1,100.00
11/01/2025	36514	Regions Security	SECURITY ADMINISTRATIVE SERVICES Nov 2025	1,100.00
12/01/2025	36758	Regions Security	SECURITY ADMINISTRATIVE SERVICES Dec 2025	1,100.00

Walnut Creek Community Development District
Expenditures
October 2025 through May 2026

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
01/01/2026	37043	Regions Security	SECURITY ADMINISTRATIVE SERVICES January 2026	1,100.00
01/01/2026	37319	Regions Security	Security services January 2026	21,616.19
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
04/01/2026	37983	Regions Security	SECURITY ADMINISTRATIVE SERVICES April	1,100.00
05/14/2026	38169	Regions Security	Security gate system maintenance & repairs	2,140.00
Total 01-1844 · Security Services Admin				31,456.19
01-1845 · Security Video Surv. & Virtual				
10/01/2025	36135	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS Oct 2025	825.00
10/01/2025	36138	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Oct 2025	3,807.78
11/01/2025	36513	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Nov 2025	3,807.78
12/01/2025	36757	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Dec 2025	3,807.78
01/01/2026	37042	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Jan 2026	3,807.78
02/01/2026	37231	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Feb2026	3,807.78
03/01/2026	37528	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES March 2026	3,807.78
04/01/2026	37982	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES April	3,807.78
05/01/2026	37961	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES May 2026	3,807.78
Total 01-1845 · Security Video Surv. & Virtual				31,287.24
01-1846 · Drainage, Pipe Cleaning & CCTV				
02/05/2026	26977R2	Flotech Environmental LLC	Jet-Vac Cleaning & CCTV Pipeline Inspection -	7,100.00
Total 01-1846 · Drainage, Pipe Cleaning & CCTV				7,100.00
01-2311 · Operations Management				
10/31/2025	2025-1436	Special District Services	field operations management	1,000.00
11/30/2025	2025-1561	Special District Services	field operations management	1,000.00
12/31/2025	2025-1702	Special District Services	field operations management	1,000.00
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
04/30/2026	2026-2197	Special District Services	Field Operations Management - monthly	1,000.00
05/31/2026	2026-2350	Special District Services	Field Operations Management - monthly	1,000.00
Total 01-2311 · Operations Management				8,000.00
Total Expenditures				626,340.11

**Walnut Creek Community Development District
Balance Sheet
As of May 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>
ASSETS					
Current Assets					
Checking/Savings					
Operating Fund	2,820,869.72	0.00	0.00	0.00	2,820,869.72
Improvements/Emergency Funds	1,576,396.83	0.00	0.00	0.00	1,576,396.83
Total Checking/Savings	<u>4,397,266.55</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,397,266.55</u>
Total Current Assets	4,397,266.55	0.00	0.00	0.00	4,397,266.55
Other Assets					
Investments - Interest Account	0.00	0.00	0.00	0.00	0.00
Investments - Reserve Fund	0.00	131,989.72	0.00	0.00	131,989.72
Investments - Revenue Account	0.00	168,582.00	0.00	0.00	168,582.00
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00
Investments - Redemption Account	0.00	2,482.89	0.00	0.00	2,482.89
Investments - Principal	0.00	0.00	0.00	0.00	0.00
Accounts Receivable	26,945.00	0.00	0.00	0.00	26,945.00
A/R Non Ad Valorem Receipts	0.00	0.00	0.00	0.00	0.00
Land & Land Improvements	0.00	0.00	6,327,392.00	0.00	6,327,392.00
2010 Project Improvements	0.00	0.00	1,746,100.00	0.00	1,746,100.00
2014 Improvements	0.00	0.00	66,674.00	0.00	66,674.00
Infrastructure	0.00	0.00	3,123,376.00	0.00	3,123,376.00
Equipment	0.00	0.00	30,534.00	0.00	30,534.00
Depreciation - Infrastructure	0.00	0.00	-3,401,093.00	0.00	-3,401,093.00
Depreciation - Equipment	0.00	0.00	-30,534.00	0.00	-30,534.00
Amount Available in DSF (2010)	0.00	0.00	0.00	303,054.61	303,054.61
Amount To Be Provided	0.00	0.00	0.00	491,945.39	491,945.39
Total Other Assets	<u>26,945.00</u>	<u>303,054.61</u>	<u>7,862,449.00</u>	<u>795,000.00</u>	<u>8,987,448.61</u>
TOTAL ASSETS	<u>4,424,211.55</u>	<u>303,054.61</u>	<u>7,862,449.00</u>	<u>795,000.00</u>	<u>13,384,715.16</u>
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Accrued Expense Sundry	0.00	0.00	0.00	0.00	0.00
Maintenance Projects Reserves	1,603,300.00	0.00	0.00	0.00	1,603,300.00
Accounts Payable	41,352.03	0.00	0.00	0.00	41,352.03
Total Current Liabilities	<u>1,644,652.03</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,644,652.03</u>
Long Term Liabilities					
Special Assessment Debt (2008)	0.00	0.00	0.00	0.00	0.00
Special Assessment Debt (2010)	0.00	0.00	0.00	795,000.00	795,000.00
Total Long Term Liabilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>795,000.00</u>	<u>795,000.00</u>
Total Liabilities	1,644,652.03	0.00	0.00	795,000.00	2,439,652.03
Equity					
Retained Earnings	1,854,039.43	294,796.58	-3,431,627.00	0.00	-1,282,790.99
Net Income	925,520.09	8,258.03	0.00	0.00	933,778.12
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00
Investment In Gen Fixed Assets	0.00	0.00	11,294,076.00	0.00	11,294,076.00
Total Equity	<u>2,779,559.52</u>	<u>303,054.61</u>	<u>7,862,449.00</u>	<u>0.00</u>	<u>10,945,063.13</u>
TOTAL LIABILITIES & EQUITY	<u>4,424,211.55</u>	<u>303,054.61</u>	<u>7,862,449.00</u>	<u>795,000.00</u>	<u>13,384,715.16</u>

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

	Annual Budget 10/1/25 - 9/30/26	Actual May-26	Year To Date Actual 10/1/25 - 5/31/26
Revenues			
Interest Income	1,000	1,037	7,352
NAV Tax Collection	122,077	5,190	119,709
Bond Prepayments	0	0	1,785
Total Revenues	\$ 123,077	\$ 6,227	\$ 128,846
Expenditures			
Principal Payments	70,000	70,000	70,000
Additional Principal Payments	4,502	0	0
Interest Payments	48,575	25,294	50,588
Total Expenditures	\$ 123,077	\$ 95,294	\$ 120,588
Excess/ (Shortfall)	\$ -	\$ (89,067)	\$ 8,258

**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	\$1,341,108	\$129,869	\$122,077
									\$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	8	Broward Cty Tax Collector	04/10/26	NAV Taxes	\$ 70,300.33		\$ (702.80)	\$ (19.85)	\$ 69,577.68	\$ 7,430.73	\$ 57,625.20	\$ 5,244.40	\$ 7,354.33	\$ 57,032.80	\$ 5,190.55	\$ 5,190.55
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
					\$1,683,638.13	\$ 909.76	\$ (16,208.84)	\$ (62,753.89)	\$ 1,605,585.16	\$ 178,870.14	\$ 1,380,078.20	\$ 125,599.55	\$ 170,523.16	\$ 1,315,352.65	\$ 119,709.35	\$ 119,709.35

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

Collections
96.73%

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

\$ 1,683,638.13	
\$ 909.76	\$ 1,605,585.16
\$ (178,870.14)	\$ (170,523.16)
\$ (1,380,078.20)	\$ (1,315,352.65)
\$ -	\$ -
\$ (125,599.55)	\$ (119,709.35)
\$ -	\$ 0.00

Pest Findings by Location

WALNUT CREEK CDD LAKES/CANALS

MAY 01, 2026 TO MAY 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	05/01/2026 04:25 PM	Iguana	Sighted	7
	05/06/2026 03:57 PM	Iguana	Sighted	7
	05/08/2026 04:00 PM	Iguana	Sighted	17
	05/15/2026 04:42 PM	Iguana	Sighted	26
	05/16/2026 12:13 PM	Iguana	Sighted	3
	05/18/2026 05:12 PM	Iguana	Sighted	4
	05/23/2026 01:00 PM	Iguana	Sighted	8
	05/27/2026 09:57 AM	Iguana	Sighted	3
	05/29/2026 03:56 PM	Iguana	Sighted	42
	05/30/2026 11:14 AM	Iguana	Sighted	6

Total Iguanas - Lakes & Canals - May 2026: 123
RG - Field Ops Manager

Pest Findings by Location

WALNUT CREEK CDD TAFT/WATERFALLS

MAY 01, 2026 TO MAY 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	05/01/2026 03:20 PM	Iguana	Sighted	6
	05/08/2026 04:00 PM	Iguana	Sighted	2
	05/15/2026 04:42 PM	Iguana	Sighted	5
	05/16/2026 11:36 AM	Iguana	Sighted	3
	05/23/2026 11:04 AM	Iguana	Sighted	3
	05/29/2026 02:31 PM	Iguana	Sighted	4
	05/30/2026 11:36 AM	Iguana	Sighted	4

Total Iguanas - Waterfalls - **May 2026: 27**
RG - Field Ops Manager

ESTIMATE



Prepared For

Walnut Creek Community Development
District
7501 NW 20th St
Pembroke Pines, FL 33024
(786) 503-1633

Iguana Solutions LLC

2601 NW 94th AVE
Sunrise, FL 33322
Phone: (754) 244-1416
Email: IguanaSolutionsFL@gmail.com
Web: www.Iguana-Solutions.com

Estimate # 439
Date 05/06/2025
Business / Tax # 83-2653815

Description	Rate	Quantity	Total
Animal hole exclusion An entry point to a dwelling is covered using hardware cloth to exclude further animal entry. By the foot. \$30 per foot repaired	\$30.00	1	\$30.00
Hole repair by foot Iguana burrows filled and repaired. Dirt is dug away from the entry hole and along the structure, on each side of the hole. Plastic 1" garden fencing is laid in an "L" shape along the structure with 10"+ fencing stretching away from the structure. Fencing is covered by a material such as sod, rocks/gravel, or concrete.	\$30.00	1	\$30.00
\$28 per adult Iguana \$28 per adult iguana proven to be taken by photo. Three hatchlings are equivalent to one adult. Hatchling measures less than 5 inches snout to vent	\$28.00	50	\$1,400.00

Subtotal	\$1,460.00
Total	\$1,460.00

Notes:

I would estimate the first month to produce around 40-50 iguanas and slowly drop to less than half that after six months.

Checks are made payable to:
Iguana Solutions

2601 NW 94th Ave Sunrise FL 33322.
We also accept cash or credit.

Contact 754-244-1416 to pay balances or with questions.

By signing this document, the customer agrees to the services and conditions outlined in this document.

I agree to allow Iguana Solutions LLC to enter my property for the duration of the contract, possibly when the owner is not present, to perform iguana removal services.

Iguanas will be removed from the property using hand trapping, noose poles, and by air rifle.

Air rifles will be the main tool used to do removal on this property. Ask me about our airgun usage precautions so we may alleviate any concerns.

Pricing is \$28 per adult iguana removed. No limit on the number of iguanas taken. All costs are included in the \$28 per animal. An unlimited number of iguanas will be taken per month at this rate, unless additional limits are sent by customer in writing. Limits will apply to the following month. Photos of every animal taken are provided or similar proof, such as one stuck in a tree.

Three babies(hatchlings) are the equivalent of one adult under the above terms. A hatchling is defined here as <5" length from snout to vent. Adult iguanas measure >5 inches from snout to vent.

Proof of animals removed are provided by photo. Killed iguanas are retrieved if at all possible. Great effort is taken to ensure dead iguanas are not left behind.

Visits to remove iguanas are sporadic, and made based on customer communication/needs, the trappers schedule, holidays, and weather. Notice may be given by Iguana Solutions the same day as removal in order to make arrangements, such as security escorts. Iguana Solutions may visit as little as once a month if iguanas become scarce.

This contract is for the removal of Green and spiny tailed iguanas billed monthly, charged a rate of \$28 per iguana, proven to be removed by photo as a continued service, until canceled in writing.

Territory covered in this contract includes the entire common area at and around the front entrance waterfalls, neighboring canals maintained by the client, and 10 lakes that are considered common areas.

Ducks and geese (and other animals approved) are \$75 per animal. Goslings/ducklings unable to fly are \$20. Duck Nest removal: \$40

Raccoons and any other unlisted animals such as opossums, snakes, and so on, are 75\$ per animal.

Billing is sent monthly after the iguanas are removed, and photos are attached to invoices. Invoices come from a secure biller: JOIST

This contract may be considered for possible renewal by both parties upon completion of one

year from the month of approval. Contract renewal terms are subject to change.

Stolen or Unrepairable traps are charged to the customer. Aluminum trap(Iguana Box): \$150 and
Stainless Steel Iguana Box trap: \$250

I do not currently plan to use traps at this property, except with approval.

IguanaSolutionsFL@gmail.com

Walnut Creek Community Development District

**Walnut Creek CDD
East Waterfall Pond Resurfacing Project**

Felix Clean Services	Pool Ally
<p><i>Company used on previous projects on Walnut Creek and other Districts managed by SDS.</i></p>	<p><i>Company instructed by the Board to be contacted for this project.</i></p>
<p><i>This proposal/price was provided for October 2025 meeting. The vendor is committed to honor this price if approved (and only until) in June 2026.</i></p>	
<p><i>This vendor provided a reference letter, which is 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. The vendor also participated in the most recent District meeting (April 2026) and addressed Board questions regarding this project.</i></p>	

Aquaguard Epoxy 5000 – East Waterfall Surface

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

- Thorough cleaning of the entire surface
- Hydro blasting to remove contaminants and prepare the substrate
 - Acid washing to ensure optimal adhesion
- Identification and repair of any detected cracks
- Application of “Bond Kote” as a preparatory layer

Felix Clean Services	Pool Ally
<p>Although it is not specified in the proposal, this vendor verbally advised the Board that it provides a 10-year warranty on the product and a one-year warranty on labor.</p>	<p>10-Year warranty on product 1-year warranty on labor</p>
<p>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 style="text-align: center;">\$78,880.00</p>	<p style="text-align: center;">\$69,000.00</p>
<p style="text-align: center;">Requires 50% Deposit</p>	<p style="text-align: center;">First Payment (Deposit): \$25,000.00 Second Payment (Upon completion of installation process): \$30,000.00 Final Payment (Project completion): \$14,000.00</p>
	<p>Pool Ally presented a second proposal offering an alternative to the “Epoxy 5000” finish, replacing it with a Florida stucco finish. This proposal is included in the materials below; however, because it is not comparable to the other proposals received and previously evaluated by the Board, it has not been included in this chart.</p>
<p><i>R. Butler Pools, the company recommended by the manufacturer, has indicated that they no longer have interest in this project.</i></p> <p><i>305 Pools, DCP Pool & Master Touch proposals received since 2025 have been also removed from the comparison chart and the accompanying materials.</i></p>	

FELIX CLEAN SERVICES, LLC.

Office Phone: (786) 389-6522

Proposal/Contract

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

We hereby submit specifications and estimates for:

AQUAGUARD EPOXY 5000 Resurface for East Waterfall:

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

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

50% Deposit is required to start the project.

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

ACCEPTANCE OF PROPOSAL

Name (and Title): _____

Signature: _____

Date: _____

FELIX CLEAN SERVICES, LLC.: _____

Omar Fonte
19248 SW 80th CT
Cutler Bay, FL 33157
Omar.fonte@gmail.com
786-299-2199
January 26th, 2026

To Whom It May Concern,

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

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

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

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

Sincerely,



Omar Fonte



Fountain Renovation Proposal

Pool Ally LLC

14359 Miramar Pkwy. #471

Miramar, FL. 33027

billing@poolally.com

305-709-0909

License # CPC1461068

SUBMITTED TO:

SUBMITTED TO: Walnut Creek CDD

2501 A Burns Rd.

Palm Beach Gardens, FL 33410

DESCRIPTION OF WORK:

Permits: According to City requirements/Permits only for this project.

Pool Ally LLC will perform a complete resurfacing of the existing fountain system. The work includes the following:

1. Surface Preparation & Demolition

- Full removal of existing coating system down to a stable substrate.
- Mechanical and/or manual surface preparation to ensure proper adhesion of new materials.
- Disposal of all removed materials in accordance with local regulations.



2. Structural Repairs

- Inspection of exposed shell after removal of existing finish.
- Repair of visible cracks, voids, and deteriorated areas using **hydraulic cement** or equivalent high-strength repair material.
- Sealing of penetrations and minor surface imperfections to restore substrate integrity.

3. Waterproofing System

- Application of **two (2) layers of professional-grade waterproofing membrane**.
- Each layer applied per manufacturer specifications, including proper curing time between coats.
- System designed to reduce water intrusion and extend lifespan of finish.

4. Final Finish

- Installation of 3 coats AquaGuard 500A0 Epoxy Coating
- Hand-applied with roller to achieve a uniform and durable surface.
- Final appearance will be consistent with industry standards for Epoxies finishes.

Project Exclusions

Unless specifically stated in writing, the following are **excluded**:

- Structural engineering repairs or modifications
- Major crack remediation requiring structural reinforcement
- Plumbing repairs, leak detection, or underground piping issues
- Electrical work, lighting repairs, or code upgrades
- Replacement of fittings, drains, or water features
- Dewatering systems or groundwater mitigation
- Chemical balancing beyond initial startup



Commercial Disclaimers & Conditions

Surface & Structural Condition

- This proposal assumes the existing fountain shell is structurally sound.
- Hidden conditions may be discovered after removal of the existing finish.
- Any unforeseen structural deficiencies will be documented and presented as a **change order**.

Finish Variations

- Epoxy finishes may exhibit:
- Roller or application marks
- Variation on sheen or gloss
- Slight color inconsistencies over large surface areas

These conditions are normal and not considered defects'

Waterproofing Limitations

- Waterproofing systems significantly reduce water penetration but **do not guarantee a 100% watertight structure**, especially in older or structurally compromised fountains.
- Hydrostatic pressure, soil movement, or existing cracks may affect long-term performance.

Crack Disclaimer

- Crack repairs are performed on visible and accessible cracks only.
- Pool Ally LLC does **not guarantee that cracks will not reappear**, as they may be caused by structural movement or external conditions.

Environmental Factors

- Weather conditions, temperature, humidity, and water chemistry may affect curing, appearance, and longevity of the finish.
- Client is responsible for maintaining proper water chemistry after project completion.



Warranty

Workmanship Warranty

Pool Ally LLC provides a **12-month limited workmanship warranty** from the date of project completion, covering:

- Delamination due to improper installation
- Failure of applied materials due to workmanship errors

Material Warranty

- 10 Years Manufacturer warranties apply to coating materials, where applicable.
- Pool Ally LLC will assist in processing valid claims but is not responsible for manufacturer defects.

Warranty Exclusions

This warranty does **not cover**:

- Structural movement or substrate failure
- Cracks caused by ground movement or hydrostatic pressure
- Improper water chemistry or lack of maintenance
- Staining, discoloration, or scaling
- Damage caused by vandalism, misuse, or third parties
- Normal wear and tears in commercial environments

Project Timeline

- Estimated Duration: 3 Weeks
- Schedule subject to weather, material availability, and site conditions



Total Labor and Material for the project completion: \$69,000.00

PAYMENT SCHEDULE

FIRST PAYMENT: \$25,000.00 (Deposit)

SECOND PAYMENT: Upon completion of the new Finish installation \$30,000.00

FINAL PAYMENT: Upon Finish project and closing permits \$14,000.00

Insurance

The contractor shall maintain appropriate insurance coverage, including general liability and workers' compensation insurance, for the duration of the project.

Termination

Either Party may terminate this Agreement upon written notice if the other Party fails to fulfill their obligations under this Agreement. In the event of termination, Contractor shall be paid for all Work completed up to the date of termination.

Entire Agreement

This Agreement constitutes the entire understanding between the Parties and supersedes all prior agreements, representations, or understandings, whether written or oral.



Signatures

By signing below, the client agrees to the terms and conditions of this Agreement.

Date: _____

Name: _____

Signature: _____

Respectfully submitted by: Maykel Garcia (President at Pool Ally)



Fountain Renovation Proposal

Pool Ally LLC

14359 Miramar Pkwy. #471

Miramar, FL. 33027

billing@poolally.com

305-709-0909

License # CPC1461068

SUBMITTED TO:

SUBMITTED TO: Walnut Creek CDD

2501 A Burns Rd.

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DESCRIPTION OF WORK:

Permits: According to City requirements/Permits only for this project.

Pool Ally LLC will perform a complete resurfacing of the existing fountain system. The work includes the following:

1. Surface Preparation & Demolition

- Full removal of existing coating system down to a stable substrate.
- Mechanical and/or manual surface preparation to ensure proper adhesion of new materials.
- Disposal of all removed materials in accordance with local regulations.



2. Structural Repairs

- Inspection of exposed shell after removal of existing finish.
- Repair of visible cracks, voids, and deteriorated areas using **hydraulic cement** or equivalent high-strength repair material.
- Sealing of penetrations and minor surface imperfections to restore substrate integrity.

3. Waterproofing System

- Application of **two (2) layers of professional-grade waterproofing membrane**.
- Each layer applied per manufacturer specifications, including proper curing time between coats.
- System designed to reduce water intrusion and extend lifespan of finish.

4. Bond Coat Application

- Application of a bonding agent to promote adhesion between waterproofing layer and final finish.

5. Final Finish

- Installation of high quality exposed aggregate plaster **Florida Stucco Finish** (commercial-grade).
- Hand-applied finish to achieve a uniform and durable surface.
- Final appearance will be consistent with industry standards for cementitious finishes.

6. Fire-Up Process

- Pool Ally will complete 4 weeks of fire-up process including all the necessary chemicals to properly balance the Fountain water.
- New filter cartridges will be replaced after the fire up process.



Project Exclusions

Unless specifically stated in writing, the following are **excluded**:

- Structural engineering repairs or modifications
- Major crack remediation requiring structural reinforcement
- Plumbing repairs, leak detection, or underground piping issues
- Electrical work, lighting repairs, or code upgrades
- Replacement of fittings, drains, or water features
- Dewatering systems or groundwater mitigation
- Chemical balancing beyond initial startup

Commercial Disclaimers & Conditions

Surface & Structural Condition

- This proposal assumes the existing fountain shell is structurally sound.
- Hidden conditions may be discovered after removal of the existing finish.
- Any unforeseen structural deficiencies will be documented and presented as a **change order**.

Finish Variations

- Exposed Aggregate finishes such as Florida stucco are **hand-applied products**.
- Variations in color, texture, shade, and minor surface irregularities are **normal and expected**.
- Slight mottling, streaking, or shading differences are not considered defects.

Waterproofing Limitations

- Waterproofing systems significantly reduce water penetration but **do not guarantee a 100% watertight structure**, especially in older or structurally compromised fountains.
- Hydrostatic pressure, soil movement, or existing cracks may affect long-term performance.



Crack Disclaimer

- Crack repairs are performed on visible and accessible cracks only.
- Pool Ally LLC does **not guarantee that cracks will not reappear**, as they may be caused by structural movement or external conditions.

Environmental Factors

- Weather conditions, temperature, humidity, and water chemistry may affect curing, appearance, and longevity of the finish.
- Client is responsible for maintaining proper water chemistry after project completion.

Warranty

Workmanship Warranty

Pool Ally LLC provides a **12-month limited workmanship warranty** from the date of project completion, covering:

- Delamination due to improper installation
- Failure of applied materials due to workmanship errors

Material Warranty

- 10 Years Manufacturer warranties apply to coating materials, where applicable.
- Pool Ally LLC will assist in processing valid claims but is not responsible for manufacturer defects.

Warranty Exclusions

This warranty does **not cover**:

- Structural movement or substrate failure
- Cracks caused by ground movement or hydrostatic pressure
- Improper water chemistry or lack of maintenance
- Staining, discoloration, or scaling
- Damage caused by vandalism, misuse, or third parties
- Normal wear and tears in commercial environments



Project Timeline

- Estimated Duration: 3 Weeks
- Schedule subject to weather, material availability, and site conditions

Total Labor and Material for the project completion: \$76,500.00

PAYMENT SCHEDULE

FIRST PAYMENT: \$25,000.00 (Deposit)

SECOND PAYMENT: Upon completion of the new finish installation \$35,000.00

FINAL PAYMENT: Upon Finish project and closing permits \$16,500.00

Insurance

The contractor shall maintain appropriate insurance coverage, including general liability and workers' compensation insurance, for the duration of the project.

Termination

Either Party may terminate this Agreement upon written notice if the other Party fails to fulfill their obligations under this Agreement. In the event of termination, Contractor shall be paid for all Work completed up to the date of termination.

Entire Agreement

This Agreement constitutes the entire understanding between the Parties and supersedes all prior agreements, representations, or understandings, whether written or oral.



Signatures

By signing below, the client agrees to the terms and conditions of this Agreement.

Date: _____

Name: _____

Signature: _____

Respectfully submitted by: Maykel Garcia (President at Pool Ally)

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Walnut Creek Community Development District ("District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

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

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 23rd day of June, 2026.

ATTEST:

**WALNUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 20, 2026
January 19, 2027
February 16, 2027
April 20, 2027
June 22, 2027*
July 20, 2027
August 17, 2027**

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

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

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

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

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

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

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT

www.walnutcreekcdd.org

PUBLISH: BROWARD DAILY BUSINESS REVIEW 00/00/26

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2025/2026, 2026/2027 and 2027/2028
With Two Year Option (2028/2029 and 2029/2030)
Broward County, Florida**

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

SECTION 1. DUE DATE. Sealed proposals must be received no later than August 18, 2026 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. REJECTION OF PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) copy of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – Walnut Creek Community Development District” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION 15. REJECTION OF ALL PROPOSALS. The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel (10 Points).*

(E.g., geographic locations of the firm’s headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer’s Experience (10 Points).*

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work (10 Points).*

Extent to which the proposal demonstrates an understanding of the District’s needs for the services requested.

4. *Ability to Furnish the Required Services (10 Points).*

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer’s financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price (10 Points).*

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

Walnut Creek CDD Hedges Removal & New Clusias Installation Project

BrightView	Cutters Edge	Dixie Landscape	Green Land Design	Greener Image
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Scope of Work:

Removal and disposal of the existing ficus hedges (and other vegetation) in the areas located at Sheridan Street & NW 72nd Avenue, as illustrated in the attached image, and replacement with clusias.

Vendor Proposal Summary:

Option 1:

Vendors provided proposals for the installation of new **3-foot** clusias in the three areas marked in **RED**.
Additionally, pricing was included for the optional area marked in **BLUE**.

Option 2:

Vendors provided proposals for the installation of new **6-foot** clusias in the three areas marked in **RED**.
Additionally, pricing was included for the optional area marked in **BLUE**.

Option 1 - 3 Ft Tall New Clusias

\$111,544.49	\$174,621.45	\$169,460.00	\$100,275.00	\$108,580.00
Price including the optional area (in blue)	Price including the optional area (in blue):	Price including the optional area (in blue):	Price including the optional area (in blue):	Price including the optional area (in blue):
\$153,187.04	\$226,753.43	\$231,540.00	\$136,700.00	\$143,075.00

Option 2 - 6 Ft Tall New Clusias

\$140,231.46	\$344,845.13	\$261,050.00	\$122,050.00	\$118,800.00
Price including the optional area (in blue):	Price including the optional area (in blue):	Price including the optional area (in blue):	Price including the optional area (in blue):	Price including the optional area (in blue):
\$192,892.49	\$438,269.97	\$356,700.00	\$166,450.00	\$161,080.00



Section 1: Approx. 1,169 ft – Parallel to Sheridan St., between “The Preserve” entrance and Walnut Creek’s NW 76th AVE. entrance.

Section 2: Approx. 2,445 ft – Parallel to Sheridan St., between Walnut Creek’s NW 76th Av. entrance & N 72nd AVE.

Section 3: Approx. 1,608 ft – Parallel to N 72nd AVE., between Sheridan St. & Church’s lot.

Section 4 (Optional): Approx. 1,913 ft – Parallel to N 72nd AVE., between Sheridan St. & Church’s lot.

Proposal for Extra Work at WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT

Property Name	WALNUT CREEK COMMUNITY DEVELOPMENT	Contact	RONALD GALVIS
Property Address	7500 NW 20 ST. HOLLYWOOD, FL 33024	To	WALNUT CREEK COMMUNITY DEVELOPMENT
		Billing Address	7500 NW 20 ST. HOLLYWOOD, FL 33024

Project Name WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
Project Description REMOVAL OF EXISTING HEDGES//INSTALLATION OF NEW CLUSIA HEDGES 3ft HT

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total	
SECTION 1				Subtotal	\$20,744.76
930.00	LINEAR FEET	REMOVAL OF EXISTING FICUS HEDGES	\$2.39	\$2,220.28	
1.00	LUMP SUM	DISPOSAL OF DEBRIS	\$4,496.08	\$4,496.08	
310.00	EACH	7 GAL CLUSIA 36" @ 3'SPACING	\$45.25	\$14,028.40	
SECTION 2				Subtotal	\$53,185.47
2,445.00	LINEAR FEET	REMOVAL OF EXISTING FICUS HEDGES	\$2.39	\$5,837.19	
1.00	LUMP SUM	DISPOSAL OF DEBRIS	\$10,467.17	\$10,467.17	
815.00	EACH	7 GAL CLUSIA 36" @ 3' SPACING	\$45.25	\$36,881.11	
SECTION 3				Subtotal	\$34,962.52
1,600.00	LINEAR FEET	REMOVAL OF EXISTING FICUS HEDGES	\$2.39	\$3,819.84	
1.00	LUMP SUM	DISPOSAL OF DEBRIS	\$6,887.13	\$6,887.13	
536.00	EACH	7 GAL 36" @ 3' SPACING	\$45.25	\$24,255.55	
SECTION 4				Subtotal	\$41,642.55
1,913.00	LINEAR FEET	REMOVAL OF EXISTING FICUS HEDGES	\$2.39	\$4,567.10	
1.00	LUMP SUM	DISPOSAL OF DEBRIS	\$8,204.10	\$8,204.10	
638.00	EACH	7 GAL 36" @ 3' SPACING	\$45.25	\$28,871.35	
MISC. ITEMS				Subtotal	\$2,651.74
1.00	EACH	IRRIGATION NOT INCLUDED	\$0.00	\$0.00	
1.00	EACH	SOIL AND MULCH NOT INCLUDED	\$0.00	\$0.00	
1.00	LUMP SUM	MOBLIIZATION FEE	\$2,651.74	\$2,651.74	

For internal use only

SO# 8930210
JOB# 352600000
Service Line 130

Total Price \$153,187.04

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
440 Sawgrass Corp Pkwy Unit 102, Sunrise, FL 33325 ph. (305) 863-0025 fax (305) 863-0255

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

FIELD OPERATIONS MANAGER

Signature _____	Title _____
RONALD GALVIS	June 02, 2026
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

Enhancement Manager

Signature _____	Title _____
Juan Martinez	June 02, 2026
Printed Name _____	Date _____

Job #:	352600000		
SO #:	8930210	Proposed Price:	\$153,187.04

Exclusions And Qualifications

Personnel/ Working Hours

- This Proposal is based upon personnel working normal daytime hours, 8 hour work day, 40 hour work week. Proposal excludes working in an ineffective manner (rain, unsafe working conditions, etc.)
- BrightView is an open shop contractor, non-signatory to any labor agreements.
- This Proposal is based on non-prevailing wage and non-union labor rates.
- This proposal is based on performing the work in one continuous operation and includes one mobilization of equipment, tools and resources to and from site.

Utilities, Traffic Control, and Permitting

- BrightView excludes any permits or applicable fees in this proposal. Permits and fees, if required, are to be supplied and paid for by others including street closure and traffic control plans.
- Permanent or temporary Water meter fees, permits, installation and cost for water not included in proposal.
- BrightView Landscape Maintenance, Inc. is not responsible for underground or overhead utilities or their re-routing.
- BrightView is not responsible for unmarked private utilities.
- A minimum of (48) hour notice prior to mobilization must be provided for proper underground utility marking, etc. in public areas.
- The owner shall be responsible for identifying and marking all underground utilities within in the work site.
- BrightView shall accept no responsibility for damage to any unmarked underground utilities.

Scope of Work/ Project Specifications

- No import or export soils are provided for in this proposal except as noted in the scope of work. All planting spoils to be used on-site.
- Equipment access roads and level crane pads are to be provided at the time of installation and approved by BrightView prior to mobilization.
- Any and all concrete or asphalt cutting, demolition, removal and replacement to be performed by others.
- Hardscape, electrical, surveying, metal work or waterproofing or any other scope not specified in this proposal are excluded.
- No demolition work is provided for in this proposal except as noted in the scope of work.
- BrightView will receive the site clean and free of weeds and construction debris and in finish graded condition (plus or minus 1/10th foot)
- Site is to be readily accessible by smooth bucket skip loader, forklift, and workmen with hand tools, semi-truck and trailer.
- Cutting, patching or penetration of planter walls is excluded. Coring of structures has not been included. All necessary penetrations into existing planters, sealing of these penetrations, etc. to be by others.
- Waterproofing, protection boards, and topping slabs shall be completed, in place and tested by others prior to mobilization.
- Specified plant materials are subject to availability at the time of construction.

Irrigation

- BrightView shall be given sufficient notice to place irrigation sleeves prior to paving, curbing or wall footings being poured.
- No hardscape (asphalt, concrete, etc.) cutting for purposes of installing irrigation piping, wires, etc. is provided in this proposal.
- Irrigation to be taken from provided point of connection. Water meter installation excluded.
- Irrigation to be installed per plan. Any necessary irrigation modifications to be billed at time and materials.
- Power (110v) P.O.C. for irrigation controller will be provided by the others.
- BrightView will warranty the irrigation system, with regards to material and workmanship for (90) days post-installation.

Warranty

- BrightView shall Warranty all shrubs, ground cover and vines for a period of (90) days. Specimen trees for a period of one (1) year.
- Warranty does not extend beyond the natural life cycle of the plant material. (E.G. annual color, perennials, biennials, etc.)

Proposal for Extra Work at WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT

Property Name	WALNUT CREEK COMMUNITY DEVELOPMENT	Contact	RONALD GALVIS
Property Address	7500 NW 20 ST. HOLLYWOOD, FL 33024	To	WALNUT CREEK COMMUNITY DEVELOPMENT
		Billing Address	7500 NW 20 ST. HOLLYWOOD, FL 33024

Project Name WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
 Project Description REMOVAL OF EXISTING HEDGES//INSTALLATION OF NEW CLUSIA HEDGES 6ft HT

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total	
SECTION 1				Subtotal	\$26,123.09
930.00	LINEAR FEET	REMOVAL OF EXISTING FICUS HEDGES	\$2.39	\$2,220.28	
1.00	LUMP SUM	DISPOSAL OF DEBRIS	\$4,496.08	\$4,496.08	
233.00	EACH	15 GAL CLUSIA 72" @ 4'SPACING	\$83.29	\$19,406.73	
SECTION 2				Subtotal	\$67,271.66
2,445.00	LINEAR FEET	REMOVAL OF EXISTING FICUS HEDGES	\$2.39	\$5,837.19	
1.00	LUMP SUM	DISPOSAL OF DEBRIS	\$10,467.17	\$10,467.17	
612.00	EACH	15 GAL CLUSIA 72" @ 4' SPACING	\$83.28	\$50,967.30	
SECTION 3				Subtotal	\$44,184.97
1,600.00	LINEAR FEET	REMOVAL OF EXISTING FICUS HEDGES	\$2.39	\$3,819.84	
1.00	LUMP SUM	DISPOSAL OF DEBRIS	\$6,887.13	\$6,887.13	
402.00	EACH	15 GAL CLUSIA 72" @ 4' SPACING	\$83.28	\$33,478.00	
SECTION 4				Subtotal	\$52,661.03
1,913.00	LINEAR FEET	REMOVAL OF EXISTING FICUS HEDGES	\$2.39	\$4,567.10	
1.00	LUMP SUM	DISPOSAL OF DEBRIS	\$8,204.10	\$8,204.10	
479.00	EACH	15 GAL CLUSIA 72" @ 4' SPACING	\$83.28	\$39,889.83	
MISC. ITEMS				Subtotal	\$2,651.74
1.00	EACH	IRRIGATION NOT INCLUDED	\$0.00	\$0.00	
1.00	EACH	SOIL AND MULCH NOT INCLUDED	\$0.00	\$0.00	
1.00	EACH	MOBILIZATION FEE	\$2,651.74	\$2,651.74	
1.00	EACH	PERMITS NOT INCLUDED	\$0.00	\$0.00	

For internal use only

SO# 8931113
JOB# 352600000
Service Line 130

Total Price \$192,892.49

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
 440 Sawgrass Corp Pkwy Unit 102, Sunrise, FL 33325 ph. (305) 863-0025 fax (305) 863-0255

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
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6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
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12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

		FIELD OPERATIONS MANAGER
Signature	Title	
RONALD GALVIS	June 02, 2026	
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

		Enhancement Manager
Signature	Title	
Juan Martinez	June 02, 2026	
Printed Name	Date	

Job #:	352600000		
SO #:	8931113	Proposed Price:	\$192,892.49

Exclusions And Qualifications

Personnel/ Working Hours

- This Proposal is based upon personnel working normal daytime hours, 8 hour work day, 40 hour work week. Proposal excludes working in an ineffective manner (rain, unsafe working conditions, etc.)
- BrightView is an open shop contractor, non-signatory to any labor agreements.
- This Proposal is based on non-prevailing wage and non-union labor rates.
- This proposal is based on performing the work in one continuous operation and includes one mobilization of equipment, tools and resources to and from site.

Utilities, Traffic Control, and Permitting

- BrightView excludes any permits or applicable fees in this proposal. Permits and fees, if required, are to be supplied and paid for by others including street closure and traffic control plans.
- Permanent or temporary Water meter fees, permits, installation and cost for water not included in proposal.
- BrightView Landscape Maintenance, Inc. is not responsible for underground or overhead utilities or their re-routing.
- BrightView is not responsible for unmarked private utilities.
- A minimum of (48) hour notice prior to mobilization must be provided for proper underground utility marking, etc. in public areas.
- The owner shall be responsible for identifying and marking all underground utilities within in the work site.
- BrightView shall accept no responsibility for damage to any unmarked underground utilities.

Scope of Work/ Project Specifications

- No import or export soils are provided for in this proposal except as noted in the scope of work. All planting spoils to be used on-site.
- Equipment access roads and level crane pads are to be provided at the time of installation and approved by BrightView prior to mobilization.
- Any and all concrete or asphalt cutting, demolition, removal and replacement to be performed by others.
- Hardscape, electrical, surveying, metal work or waterproofing or any other scope not specified in this proposal are excluded.
- No demolition work is provided for in this proposal except as noted in the scope of work.
- BrightView will receive the site clean and free of weeds and construction debris and in finish graded condition (plus or minus 1/10th foot)
- Site is to be readily accessible by smooth bucket skip loader, forklift, and workmen with hand tools, semi-truck and trailer.
- Cutting, patching or penetration of planter walls is excluded. Coring of structures has not been included. All necessary penetrations into existing planters, sealing of these penetrations, etc. to be by others.
- Waterproofing, protection boards, and topping slabs shall be completed, in place and tested by others prior to mobilization.
- Specified plant materials are subject to availability at the time of construction.

Irrigation

- BrightView shall be given sufficient notice to place irrigation sleeves prior to paving, curbing or wall footings being poured.
- No hardscape (asphalt, concrete, etc.) cutting for purposes of installing irrigation piping, wires, etc. is provided in this proposal.
- Irrigation to be taken from provided point of connection. Water meter installation excluded.
- Irrigation to be installed per plan. Any necessary irrigation modifications to be billed at time and materials.
- Power (110v) P.O.C. for irrigation controller will be provided by the others.
- BrightView will warranty the irrigation system, with regards to material and workmanship for (90) days post-installation.

Warranty

- BrightView shall Warranty all shrubs, ground cover and vines for a period of (90) days. Specimen trees for a period of one (1) year.
- Warranty does not extend beyond the natural life cycle of the plant material. (E.G. annual color, perennials, biennials, etc.)



Cutters Edge Lawn and Maintenance, LLC
2281 College Ave
Davie, FL 33317 US
954-472-0622
info@cuttersedgepro.com
www.cuttersedgepro.com

Property Information
Walnut Creek Community
Development District
Taft Street and N 76th Ave
Pembroke Pines, FL

WORK ORDER PROPOSAL
Installation Clusia 7 Gallon

DESCRIPTION OF WORK TO BE PERFORMED

Installation Clusia 7 Gallon Approximately 3.5 - 4 ft Installed. Clusia Plants are very enriched and will grow fast. These will be planted 2 feet apart this is the standard to ensure a full, dense look.

*Section 1 - #680

*Section 2 - #1223

*Section 3 - # 904

*Section 4 (Optional) - #838

ITEM DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Small Leaf Clusia - 7 gallon installed	2,807	\$62.21	\$174,621.45

PRICE	\$174,621.45
SALES TAX	\$0.00
TOTAL*	\$174,621.45

*Prices are subject to change 30 days from above date.

Signature: _____

David Phang
Cutters Edge

Ronald Galvis

Date: _____



Cutters Edge Lawn and Maintenance, LLC
2281 College Ave
Davie, FL 33317 US
954-472-0622
info@cuttersedgepro.com
www.cuttersedgepro.com

Property Information
Walnut Creek Community Development District Taft Street and N 76th Ave Pembroke Pines, FL

WORK ORDER PROPOSAL
Installation Clusia 15 Gallon

DESCRIPTION OF WORK TO BE PERFORMED

*Installation Clusia 15 Gallon / 6-6.5ft Tall / 3 ft Apart to ensure proper growth

Section 1 -1169 Linear ft - #595 Clusia 15 Gallon

Section 2-2445 Linear ft-#989 Clusia 15 Gallon

Section 3-1608 Linear ft-#845 Clusia 15 Gallon

Section 4 -1913 Linear ft- #658 Clusia 15 Gallon

ITEM DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Small Leaf Clusia - 15 gallon installed	3,087	\$141.97	\$438,269.97

PRICE	\$438,269.97
SALES TAX	\$0.00
TOTAL*	\$438,269.97

*Prices are subject to change 30 days from above date.

Signature: _____

David Phang
Cutters Edge

Ronald Galvis

Date: _____

PROPOSAL – REVISION 1



Proposal Submitted To:
Walnut Creek Community Development District
(Public Tax-Exempt Entity)
c/o Special District Services, Inc.
Attn: Ronald Galvis, Field Operations Manager
8785 SW 165th Ave., Suite 200, Miami, FL 33193
Phone: (786) 503-1633
Email: rgalvis@sdsinc.org

Date: June 12, 2026

Job Information:
Walnut Creek CDD Perimeter Buffer
Ficus hedge removal & Clusia hedge installation

We hereby submit specifications and estimations for the following:

Labor and materials to remove the existing ficus hedge and install new Clusia hedge (7 gal. planted every 3 linear feet, or 15 gal. planted every 4 linear feet) along the District’s perimeter buffer, per the section map provided by Special District Services, Inc.

Removal of the existing ficus hedge to be performed by hand due to limited equipment access.

Pricing per section:

Section 1 – Along Sheridan St., between “The Preserve” entrance and Walnut Creek NW 76th Av. entrance (approx. 1,169 ft):

Option A: 390 Clusia 7 gal. @ \$60.00 ea.	\$23,400.00
Option B: 293 Clusia 15 gal. @ \$150.00 ea.....	\$43,950.00

Section 2 – Along Sheridan St., between Walnut Creek NW 76th Av. entrance and N 72nd Av. (approx. 2,445 ft):

Option A: 815 Clusia 7 gal. @ \$60.00 ea.	\$48,900.00
Option B: 612 Clusia 15 gal. @ \$150.00 ea.....	\$91,800.00

Section 3 – Along N 72nd Av., between Sheridan St. and “Church” lot (approx. 1,608 ft):

Option A: 536 Clusia 7 gal. @ \$60.00 ea.	\$32,160.00
Option B: 402 Clusia 15 gal. @ \$150.00 ea.....	\$60,300.00

Removal of existing hedge, Sections 1–3 – By hand due to limited access..... \$65,000.00

Section 4 (Optional) – Along N 72nd Av., between Sheridan St. and N “Church” lot (approx. 1,913 ft):

Removal of existing hedge	\$23,800.00
Option A: 638 Clusia 7 gal. @ \$60.00 ea.	\$38,280.00
Option B: 479 Clusia 15 gal. @ \$150.00 ea.....	\$71,850.00

Notes:



Green land design inc
(954) 245-9810

Green Land Design Inc.

Landscape Proposal

Prepared For:

Walnut Creek Community Development District
 c/o Ronald Galvis – Field Operations Manager
 Special District Services, Inc.

Prepared By:

Green Land Design Inc.
 www.greenlanddesigns.com
 (954)245-9810
 green.land.design7@gmail.com

Project Description

Removal of existing hedges and installation of new Clusia hedges in select areas located behind the canals along Sheridan Street and N 72nd Avenue, as outlined in the provided project map.

Section	Approximate Linear Feet
Section 1	1,169 LF
Section 2	2,445 LF
Section 3	1,608 LF
Section 4 (Optional)	1,913 LF

Pricing Options

Scope	Plant Quantity	Price
3 FT Clusia + Removal (Sections 1–3)	Approx. 2,611 Plants	\$100,275
3 FT Clusia + Removal (Including Optional Section 4)	Approx. 3,568 Plants	\$136,700
6 FT Clusia + Removal (Sections 1–3)	Approx. 1,741 Plants	\$122,050

6 FT Clusia + Removal (Including Optional Section 4)	Approx. 2,379 Plants	\$166,450
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Installation Details

- 3 FT Clusia (7 Gallon): Installed every 2 feet at \$25 per plant installed.
- 6 FT Clusia: Installed every 3 feet at \$50 per plant installed.
- Existing hedge removal includes labor, loading, haul-off, and disposal.
- Final quantities are subject to field verification.
- Irrigation modifications or repairs are excluded unless otherwise specified.
- Certificates of Insurance for General Liability and Workers' Compensation can be provided upon request.

Payment Terms

- 50% Deposit required upon acceptance of proposal and scheduling.
- 25% Progress Payment due upon 50% completion of project.
- Remaining 25% balance due upon final completion of project.

Acceptance of Proposal

Green Land Design Inc. appreciates the opportunity to provide these services for Walnut Creek Community Development District.



May 19, 2026

TOTAL LAWN CARE & LANDSCAPING

Landscape Installation Proposal/Agreement for (Walnut Creek – Community Development District):

Includes the Following: (Section 1 – Along Sheridan St. Between “The Preserve” Entrance & Walnut Creek NW 76th Ave.)

- 1) Installation (Based on 1,169 Linear Ft. Calculated w/Measuring Wheel) of (585) Clusia – 7 Gal.
- 2) Labor (4 Guys/5 Days)

Total Cost: \$24,475.00 (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”!

Removal & Prep of All Areas Will Be Done Prior To The Actual Installation Date.

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 + Plant/Materials/Sod Availability!) Should it become necessary for Greener Image to pursue collections of outstanding invoices, the owner of said property agrees to pay attorney’s fees, court costs, interest and all expenses incurred in said collections.

All Plants/Sod Are Guaranteed For 90 Days From The Installation Completion Date!

Proper Watering & Fertilization MUST Take Place For Greener Image to Stand By Its Guarantee!

***HURRICANE/COLD OR WIND DAMAGE, IGUANA’S FEEDING ON NEW PLANTS/TREES & BUGS/WEB WORM/FUNGUS’(TURF/PLANTS) EXCLUDED FROM THIS GUARANTEE!

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

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May 19, 2026

TOTAL LAWN CARE & LANDSCAPING

Landscape Installation Proposal/Agreement for (Walnut Creek – Community Development District):

Includes the Following: (Section 1 – Along Sheridan St. Between “The Preserve” Entrance & Walnut Creek NW 76th Ave.)

- 1) Installation (Based on 1,169 Linear Ft. Calculated w/Measuring Wheel) of (390) Clusia – 15 Gal.
- 2) Labor (4 Guys/5 Days)

Total Cost: \$27,500.00 (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”!

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May 19, 2026

TOTAL LAWN CARE & LANDSCAPING

Landscape Installation Proposal/Agreement for (Walnut Creek – Community Development District):

Includes the Following: (Section 2 – Along Sheridan St. Between Walnut Creek NW 76th Ave. Entrance & NW 72nd Ave.)

- 1) Installation (Based on 2,445 Linear Ft. Calculated w/Measuring Wheel) of (1223) Clusia – 7 Gal.
- 2) Labor (5 Guys/5 Days)

Total Cost: \$49,805.00 (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"!

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May 19, 2026

TOTAL LAWN CARE & LANDSCAPING

Landscape Installation Proposal/Agreement for (Walnut Creek – Community Development District):

Includes the Following: (Section 2 – Along Sheridan St. Between Walnut Creek NW 76th Ave. Entrance & NW 72nd Ave.)

- 1) Installation (Based on 2,445 Linear Ft. Calculated w/Measuring Wheel) of (815) Clusia – 15 Gal.
- 2) Labor (5 Guys/5 Days)

Total Cost: \$54,900.00 (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"!

Removal & Prep of All Areas Will Be Done Prior To The Actual Installation Date.

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 + Plant/Materials/Sod Availability!) Should it become necessary for Greener Image to pursue collections of outstanding invoices, the owner of said property agrees to pay attorney's fees, court costs, interest and all expenses incurred in said collections.

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May 19, 2026

TOTAL LAWN CARE & LANDSCAPING

Landscape Installation Proposal/Agreement for (Walnut Creek – Community Development District):

Includes the Following: (Section 3 – Along NW 72nd Ave. Between Sheridan St. & “Church” Lot)

- 1) Installation (Based on 1,608 Linear Ft. Calculated w/Measuring Wheel) of (805) Clusia – 7 Gal.
- 2) Labor (4 Guys/5 Days)

Total Cost: \$34,300.00 (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”!

Removal & Prep of All Areas Will Be Done Prior To The Actual Installation Date.

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 + Plant/Materials/Sod Availability!) Should it become necessary for Greener Image to pursue collections of outstanding invoices, the owner of said property agrees to pay attorney’s fees, court costs, interest and all expenses incurred in said collections.

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May 19, 2026

TOTAL LAWN CARE & LANDSCAPING

Landscape Installation Proposal/Agreement for (Walnut Creek – Community Development District):

Includes the Following: (Section 3 – Along NW 72nd Ave. Between Sheridan St. & “Church” Lot)

- 1) Installation (Based on 1,608 Linear Ft. Calculated w/Measuring Wheel) of (536) Clusia – 15 Gal.
- 2) Labor (4 Guys/5 Days)

Total Cost: \$36,400.00 (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”!

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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 + Plant/Materials/Sod Availability!) Should it become necessary for Greener Image to pursue collections of outstanding invoices, the owner of said property agrees to pay attorney’s fees, court costs, interest and all expenses incurred in said collections.

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May 19, 2026

TOTAL LAWN CARE & LANDSCAPING

Landscape Installation Proposal/Agreement for (Walnut Creek – Community Development District):

Includes the Following: (Section 4 – Along NW 72nd Ave. Between Sheridan St. & “Church” Lot Outside Fenceline)

- 1) Installation (Based on 1,913 Linear Ft. Calculated w/Measuring Wheel) of (957) Clusia – 7 Gal.
- 2) Labor (5 Guys/5 Days)

Total Cost: \$39,495.00 (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”!

Removal & Prep of All Areas Will Be Done Prior To The Actual Installation Date.

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 + Plant/Materials/Sod Availability!) Should it become necessary for Greener Image to pursue collections of outstanding invoices, the owner of said property agrees to pay attorney’s fees, court costs, interest and all expenses incurred in said collections.

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May 19, 2026

TOTAL LAWN CARE & LANDSCAPING

Landscape Installation Proposal/Agreement for (Walnut Creek – Community Development District):

Includes the Following: (Section 4 – Along NW 72nd Ave. Between Sheridan St. & “Church” Lot Outside Fenceline)

- 1) Installation (Based on 1,913 Linear Ft. Calculated w/Measuring Wheel) of (638) Clusia – 7 Gal.
- 2) Labor (5 Guys/5 Days)

Total Cost: \$42,280.00 (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”!

Removal & Prep of All Areas Will Be Done Prior To The Actual Installation Date.

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 + Plant/Materials/Sod Availability!) Should it become necessary for Greener Image to pursue collections of outstanding invoices, the owner of said property agrees to pay attorney’s fees, court costs, interest and all expenses incurred in said collections.

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Estimate

Date	Estimate #
5/1/2026	2026-2718

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
VISITOR AND RESIDENTS VEHICLE ENTRY CLICK TO ENTER ON TAFT	2	1,525.00	3,050.00
CLICK 2 ENTER EMERGENCY VEHICLE DETECTOR 12VDC	1	450.00	450.00
CLICK 2 ENTER INSTALLATION LABOR:			
- DISCONNECTION AND REMOVAL OF 2 DEFECTIVE CLICK 2 ENTER			
- PROGRAMMING AND CONFIGURATION OF 2 CLICK 2 ENTER			
- INSTALLATION AND CONNECTION OF 2 CLICK TO ENTER			

Subtotal	\$3,500.00	Sales Tax (7.0%)	\$0.00	Total	\$3,500.00
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Estimate

Date	Estimate #
5/7/2026	2026-2732

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
DURABLE RAMP FOR DRIVEWAYS, 44,000 LBS. CAPACITY, 2.3 IN. X 3.08 FT. BLACK, 3-CHANNEL RUBBER CABLE GUARD, CONDUIT	8	80.00	640.00
WIRING HEAVY-DUTY RUBBER CABLE PROTECTOR RAMP INSTALLATION: - DELIVERY AND PLACEMENT OF HEAVY-DUTY RUBBER CABLE PROTECTOR RAMP SECTIONS. - ALIGNMENT AND CONNECTION OF RAMP SECTIONS TO ACHIEVE APPROXIMATELY 16 LINEAR FEET IN LENGTH. - SUPERFICIAL TRENCH FOR TEMPORARY CABLE - WIRING FROM GUARD HOUSE TO VISITORS ARM GATE - PLACEMENT AND ROUTING OF CABLES WITHIN THE INTERNAL CABLE CHANNELS. - WIRING CONNECTION AT GUARD HOUSE AND ARM GATE - SECURING AND ADJUSTING RAMP SECTIONS AS REQUIRED FOR SAFE VEHICLE PASSAGE. - FINAL INSPECTION TO VERIFY PROPER CABLE PROTECTION AND RAMP STABILITY. THE INSTALLED CABLE PROTECTION SYSTEM SHALL BE DESIGNED TO WITHSTAND CONTINUOUS VEHICULAR TRAFFIC AND PREVENT DAMAGE TO CABLES WHILE MAINTAINING SAFE PASSAGE FOR CARS AND LIGHT-DUTY VEHICLES.	1	1,500.00	1,500.00

Subtotal	\$2,140.00	Sales Tax (7.0%)	\$0.00	Total	\$2,140.00
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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

May 1, 2026
 Proposal
 1026-300

Walnut Creek Development District
 C/O Special Direct Services Inc.
 2501 A Burns Rd.
 Palm Beach Gardens, FL 33410

RE: Lighting Repairs Sheridan St. and NW 76th Ave center Island

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 Sheridan entrance.
- 2) Permits and engineering fees are not included.
- 3) This quote is valid for 30 days from the date above.
- 4) All work is to be performed Monday through Friday during normal business hours.
- 5) 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:

Three Hundred Twenty-Five Dollars, \$325.00

TERMS: Not to exceed \$325.00

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 on 05/01/2026
 - Requested COIs must be provided before the commencement of any job.

Service Manager
 Bobby Randazzo



MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

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

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of “rural community” to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill’s expansion of the definition of “rural community” under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida’s Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

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