WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT

BROWARD COUNTY

REGULAR BOARD MEETING
AUGUST 18, 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
August 18, 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. June 23, 2026 Regular Board Meeting & PH Minutes……Page 4

G. Security Systems/Services

1. Regions Security Report *(provided via handout by Regions Security)*
2. Security Administrator Updates and Reports *(provided via handout by Regions Security)*:
   a) Gate Maintenance/Service Report
   b) Invoice Report
   c) Incident Report
3. Updated Regions RFID Sheridan and Taft Gates Project
4. Updated Regions Proposal for the Rewiring of Arm Gate System at Taft Entrance Visitor & Resident Gates
5. Sheridan Swing Gate Incidents
   a. Regions Report for June 14, 2026, Incident and Mr. Vyom Upadhya Provided Estimates and Request for District Reimbursement……Page 14
   b. Report for July 6, 2026, Incident and Ms. Maria Clyce Higginbotham Provided Estimates and Request for District Reimbursement……Page 32
   c. Report for July 13, 2026, Incident and Mr. Craig Blum Provided Estimates and Request for District Reimbursement……Page 43
   d. Report for July 14, 2026, Incident and Ms. Adela Del Socorro Foss Provided Estimates and Request for District Reimbursement……Page 49
   e. Report for July 17, 2026, Incident and Ms. Marie Abraham Provided Estimates and Request for District Reimbursement……Page 59

H. District Engineer Reports

1. CAS Update Regarding the Phase 1 Stormwater Cleaning & CCTV Five-Year Certification Project……..Page 65
2. CAS Update on the Canal Project
3. CAS Memo on Newly Identified Lake Bank Restoration Work Lakes 4, 6 & 8 (Memo *Under Separate Cover*)
4. Update on the Arking Solutions Taft Street Visitor Entrance Gate Modification & Trap System Project
   a. CAS Memorandum……....Page 71
   b. Consider Approval of the Arking Solutions Gate Modification CO No.1……Page 72
5. Accept and Receive the CAS 2024/2025 Annual Engineers Report……..Page 75
6. Accept and Receive the CAS 2025/2026 Annual Engineers Report……..Page 101

I. Administrative Matter

1. Financial Update……Page 128

J. New/Additional Business

1. Iguana Control Report……Page 151
2. Consider Iguana Mitigation Service Proposals & Presentations……Page 153
3. Consider East Waterfall Pond Resurfacing Project Proposals & Presentations……..Page 185

K. Old Business

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

1. Traffic Cones for Less, Quote 10104620, for Delineator Posts and Adhesive Pads……..Page 222

M. Additional Staff Updates/Requests

1. Attorney
   a. Legislative Update……..……Page 223
2. District Manager
   a. Reminder of Annual Four [4] Hours of Ethics Training

N. Additional Board Member/Public Comments

O. Adjourn

www.walnutcreekcdd.org

SUN-SENTINEL

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

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

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

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

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



Signature of Affiant

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



Signature of Notary Public



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

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

NOTICE

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

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

October 21, 2025
January 20, 2026
February 17, 2026
April 21, 2026
June 23, 2026
July 21, 2026
August 18, 2026.

The purpose of the meetings is to conduct any business coming before the Board.

Meetings are open to the public and will be conducted in accordance with the provisions of Florida law.

Copies of the Agendas for any of the meetings may be obtained by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, five (5) days prior to the date of the particular meeting.

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

Meetings may be continued as found necessary to a time and place specified on the record.

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

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

Meetings may be cancelled from time to time without advertised notice.
10/10/2025 7880357

Order # - 7880357

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 23, 2026

A. CALL TO ORDER

District Manager, Gloria Perez, called the June 23, 2026, Regular Board Meeting of the Walnut Creek Community Development District (the "District") to order at 6:18 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 (via Zoom), Benjamin Kroker and Igor Fateyev.

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

Others present included:

Brian Ruiz and Abe Blanco of Regions Security.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mrs. Perez noted that agenda items H.4 and H.5 would be combined as one agenda item because the proposal from Regions had been presented inclusive of both H.4 and will now read as follows:

Consider Regions Proposal for the Rewiring of Arm Gate System at Taft Entrance Visitor & Resident Gates and Additional Camaras to Coincide with the New Gate Installation Location at the Taft Street Visitor Entrance Gate Modification & Trap System Project (provided via handout by Regions Security).

Mrs. Perez added the following agenda item: Security H.7 Discussion and Request for Board Direction as to the Sheridan Street Entrance Swing Gate Schedule and Function During the Taft Street Modification Process to the agenda.

Mrs. Perez also advised the Board that she had set up a dedicated Walnut Creek CDD Zoom Business account and was requesting Board ratification under agenda item M.4.

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. April 21, 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. PUBLIC HEARING

1. Proof of Publication

Proof of Publication was presented which indicated that publication of the Notice of Public Hearing had been published in the *Sun Sentinel* on June 3, 2026, and June 10, 2026, as legally required.

2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2026/2027 final budget and non-ad valorem special assessments.

There being no comments made, the public comment portion of the Public Hearing was closed.

3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget

Mrs. Perez presented Resolution No. 2026-02, entitled:

RESOLUTION NO. 2026-02

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

Mrs. Perez read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2026/2027 final budget and the non-ad valorem special assessment.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann and unanimously passed adopting Resolution No. 2026-02, approving the Fiscal Year 2026/2027 Final Budget, as presented and setting the fiscal year 2026/2027 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

There being no further business to be addressed, the Public Hearing was closed and the Regular Board Meeting was simultaneously reconvened.

Supervisor Zalman Kagan joined the meeting via Zoom at approximately 6:20 p.m.

H. SECURITY SYSTEMS/SERVICES

1. Region's Security Report (*provided via handout by Regions Security*)

Mr. Riveros provided an overview of the report.

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

a. Gate Maintenance/Service Report

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

b. Invoice Report

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

c. Incident Report

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

3. Updated Regions RFID Upgrade at Sheridan and Taft Gates

Mrs. Perez provided an update noting that issuance of the transponders had been postponed and would take place after the Taft Street Entry Modification Project had been completed. She also added that, as previously directed by the Board, the transponder distribution process would be conducted in a 9-months to a year process in order not to inundate the Association staff with the distribution process.

4. Consider Regions Proposal for Rewiring of Arm Gate System at Taft Entrance Visitor & Resident Gates and Additional Cameras to Coincide with New Gate Installation Location at the Taft Street Visitor Entrance Gare Modification & Trap System Project (provided via handout by Regions Security)

The proposal outlines the low-voltage infrastructure, access control components, camera relocations, transponder system integration, distribution station, and related technology requirements necessary to support the proposed visitor lane vehicle trap project. Mr. Blanco provided the Board with an overview and addressed the Board's questions.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann and passed unanimously approving the Regions proposal dated June 19, 2026, in the amount of $14,964 for the rewiring of the arm gate system at the Taft entrance visitor and resident gates and additional cameras, as presented.

5. Consider Regions Proposal for Additional Cameras to Coincide with the New Gate Installation Location at the Taft Street Visitor Entrance Gate Modification & Trap System Project *(provided via handout by Regions Security)*

This item was addressed under H-4.

6. Consider Additional Security Guard and Rover Services to Facilitate Entrance Processes during Construction of the Entry Modification Project with No Virtual Guard Capabilities *(provided via handout by Regions Security)*

It was noted that Virtual Guard capabilities were unavailable. The proposed hourly bill rate would be one and one-half times the standard hourly rate due to the temporary nature of the assignment and the anticipated overtime requirements.

Standard Rate $23.36
One-half Rate $35.04

Supervisor Kagan suggested having the gates remain open during the course of the project and for the Security System to read the licenses plates, as is done during hurricane episodes. Lengthy discussions ensued.

A **MOTION** was made by Fateyev, seconded by Chin approving the additional security guard and rover services to facilitate entrance processes during construction of the entry modification project with no virtual guard capabilities, as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Supervisor Kagan dissenting.

7. Discussion for Board Direction as to Sheridan Street Entrance Swing Gate Schedule and Function During the Taft Street Modification process.

Have the Sheridan Street iron gates open during peak hours:

Morning Peak - 6:00 a.m. to 9:00 a.m.
Evening Peak - 2:30 p.m. to 7:00 p.m.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann to have the Sheridan Street Resident Entrance Iron Gate remain open during peak hours, as specified above; and further authorizing for the arm gates to be opened to allow for flow of traffic to enter, if determined necessary. Upon being put to a vote, the **MOTION** carried 4 to 1 with Supervisor Kagan dissenting.

I. DISTRICT ENGINEER REPORTS

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

District management requested proposals for the Phase I Stormwater Cleaning & CCTV Five-Year Certification Project. Upon receipt of the proposals, it was determined that the amount provided in the majority of the proposals that were submitted exceeded the threshold with the exception of one proposal. Mrs. Perez discussed this matter with Legal Counsel and the Chairman and recommended that the District go out for a formal bid process. Mrs. Perez forwarded this information to the District Engineer and directed the him to start a formal bid process.

Mr. Smith reviewed the proposals and completed spec sheets and recommended that the Board engage the services of the lowest bidder, noting that the bids gathered ranged in price from the lowest bidder of $192,268.20 followed by $325,219, $540,605 and the highest bidder at $2,538,261.

The Board Members expressed concern about the possibility of change orders being issued due to the large bid prices being presented and Mr. Smith noted that the bids were provided pursuant to the plans and therefore he does not anticipate change orders unless it is for something that does not appear on the plan itself in which case a Change Order would be valid.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Chin accepting and approving the Allstate Resource Management Proposal based on the District Engineer's specifications in the amount of $192,268.20 for the Year 1, Phase 1, Stormwater Management System Cleaning and CCTV Five-Year

Certification Project, contingent on the District verification of references and further authorizes District Counsel to prepare an agreement and for the District Engineer to oversee this Project. Upon being put to a vote, the **MOTION** carried 4 to 1 with Supervisor Kagan dissenting.

2. Consider Canal Project RFP Final Bids

The District's Engineer provided a ranking outline along with the bids in the meeting materials. The proposals came from two (2) companies, as follows:

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

After reviewing the bid packages and rankings followed by recommendations, he recommended that the project be awarded to Landshore Enterprises, LLC in the amount of $436,034.56.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Chin accepting the District Engineer's recommended ranking. Upon being put to a vote, the **MOTION** carried 3 to 2 with Supervisors Kagan and Kroker dissenting.

Lengthy discussions ensued. Some of the items touched upon were:

- Supervisor Kagan requested to have this project deferred until after the 2026 election had taken place.

- Supervisors Chin and Fateyev expressed concerns about the current conditions and did not want to postpone the project any further.

- Supervisor Beckmann recommended following the District Engineer's recommendation to proceed with the project and elaborated on his concerns regarding the sidewalk and the street being impacted due to the loss of soil.

- Supervisor Chin did not agree with the deferring of the project.

- Supervisor Kroker noted the opinion of the guest engineer that was not in favor of this project.

- Mr. Smith noted that although the plans were not prepared by CAS, he agreed with the design and methods being used.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Chin accepting the District Engineer's recommended ranking. Upon being put to a vote, the **MOTION** carried 3 to 2 with Supervisors Kagan and Kroker dissenting.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Chin waiving the three proposal minimum requirement and accepting the ranking, as presented by the District Engineer, for the Canal Improvements and Repairs Project, as outlined in the proposal documents, in the following order:

Ranked #1 Landshore Enterprise, LLC in the amount of $436,034.56; and
Ranked #2 Enco, LLC in the amount of $580,022.00

Thereby accepting and receiving the bids and rankings in the order provided. Upon being put to a vote, the **MOTION** carried 3 to 2 with Supervisors Kagan and Kroker dissenting.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Chin awarding the contract to Landshore Enterprises, LLC, the bidder Ranked #1, and further authorizing the District Engineer, on behalf of the District, to advise all bidders of the awarded contract for the Canal Improvements and Repairs Project, as outlined in the proposal documents kept on file for a contract with Landshore Enterprise, LLC in the amount of $436,034.56. Upon being put to a vote, **MOTION** carried 3 to 2 with Supervisors Kagan and Kroker dissenting.

A **MOTION** was then made by Supervisor Kroker to allocate the remaining Canal Project Reserve funds to specifically be used for the upcoming Phases of the Stormwater Management System, Cleaning and CCTV Five-Year Certification Project. The **MOTION** died for lack of a second.

3. American Shoreline Littoral Installation Opinion Regarding Lake 6

The American Shoreline littoral installation opinion was presented in the meeting materials for the Board's review. Essentially, American Shoreline representative, Mr. Anderson, does not recommend the installation of the littorals.

4. CAS Memo on Newly Identified Lake Bank Restoration Work on Lakes 4, 6 & 8 (Memo under separate cover)

This agenda item has been TABLED until an upcoming meeting, contingent on American Shoreline's response and proposals.

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

Final permit is contingent on two pending items in the permitting process which consist of an electrical permit and building. Arking is working on a Change Order to address the items needed by Regions and for items that were determined as needed during the coordination meeting.

J. ADMINISTRATIVE MATTERS

1. Financial Update

Financial Reports were presented in the meeting books and reviewed, which consist of: Monthly Financial Report-Operating Fund (actual revenues and expenditures with fund balances and availability); Check Registers; Balance Sheet; Debt Service Profit and Loss YTD Comparisons/Report(s); Tax/Assessment Collections; Expenditure Recap. Available Funds as of May 31, 2026, reflect $2,779,559.52.

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

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

K. 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:

123	from the lakes and canals
27	from the Taft Street water features
150	*Total*

2. Iguana Solutions LLC. Service Estimate No. 439 – Supervisor Kroker

At the request of District management, Mr. Galvis provided a cost analysis that was shared with the Board, which consists of three-monthly iguana count reports from different seasons:

- **September 2025 (Summer/Fall):** 94 iguanas sighted
- **January 2026 (Winter):** 61 iguanas sighted
- **May 2026 (Spring):** 150 iguanas sighted
- **Average:** 101 iguanas per month

The District's current vendor, Iguana Control, charges a fixed monthly rate regardless of the number of iguanas, which totals approximately **$2,241.67 per month**.

In contrast, Iguana Solutions bases its pricing on the number of iguanas captured. At a rate of **$28 per iguana**, the projected monthly cost for the same average would be approximately **$2,828.00**. This rate includes hole covering and repairs, which contributes to the higher overall monthly cost.

Please note that Iguana Solutions is operated solely by its owner, Mrs. Jessica Kilgore, and carries a Workers' Comp exemption rather than Workers Comp coverage.

The Board and Staff was unanimous that the number of iguanas identified in the community appeared to be increasing.

Supervisor Kroker encouraged engaging the services of Iguana Solutions.

District management was directed to bring back additional bids, including one from Iguana Solutions and to obtain references for each of the bidders and to invite the bidding companies to make presentations during an upcoming meeting.

The meeting was recessed for a break at 8:43 p.m. and reconvened at approximately 8:46 p.m.

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

Supervisor Kagan noted, pursuant to his communications with Pool Ally, that he was advised that the proposed alternative product referred to as Florida Stucco Finish would be a more superior application for the current conditions. District management was asked to gather more information and proposals for both application methods and/or products.

4. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Mrs. Perez presented Resolution No. 2026-03, entitled:

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.

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

October 20, 2026 *Amended Budget*
January 19, 2027
February 16, 2027
April 20, 2027 *Proposed Budget*
June 22, 2027* *Final Budget*
July 20, 2027
August 17, 2027

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

It was noted by Supervisor Chin that the Board typically did not meet in July. Mrs. Perez confirmed that was correct and that the July meeting could be cancelled if determined not necessary.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Chin and unanimously passed adopting Resolution No. 2026-03, holding meetings in the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024, with the start time of 6:00 p.m.; and further authorizing the advertisement of same, as required by law.

5. Consider Appointment of Audit Committee & Approval of Evaluation Criteria

Ms. Perez stated that the Board needed to, once again, begin the auditor selection process. She indicated that this had been done a few years ago and presented a draft of the Evaluation Criteria in the meeting book (all per Florida Statutes with the exception of price, which has been added, as standard practice), the RFP Notice that was published, and the RFP itself, providing auditor services for three (3) years with a two (2) year extension option.

Pursuant to procedure and Florida Statutes, the auditor selection is done by a Committee, which is appointed by the Board. With that being stated, the following action was taken:

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Chin and unanimously passed appointing the entire CDD Board as the Auditor Selection Committee.

The Regular Board Meeting was then recessed and a meeting of the Audit Selection Committee was convened.

Now sitting as the Auditor Selection Committee, the standard criteria was reviewed. The RFP for proposals was shown and it was noted that it included standard language. It was also noted that if approved to move forward, Special District Services, Inc. would advertise and the results would be brought back to the Committee for selection purposes. Approval is needed by the Committee in order to proceed with the RFP process and use the criteria, as presented. The ranking points on the criteria was explained as follows: points assigned to each of the 5 criteria; when proposals are brought back, the Committee "ranks" them and an auditor is selected. All five criteria have 10 points each assigned as a maximum for ranking.

A **MOTION** was made by Supervisor Beckmann, seconded by Supervisor Kagan and unanimously passed recommending acceptance of the selection criteria, as presented, and instructions for Special District Services, Inc. to proceed with the RFP process, as per procedure.

The meeting of the Audit Selection Committee was adjourned and the Regular Board Meeting was reconvened.

6. Discussion Regarding Association Requested Collaboration Project for Perimeter Hedge Removal and New Clusia Installation Proposals

Supervisor Fateyev noted that the Homeowners Association Board was planning to replace the hedges and added that they were looking at alternatives on how to go about it, noting that it was in the preliminary stages.

Supervisor Kroker noted that he would prefer to have the District contribute to the hedges instead of a fence project.

District management was directed at removing this item from the upcoming agendas, as specified in previous minutes or until it is requested to have it brought back.

L. OLD BUSINESS

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

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

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Fateyev and passed unanimously approving the Agenda items M.1 through M.4, as presented.

M. ADDITIONAL STAFF UPDATES/REQUESTS

1. Attorney – Legislative Update

The Legislative Update was deferred to the next meeting.

2. District Manager

a. 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 completed Forms 1 through your local Supervisor of Elections' office.

Mrs. Perez noted that as of today, Supervisors Zalman Kagan and Igor Fateyev had not completed this task.

b. Broward County Supervisor of Elections' 2026 Election Qualified Candidate Results

Pursuant to the Broward County Supervisor of Elections' 2026 Election Qualified Candidate website, the results are as follows:

Walnut Creek Community Development District, Seat 1
Allan Beckmann Jr. status (Active - Qualified)
Michael Cuevas status (Active - Qualified)

Walnut Creek Community Development District, Seat 2
Pauline Chin status (Active - Unopposed)

Walnut Creek Community Development District, Seat 3
Alison Hibbert Saffold status (Active - Qualified)
Juan Manuel Vasquez Canas status (Active - Qualified)

O. ADDITIONAL BOARD MEMBER/PUBLIC COMMENTS

There were no further Board Member or public comments.

P. 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 9:15 p.m.

ATTESTED BY:

_____ _____

Secretary /Assistant Secretary **Chairman/Vice-Chair**

From: Marian Aguilar
To: Gloria Perez
Cc: crivero@RegionsSecurity.com; dispatcherhazel regionssecurity.us; bruiz regionssecurity.us
Subject: Resident Vehicle Damage Claim: Sheridan Right Entrance Gate Incident – June 14, 2026
Date: Monday, August 10, 2026 10:31:20 PM
Attachments: image.png
image.png
image.png
image.png
image.png
image.png
2026_Infiniti_QX60_estimate_4a7c0635 (1).pdf
1-EST-ESTIMATE--269-27-07-06-2026-14-23-21 (1) (1).pdf
IMG_6066 (1).jpeg
IMG_6067 (2).jpeg

Good evening, Gloria,

I hope all is well.

Mr. **Vyom Upadhya**, a resident of **7624 NW 20 Court**, has submitted a request for reimbursement related to vehicle damage allegedly caused by the Sheridan Entrance Right Swing Gate. Accordingly, we request that this matter be placed on the agenda for the upcoming District Board Meeting scheduled for **August 18, 2026, at 6:00 PM**, for the Board's review, discussion, and consideration.

Below is the information regarding the incident for distribution to the Board prior to the meeting.

Incident Date/Time: June 14, 2026, at approximately 4:30 PM

Incident Location: Sheridan Entrance Gate – Walnut Creek CDD

Incident Description: According to Mr. Upadhya, during a period of heavy rain on June 14, 2026, at approximately 4:30 PM, he approached the Sheridan Entrance Gate as usual. He stated that the barrier arm lifted and, because the main swing gate was already open, he proceeded forward at a safe speed within the posted limit. Mr. Upadhya reported that the swing gate then suddenly began to close while he was passing through the entrance lane. He advised that he was at a point where he could not safely back out and, despite attempting to move out of the way, the gate made contact with his vehicle, causing paint damage. Mr. Upadhya further stated that he had not observed the gate behave in this manner previously and believes the incident was caused by a gate malfunction.

During the investigation, CCTV footage showed that Mr. Vyom's vehicle proceeded through the right resident entrance on Sheridan Street without allowing the swing gate to complete its closing and reopening cycle, causing the vehicle to collide with the gate. It was also observed that the vehicle had ample time to stop and avoid hitting the gate.

Resident: Vyom Upadhya

Address: 7624 NW 20 Court, Hollywood, FL 33024

Vehicle Description: 2026 Infiniti QX60 (Green)

License Plate Number: XCK041

Video Footages:
https://www.dropbox.com/scl/fi/sig7f65tfk5gmdssdqtme/061426-1635-Sheridan-gate-Entrance-Incident-2-Marian-3.mp4?rlkey=um2xfcvu45qj4fwdigfjt5m4d&dl=0
https://www.dropbox.com/scl/fi/495vd2q5olr2xcg72pnn0/061426-1635-Sheridan-gate-Entrance-Incident-Marian.mp4?rlkey=e80e2mnl8dkwcedob22yr4m4r&dl=0

Repair Estimates Submitted by Resident:

- GEICO Estimate: **$1,269.27**
- CarAid Estimate: **$768.00 - $1,085.00**

Attachments to this email:

GEICO Repair Estimate and CarAid Repair Estimate.

Photographs provided by Mr. Upadhya showing the alleged paint damage to the vehicle resulting from the incident.

If you have any questions/concerns, please do not hesitate to reach out to me!

Cordially,

Marian Aguilar
Walnut Creek CDD Security Admin

(754) 295-3322 | www.RegionsSecurity.us | WalnutSecurityAdmin@RegionsSecurity.us

1100 NW 72nd Ave, Miami, FL 33126

This e-mail, and any attachments thereto, are intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail and any attachments thereto, is strictly prohibited. If you have received this e-mail in error, please notify me by replying to this message and permanently deleting the original and any copy of this e-mail and any printout thereof.

Electronic Signature Notice: Nothing contained in the body and/or header of this e-mail is intended as a signature or intended to bind the addressor or any person represented by the addressor to the terms of any agreement that may be the subject of this e-mail or its attachment(s), except where such intent is expressly indicated.

GEICO

Florida
Request a Supplement:
CCC Facility: Use CCC Estimate Share
Non-CCC Facility: partners.geico.com

3535 West Pipkin Road
Lakeland, FL 33811

Claim #: 0601005980101046-01
Workfile ID: dcbcda48

Estimate of Record

Written By: AARON NORMAN, 7/6/2026 9:23:07 AM
Adjuster: C1BU, (800) 841-3000 Business

Insured:	Vyom Upadhya	Owner Policy #:	4498166281	Claim #:	0601005980101046-01
Type of Loss:	Collision	Date of Loss:	06/14/2026 08:31 PM	Days to Repair:	7
Point of Impact:	01 Right Front	Deductible:	1000.00		

Owner (Insured):	Inspection Location:	Appraiser Information:	Repair Facility:
Vyom Upadhya 7624 Nw 20th Ct Hollywood, FL 33024-3643 (954) 478-9285 x0000 Business (954) 993-6070 Evening	7624 Nw 20th Ct Hollywood, FL 33024-3643 Desk	(478) 444-7441	Customer Choice

VEHICLE

2026 INFI QX60 Luxe FWD 4D UTV 4-2.0L Turbocharged Gasoline Port/Direct Injection Deep Emerald

VIN:	5N1AL1FR8TC357495	Production Date:	03/2026	Interior Color:	Graphite
License:	XCK041	Odometer:	1586	Exterior Color:	Deep Emerald
State:	FL	Condition:			

TRANSMISSION	CONSOLE/STORAGE	PREMIUM RADIO	PRIVACY GLASS
AUTOMATIC TRANSMISSION	OVERHEAD CONSOLE	SATELLITE RADIO	SEATS
OVERDRIVE	HOME LINK	ROOF	LEATHER SEATS
DRIVER CONVENIENCE	INSTRUMENT PANEL	ELECTRIC GLASS ROOF	BUCKET SEATS
KEYLESS ENTRY	TRACTION CONTROL	SKYVIEW ROOF	POWER PASSENGER SEAT
REMOTE STARTER	STABILITY CONTROL	SAFETY	VENTILATED SEATS
MESSAGE CENTER	BLIND SPOT DETECTION	DRIVERS SIDE AIR BAG	HEATED SEATS
MEMORY PACKAGE	LANE DEPARTURE WARNING	PASSENGER AIR BAG	REAR HEATED SEATS
POWER DRIVER SEAT	ALARM	FRONT SIDE IMPACT AIR BAGS	3RD ROW SEAT
POWER WINDOWS	AIR CONDITIONING	HEAD/CURTAIN AIR BAGS	REAR CONVENIENCE
POWER LOCKS	CLIMATE CONTROL	REAR SIDE IMPACT AIR BAGS	DUAL AIR CONDITIONING
POWER MIRRORS	REAR DEFOGGER	PAINT	REAR END
HEATED MIRRORS	HANDS FREE DEVICE	CLEARCOAT PAINT	PARKING SENSORS
POWER TRUNK/LIFTGATE	COMMUNICATION SYSTEM	FRONT END	BACKUP CAMERA
CRUISE CONTROL	NAVIGATION SYSTEM	XENON OR L.E.D. HEADLAMPS	SURROUND VIEW CAMERA
INTELLIGENT CRUISE	RADIO	POWER STEERING	REAR WINDOW WIPER
INTERMITTENT WIPERS	AM RADIO	POWER BRAKES	REAR SPOILER

Estimate of Record

2026 INFI QX60 Luxe FWD 4D UTV 4-2.0L Turbocharged Gasoline Port/Direct Injection Deep Emerald

TILT WHEEL	FM RADIO	ANTI-LOCK BRAKES (4)	WHEELS
TELESCOPIC WHEEL	STEREO	GLASS & MIRRORS	4-WHEEL DISC BRAKES
HEATED STEERING WHEEL	SEARCH/SEEK	DUAL MIRRORS	20" OR LARGER WHEELS
STEERING WHEEL TOUCH CONTROLS	AUXILIARY AUDIO CONNECTION	SIGNAL INTEGRATED MIRRORS	

Estimate of Record

2026 INFI QX60 Luxe FWD 4D UTV 4-2.0L Turbocharged Gasoline Port/Direct Injection Deep Emerald

Line		Oper	Description	Part Number	Qty	Extended Price $		Labor	Paint
1	FRONT BUMPER & GRILLE								
2		R&I	R&I bumper cover	620229NV0H				2.4	
3	* <>	Rpr	Bumper cover w/o front park aid	620229NV0H				3.0	3.2
4			Add for Clear Coat						1.3
5		Repl	Add for park sensor		1		m	0.6	
6	#	Refn	Basecoat Reduction						-0.3
7		R&I	Lower cover w/o Sport	622599NV0A				0.5	
8		R&I	Lower grille	622549NV0A				0.2	
9		R&I	RT Outer grille	622569NV0A				0.2	
10		R&I	LT Outer grille	622579NV0A				0.2	
11	FENDER								
12		Repl	RT Wheel opng mldg	638606SA0A	1	221.13		0.3	
13	FRONT DOOR								
14		Repl	RT Mirror cover	963736TA5B	1	79.51		0.1	0.3
15			Add for Clear Coat						0.1
16	MISCELLANEOUS OPERATIONS								
17	#	Repl	Flex Additive		1	5.00			
18	OTHER CHARGES								
19	#		Hazardous Waste Removal		1	4.00			
				SUBTOTALS		309.64		7.5	4.6

NOTES

Prior Damage Notes:
NONE TO NOTE

Estimate of Record

2026 INFI QX60 Luxe FWD 4D UTV 4-2.0L Turbocharged Gasoline Port/Direct Injection Deep Emerald

ESTIMATE TOTALS

Category		Basis		Rate	Cost $
Parts					305.64
Body Labor		7.5 hrs	@	$ 58.00 /hr	435.00
Paint Labor		4.6 hrs	@	$ 58.00 /hr	266.80
Paint Supplies		4.6 hrs	@	$ 38.00 /hr	174.80
Other Charges					4.00
Subtotal					1,186.24
Sales Tax		$ 1,186.24	@	6.0000 %	71.17
County Tax	Tier 1	$ 1,186.24	@	1.0000 %	11.86
Total Cost of Repairs					1,269.27
Deductible					1,000.00
Total Adjustments					1,000.00
Net Cost of Repairs					269.27

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2026 INFI QX60 Luxe FWD 4D UTV 4-2.0L Turbocharged Gasoline Port/Direct Injection Deep Emerald

DAMAGE THAT IS UNRELATED TO DEFECTS IN THE QUALITY REPLACEMENT PARTS. THIS IS NOT TRANSFERABLE. IF ANY QUALITY REPLACEMENT PARTS ARE DEFECTIVE IN EITHER MATERIAL OR WORKMANSHIP, CONTACT YOUR LOCAL GEICO REPRESENTATIVE.

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE ANY INSURER FILES A STATEMENT OF CLAIM OR AN APPLICATION CONTAINING ANY FALSE, INCOMPLETE, OR MISLEADING INFORMATION IS GUILTY OF A FELONY OF THE THIRD DEGREE(FLORIDA STATUTES TITLE XLVI, CHAPTER 817.234). FAILURE TO USE THE INSURANCE PROCEEDS IN ACCORDANCE WITH THE SECURITY AGREEMENT,IF ANY, COULD BE A VIOLATION OF S. 812.014, FLORIDA STATUTES. IF YOU HAVE ANY QUESTIONS, CONTACT YOUR LENDING INSTITUTION. IF A CHARGE FOR SHOP SUPPLIES OR HAZARDOUS OR OTHER WASTE REMOVAL IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: "THIS CHARGE REPRESENTS COSTS AND PROFITS TO THE MOTOR VEHICLE REPAIR FACILITY FOR MISCELLANEOUS SHOP SUPPLIES OR WASTE DISPOSAL." IF A CHARGE FOR NEW TIRES OR A NEW OR REMANUFACTURED LEAD-ACID BATTERY IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: A $1.00 FEE FOR EACH NEW MOTOR VEHICLE TIRE SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW MOTOR VEHICLE TIRES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX CHAPTER 403.718. A $1.50 FEE FOR EACH NEW OR REMANUFACTURED LEAD-ACID BATTERY SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW OR REMANUFACTURED LEAD-ACID BATTERIES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX 403.7185.

Estimate of Record

2026 INFI QX60 Luxe FWD 4D UTV 4-2.0L Turbocharged Gasoline Port/Direct Injection Deep Emerald

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SYMBOLS FOLLOWING LABOR:
D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:
Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:
BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

Estimate of Record

2026 INFI QX60 Luxe FWD 4D UTV 4-2.0L Turbocharged Gasoline Port/Direct Injection Deep Emerald

Diagnostic, Scanning and Repair Calibration
All estimate lines listing pricing secured through asTech are marked up and can be obtained by contacting asTech directly
Website: asTech.com/geico
Phone: 1-888-486-1166
Email: geico@repairify.com

GEICO

Florida
Request a Supplement:
CCC Facility: Use CCC Estimate Share
Non-CCC Facility: partners.geico.com

3535 West Pipkin Road
Lakeland, FL 33811

Claim #: 0601005980101046-01
Workfile ID: dcbcda48

Estimate of Record

Written By: AARON NORMAN, 7/6/2026 9:23:07 AM
Adjuster: C1BU, (800) 841-3000 Business

Insured:	Vyom Upadhya	Owner Policy #:	4498166281	Claim #:	0601005980101046-01
Type of Loss:	Collision	Date of Loss:	06/14/2026 08:31 PM	Days to Repair:	7
Point of Impact:	01 Right Front	Deductible:	1000.00		

Owner (Insured):	Inspection Location:	Appraiser Information:	Repair Facility:
Vyom Upadhya 7624 Nw 20th Ct Hollywood, FL 33024-3643 (954) 478-9285 x0000 Business (954) 993-6070 Evening	7624 Nw 20th Ct Hollywood, FL 33024-3643 Desk	(478) 444-7441	Customer Choice

VEHICLE

2026 INFI QX60 Luxe FWD 4D UTV 4-2.0L Turbocharged Gasoline Port/Direct Injection Deep Emerald

VIN:	5N1AL1FR8TC357495	Production Date:	03/2026	Interior Color:	Graphite
License:	XCK041	Odometer:	1586	Exterior Color:	Deep Emerald
State:	FL	Condition:			

TRANSMISSION	CONSOLE/STORAGE	PREMIUM RADIO	PRIVACY GLASS
AUTOMATIC TRANSMISSION	OVERHEAD CONSOLE	SATELLITE RADIO	SEATS
OVERDRIVE	HOME LINK	ROOF	LEATHER SEATS
DRIVER CONVENIENCE	INSTRUMENT PANEL	ELECTRIC GLASS ROOF	BUCKET SEATS
KEYLESS ENTRY	TRACTION CONTROL	SKYVIEW ROOF	POWER PASSENGER SEAT
REMOTE STARTER	STABILITY CONTROL	SAFETY	VENTILATED SEATS
MESSAGE CENTER	BLIND SPOT DETECTION	DRIVERS SIDE AIR BAG	HEATED SEATS
MEMORY PACKAGE	LANE DEPARTURE WARNING	PASSENGER AIR BAG	REAR HEATED SEATS
POWER DRIVER SEAT	ALARM	FRONT SIDE IMPACT AIR BAGS	3RD ROW SEAT
POWER WINDOWS	AIR CONDITIONING	HEAD/CURTAIN AIR BAGS	REAR CONVENIENCE
POWER LOCKS	CLIMATE CONTROL	REAR SIDE IMPACT AIR BAGS	DUAL AIR CONDITIONING
POWER MIRRORS	REAR DEFOGGER	PAINT	REAR END
HEATED MIRRORS	HANDS FREE DEVICE	CLEARCOAT PAINT	PARKING SENSORS
POWER TRUNK/LIFTGATE	COMMUNICATION SYSTEM	FRONT END	BACKUP CAMERA
CRUISE CONTROL	NAVIGATION SYSTEM	XENON OR L.E.D. HEADLAMPS	SURROUND VIEW CAMERA
INTELLIGENT CRUISE	RADIO	POWER STEERING	REAR WINDOW WIPER
INTERMITTENT WIPERS	AM RADIO	POWER BRAKES	REAR SPOILER

Estimate of Record

2026 INFI QX60 Luxe FWD 4D UTV 4-2.0L Turbocharged Gasoline Port/Direct Injection Deep Emerald

TILT WHEEL	FM RADIO	ANTI-LOCK BRAKES (4)	WHEELS
TELESCOPIC WHEEL	STEREO	GLASS & MIRRORS	4-WHEEL DISC BRAKES
HEATED STEERING WHEEL	SEARCH/SEEK	DUAL MIRRORS	20" OR LARGER WHEELS
STEERING WHEEL TOUCH CONTROLS	AUXILIARY AUDIO CONNECTION	SIGNAL INTEGRATED MIRRORS	

Estimate of Record

2026 INFI QX60 Luxe FWD 4D UTV 4-2.0L Turbocharged Gasoline Port/Direct Injection Deep Emerald

Line		Oper	Description	Part Number	Qty	Extended Price $		Labor	Paint
1	FRONT BUMPER & GRILLE								
2		R&I	R&I bumper cover	620229NV0H				2.4	
3	* <>	Rpr	Bumper cover w/o front park aid	620229NV0H				3.0	3.2
4			Add for Clear Coat						1.3
5		Repl	Add for park sensor		1		m	0.6	
6	#	Refn	Basecoat Reduction						-0.3
7		R&I	Lower cover w/o Sport	622599NV0A				0.5	
8		R&I	Lower grille	622549NV0A				0.2	
9		R&I	RT Outer grille	622569NV0A				0.2	
10		R&I	LT Outer grille	622579NV0A				0.2	
11	FENDER								
12		Repl	RT Wheel opng mldg	638606SA0A	1	221.13		0.3	
13	FRONT DOOR								
14		Repl	RT Mirror cover	963736TA5B	1	79.51		0.1	0.3
15			Add for Clear Coat						0.1
16	MISCELLANEOUS OPERATIONS								
17	#	Repl	Flex Additive		1	5.00			
18	OTHER CHARGES								
19	#		Hazardous Waste Removal		1	4.00			
				SUBTOTALS		309.64		7.5	4.6

NOTES

Prior Damage Notes:
NONE TO NOTE

Estimate of Record

2026 INFI QX60 Luxe FWD 4D UTV 4-2.0L Turbocharged Gasoline Port/Direct Injection Deep Emerald

ESTIMATE TOTALS

Category		Basis		Rate	Cost $
Parts					305.64
Body Labor		7.5 hrs	@	$ 58.00 /hr	435.00
Paint Labor		4.6 hrs	@	$ 58.00 /hr	266.80
Paint Supplies		4.6 hrs	@	$ 38.00 /hr	174.80
Other Charges					4.00
Subtotal					1,186.24
Sales Tax		$ 1,186.24	@	6.0000 %	71.17
County Tax	Tier 1	$ 1,186.24	@	1.0000 %	11.86
Total Cost of Repairs					1,269.27
Deductible					1,000.00
Total Adjustments					1,000.00
Net Cost of Repairs					269.27

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2026 INFI QX60 Luxe FWD 4D UTV 4-2.0L Turbocharged Gasoline Port/Direct Injection Deep Emerald

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D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:
Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:
BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

Estimate of Record

2026 INFI QX60 Luxe FWD 4D UTV 4-2.0L Turbocharged Gasoline Port/Direct Injection Deep Emerald

Diagnostic, Scanning and Repair Calibration
All estimate lines listing pricing secured through asTech are marked up and can be obtained by contacting asTech directly
Website: asTech.com/geico
Phone: 1-888-486-1166
Email: geico@repairify.com

From: Marian Aguilar
To: Gloria Perez
Cc: crivero@RegionsSecurity.com; dispatcherhazel regionssecurity.us; bruiz regionssecurity.us
Subject: Resident Vehicle Damage Claim: Sheridan Right Entrance Gate Incident – July 06, 2026
Date: Monday, August 10, 2026 11:02:06 PM
Attachments: image.png
image.png
image.png
image.png
image.png
image.png
844358781019.jpg
844358780019.jpg
844358779019.jpg
844358778019.jpg
844358777019.jpg
844337842019.jpg
844581879019.jpg
844581840019.jpg
844581817019.jpg
844581795019.jpg

Dear Gloria,

I hope all is well.

Ms. Maria Clyce Higginbotham, resident of **7581 NW 23 Street**, has submitted a request for reimbursement related to vehicle damage allegedly caused by the Sheridan Entrance Right Swing Gate. Accordingly, we kindly request that this matter be placed on the agenda for the upcoming District Board Meeting scheduled for **August 18, 2026, at 6:00 PM**, for the Board's review, discussion, and consideration.

Below is the information regarding the incident.

Incident Date/Time: July 06, 2026 at approximately 6:45 PM

Incident Location: Sheridan Entrance Gate – Walnut Creek CDD

Incident Description: The resident reported that **on July 6, 2026**, her vehicle was **allegedly struck by the right swing gate while entering the community through the Sheridan entrance**. She stated that the incident caused damage to the right-side mirror and scratches along the passenger side of her vehicle. According to the resident, the gate arm has lifted; she understood this to be an indication that it was safe to proceed through the entrance. She alleges that while she was driving through, the swing gate closed, resulting in contact with her vehicle.

During the investigation, CCTV footage showed that Ms. Clyce's vehicle proceeded through the right resident entrance on Sheridan Street without allowing the swing gate to complete its closing and reopening cycle, causing the vehicle to collide with the gate.

During a subsequent inspection on July 18, our gate technician identified a defective wire that was causing the gate arm to activate before the swing gate had fully completed its closing cycle. The defective wire was repaired to restore proper gate sequencing and operation.

Resident: Maria Clyce Higginbotham

Address: 7581 NW 23 Street

Vehicle Description: Black Lexus

License Plate Number: DP71FT

Video Footages:

https://www.dropbox.com/scl/fo/83k1qlqol442t860myj7s/ABwT-dr9TjGCgsxvPh9oVwo/070626%201845%20S%20-%20Entrance%20Swing%20Gates%20Marian.mkv?rlkey=uwnxluxg1ljmrth60wk2mzb9o&dl=0

https://www.dropbox.com/scl/fo/83k1qlqol442t860myj7s/AJxLc8ewSiTzFwmp9pQuUGo/070626%201845%20Footage%20for%20Sheridan%20right%20gate%20Entrance%20Marian.mkv?rlkey=uwnxluxg1ljmrth60wk2mzb9o&dl=0

https://www.dropbox.com/scl/fo/83k1qlqol442t860myj7s/AA-tBVwhY6mGNOpEwczXjJI/070626%201845%20Footage%20for%20Sheridan%20right%20gate%20Entrance%20S%20-%20Left%20LPR%20Marian.mkv?rlkey=uwnxluxg1ljmrth60wk2mzb9o&dl=0

https://www.dropbox.com/scl/fo/83k1qlqol442t860myj7s/AQ12bvixFcFij5BHzDWqOFY/070626%201845%20Footage%20for%20Sheridan%20right%20gate%20Entrance%20S%20-%20Entrance%20LPR%20Marian.mkv?rlkey=uwnxluxg1ljmrth60wk2mzb9o&dl=0

Attachments to this email:

Two repair estimates

Photographs provided by Ms. Clyce showing the alleged vehicle damage resulting from the incident.

If you have any questions/concerns, please do not hesitate to reach out to me!

Cordially,

Marian Aguilar
Walnut Creek CDD Security Admin
(754) 295-3322 | www.RegionsSecurity.us | WalnutSecurityAdmin@RegionsSecurity.us
1100 NW 72nd Ave, Miami, FL 33126

This e-mail, and any attachments thereto, are intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail and any attachments thereto, is strictly prohibited. If you have received this e-mail in error, please notify me by replying to this message and permanently deleting the original and any copy of this e-mail and any printout thereof.

Electronic Signature Notice: Nothing contained in the body and/or header of this e-mail is intended as a signature or intended to bind the addressor or any person represented by the addressor to the terms of any agreement that may be the subject of this e-mail or its attachment(s), except where such intent is expressly indicated.

AutoNation Collision Center
Pembroke Pines
WE MEET THE NICEST PEOPLE BY ACCIDENT
8600 PINES BLVD, PEMBROKE PINES, FL 33024
Phone: (954) 433-3377
FAX: (954) 447-2101

Workfile ID: aae3d986
Federal ID: 65-0944183
State ID: 16-8012272601-4
License Number: 075063

Preliminary Estimate

Customer: Clyic, Maria **Job Number:**

Written By: Juan Campos

Insured: Clyic, Maria
Type of Loss:
Point of Impact:

Policy #:
Date of Loss:

Claim #:
Days to Repair: 0

Owner:
Clyic, Maria

(954) 557-3319 Cell

Inspection Location:
AutoNation Collision Center Pembroke Pines
8600 PINES BLVD
PEMBROKE PINES, FL 33024
Repair Facility
(954) 433-3377 Day

Insurance Company:
CUSTOMER PAY

VEHICLE

2022 LEXU UX 200 FWD 4D UTV 4-2.0L Gasoline Port/Direct Injection

VIN: JTHP3JBH1N2052987
License:
State: FL

Interior Color:
Exterior Color:
Production Date:

Mileage In:
Mileage Out:
Condition:

Vehicle Out:
Job #:

TRANSMISSION
Automatic Transmission
POWER
Power Steering
Power Brakes
Power Windows
Power Locks
Power Mirrors
Heated Mirrors
Power Driver Seat
Power Passenger Seat
DECOR
Dual Mirrors
Tinted Glass
Console/Storage
CONVENIENCE
Air Conditioning
Intermittent Wipers
Tilt Wheel
Cruise Control
Rear Defogger
Keyless Entry
Alarm
Steering Wheel Touch Controls
Rear Window Wiper
Telescopic Wheel
Climate Control
Backup Camera
Remote Starter
Intelligent Cruise
RADIO
AM Radio
FM Radio
Stereo
Search/Seek
CD Player
Auxiliary Audio Connection
Satellite Radio
SAFETY
Drivers Side Air Bag
Passenger Air Bag
Anti-Lock Brakes (4)
4 Wheel Disc Brakes
Traction Control
Stability Control
Front Side Impact Air Bags
Head/Curtain Air Bags
Rear Side Impact Air Bags
Communications System
Hands Free Device
Xenon or L.E.D. Headlamps
Blind Spot Detection
Lane Departure Warning
SEATS
Bucket Seats
Leather Seats
WHEELS
Aluminum/Alloy Wheels
PAINT
Clear Coat Paint
OTHER
Rear Spoiler
Signal Integrated Mirrors

Civic, Maria

UX 200 FWD 4D UTV 4-2.0L Gasoline Port/Direct Injection

Job Number:

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide ARB8952, CCC Data Date 07/01/2026, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:
m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:
D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:
Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

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er: Clyic, Maria

Job Number:

4D UX 200 FWD 4D UTV 4-2.0L Gasoline Port/Direct Injection

is estimate was prepared by a visual inspection of the damages to your vehicle. It is likely that additional hidden damage could be identified by the collision repair facility once the vehicle is disassembled. This estimate may need to be adjusted, and additional parts, materials and labor may be required, to properly repair your vehicle. The amount of this estimate may not accurately reflect the full amount required to settle your loss. Due to damages incurred in a collision loss, disassembly or tear-down of the vehicle WILL negate the ability to reassemble the vehicle without performing repairs.

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE ANY INSURER FILES A STATEMENT OF CLAIM OR AN APPLICATION CONTAINING ANY FALSE, INCOMPLETE, OR MISLEADING INFORMATION IS GUILTY OF A FELONY OF THE THIRD DEGREE(FLORIDA STATUTES TITLE XLVI, CHAPTER 817.234). FAILURE TO USE THE INSURANCE PROCEEDS IN ACCORDANCE WITH THE SECURITY AGREEMENT,IF ANY, COULD BE A VIOLATION OF S. 812.014, FLORIDA STATUTES. IF YOU HAVE ANY QUESTIONS, CONTACT YOUR LENDING INSTITUTION. IF A CHARGE FOR SHOP SUPPLIES OR HAZARDOUS OR OTHER WASTE REMOVAL IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: "THIS CHARGE REPRESENTS COSTS AND PROFITS TO THE MOTOR VEHICLE REPAIR FACILITY FOR MISCELLANEOUS SHOP SUPPLIES OR WASTE DISPOSAL." IF A CHARGE FOR NEW TIRES OR A NEW OR REMANUFACTURED LEAD-ACID BATTERY IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: A $1.00 FEE FOR EACH NEW MOTOR VEHICLE TIRE SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW MOTOR VEHICLE TIRES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX CHAPTER 403.718. A $1.50 FEE FOR EACH NEW OR REMANUFACTURED LEAD-ACID BATTERY SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW OR REMANUFACTURED LEAD-ACID BATTERIES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX 403.7185.

r: Clyic, Maria **Job Number:**

0 UX 200 FWD 4D UTV 4-2.0L Gasoline Port/Direct Injection

				pkg					
41				**REAR BUMPER**					
42				O/H bumper assy					
43	*	<>	Rpr	Bumper cover w/o park asst			1.9		
44				Overlap Major Non-Adj. Panel			2.0		3.2
45	*			Add for Clear Coat					-0.2
46				**VEHICLE DIAGNOSTICS**					0.6
47	#			Pre-Repair Scan	1	60.00	0.5	M	
48	#			Post-Repair Scan	1	60.00	0.5	M	
49				**MISCELLANEOUS OPERATIONS**					
50			Repl	Cover car/bag	1		0.2		
51	#			10 Tint color to blendable match	1				0.5
52	#			11 Wet sand and buff per panel	1				0.4
53	#			12 E.P.A. Hazard waste removal	1	10.00			
54	#		Repl	15 Corrosion Protection	1	10.00	0.4		
55	#			16 Flex additive	1	15.00	T		
56	#			19 Disconnect and Reconnect Battery	1		0.3	M	
57	#			18 Rope Glass Per Piece of Glass	1	8.00	0.5		
58	#			STATIC CALIBRATION	1	437.50		M	
				SUBTOTALS		**997.69**	**36.5**		**16.7**

ESTIMATE TOTALS

Category		Basis		Rate	Cost $
Parts					982.69
Body Labor		35.2 hrs	@	$ 70.00 /hr	2,464.00
Paint Labor		16.7 hrs	@	$ 70.00 /hr	1,169.00
Mechanical Labor		1.3 hrs	@	$ 249.95 /hr	324.94
Paint Supplies		16.7 hrs	@	$ 42.00 /hr	701.40
Miscellaneous					15.00
Subtotal					5,657.03
Sales Tax		$ 5,657.03	@	6.0000 %	339.42
County Tax	Tier 1	$ 5,000.00	@	1.0000 %	50.00
Grand Total					**6,046.45**



Our shop provides easy and accessible payment plans powered by Sunbit.
Scan this QR code to see payment options available to you.

Preliminary Estimate

ner: Clyic, Maria — **Job Number:**

LEXU UX 200 FWD 4D UTV 4-2.0L Gasoline Port/Direct Injection

Line		Oper	Description	Part Number	Qty	Extended Price $	Labor	Paint
1	**FRONT BUMPER**							
2			O/H bumper assy				3.8	
3	* <>	Rpr	RT Bumper side w/headlamp washer w/prk alert				2.0	1.6
4			Add for Clear Coat					0.6
5	**FENDER**							
6	*	Rpr	RT Wheel opng mldg Black				2.0	1.1
7			Add for Clear Coat					0.2
8		R&I	RT Wheel opng mldg Black				0.5	
9	**FRONT DOOR**							
10	*	Rpr	RT Door shell from 01/2020 to 03/2023 (ALU)				8.0	2.1
11			Overlap Major Non-Adj. Panel					-0.2
12			Add for Clear Coat					0.4
13		R&I	RT Belt molding				0.3	
14		Repl	RT Mirror assy black 212	8791076280C0	1	397.19	0.3	0.5
15			Overlap Minor Panel					-0.2
16			Add for Clear Coat					0.1
17			Dis/reassmble to refn				0.5	
18		R&I	RT Handle, outside black 212				0.4	
19	*	Rpr	RT Handle, outside black 212				1.0	0.5
20			Overlap Minor Panel					-0.2
21			Add for Clear Coat					0.1
22		R&I	RT R&I trim panel				0.5	
23	**REAR DOOR**							
24	*	Rpr	RT Door shell from 01/2020 (ALU)				2.0	2.1
25			Overlap Major Adj. Panel					-0.4
26			Add for Clear Coat					0.3
27		R&I	RT Belt molding				0.3	
28		R&I	RT Handle, outside black 212				0.4	
29		R&I	RT R&I trim panel				0.5	
30	**QUARTER PANEL**							
31	*	Rpr	RT Quarter panel				4.0	2.2
32			Overlap Major Adj. Panel					-0.4
33			Add for Clear Coat					0.4
34		R&I	RT Wheel opng mldg black				0.5	
35	*	Rpr	RT Wheel opng mldg black				2.0	1.2
36			Add for Clear Coat					0.2
37		R&I	RT Wheelhouse liner from 02/2021				0.3	
38	*	R&I	RT Roof rail				0.5	
39	**REAR LAMPS**							
40		R&I	RT Lens & housing w/o Luxury				0.4	

Car Point Auto Collision LLC
517 South Dixie Hwy E
Pompano Beach, FL 33060
(954)-876-1839
Carpointautocollision@gmail.com

Estimate

Number	E145
Date	7/11/2026

Bill To

Maria

Ship To

PO Number	Terms	Customer #	Service Rep	Project
2022 Lexus	UX200			

Description	Quantity/Hours	Price/Rate	Tax1	Amount
Front Bumper Paint and Refinish	1.00	$600.00	✔	$600.00
Front Right Fender Trim Paint and Refinish	1.00	$250.00	✔	$250.00
Front Right Door Paint and Refinish	1.00	$600.00	✔	$600.00
Rear Right Door Buff	1.00	$150.00	✔	$150.00
Quarter Panel Trim Buff	1.00	$100.00	✔	$100.00
Mirror Cover Refinish	1.00	$200.00	✔	$200.00
Mirror Cover	1.00	$125.00	✔	$125.00

Amount Paid	$0.00
Amount Due	$2,166.75

Discount	$0.00
Shipping Cost	$0.00
Sub Total	$2,025.00
Sales Tax 7.00% on $2,025.0	$141.75
Total	$2,166.75

From: Marian Aguilar
To: Gloria Perez
Cc: crivero@RegionsSecurity.com; dispatcherhazel regionssecurity.us; bruiz regionssecurity.us
Subject: Resident Vehicle Damage Claim: Sheridan Right Entrance Gate Incident – July 13, 2026
Date: Monday, August 10, 2026 11:22:22 PM
Attachments: image.png
image.png
image.png
image.png
image.png
image.png
1500Ram2.jpg
1500Ram1.jpg
20260713_194003.jpg
1000080377.jpg
1000080378.jpg

Dear Gloria,

I hope all is well.

Mr. Craig Blum, resident of **7745 NW 19TH Court**, has submitted a request for reimbursement related to vehicle damage allegedly caused by the Sheridan Entrance Right Swing Gate. Accordingly, we kindly request that this matter be placed on the agenda for the upcoming District Board Meeting for the Board's review, discussion, and consideration.

Below is the information regarding the incident.

Incident Date/Time: July 13, 2026 at approximately 7:35 PM

Incident Location: Sheridan Entrance Gate – Walnut Creek CDD

Incident Description: The resident reported that **on July 13, 2026**, his vehicle was **allegedly struck by the right swing gate while entering the community through the Sheridan entrance**.

During the investigation, CCTV footage showed that Mr. Craig's vehicle proceeded through the right resident entrance on Sheridan Street without allowing the swing gate to complete its closing and reopening cycle, causing the vehicle to collide with the gate. It was also observed that the vehicle had ample time to stop and avoid hitting the gate.

During a subsequent inspection on July 18, our gate technician identified a defective wire that was causing the gate arm to activate before the swing gate had fully completed its closing cycle. The defective wire was repaired to restore proper gate sequencing and operation.

Resident: Craig Blum

Address: 7745 NW 19TH CT

Vehicle Description: Black Dodge, RAM

License Plate Number: BY23QI

Video Footages:

https://www.dropbox.com/scl/fo/83k1qlqol442t860myj7s/AHXbvDj1BHtR8QinZspFkqE/071326%201935%20Footage%20for%20Sheridan%20St.%20right%20gate%20entrance%20-%20-%20Entrance%20Swing%20Gates%20Marian.mkv?rlkey=uwnxluxg1ljmrth60wk2mzb9o&dl=0

https://www.dropbox.com/scl/fo/83k1qlqol442t860myj7s/ABwqt89dVIf5w2H7Y7rX9QI/071326%201935%20Footage%20for%20Sheridan%20St.%20right%20gate%20entrance%20-%20Entrance%20Marian.mkv?rlkey=uwnxluxg1ljmrth60wk2mzb9o&dl=0

Ttps://www.dropbox.com/scl/fo/83k1qlqol442t860myj7s/ACIRC8N8erOnc2m0SlwVerk/071326%201935%20Footage%20for%20Sheridan%20St.%20right%20gate%20entrance%20-%20-%20Left%20LPR%20Marian.mkv?rlkey=uwnxluxg1ljmrth60wk2mzb9o&dl=0

https://www.dropbox.com/scl/fo/83k1qlqol442t860myj7s/AJWlsQ274uksEmTpkY5GzIQ/071326%201935%20Footage%20for%20Sheridan%20St.%20right%20gate%20entrance%20-%20Entrance%20LPR%20Marian.mkv?rlkey=uwnxluxg1ljmrth60wk2mzb9o&dl=0

Attachments to this email:

Photographs provided by Mr. Craig showing the alleged vehicle damage resulting from the incident.

If you have any questions/concerns, please do not hesitate to reach out to me!

If you have any questions/concerns, please do not hesitate to reach out to me!

Cordially,

Marian Aguilar
Walnut Creek CDD Security Admin
(754) 295-3322 | www.RegionsSecurity.us | WalnutSecurityAdmin@RegionsSecurity.us
1100 NW 72nd Ave, Miami, FL 33126

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Electronic Signature Notice: Nothing contained in the body and/or header of this e-mail is intended as a signature or intended to bind the addressor or any person represented by the addressor to the terms of any agreement that may be the subject of this e-mail or its attachment(s), except where such intent is expressly indicated.

5 E9 01.16725 SAE E2 17

FIRE FIGHTER

MYFLORIDA.COM

BY23QI 15091837
10-26

BY2 3QI

SUNSHINE STATE

RESCUE


2702

From: Marian Aguilar
To: Gloria Perez
Cc: crivero@RegionsSecurity.com; dispatcherhazel regionssecurity.us; bruiz regionssecurity.us
Subject: Resident Vehicle Damage Claim: Sheridan Right Entrance Gate Incident – July 14, 2026
Date: Monday, August 10, 2026 11:32:47 PM
Attachments: image.png
image.png
image.png
image.png
image.png
image.png
25341.jpg
25342.jpg
25340.jpg
3f997b72-10bf-48ba-8d42-85946ee49def.jpeg
3a688085-964e-400a-884d-5e07e80ee71e.jpeg
52c7454f-185e-4ba7-8173-4720f04d22f4.jpeg
337747a4-4e35-46de-b6d9-d10015851c8a.jpeg
25cbd817-857a-4fea-a36d-253b5b021f00.jpeg

Dear Gloria,

I hope all is well.

Ms. Adela Del Socorro Foss, resident of **7369 NW 23RD ST**, has submitted a request for reimbursement related to vehicle damage allegedly caused by the Sheridan Entrance Right Swing Gate. Accordingly, we kindly request that this matter be placed on the agenda for the upcoming District Board Meeting for the Board's review, discussion, and consideration.

Below is the information regarding the incident.

Incident Date/Time: July 14, 2026 at approximately 2:39 PM

Incident Location: Sheridan Entrance Gate – Walnut Creek CDD

Incident Description: The resident reported that **on July 14, 2026**, her vehicle was **allegedly struck by the right swing gate while entering the community through the Sheridan entrance**.

During the investigation, CCTV footage showed that Ms. Foss's vehicle proceeded through the right resident entrance on Sheridan Street without allowing the swing gate to complete its closing and reopening cycle, causing the vehicle to collide with the gate. It was also observed that the vehicle had ample time to stop and avoid hitting the gate.

During a subsequent inspection on July 18, our gate technician identified a defective wire that was causing the gate arm to activate before the swing gate had fully completed its closing cycle. The defective wire was repaired to restore proper gate sequencing and operation.

Resident: Adela Del Socorro Foss

Address: 7369 NW 23RD ST

Vehicle Description: White Volvo

License Plate Number: BX02LU

Video Footages:

https://www.dropbox.com/scl/fo/83k1qlqol442t860myj7s/AH3yagUfA-NdMK1tZrOLSlY/071426%201439%20S%20-%20Entrance%20Swing%20Gates%20Marian.mkv?rlkey=uwnxluxg1ljmrth60wk2mzb9o&dl=0

https://www.dropbox.com/scl/fo/83k1qlqol442t860myj7s/ALZCkkSSqXqlfeSYsVXN24Y/071426%201439%20-%20S%20-%20Left%20LPR%20Marian.mkv?rlkey=uwnxluxg1ljmrth60wk2mzb9o&dl=0

https://www.dropbox.com/scl/fo/83k1qlqol442t860myj7s/AKPOuSoJTvw6jB5jPZx3vBQ/071426%201439%20S%20-%20Entrance%20Marian.mkv?rlkey=uwnxluxg1ljmrth60wk2mzb9o&dl=0

https://www.dropbox.com/scl/fo/83k1qlqol442t860myj7s/AJwLv03odZ0FzVJh43Vxvno/071426%201439%20-%20S%20-%20Entrance%20LPR%20Marian.mkv?rlkey=uwnxluxg1ljmrth60wk2mzb9o&dl=0

Attachments to this email:

Repair estimate

Photographs provided by Ms. Adela showing the alleged vehicle damage resulting from the incident.

If you have any questions/concerns, please do not hesitate to reach out to me!

Cordially,

Marian Aguilar
Walnut Creek CDD Security Admin

(754) 295-3322 | www.RegionsSecurity.us | WalnutSecurityAdmin@RegionsSecurity.us

1100 NW 72nd Ave, Miami, FL 33126

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Preliminary Estimate

Customer: medina, thelma

2023 VOLV XC60 B5 Plus Bright Theme FWD 4D UTV 4-2.0L Turbocharged Hybrid Gasoline Direct Injection Crystal White Metall

ESTIMATE TOTALS

Category	Basis		Rate	Cost $
Parts				0.00
Body Labor	5.9 hrs	@	$ 75.00 /hr	442.50
Paint Labor	7.9 hrs	@	$ 75.00 /hr	592.50
Mechanical Labor	1.0 hrs	@	$ 150.00 /hr	150.00
Paint Supplies	7.9 hrs	@	$ 38.00 /hr	300.20
Miscellaneous				14.00
Subtotal				1,499.20
Sales Tax	$ 1,499.20	@	7.0000 %	104.94
Grand Total				**1,604.14**

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE ANY INSURER FILES A STATEMENT OF CLAIM OR AN APPLICATION CONTAINING ANY FALSE, INCOMPLETE, OR MISLEADING INFORMATION IS GUILTY OF A FELONY OF THE THIRD DEGREE(FLORIDA STATUTES TITLE XLVI, CHAPTER 817.234). FAILURE TO USE THE INSURANCE PROCEEDS IN ACCORDANCE WITH THE SECURITY AGREEMENT,IF ANY, COULD BE A VIOLATION OF S. 812.014, FLORIDA STATUTES. IF YOU HAVE ANY QUESTIONS, CONTACT YOUR LENDING INSTITUTION. IF A CHARGE FOR SHOP SUPPLIES OR HAZARDOUS OR OTHER WASTE REMOVAL IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: "THIS CHARGE REPRESENTS COSTS AND PROFITS TO THE MOTOR VEHICLE REPAIR FACILITY FOR MISCELLANEOUS SHOP SUPPLIES OR WASTE DISPOSAL." IF A CHARGE FOR NEW TIRES OR A NEW OR REMANUFACTURED LEAD-ACID BATTERY IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: A $1.00 FEE FOR EACH NEW MOTOR VEHICLE TIRE SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW MOTOR VEHICLE TIRES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX CHAPTER 403.718. A $1.50 FEE FOR EACH NEW OR REMANUFACTURED LEAD-ACID BATTERY SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW OR REMANUFACTURED LEAD-ACID BATTERIES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX 403.7185.

Galaxy S26 Ultra

Customer: medina, thelma

2023 VOLV XC60 B5 Plus Bright Theme FWD 4D UTV 4-2.0L Turbocharged Hybrid Gasoline Direct Injection Crystal White Metall

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide ERN9767, CCC Data Date 07/17/2026, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:
m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:
D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:
Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:
BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

Galaxy S26 Ultra

Preliminary Estimate

Customer: medina, thelma

2023 VOLV XC60 B5 Plus Bright Theme FWD 4D UTV 4-2.0L Turbocharged Hybrid Gasoline Direct Injection Crystal White Metall

Line		Oper	Description	Part Number	Qty	Extended Price $	Labor	Paint
1	**REAR DOOR**							
2	*	Rpr	RT Door shell (HSS)				1.5	2.1
3			Add for Three Stage					1.5
4		R&I	RT Side molding w/o chrome				0.4	
5		R&I	RT Belt molding code: TM01				0.3	
6	*	Blnd	RT Handle, outside w/o LED lighting code: TC01					0.4
7		R&I	RT Handle, outside w/o LED lighting code: TC01				0.4	
8	*	R&I	RT Door trim panel standard leather charcoal				0.9	
9	**QUARTER PANEL**							
10		R&I	RT Mud guard				0.2	
11	*	Rpr	RT Quarter panel to CH 856579 (HSS)				1.0	2.8
12			Overlap Major Adj. Panel					-0.4
13			Add for Three Stage					1.0
14	*	Blnd	Fuel door					0.3
15		R&I	Fuel door				0.1	
16		R&I	RT Wheelhouse liner				0.4	
17	*	R&I	RT Quarter glass NAGS bright trim rope				0.5	
18	**MISCELLANEOUS OPERATIONS**							
19	#		***** ADD-ONS *****		1			
20	#	Subl	Hazardous waste removal		1	4.00 T		
21	#	Rpr	Cover Car					0.2
22	#	Repl	Corrosion protection primer		1	10.00 T	0.2	
23	#		Pre scan		1		0.5 M	
24	#		Post scan		1		0.5 M	
				SUBTOTALS		**14.00**	**6.9**	**7.9**

Galaxy S26 Ultra


Galaxy S26 Ultra


Galaxy S26 Ultra


Galaxy S26 Ultra


Galaxy S26 Ultra


THE PALM BEACHES
MYFLORIDA.COM
02-28
BXO 2LU
SUNSHINE STATE
SCHUMACHER
Galaxy S26 Ultra

From: Marian Aguilar
To: Gloria Perez
Cc: crivero@RegionsSecurity.com; dispatcherhazel regionssecurity.us; bruiz regionssecurity.us
Subject: Resident Vehicle Damage Claim: Sheridan Right Entrance Gate Incident – July 17, 2026
Date: Monday, August 10, 2026 11:43:46 PM
Attachments: image.png
image.png
image.png
image.png
image.png
image.png
IMG_7435.jpeg
IMG_7436.jpeg
IMG_7437.jpeg
IMG_7434.jpeg
7f661660-3f05-49de-a499-560e7a382ba9.jpg

Dear Gloria,

I hope all is well.

Ms. Marie Abraham, resident of **2200 NW 77th Terrace**, has submitted a request for reimbursement related to vehicle damage allegedly caused by the Sheridan Entrance Right Swing Gate. Accordingly, we kindly request that this matter be placed on the agenda for the upcoming District Board Meeting for the Board's review, discussion, and consideration.

Below is the information regarding the incident.

Incident Date/Time: July 17, 2026 at approximately 5:49 PM

Incident Location: Sheridan Entrance Gate – Walnut Creek CDD

Incident Description: The resident reported that **on July 17, 2026**, her vehicle was **allegedly struck by the right swing gate while entering the community through the Sheridan entrance**. She stated that the incident caused damage to her vehicle and provided supporting photographs.

The vehicle involved has been identified as a **silver Toyota with license plate IUIL02**. Upon initially checking the system, the vehicle did not appear to be registered, and there was no visitation history associated with the license plate. However, after further investigation, it was determined that the gate arm opened because the vehicle was equipped with Transponder **148, 17298.** Although the vehicle displayed license plate **IUIL02,** the transponder is actually registered to a different vehicle which is **silver Toyota with license plate number CNV8363**.

During the investigation, CCTV footage showed that Ms. Marie's vehicle proceeded through the right resident entrance on Sheridan Street without allowing the swing gate to complete its closing and reopening cycle, causing the vehicle to collide with the gate. It was also observed that the vehicle had ample time to stop and avoid hitting the gate.

During a subsequent inspection on July 18, our gate technician identified a defective wire that was causing the gate arm to activate before the swing gate had fully completed its closing cycle. The defective wire was repaired to restore proper gate sequencing and operation.

Resident: Marie Abraham

Address: 2200 NW 77th Terrace

Vehicle Description: Silver Toyota

License Plate Number: IUIL02

Video Footages:

https://www.dropbox.com/scl/fo/83k1qlqol442t860myj7s/AE7brYTHrwrDs4pON5j6k20/071726%201749%20Footage%20for%20Sheridan%20right%20gate%20S%20-%20Entrance%20Swing%20Gates%20Marian.mkv?rlkey=uwnxluxg1ljmrth60wk2mzb9o&dl=0

https://www.dropbox.com/scl/fo/83k1qlqol442t860myj7s/ACGJy_-9yDDKKjvEowVHvxs/071726%201749%20Footage%20for%20Sheridan%20right%20gate%20Entrance%20S%20-%20Left%20LPR%20Marian.mkv?rlkey=uwnxluxg1ljmrth60wk2mzb9o&dl=0

https://www.dropbox.com/scl/fo/83k1qlqol442t860myj7s/AHfOwTbmhPmivB9RPiZhP84/071726%201749%20Footage%20for%20Sheridan%20right%20gate%20Entrance%20S%20-%20Entrance%20Marian.mkv?rlkey=uwnxluxg1ljmrth60wk2mzb9o&dl=0

https://www.dropbox.com/scl/fo/83k1qlqol442t860myj7s/AAhNV8VZFtRmyR-P5gFlWsA/071726%201749%20Footage%20for%20Sheridan%20right%20gate%20Entrance%20S%20-%20Entrance%20LPR%20Marian.mkv?rlkey=uwnxluxg1ljmrth60wk2mzb9o&dl=0

Attachments to this email:

Photographs provided by Ms. Adela showing the alleged vehicle damage resulting from the incident.

If you have any questions/concerns, please do not hesitate to reach out to me!

Cordially,

Marian Aguilar
Walnut Creek CDD Security Admin

(754) 295-3322 | www.RegionsSecurity.us | WalnutSecurityAdmin@RegionsSecurity.us

1100 NW 72nd Ave, Miami, FL 33126

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954-966-2150
MYFLORIDA.COM
07-26
IUI L02
SUNSHINE STATE


17298

CRAIG A. SMITH & ASSOCIATES
A SMART-INFRASTRUCTURE COMPANY

August 11, 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
STORMWATER PIPE CLEANING AND CCTV INSPECTION (YEAR 1)
REVIEW OF SUBMITTED BIDS AND RECOMMENDATION
CAS PROJECT NO. 17-1974

Dear Ms. Perez,

On June 15, 2026, Craig A. Smith & Associates received bids from four qualified Contractors for the above-referenced project. The bid amounts were as follows:

Contractor	Written Bid Amount	Total Bid Amount
Allstate Resource Management, Inc.	$192,268.20	$192,268.20
Raptor Vac-Systems	$325,219.00	$325,219.00
Hinterland Group LLC	$540,605.00	$540,605.00
*Flotech Environmental LLC	$2,538,261.00	$2,538,261.00

CAS has reviewed the bid packages for completeness and conformance to the Contract Documents and has determined that Allstate Resource Management, Inc. has provided the lowest responsive, responsible bid for the Project.

Flotech Environmental LLC's bid was rejected because the contractor did not provide the required bid schedule.

Therefore, based on our review of the submitted bids, CAS recommends that the Walnut Creek CDD award the **STORMWATER PIPE CLEANING AND CCTV INSPECTION PROJECT (YEAR 1)** to Allstate Resource Management, Inc. for the contract amount of **$192,268.20.**



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: References, Bid Cost Evaluation

cc: Stephen C. Smith, P.E., President – CAS
Scott Cochran, General Council – Billing Cochran PA
Todd Larsen, Senior Field Inspector - CAS
Ronald Galvis – Special District Services, Inc.
Gabrielle Vitucci – Special District Services, Inc.

\\cas-file\Projects\Districts\Walnut_Creek_Community_Dev\17-1974-1CP-General\CBDD_5_Yr_Renewal\5-YR Cleaning Project\Revised Bid_6-26\Award-Recommendation-Letter_4-10-26.doc

CITY OF MOORE HAVEN
DOWNTOWN IMPROVEMENTS PROJECT
PROJECT REFERENCE SHEET

CONTRACTOR:	Allstate Resource Management

CONTACT NAME:	Laurel Kadouri – Property Manager
COMPANY	Coral Lakes Homeowners Association, Inc., Boynton Beach
PHONE NUMBER:	561-213-5133
PROJECT NAME:	Coral Lakes
DESCRIPTION:	Reference for Storm Water Vendor
TOTAL FEE:	We have 8 Contracts (1 Master + 7 Sub Associations) **TOTAL: $62, 255**
PROJECT LENGTH:	Approx. LF/ structures

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? NO. Very positive, every time.
WOULD YOU WORK WITH THE CONTRACTOR AGAIN? We've been working with Allstate for over 25 years.
COMMENTS: We are very happy working with Allstate. They always come through for us in so many aspects: Lake Maintenance, Erosion Repair, Storm Water, Littoral, etc. **Not only did they clean the Storm Water Pipes, but also they repaired a broken pipe, documented everything with a camera, and did some root removal. Above and beyond.**

CITY OF MOORE HAVEN
DOWNTOWN IMPROVEMENTS PROJECT
PROJECT REFERENCE SHEET

CONTRACTOR:	Allstate Resource Management

CONTACT NAME:	Beth Erickson Jennifer Kayal
COMPANY	Superior Association Management
PHONE NUMBER:	561-693-2195 561-293-3617
PROJECT NAME:	Boca Greens
DESCRIPTION:	Inspect and clean drains within the community and repair
TOTAL FEE:	$
PROJECT LENGTH:	Approx. LF

WAS WORK COMPLETED IN A TIMELY MANNER? Yes start to finish it took approx. 3 months
DID CONTRACTOR COOPERATE W/ PUBLIC, BUSINESSES, MUNICIPALITY & STAFF? Contractor was professional
WAS CONTRACTOR FLEXIBLE? We worked well together and no issues
WAS THE PROJECT AREA WELL MAINTAINED AND DID THE CONTRACTOR RESTORE IT TO ORIGINAL CONDITION? **Everything looked the same after it was completed**
WERE SAFETY MEASURES IN PLACE DURING CONSTRUCTION?
DID THE CONTRACTOR MAKE ANY RECOMMENDATIONS THAT WOULD MAKE THE PROJECT MORE EFFICIENT IN TIME OR MONEY?
ANY DELAYS CAUSED BY THE CONTRACTOR? none
DID THE PROJECT COME IN UNDER BUDGET? Project came in as quoted
WERE THERE ANY CHANGE ORDERS? no
ANY NEGATIVES? no
WOULD YOU WORK WITH THE CONTRACTOR AGAIN? Yes
COMMENTS: They are easy and professional to work with. No issues

WALNUT CREEK CDD
2026 YEAR 1 MAINTENANCE PROGRAM
STORMWATER PIPE CLEANING AND CCTV INSPECTION

				ALL STATE RESOURCE MGMT.		RAPTOR VAC-SYSTEMS		HINTERLAND GROUP LLC		FLOTECH ENVIRONMENTAL	
ITEM NO	DESCRIPTION OF BID ITEM	QTY.	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
	BACKBONE ROADWAY (NW 20th Street and NW 76th Avenue)										
1	15-inch RCP Pipe	867	LF	$ 12.72	$ 11,028.24	$ 10.00	$ 8,670.00	$ 25	$ 21,675.00		
2	18-inch RCP Pipe	314	LF	$ 13.02	$ 4,088.28	$ 12.00	$ 3,768.00	$ 27	$ 8,478.00		
3	24-inch RCP Pipe	1,178	LF	$ 14.40	$ 16,963.20	$ 15.00	$ 17,670.00	$ 37	$ 43,586.00		
4	30-inch RCP Pipe	515	LF	$ 15.00	$ 7,725.00	$ 20.00	$ 10,300.00	$ 55	$ 28,325.00		
5	42-inch RCP Pipe	857	LF	$ 18.60	$ 15,940.20	$ 35.00	$ 29,995.00	$ 75	$ 64,275.00		
6	48-inch RCP Pipe	1,261	LF	$ 22.20	$ 27,994.20	$ 85.00	$ 107,185.00	$ 85	$ 107,185.00		
7	48-inch CMP Pipe	145	LF	$ 22.20	$ 3,219.00	$ 85.00	$ 12,325.00	$ 85	$ 12,325.00		
8	72-inch RCP Pipe	240	LF	$ 31.20	$ 7,488.00	$ 180.00	$ 43,200.00	$ 135	$ 32,400.00		
9	Type 'C' Inlet	15	EA	$ 134.40	$ 2,016.00	$ 350.00	$ 5,250.00	$ 325	$ 4,875.00		
10	Type 'C-5' Inlet	2	EA	$ 134.40	$ 268.80	$ 350.00	$ 700.00	$ 350	$ 700.00		
11	Type 'J-6' Inlet	3	EA	$ 134.40	$ 403.20	$ 350.00	$ 1,050.00	$ 425	$ 1,275.00		
12	Type 'J-8' Inlet	5	EA	$ 150.00	$ 750.00	$ 350.00	$ 1,750.00	$ 475	$ 2,375.00		
13	Type 'M-4' Manhole	1	EA	$ 134.40	$ 134.40	$ 350.00	$ 350.00	$ 325	$ 325.00		
14	Type 'M-6' Manhole	4	EA	$ 150.00	$ 600.00	$ 350.00	$ 1,400.00	$ 425	$ 1,700.00		
15	Type 72" x 72" Inlet	1	EA	$ 540.00	$ 540.00	$ 1,000.00	$ 1,000.00	$ 475	$ 475.00		
16	Overflow Structure	1	EA	$ 2,160.00	$ 2,160.00	$ 1,000.00	$ 1,000.00	$ 475	$ 475.00		
17	Pollution Retardant Baffle (PRB)	9	EA	$ 690.00	$ 6,210.00	$ 350.00	$ 3,150.00	$ 5,750	$ 51,750.00		
18	Stormwater Outfall	9	EA	$ 2,160.00	$ 19,440.00	$ 350.00	$ 3,150.00	$ 425	$ 3,825.00		
				SUB TOTAL:	$ 126,968.52	**SUB TOTAL:**	$ 251,913.00	**SUB TOTAL:**	$ 386,024.00	**SUB TOTAL:**	

WALNUT CREEK CDD
2026 YEAR 1 MAINTENANCE PROGRAM
STORMWATER PIPE CLEANING AND CCTV INSPECTION

				ALL STATE RESOURCE MGMT.		RAPTOR VAC-SYSTEMS		HINTERLAND GROUP LLC		FLOTECH ENVIRONMENTAL	
ITEM NO	**DESCRIPTION OF BID ITEM**	**QTY.**	**UNIT**	**UNIT COST**	**TOTAL**	**UNIT COST**	**TOTAL**	**UNIT COST**	**TOTAL**	**UNIT COST**	**TOTAL**
	PARCEL B										
1	15-inch HDPE Pipe	396	LF	$ 12.72	$ 5,037.12	$ 10.00	$ 3,960.00	$ 25	$ 9,900.00		
2	18-inch HDPE Pipe	1,335	LF	$ 13.02	$ 17,381.70	$ 12.00	$ 16,020.00	$ 27	$ 36,045.00		
3	30-inch HDPE Pipe	135	LF	$ 15.00	$ 2,025.00	$ 20.00	$ 2,700.00	$ 55	$ 7,425.00		
4	48-inch RCP Pipe	264	LF	$ 22.20	$ 5,860.80	$ 100.00	$ 26,400.00	$ 85	$ 22,440.00		
5	Type 'C' Inlet	16	EA	$ 134.40	$ 2,150.40	$ 350.00	$ 5,600.00	$ 325	$ 5,200.00		
6	Type 'E' Inlet	3	EA	$ 134.40	$ 403.20	$ 350.00	$ 1,050.00	$ 375	$ 1,125.00		
7	Type 'J' Manhole	2	EA	$ 134.40	$ 268.80	$ 350.00	$ 700.00	$ 475	$ 950.00		
8	Yard Drain	2	EA	$ 150.00	$ 300.00	$ 350.00	$ 700.00	$ 750	$ 1,500.00		
9	Pollution Retardant Baffle (PRB)	7	EA	$ 690.00	$ 4,830.00	$ 350.00	$ 2,450.00	$ 5,750	$ 40,250.00		
10	Stormwater Outfall	7	EA	$ 2,160.00	$ 15,120.00	$ 350.00	$ 2,450.00	$ 425	$ 2,975.00		
				SUB TOTAL:	$ 53,377.02	**SUB TOTAL:**	$ 62,030.00	**SUB TOTAL:**	$ 127,810.00	**SUB TOTAL:**	
	PARCEL B-1										
1	15-inch RCP Pipe	150	LF	$ 12.72	$ 1,908.00	$ 10.00	$ 1,500.00	$ 25	$ 3,750.00		
2	18-inch RCP Pipe	523	LF	$ 13.02	$ 6,809.46	$ 12.00	$ 6,276.00	$ 27	$ 14,121.00		
3	Type 'C' Inlet	6	EA	$ 134.40	$ 806.40	$ 350.00	$ 2,100.00	$ 325	$ 1,950.00		
4	Type 'C-5' Inlet	1	EA	$ 134.40	$ 134.40	$ 350.00	$ 350.00	$ 350	$ 350.00		
5	Type 'J-6' Inlet	1	EA	$ 134.40	$ 134.40	$ 350.00	$ 350.00	$ 425	$ 425.00		
6	Pollution Retardant Baffle (PRB)	1	EA	$ 690.00	$ 690.00	$ 350.00	$ 350.00	$ 5,750	$ 5,750.00		
7	Stormwater Outfall	1	EA	$ 1,440.00	$ 1,440.00	$ 350.00	$ 350.00	$ 425	$ 425.00		
				SUB TOTAL:	$ 11,922.66	**SUB TOTAL:**	$ 11,276.00	**SUB TOTAL:**	$ 26,771.00	**SUB TOTAL:**	
				TOTAL:	$ 192,268.20	**TOTAL:**	$ 325,219.00	**TOTAL:**	$ 540,605.00	**TOTAL:**	$2,538,261.00

FLOTECH ENVIRONMENTAL DID NOT PROVIDE THE REQUIRED BID SCHEDULE.

CRAIG A. SMITH & ASSOCIATES

Consulting Engineers • Surveyors • Construction Managers • Utility Locators

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

MEMO

To: Gloria Perez – Walnut Creek CDD District Manager

From: Al Caruso - CAS

CC: Ronald Gavis – Field Operations Mgr.-SDS Inc., Todd Larson – CAS Field Inspector
Stephen Smith – CAS District Engineer, Gabrielle Vitucci – SDS Inc.

Date: August 10, 2026

Re: Walnut Creek Visitor's Gate Trap Modifications – Taft Street Entrance

Craig A. Smith & Associates has reviewed the revised documents (Change Order No. 1, the Project Schedule, and the Maintenance of Traffic Plan) for the Walnut Creek Taft Street entrance visitor's gate trap modifications. We take no exceptions to the submitted documents.

July 20, 2026

Att. **Mrs. Gloria Perez**
Project Manager.
Special District Services, Inc.

Ref: **WALNUT CREEK MAIN ENTRANCE IMPROVEMENT.**
CHANGE ORDER 1

According to our last meeting, the City of Pembroke Pines Building Department and Engineering Division regarding compliance with the new requirements, the following are the adjusted elements for completing the electrical and civil engineering work.

SCOPE OF WORK:
Furnish Labor, Material and Tools.

- M.O.T. (New warning signs and pedestrian protection)
- Cut and remove existing concrete curb gutter type "F" as per Engineering requirement.
- Excavation for new curb Type "F"
- New concrete curb Type "F".
- Sawcut asphalt additional area as per Engineering requirement.
- Additional asphalt area as per Engineering requirement.
- Additional pavers remove and reinstallation as per Engineering requirement.
- Compaction Test. Additional 4 points
- Additional length 2" empty pipe for future connections.
- Additional length 1" pipe for Low Voltage & wiring.
- Additional length 1" pipe and wiring for Power.
- Additional Waterproof Junction box. 12
- Additional Hand Hold 24x12 (2 units)
- Additional Reinforced Concrete bases. (4)

<u>THERMOPLASTIC STRIPING</u>
1 Additional 24" Stop Solid White Line
Additional yellow paint bullnose.

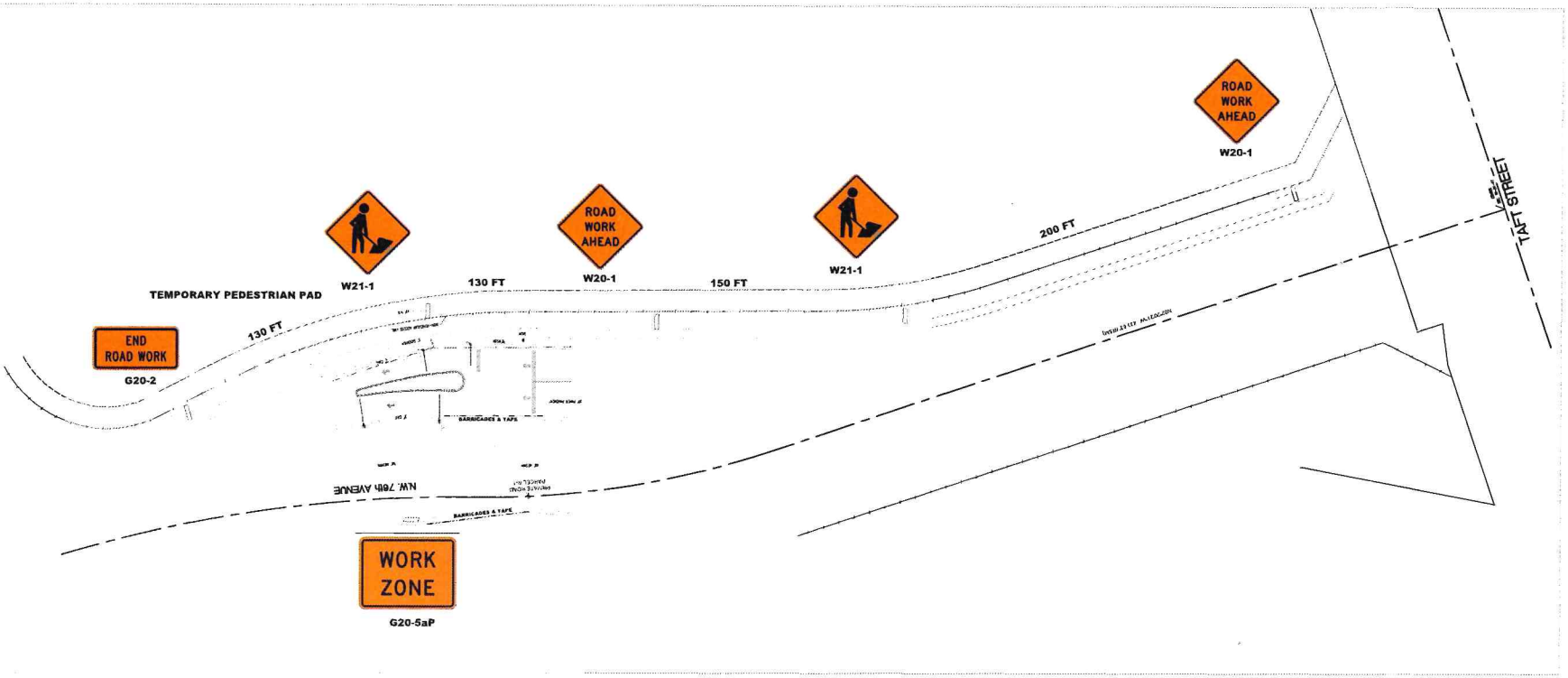
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WALNUT CREEK GATE TRAP WORK

CHEDULED

EQUITED

CTIVITIES	MO	TU	WE	TH	FR	SA	SU	MO	TU	WE	TH	FR	SA	SU	MO	TU	WE	TH	FR	SA	SU	MO	TU	WE	TH	FR	SA	SU	MO	TU	WE	TH	FR	SA	SU	MO	TU	WE	TH	FR	SA	SU
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TRIPING/REMARKING																																										
EW SIGNS																																										





M.O.T LAYOUT
N.T.S.

Arking Solutions Inc.
18268 SW 3rd St. Pembroke Pines Fl. 33029
305-316-7703 786.547.2844 FAX 954-442-9413
www.arkingsolutions.com

WALNUT CREEK GATE TRAP
1800 NW 76th AVE.
PEMBROKE PINES, FL 33025

EXISTING & DEMOLITION SITE PLAN
AND PROPOSED SITE WORK PLAN

JOSE E. POLANCO
P.E. No 76918
14927 SW 142nd CT.
Miami Fl 33186

ENGINEER SIGNATURE

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF JOSE POLANCO P.E AND SHALL NOT BE REPRODUCED WITHOUT HIS WRITTEN CONSENT

Revisions

No	Date	Description

Date	04-10-2024
Drawn by	A. A. R.
Scale	AS SHOWN
Job Number	2024.09
Sheet	MOT

CRAIG A. SMITH & ASSOCIATES
A SMART-INFRASTRUCTURE COMPANY

August 10, 2026

Ms. 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: 2024-2025 DISTRICT ANNUAL REPORT
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
CAS PROJECT NO. 17-1974

Dear Ms. Perez,

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by Walnut Creek Community Development District (the "District" or "CDD"); 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure; and 4) To review the insurance carried by the District and amounts set aside for the purpose of paying their premiums. This report aims to comply with the requirements of Article VIII, Section 8.21 of the Master Trust Indenture between Walnut Creek Community Development District and First Union National Bank dated November 1, 2000 (Bond Series 2000A and 2000B) and with the requirements of Article IX, Section 9.21 of the Trust Indenture between the District and Hancock Bank dated January 1, 2010 (bond Series 2010). The Series 2000 Bonds were refunded in 2008.

District Location

The District is located in Section 10, Township 51S, Range 41E, in the City of Pembroke Pines, Broward County, State of Florida. It is generally bounded by Sheridan Street on the north, Taft Street on the south, NW 72 Avenue on the east and University Drive on the west.

General

In November of 2000 the District issued Special Assessment Bonds in the amounts of $4,575,000 (Series 2000A) and $8,320,000 (Series 2000B) to finance a portion of the following district improvements:

1. On-site roadway improvements including: stabilized subgrade and limerock base, roadway drainage, curbs and gutters. The improvements excluded asphalt pavement on the roadway surface.
2. Off-site roadway improvements on the perimeter streets including: turn lanes, sidewalks, striping, signage, traffic signalization and land acquisition.
3. Stormwater management facilities including: lakes, open common areas, storm sewers, inlets and manholes for the collection and transmission of the storm water runoff from streets and lots to the onsite lakes plus the discharge structure to the Central Broward Water Control District canal.
4. Water distribution system including: water mains, fittings, valves and fire hydrants.

5. Wastewater collection and transmission systems including: collection sewers and manholes.

In January of 2010 the District issued $2,650,000 in Special Assessment Bonds (Series 2010) to conduct repairs and install lining in the storm sewer systems of Parcels B (Park North) and G (Park South) of the development. The repairs were deemed necessary to correct certain failures exhibited by the pipes. In September of 2010, the Board of Supervisors, with consent of Bond Counsel, decided to allocate $237,000 of Series 2010 Bond proceeds towards the repair and enhancement of CDD owned infrastructure at the entrance of Taft Street, namely the guardhouse, pavilion and three water features. In September of 2011 the Board, with consent of Bond Counsel, decided to increase the allocated funds to $255,000 for additional enhancements to the water features. In November of 2011, the Board increased the allocated funds to $275,000 to include repairs to an existing 15-inch diameter drainage pipe located adjacent to the west water entrance feature at the Taft Street entrance.

- The District completed a Stormwater Ponds Bank Repair Project within the District's 10 ponds in accordance with the engineering plans prepared by Johnson Engineering in 2018. The project was awarded to American Shoreline Restoration, Inc. for a cost of $594,600.00. Approximately 16,825 linear feet of non-compliant pond bank were restored to SFWMD compliance by means of geo fabric tubes.

  A change order was issued for the project on February 28, 2018, reducing the project by $84,950.00. The change order eliminated the littoral plantings and coconut mat from the project and increased the warrantee period from 10 years to 15 years. A final inspection was performed by CAS representatives, and a construction certification was issued by CAS on July 6, 2018.

- Erosion control inspections and analysis were performed in June of 2019. Lake banks above the geotubes are experiencing some continued erosion. District engineers and management staff are formulating plans for corrective actions and an ongoing maintenance plan to address the issues. An analysis of the depressions at the lake banks was performed in May of 2019. The District has budgeted $10,000 in reserve for lake slope soil maintenance and $10,000 for lake and preserve maintenance.

  During an August 2024 lake bank inspection, it was discovered that approximately 300 linear feet of the east bank of Lake 10 was eroding, losing three feet of bank. The area was re-inspected in February 2025 and found to have deteriorated further (approximately 700 linear feet of the bank had eroded by 3- to 6-feet. This section of lake bank was not part of the original lake bank stabilization project, prepared by Johnson Engineering, because it had been categorized as stable.

  Landshore Enterprises is scheduled to perform the Lake 10 stabilization repairs in the upcoming months. The scope of work includes the grading and shaping of approximately 3,650 square feet of lake bank, the installation of 700 LF for each sacrificial tube and base tube, 2,920 square feet of turf reinforcing mat and 4,980 square feet of sod. The estimated project cost is $ 70,240.00 at an estimated 30 calendar days.

- In March 2023 repairs of the fabric material along the lake banks was performed by American Shoreline due to floating or loose material used during the installation of the geo-tubes under the contract warrantee. The fabric material serves to protect the permanent geo-tubes. The fabric was pinned in place and secured to prevent further movement.

  CAS visually inspects, on a yearly basis during the dry season, all perimeter ponds to determine the status of the geo-tubes and pinned fabric material. An August 2024 inspection observed two areas of concern. In Lake 5 there was a section of fabric separating from the lake bank. The area has subsequently been repaired by American Shoreline.

- In May of 2019 CAS prepared a Headwall Inspection Report analyzing the headwalls at six lakes where washouts and erosion have created voids and separations between the soil and the headwall. Work on repairing existing concrete headwalls at six of the CDD's lakes was performed in June of 2021. Polyurethane foam resin was injected around thirteen headwalls to provide stabilization at the lake banks. The work was performed by Shenandoah General Construction, LLC and required the injection of 2,285 pounds of resin foam at a cost of $23,192.00. The District has budgeted $10,000 in reserve for headwall stabilization repair.

- A 30-foot segment of 42" outfall pipe into lake 4 (Mahogany Bend), which was scheduled for replacement in the 2018/2019 budget, was completed by Persant Construction Company in October of 2019 for $22,500.00. The District has budgeted $74,800 in reserve for stormwater and pipe replacement.

- A landscape maintenance agreement was executed on June 26, 2018, between WCCDD and WCHOA, Inc., which clarified responsibilities as indicated on the attached exhibit. The agreement took effect October 1, 2018, for a period of 5 years.

- In June 2020, the WCCDD entered into a Small Project Agreement with Florida Pool Remodeling, LLC to repair, renovate and refinish the eastern entrance waterfall. The work also included sealing the main drain basins, catch basins, and skimmers, preparing waterfall for resurfacing, and applying an Aqua Guard epoxy in a white finish. The initial contract was for $58,720.00 with two change orders totaling $1,175.00. The work was completed in July 2020. The District has budgeted $60,000 in reserve for waterfall maintenance.

- WCCDD entered into a contract with Artemisa Fence and Ornamental, Inc. who installed chain link fencing and Turf Management Services, Inc. who provided hedge trimming at key locations around Taft Street and NW 20th Street to address security issues.

- Future projects scheduled for 2024 include the restoration of the culvert and canal bank of the Central Broward Water Control District's S-8 Canal at the southwest corner of

Sheridan Street and N. 72nd Avenue. Temporary fencing has been installed along the property line that will prevent pedestrian access to the culvert and canal bank of the Central Broward Water Control District's S-8 Canal (located at the southwest corner of Sheridan Street and N. 72nd Avenue). The project was initially bid in January 2023, based on engineering and design services from Landshore Enterprises, LLC, with contract prices ranging from $326,300 to $504,900.

The Walnut Creek CDD is responsible for maintaining the canal banks above the water table. The canal bank/culvert pipe/canal sedimentation buildup has been identified since the 2019-2020 Engineer's report and has yet to be addressed. The sediment within the Sheridan Street culvert pipe, the point of discharge for the entire WCCDD's stormwater, is approximately 50% of the capacity of the pipe. Approximately 100-feet of the northern cross section of the N. 72nd Avenue Canal is within 6-inches of the current water table.

The excessive amount of sediment within the canal and the culvert pipe has greatly reduced the off-site flow capacity. Until the canal restoration work occurs and the cross section is restored to its original design, a major storm/rainfall event would cause the district's internal water bodies to back up and, depending on the severity of the storm, rise above the top of bank. The state of N. 72nd Avenue has deteriorated and requires immediate action.

The District has previously budgeted $285,290 for the design and construction improvements for the restoration of approximately 485 linear feet of eroded canal bank. WCCDD is currently soliciting cost estimates and alternative designs of construction of the from various earthwork contractors.

- The sealcoating, striping and signage of all existing roadways within the District and its developed parcels were completed in 2022 (By the Homeowners Associations). Construction permits for the project were obtained from the City of Pembroke Pines.

- On behalf of the District, Craig A. Smith & Associates prepared a stormwater 20-year Needs analysis to the Office of Economic & Demographic Research. As a development district the WCCDD is required, under statuary requirements, to submit to the state a comprehensive plan of its stormwater management services under Sections 403.9301 and 403.9302 in the Florida Statutes.

  The analysis report includes the District's current and future stormwater management program including inventory, operation and maintenance, illicit discharge prevention, public outreach, future anticipated resiliency projects and yearly expenditures. The report was submitted in June of 2022.

- A City of Pembroke Pines building permit has been issued for waterfall electrical and repair improvements at the Taft Street entrance. The permit was issued in June 2022 and the work was performed by Tirone Electric Inc. The District has also acquired a permit for the installation of a security fence along the canal perimeter of the District.

- In October of 2022 CAS prepared a sample pool of drainage structures in all of the nine developed parcels to determine the amount of sediment buildup in preparation of the recertification with the Central Broward Drainage District. It was determined that all of the structures exceeded the five percent standard of silt buildup within the structure's sump area. At least thirty percent of the sample structures contained sediment that was greater than the invert of the drainage pipe.

  In March of 2023, on behalf of the District, CAS performed outfall pipe field inspections. Due to a lack of scheduled maintenance, the report indicated silt build up and loss of flow capacity. A cleaning cycle would also reduce the amount of sediment from entering the ponds and would increase storage volume. It was also discovered that the steel and galvanized outfall pipes were corroded. The severe outfall pipes require replacement, the pipes with moderate corrosion can be lined to prevent future collapse.

  Some of the outfall pipe extensions, designed to prevent silt build up at the outfall, have detached and likely fallen off to the deepest part of the ponds. The pipes will require new extensions that are anchored in place to avoid separation during severe storms. Eighteen outfalls, or forty percent of the total number, could not be detected and require further investigation to their current condition. These outfalls could not be visually inspected due to depth issues or have been buried under sediment.

- In June 2023 the WCCDD contracted with Ameri Clean Pumping, Inc. to provide jet cleaning services of the district's drainage inlets, manholes, control structures and outfalls. The stormwater infrastructure cleaning was required to remain in compliance with the Central Broward Water Control District's 5-year recertification of the stormwater system.

  The stormwater management system, including the ten on-site lakes and swales, was certified to CBWCD in March of 2024. Closed circuit televising of the stormwater pipe network was not performed during the cleaning exercise.

  After reviewing the stormwater cleaning reports from Ameri Clean Pumping, Inc./Allstate Resource Management, CAS has narrowed the number of outfall repairs to twelve. Cost estimates were revised for each of the twelve outfalls for a total amount of $ 271,022.

- Recent inspection at the Walnut Creek Club House (7500 NW 20th Street). After a site inspection it was determined that the washout is being caused by runoff from the pool patio area. The lake bank area has recently been repaired by the HOA.

- Exploratory work with roadway settling in Maple Grove (7575 NW 19th Drive). In April of 2025 CAS investigated a roadway depression at the intersection of NW 75th Way and NW 19th Drive. The surface cracking extends the entire width of the road and lines up with the outer edge of the drainage pipe trench. CAS is in the process of preparing construction documents for the District in order to solicit proposals from contractors to determine whether the roadway settling is drainage related.

- The Walnut Creek District Board has recognized the need to pursue a traffic improvement project to alleviate stacking at the Taft Street entrance guardhouse. In May of 2025 Caltran Engineering was retained to prepare a traffic study and preliminary plans to construct a visitor gate trap feature.

District funded Infrastructure and Current Condition

Improvements	Ownership	Maintenance Responsibility	Status
On-Site Road System	HOA	HOA	Good Working Condition Sealcoating Project was completed in 2022. Road settling has occurred at 7575 NW 19 Drive in Maple Grove.
Off-Site Road System • NW 72nd Avenue,	City of Hollywood	City of Hollywood	Good Working Condition The District is soliciting proposals for the construction of the canal bank restoration project adjacent to the west side of N 72nd Avenue.
• Sidewalk along north side of CDD and signal modifications at intersection with Sheridan Street	Broward County	Broward County	Good Working Condition
• University Drive, westbound right turn lane from Taft Street	FDOT	FDOT	Good Working Condition
• Sheridan Street, eastbound right turn lane and westbound left turn lane on the north entrance at NW 76th Street	Broward County	Broward County	Good Working Condition
• Taft Street, westbound right turn lane	City of Pembroke Pines	City of Pembroke Pines	Good Working Condition
On-Site Drainage System • Drainage pipes and structures on the roads	CDD	CDD	Drainage is in Good Working Condition. The WCCDD is currently working on selecting a contractor to provide stormwater structure and pipe cleaning services to remain in compliance with the Central Broward Water Control District's 5-year recertification of the stormwater system.

Detention Ponds & canals • 10 ponds, 40.1 acres & 2 canals (north & east)	CDD	CDD	Detention pond bank restoration completed in 2018. Repairs of the fabric material along the lake banks was performed by American Shoreline under the contract warrantee. The lakes will be monitored, and future damaged fabric material will be on a needed basis. Lake 10 has approx.. 700 LF of erosion that will need to be addressed. Outfall pipe repairs, inspections on deeper outfalls and sediment removal will be incorporated in the CBWCD 5-year recertification project. Repairs of fourteen pond headwalls, using structural chemical grouting repair, have been completed. Ponds in Good Working Condition.
Water Distribution System • Pipe network, future hydrants and water services	City of Pembroke Pines	City of Pembroke Pines	Good Working Condition
Wastewater Collection System • Network of pipes, manholes, services and 2 lift stations	City of Pembroke Pines	City of Pembroke Pines	Good Working Condition
Common Areas • Open space, recreation area, lake parcels, perimeter berms, landscape buffer and FPL easement • Taft Street entrance guardhouse, pavilion and water features	CDD	CDD/HOA	Continuous Yearly Maintenance of Lighting/Landscaping. Common Areas in Good Working Condition. Responsibility of landscaping and guardhouse facility within CDD owned lands transferred to HOA. Initial plans are in the design phase for a visitor gate trap feature at the Taft Street guardhouse.

District's Maintenance Budget

The District has budgeted $191,895.00 and $1,268,723.00 for Administrative and Maintenance expenditures, respectively, for the Fiscal Year 2024-2025. The maintenance expenditures include lake and preserve maintenance, headwall stabilization repairs, S-8 canal reconstruction (engineering and construction) and reserves for future stormwater maintenance and pipe replacement projects. Craig A. Smith & Associates, Inc. finds it sufficient for the proper maintenance of the infrastructure improvements for which the District is responsible.

For more detailed information on the 2024-2025 fiscal year budget, please refer to the District's website at www.walnutcreekcdd.org/financials.

District's Public Liability and Property Damage Insurance

The District Administrative Expenditures budget for the Fiscal Year 2024-2025 includes $21,894.00 for insurance. A copy of the insurance policy is available from the District Manager's office.

This report has been prepared by Craig A. Smith & Associates, Inc., based on its observations and sometimes utilizing and relying on information prepared and provided by others.

Sincerely,

CRAIG A. SMITH & ASSOCIATES

Stephen C. Smith, P.E.
President

Attachment: Exhibit A
Exhibit B

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

ON-SITE ROADWAY IMPROVEMENTS



- **Improvements: All surface roadway improvements including on-site asphalt roads, curbing, striping, signage, and sidewalks.**

- **Road Improvements Owner: HOA**

- **Status: The sealcoating, striping and signage of all existing roadways within the District was completed in 2022 (By the HOA's chosen contractor). On-site roadway system complete and in good working order.**
- **Exploratory work with roadway settling in Maple Grove (7575 NW 19th Drive). In April of 2025 CAS investigated a roadway depression at the intersection of NW 75th Way and NW 19th Drive. The surface cracking extends the entire width of the road and lines up with the outer edge of the drainage pipe trench. CAS is in the process of preparing construction documents for the District in order to solicit proposals from contractors to determine if the roadway settling is drainage related.**

- **Maintenance responsibility: HOA**

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

OFF-SITE ROADWAY SYSTEM: NW 72nd AVENUE



- **Improvements: Existing sidewalk along the west side of the CDD and traffic signal modification at intersection with Sheridan Street.**
- **Right-of-Way Owner: City of Hollywood**
- **Road Improvements Owner: City of Hollywood**
- **Status: Temporary fencing is to be installed along the property line that will prevent pedestrian access to the culvert and canal bank of the Central Broward Water Control District's S-8 Canal (located at the southwest corner of Sheridan Street and N. 72nd Avenue). The Walnut Creek CDD is responsible for maintaining the canal banks above the water table. Canal bank/ culvert improvements has been identified since the 2019-2020 Engineer's report and has yet to be addressed. The state of the canal banks has deteriorated and requires immediate action.**

- **NW 72 Avenue roadway system is complete and in good working order and condition.**
- **Maintenance responsibility: City of Hollywood**

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

OFF-SITE ROADWAY SYSTEM: UNIVERSITY DRIVE



- **Improvements: All road surfaces, stormwater, striping, landscaping, signage, and signalization including west bound right turn lane from Taft Street.**

- **Right-of-Way Owner: Florida Department of Transportation (FDOT)**
- **Road Improvements Owner: FDOT**
- **Status: University Drive roadway system is complete and in good working order and condition.**
- **Maintenance responsibility: FDOT**

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

OFF-SITE ROADWAY SYSTEM: SHERIDAN STREET



- **Improvements: All road surfaces, stormwater, striping, landscaping, signage, and signalization including east bound right turn lane and west bound left turn lane on the north entrance at N 76th Avenue, east bound right turn lane at N 72nd Avenue and sidewalk along the north side of the CDD.**

- **Right-of-Way Owner: Broward County (BC)**
- **Road Improvements Owner: BC**
- **Status: Sheridan Street roadway system is complete and in good working order and condition.**
- **Maintenance responsibility: BC**

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

OFF-SITE ROADWAY SYSTEM: TAFT STREET



- **Improvements: All road surfaces, stormwater, striping, landscaping, signage, and signalization including west bound right turn lane and east/west bound left turn lanes on the south entrance at N 76th Avenue. Also includes east bound right/left turn lanes at the Municipal Park Facility.**
- **Right-of-Way Owner: City of Pembroke Pines (CPP)**
- **Road Improvements Owner: CPP**
- **Status: Taft Street roadway system is complete and in good working order and condition.**
- **Maintenance responsibility: CPP**

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

ON-SITE DRAINAGE COLLECTION SYSTEM FOR ROADS



- **Improvements: Drainage pipes, drainage structures and outfalls to lakes for on-site road stormwater collection.**
- **Improvements Owner: WCCDD**
- **Status: In June of 2023 the WCCDD contracted with Ameri Clean Pumping Inc. for cleaning services of the drainage inlets, manholes, control structures and outfalls. The stormwater infrastructure cleaning was required to remain in compliance with the Central Broward Water Control District's 5-year recertification of the stormwater system. The stormwater management system was certified to CBWCD in March of 2024. Closed circuit televising of the stormwater pipe network was not performed during the cleaning exercise. According to Ameri Clean the on-site drainage system is in good working order and condition.**
- **Maintenance responsibility: WCCDD**

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

STORMWATER DETENTION LAKES



- **Improvements: Ten Lakes (40.1 Acres)**
- **Improvements Owner: WCCDD**
- **Status: In March, 2023 repairs of the fabric material along the lake banks was performed by American Shoreline under the contract warrantee. During the dry season CAS will visually inspect all perimeter ponds and determine the status of the geotubes and pinned fabric material. CAS has performed yearly inspections to evaluate the status of the lake bank fabric material. After reviewing the stormwater outfall reports from Allstate Resource Management, CAS modified its March, 2023 report, regarding the condition of the outfall pipes, and reduced the number of repairs to twelve outfalls at a cost of $ 271,022.**
  CAS prepared a report in February of 2023 regarding lake bank erosion at the Walnut Creek Club House. The washout area has since been repaired.
  The east bank of Lake 10 has been eroding and during a re-inspection in February 2025 approximately 700 linear feet of the bank had eroded by 3- to 6-feet. This section of lake bank was not part of the original lake bank stabilization project, prepared by Johnson Engineering, because it had been categorized as stable. Landshore Enterprises is scheduled to perform the Lake 10 stabilization repairs in the upcoming months.
- **Lakes are in good working order and condition.**
- **Maintenance responsibility: WCCDD**

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

WATER MAIN DISTRIBUTION SYSTEM



- **Improvements: A water distribution system that includes water main pipes, gate valves, fire hydrants, water services and water meters.**
- **Owner: City of Pembroke Pines (CPP)**
- **Status: Complete and conveyed to the CPP. Water system is in good working order and condition.**
- **Maintenance responsibility: CPP**

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

SANITARY SEWER COLLECTION SYSTEM



- **Improvements: A sanitary sewer collection system including all sanitary manholes, sewer mains, sewer services, cleanouts, sanitary force main and two lift stations.**
- **Owner: CPP**
- **Status: Complete and conveyed to the CPP. The sanitary system is in good working order and condition.**
- **Maintenance responsibility: CPP**

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

COMMON AREAS



- **Improvements: Open Space/Recreation Area, Lake Parcels, Perimeter Berms, Landscape Buffer and Florida Power and Light Easement. Common Area enhanced with landscaping and irrigation systems.**
- **Owner: WCCDD**
- **Status: Complete and in good working order and condition.**
- **Maintenance responsibility: WCCDD**

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

COMMON AREAS



- **Improvements: Taft Street entrance guardhouse, pavilion, and entrance water features.**
- **Improvements Owner: WCCDD**
- **Status: A City of Pembroke Pines building permit was issued for waterfall electrical and repair improvements at the Taft Street entrance. The work was completed in 2022 and the common areas are in good working order and condition.**
  Due to stacking and traffic issues a traffic study and preliminary plans have been developed to construct a future visitor gate trap feature.
- **Maintenance responsibility: WCCDD**



EXHIBIT A

WALNUT CREEK COMMUNITY
DEVELOPMENT DISTRICT MAINTENANCE

EXHIBIT B
WCCDD Project Photos



Photo 1: Canal bank erosion and capacity reduction at Sheridan Street and N 72 Avenue.



Photo 2: Canal bank erosion at Sheridan Street and N 72 Avenue, looking south.

EXHIBIT B
WCCDD Project Photos



Photo 3: Depth of canal indicated as less than one foot due to bank erosion.



Photo 4: N 72nd Avenue canal erosion at the west bank at the S-10 and S-9 convergence.

EXHIBIT B
WCCDD Project Photos



Photo 5: NW 19th Drive roadway settling adjacent to drainage structure and pipe.



Photo 6: Anchoring of fabric material at lake banks by American Shoreline in March, 2023.

EXHIBIT B
WCCDD Project Photos



Photo 7: Completed re-installation of lake bank fabric material.



Photo 8: Corroded outfall pipe at Lake 4 (near NW 19 Court) during inspection in March, 2023.

EXHIBIT B
WCCDD Project Photos



Photo 9: Sediment buildup at outfall pipe at NW 74 Ave in Lake 4 during inspection in March, 2023.



Photo 10: Corroded outfall pipe at Lake 4 during inspection in March, 2023.

EXHIBIT B
WCCDD Project Photos



Photo 11: Disconnected outfall pipe extension at Lake 2 in June of 2024.

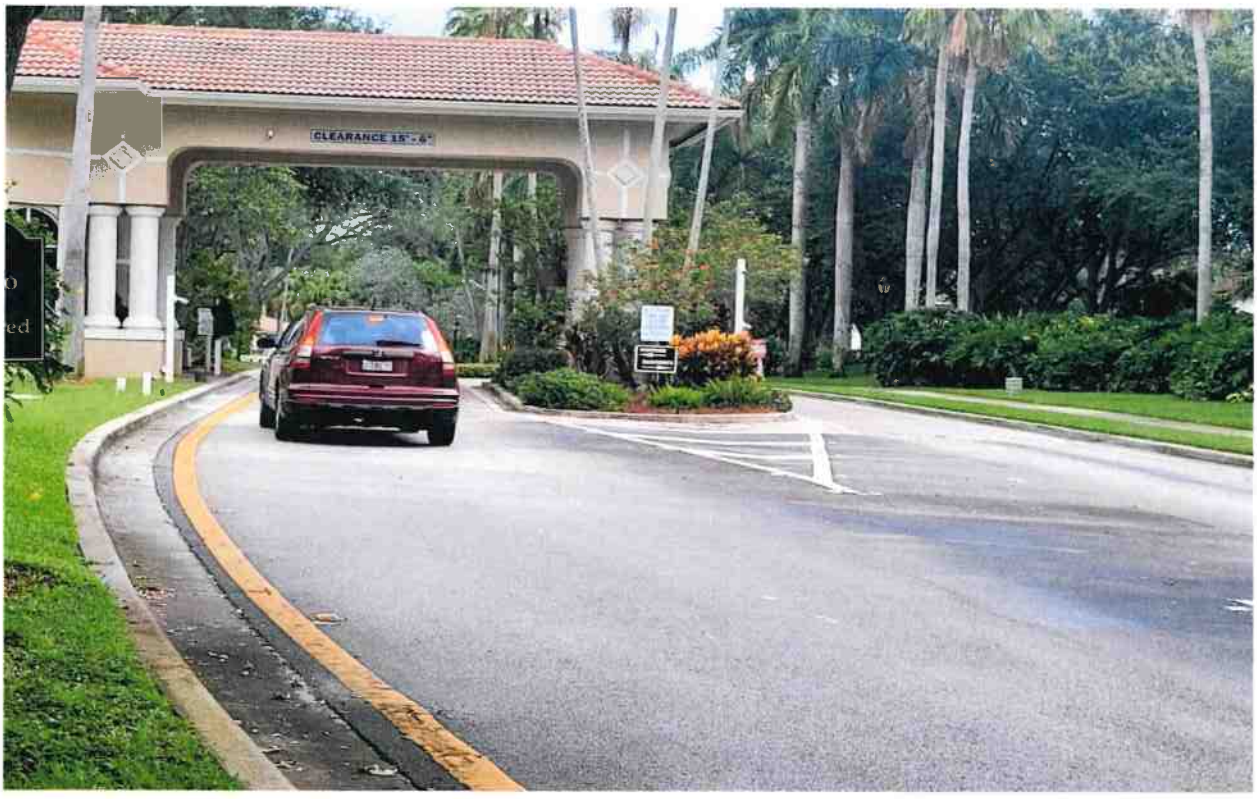


Photo 12: Taft Street guardhouse where future visitor's gate trap features to be installed.

CRAIG A. SMITH & ASSOCIATES
A SMART-INFRASTRUCTURE COMPANY

August 11, 2026

Ms. 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: 2025-2026 DISTRICT ANNUAL REPORT
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
CAS PROJECT NO. 17-1974

Dear Ms. Perez,

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by Walnut Creek Community Development District (the "District" or "CDD"); 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure; and 4) To review the insurance carried by the District and amounts set aside for the purpose of paying their premiums. This report aims to comply with the requirements of Article VIII, Section 8.21 of the Master Trust Indenture between Walnut Creek Community Development District and First Union National Bank dated November 1, 2000 (Bond Series 2000A and 2000B) and with the requirements of Article IX, Section 9.21 of the Trust Indenture between the District and Hancock Bank dated January 1, 2010 (bond Series 2010). The Series 2000 Bonds were refunded in 2008.

District Location

The District is located in Section 10, Township 51S, Range 41E, in the City of Pembroke Pines, Broward County, State of Florida. It is generally bounded by Sheridan Street on the north, Taft Street on the south, NW 72 Avenue on the east and University Drive on the west.

General

In November of 2000 the District issued Special Assessment Bonds in the amounts of $4,575,000 (Series 2000A) and $8,320,000 (Series 2000B) to finance a portion of the following district improvements:

1. On-site roadway improvements including: stabilized subgrade and limerock base, roadway drainage, curbs and gutters. The improvements excluded asphalt pavement on the roadway surface.
2. Off-site roadway improvements on the perimeter streets including: turn lanes, sidewalks, striping, signage, traffic signalization and land acquisition.
3. Stormwater management facilities including: lakes, open common areas, storm sewers, inlets and manholes for the collection and transmission of the storm water runoff from streets and lots to the onsite lakes plus the discharge structure to the Central Broward Water Control District canal.
4. Water distribution system including: water mains, fittings, valves and fire hydrants.

5. Wastewater collection and transmission systems including: collection sewers and manholes.

In January of 2010 the District issued $2,650,000 in Special Assessment Bonds (Series 2010) to conduct repairs and install lining in the storm sewer systems of Parcels B (Park North) and G (Park South) of the development. The repairs were deemed necessary to correct certain failures exhibited by the pipes. In September of 2010, the Board of Supervisors, with consent of Bond Counsel, decided to allocate $237,000 of Series 2010 Bond proceeds towards the repair and enhancement of CDD owned infrastructure at the entrance of Taft Street, namely the guardhouse, pavilion and three water features. In September of 2011 the Board, with consent of Bond Counsel, decided to increase the allocated funds to $255,000 for additional enhancements to the water features. In November of 2011, the Board increased the allocated funds to $275,000 to include repairs to an existing 15-inch diameter drainage pipe located adjacent to the west water entrance feature at the Taft Street entrance.

- The District completed a Stormwater Ponds Bank Repair Project within the District's 10 ponds in accordance with the engineering plans prepared by Johnson Engineering in 2018. The project was awarded to American Shoreline Restoration, Inc. for a cost of $594,600.00. Approximately 16,825 linear feet of non-compliant pond bank were restored to SFWMD compliance by means of geo fabric tubes.

  A change order was issued for the project on February 28, 2018, reducing the project by $84,950.00. The change order eliminated the littoral plantings and coconut mat from the project and increased the warrantee period from 10 years to 15 years. A final inspection was performed by CAS representatives, and a construction certification was issued by CAS on July 6, 2018.

- Erosion control inspections and analysis were performed in June of 2019. Lake banks above the geotubes are experiencing some continued erosion. District engineers and management staff are formulating plans for corrective actions and an ongoing maintenance plan to address the issues. An analysis of the depressions at the lake banks was performed in May of 2019. The District has budgeted $10,000 in reserve for lake slope soil maintenance and $10,000 for lake and preserve maintenance.

  During an August 2024 lake bank inspection, it was discovered that approximately 300 linear feet of the east bank of Lake 10 was eroding, losing three feet of bank. The area was re-inspected in February 2025 and found to have deteriorated further (approximately 700 linear feet of the bank had eroded by 3- to 6-feet. This section of lake bank was not part of the original lake bank stabilization project, prepared by Johnson Engineering, because it had been categorized as stable.

  Landshore Enterprises was selected to perform the Lake 10 stabilization repairs that began in September of 2025. The scope of work includes the grading and shaping of approximately 3,650 square feet of lake bank, the installation of 700 LF for each sacrificial tube and base tube, 2,920 square feet of turf reinforcing mat and 4,980 square feet of sod. A change order for the amount of $26,600 was required for an additional 700 LF geotube to shore up the lake bank and prevent future erosion. The project totaled $ 96,840.00 and the work was completed in November 2025.

- In March 2023 repairs of the fabric material along the lake banks were performed by American Shoreline (ASR) due to floating or loose material used during the installation of the geo-tubes under the contract warrantee. The fabric material serves to protect the permanent geo-tubes. The fabric was pinned in place and secured to prevent further movement.

  CAS visually inspects, on a yearly basis during the dry season, all perimeter ponds to determine the status of the geo-tubes and pinned fabric material. An August 2024 inspection observed two areas of concern. In Lake 5 there was a section of fabric separating from the lake bank. The area has subsequently been repaired by American Shoreline.

  During multiple inspections in 2025 and 2026 it was observed that the erosion control fabric material, installed at the time of the geotubes, was deteriorating and separating from the pinned positions at sections at many of lake banks. The current condition of the geo fabric material is due to sun exposure. In the dry seasons the water table drops below the fabric level causing deterioration from the sun. The geo-textile fabric is not designed for long term sun exposure, leading to the decay of the permanent geo-tube. At the time of the inspection the underlying geo-tube bags appear to be in good condition.

  As stated in previous lake bank inspection reports, CAS recommends that new geo-textile fabric material be installed, and properly pinned, in the areas where deterioration has occurred. With the project still under warrantee, ASR will perform fabric material restoration at the two lakes in question however, the current lake levels are two feet higher than the geo-textile fabric and cannot be repaired in the wet. CAS and the District will continue to monitor lake levels and notify ASR when the work can be accomplished.

  Additional failures have occurred at lake bank areas due to washouts or erosion due to wave action, surface water runoff or a fluctuation of high and low water tables. CAS recommends that a section of compacted drainfield rock, wrapped in filter fabric, be installed then stabilized and secured with soil and sod.

- In May of 2019 CAS prepared a Headwall Inspection Report analyzing the headwalls at six lakes where washouts and erosion have created voids and separations between the soil and the headwall. Work on repairing existing concrete headwalls at six of the CDD's lakes was performed in June of 2021. Polyurethane foam resin was injected around thirteen headwalls to provide stabilization at the lake banks. The work was performed by Shenandoah General Construction, LLC and required the injection of 2,285 pounds of resin foam at a cost of $23,192.00. The District has budgeted $10,000 in reserve for headwall stabilization repair.

- A 30-foot segment of 42" outfall pipe into lake 4 (Mahogany Bend), which was scheduled for replacement in the 2018/2019 budget, was completed by Persant Construction Company in October of 2019 for $22,500.00. The District has budgeted $74,800 in reserve for stormwater and pipe replacement.

- A landscape maintenance agreement was executed on June 26, 2018, between WCCDD and WCHOA, Inc., which clarified responsibilities as indicated on the attached exhibit. The agreement took effect October 1, 2018, for a period of 5 years.

- In June 2020, the WCCDD entered into a Small Project Agreement with Florida Pool Remodeling, LLC to repair, renovate and refinish the eastern entrance waterfall. The work also included sealing the main drain basins, catch basins, and skimmers, preparing waterfall for resurfacing, and applying an Aqua Guard epoxy in a white finish. The initial contract was for $58,720.00 with two change orders totaling $1,175.00. The work was completed in July 2020. The District has budgeted $60,000 in reserve for waterfall maintenance.

- A City of Pembroke Pines building permit has been issued for waterfall electrical and repair improvements at the Taft Street entrance. The permit was issued in June 2022 and the work was performed by Tirone Electric Inc. The District has also acquired a permit for the installation of a security fence along the canal perimeter of the District.

- In June of 2026 305 Pool Solutions was contracted by the District to remove and resurface the east pond/waterfall at the Taft Street entrance. The work was completed in July of 2026 at a cost of $38,000.

- WCCDD entered into a contract with Artemisa Fence and Ornamental, Inc. who installed chain link fencing and Turf Management Services, Inc. who provided hedge trimming at key locations around Taft Street and NW 20th Street to address security issues.

- Future projects scheduled include the restoration of the culvert and canal bank of the Central Broward Water Control District's S-8 Canal at the southwest corner of Sheridan Street and N. 72nd Avenue. Temporary fencing has been installed along the property line that will prevent pedestrian access to the culvert and canal bank of the Central Broward Water Control District's S-8 Canal (located at the southwest corner of Sheridan Street and N. 72nd Avenue). The project was initially bid in January 2023, based on engineering and design services from Landshore Enterprises, LLC, with contract prices ranging from $326,300 to $504,900.

  The Walnut Creek CDD is responsible for maintaining the canal banks above the water table. The canal bank/culvert pipe/canal sedimentation buildup has been identified since the 2019-2020 Engineer's report and has yet to be addressed. The sediment within the Sheridan Street culvert pipe, the point of discharge for the entire WCCDD's stormwater, is approximately 50% of the capacity of the pipe. Approximately 100-feet of the northern cross section of the N. 72nd Avenue Canal is within 6-inches of the current water table.

  The excessive amount of sediment within the canal and the culvert pipe has greatly reduced the off-site flow capacity. Until the canal restoration work occurs and the cross section is restored to its original design, a major storm/rainfall event would cause the district's internal water bodies to back up and, depending on the severity of the storm, rise

above the top of bank. The state of N. 72nd Avenue has deteriorated and requires immediate action.

The District has previously budgeted $285,290 for the design and construction improvements for the restoration of approximately 485 linear feet of eroded canal bank. CAS prepared a comprehensive bid package for the District and various earthwork contractors were solicited in March 2026. The earthwork and canal restoration project was awarded to Landshore Enterprises LLC in June 2026 in the amount of $436,034.56. The Notice of Award was issued by CAS in July 2026. The contracts are currently being executed by the contractor. Pending District board approval, the estimated date of construction is in the fall of 2026.

- The sealcoating, striping and signage of all existing roadways within the District and its developed parcels were completed in 2022 (By the Homeowners Associations). Construction permits for the project were obtained from the City of Pembroke Pines.

- On behalf of the District, Craig A. Smith & Associates prepared a stormwater 20-year Needs analysis to the Office of Economic & Demographic Research. As a development district the WCCDD is required, under statuary requirements, to submit to the state a comprehensive plan of its stormwater management services under Sections 403.9301 and 403.9302 in the Florida Statutes.

  The analysis report includes the district's current and future stormwater management program including inventory, operation and maintenance, illicit discharge prevention, public outreach, future anticipated resiliency projects and yearly expenditures. The report was submitted in June of 2022.

- In October of 2022 CAS prepared a sample pool of drainage structures in all of the nine developed parcels to determine the amount of sediment buildup in preparation of the recertification with the Central Broward Drainage District. It was determined that all of the structures exceeded the five percent standard of silt buildup within the structure's sump area. At least thirty percent of the sample structures contained sediment that was greater than the invert of the drainage pipe.

  In March of 2023, on behalf of the District, CAS performed outfall pipe field inspections. Due to a lack of scheduled maintenance, the report indicated silt build up and loss of flow capacity. A cleaning cycle would also reduce the amount of sediment from entering the ponds and would increase storage volume. It was also discovered that the steel and galvanized outfall pipes were corroded. The severe outfall pipes require replacement, the pipes with moderate corrosion can be lined to prevent future collapse.

  Some of the outfall pipe extensions, designed to prevent silt build up at the outfall, have detached and likely fallen off to the deepest part of the ponds. The pipes will require new extensions that are anchored in place to avoid separation during severe storms. Eighteen outfalls, or forty percent of the total number, could not be detected and require further investigation into their current condition. These outfalls could not be visually inspected due to depth issues or have been buried under sediment.

- In June 2023 the WCCDD contracted with Ameri Clean Pumping, Inc. to provide jet cleaning services of the district's drainage inlets, manholes, control structures and outfalls. The stormwater infrastructure cleaning was required to remain in compliance with the Central Broward Water Control District's 5-year recertification of the stormwater system.

  The stormwater management system, including the ten on-site lakes and swales, was certified to CBWCD in March of 2024. Closed circuit televising of the stormwater pipe network was not performed during the cleaning exercise.

  After reviewing the stormwater cleaning reports from Ameri Clean Pumping, Inc./Allstate Resource Management, CAS has narrowed the number of outfall repairs to twelve. Cost estimates were revised for each of the twelve outfalls for a total amount of $ 271,022.

  CAS was directed by the District to prepare specifications, plans and bid schedules for the CBWCD 5-year stormwater recertification. The stormwater cleaning and CCTV project was divided into four phases; each phase being accomplished within one year's time. The project was initially bid in April of 2026 and was not accepted due to non-responsive, non-competitive bids.

  The first year of the stormwater cleaning and CCTV project, which includes the roadway backbone, Parcel B and B-1 network, was re-bid in June 2026. Allstate Resource Management Inc. was the lowest responsive, responsible bidder at a cost of $192,268.20. As of August 1, 2026, the project was approved by the District's board on June 23, 2026. Project specific references for Allstate are in the process of being verified.

- Recent inspection at the Walnut Creek Club House (7500 NW 20th Street). After a site inspection it was determined that the washout is being caused by runoff from the pool patio area. The lake bank area has recently been repaired by the HOA.

- Exploratory work with roadway settling in Maple Grove (7575 NW 19th Drive). In April of 2025 CAS investigated a roadway depression at the intersection of NW 75th Way and NW 19th Drive. The surface cracking extends the entire width of the road and lines up with the outer edge of the drainage pipe trench. CAS prepared construction documents to the District in order to solicit proposals from contractors.

  In July of 2025 US Utilities isolated the 48-inch lake interconnect pipe, cleaned the interior of the pipe, televised the entire lengths of pipe and prepared a summary report. US Utilities also explored the interior of the existing sanitary sewer main in the vicinity and determined it was not the cause of the settlement.

  Since the roadway area requires repair, CAS recommended that the entity responsible for maintaining the existing roadways (HOA) hire a licensed Underground Contractor to expose the areas in question and expose the sub-base of the road to determine the actual cause of the depression.

- On August 28, 2025, Craig A. Smith & Associates was requested by the Walnut Creek CDD to prepare a report regarding a roadway failure on the north side of NW 20th Street (approximately 175 feet west of NW 74th Avenue). In November 2025 the District prepared a bidding package and solicited bids from several experienced Contractors. On November 30, 2025, the District entered into a Small Project Agreement with Flotech Environmental, LLC (Flotech) for the NW 20th Street drainage system cleaning and inspection.

  During initial preparation for the jet-vac cleaning portion of work Flotech encountered issues while attempting to install the temporary plugs within the outfall pipes. Based on Flotech's initial work it was discovered that the outfall drainage pipes (No.'s 29 and 30) at Lakes 6 and 7 are entirely filled with sediment and are located at a deep elevation within the lakes.

  Although Flotech was unable to video inspect the two outfall pipes they were able to clean and televise the 327 LF of 24-inch Reinforced Concrete Pipe (RCP) between structures No. 28 and 26 (the western pipe run with the surface ground settlement). The CCTV inspection results indicated that, even though there was a localized sag, the pipe was in good condition and there were no indications of internal structural defects that would contribute to the ground settlement. Since the initial scope of work could not be accomplished, in February of 2026 Flotech submitted a revised invoice in the amount of $7,100.00. CAS also recommends that the road surface depression, adjacent to drainage structure 28, be properly repaired.

- The Walnut Creek District Board has recognized the need to pursue a traffic improvement project to alleviate stacking at the Taft Street entrance guardhouse. In May of 2025 Caltran Engineering was retained to prepare a traffic study and preliminary plans to construct a visitor gate trap feature.

  Arking Solutions Inc. prepared a design plan for the Adjust Control Access at the Taft Street guardhouse entrance. The visitor gate trap feature to include additional striping, signage and a visitor's arm gate lift. The project was designed in coordination with Regions Security. The permit is currently in review with the City of Pembroke Pines with an anticipated construction date in August 2026.

District funded Infrastructure and Current Condition

Improvements	Ownership	Maintenance Responsibility	Status
On-Site Road System	HOA	HOA	Good Working Condition Sealcoating Project was completed in 2022. Road settling has occurred at 7575 NW 19 Drive in Maple Grove and on NW 20th Street, west of the clubhouse.
Off-Site Road System	City of Hollywood	City of Hollywood	Good Working Condition

• N 72nd Avenue,			The District has awarded the construction of the canal bank restoration project adjacent to the west side of NW 72nd Avenue to Landshore Enterprises LLC. at a cost of $436,034.56
• Sidewalk along north side of CDD and signal modifications at intersection with Sheridan Street	Broward County	Broward County	Good Working Condition
• University Drive, westbound right turn lane from Taft Street	FDOT	FDOT	Good Working Condition
• Sheridan Street, eastbound right turn lane and westbound left turn lane on the north entrance at NW 76th Street	Broward County	Broward County	Good Working Condition
• Taft Street, westbound right turn lane	City of Pembroke Pines	City of Pembroke Pines	Good Working Condition
On-Site Drainage System • Drainage pipes and structures on the roads	CDD	CDD	Drainage is in Good Working Condition. The District has entered into the next cycle of stormwater structure and pipe cleaning services to remain in compliance with the Central Broward Water Control District's 5-year recertification of the stormwater system.
Detention Ponds & canals • 10 ponds, 40.1 acres & 2 canals (north & east)	CDD	CDD	Detention pond bank restoration completed in 2018. Repairs of the fabric material along the lake banks was performed by American Shoreline under the contract warrantee. The lakes will be monitored and future damaged fabric material replacement will be on a needed basis. Lake 10 has approx. 700 LF of erosion that will need to be addressed. Outfall pipe repairs, inspections on deeper outfalls and sediment removal will be incorporated in the CBWCD 5-year

			recertification project. Repairs of fourteen pond headwalls, using structural chemical grouting repair, has been completed. Ponds in Good Working Condition.
Water Distribution System • Pipe network, future hydrants and water services	City of Pembroke Pines	City of Pembroke Pines	Good Working Condition
Wastewater Collection System • Network of pipes, manholes, services and 2 lift stations	City of Pembroke Pines	City of Pembroke Pines	Good Working Condition
Common Areas • Open space, recreation area, lake parcels, perimeter berms, landscape buffer and FPL easement • Taft Street entrance guardhouse, pavilion and water features	CDD	CDD/HOA	Continuous Yearly Maintenance of Lighting/Landscaping. Common Areas in Good Working Condition. Responsibility of landscaping and guardhouse facility within CDD owned lands transferred to HOA. Construction plans, developed by Arking Solutions for a visitor gate trap feature at the Taft Street guardhouse.The plans are currently in review with the City of Pembroke Pines with an anticipated construction start date of the Fall of 2026.

District's Maintenance Budget

The District has budgeted $183,984.00 and $1,426,702.00 for Administrative and Maintenance expenditures, respectively, for the Fiscal Year 2025-2026. The maintenance expenditures include lake and preserve maintenance, headwall stabilization repairs, S-8 canal reconstruction (engineering and construction) and reserves for future stormwater maintenance and pipe replacement projects. Craig A. Smith & Associates, Inc. finds it sufficient for the proper maintenance of the infrastructure improvements for which the District is responsible.

For more detailed information on the 2025-2026 fiscal year budget, please refer to the District's website at www.walnutcreekcdd.org/financials.

District's Public Liability and Property Damage Insurance

The District Administrative Expenditures budget for the Fiscal Year 2025-2026 includes $21,696.00 for insurance. A copy of the insurance policy is available from the District Manager's office.

This report has been prepared by Craig A. Smith & Associates, Inc. based on its observations and sometimes utilizing and relying on information prepared and provided by others.

Sincerely,

CRAIG A. SMITH & ASSOCIATES

Stephen C. Smith, P.E.
President

Attachment: Exhibit A
Exhibit B

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

ON-SITE ROADWAY IMPROVEMENTS



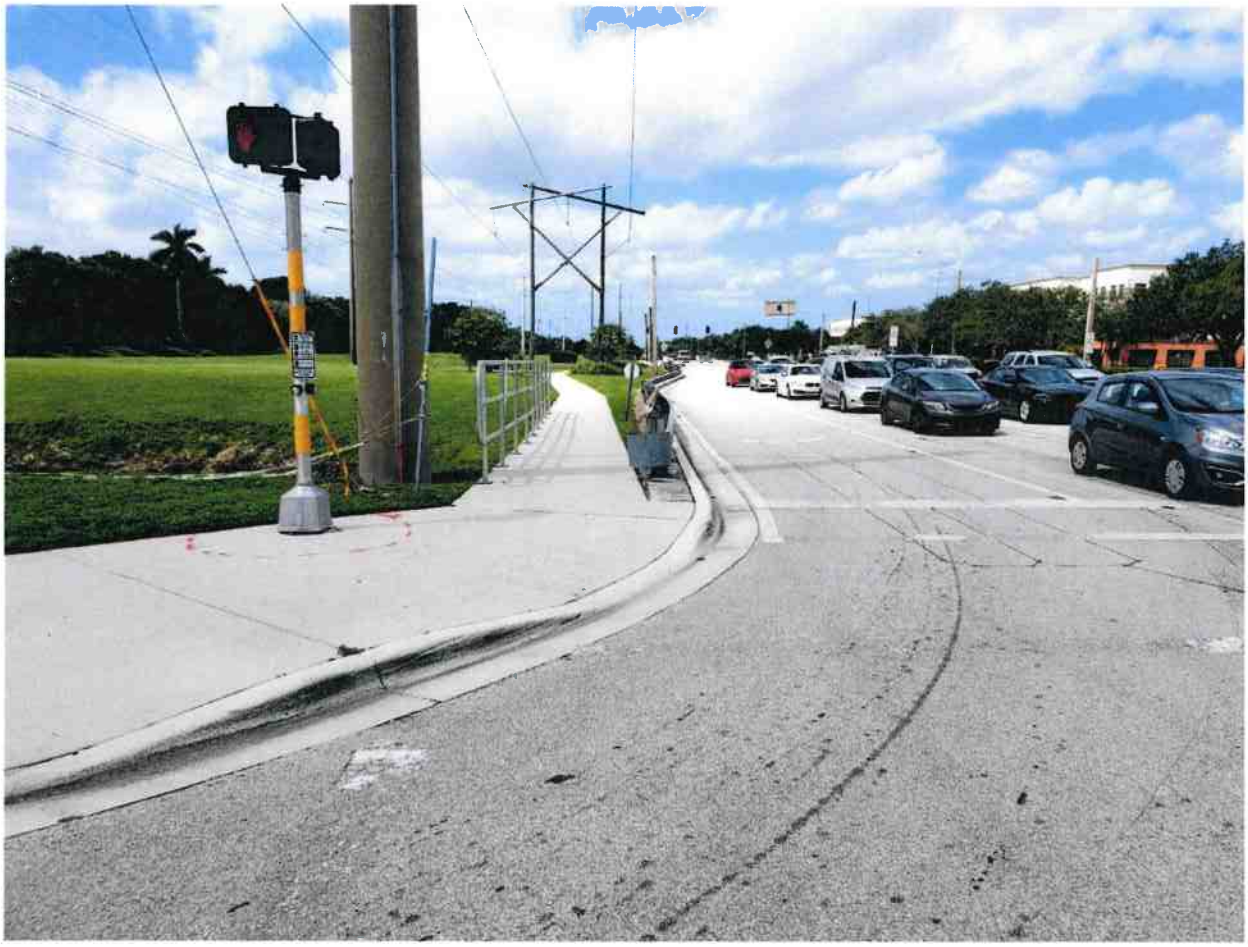
- **Improvements: All surface roadway improvements including on-site asphalt roads, curbing, striping, signage, and sidewalks.**

- **Road Improvements Owner: HOA**
- **Status: The sealcoating, striping and signage of all existing roadways within the District was completed in 2022 (By the HOA's chosen contractor). On-site roadway system complete and in good working order.**
- **Within the past year limited roadway settling has occurred in Maple Grove (7575 NW 19th Drive) and on the north side of NW 20th Street (west of the clubhouse). In both cases CAS developed construction documents for the District to provide to contractors. The projects each included jet cleaning the interior of the drainage pipes (below the settled areas) and providing a CCTV report of the findings. Since the findings were not the responsibility of the District, CAS recommended the HOA investigate the areas of concern.**

- **Maintenance responsibility: HOA**

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

OFF-SITE ROADWAY SYSTEM: NW 72nd AVENUE



- **Improvements: Existing sidewalk along the west side of the CDD and traffic signal modification at intersection with Sheridan Street.**
- **Right-of-Way Owner: City of Hollywood**
- **Road Improvements Owner: City of Hollywood**
- **Status: Temporary fencing is to be installed along the property line that will prevent pedestrian access to the culvert and canal bank of the Central Broward Water Control District's S-8 Canal (located at the southwest corner of Sheridan Street and N. 72nd Avenue). The Walnut Creek CDD is responsible for maintaining the canal banks above the water table. The District has awarded the canal bank restoration project to Landshore Enterprises LLC at a cost of $436,034.56. The project will begin the in Fall of 2026.**

- **N 72 Avenue roadway system is complete and in good working order and condition.**
- **Maintenance responsibility: City of Hollywood**

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

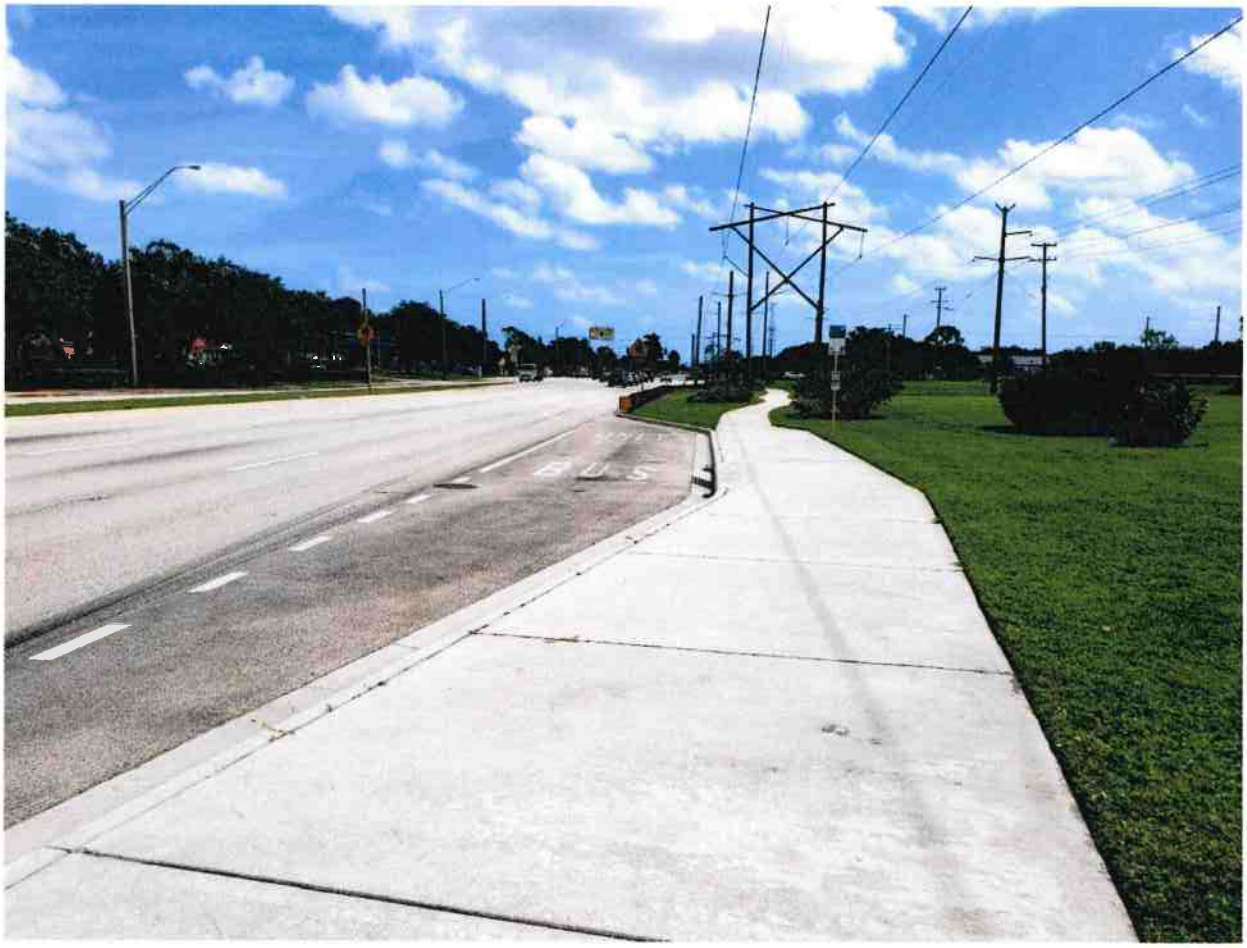
OFF-SITE ROADWAY SYSTEM: UNIVERSITY DRIVE



- **Improvements: All road surfaces, stormwater, striping, landscaping, signage, and signalization including west bound right turn lane from Taft Street.**
- **Right-of-Way Owner: Florida Department of Transportation (FDOT)**
- **Road Improvements Owner: FDOT**
- **Status: University Drive roadway system is complete and in good working order and condition.**
- **Maintenance responsibility: FDOT**

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

OFF-SITE ROADWAY SYSTEM: SHERIDAN STREET



- **Improvements: All road surfaces, stormwater, striping, landscaping, signage, and signalization including east bound right turn lane and west bound left turn lane on the north entrance at N 76th Avenue, east bound right turn lane at N 72nd Avenue and sidewalk along the north side of the CDD.**

- **Right-of-Way Owner: Broward County (BC)**
- **Road Improvements Owner: BC**
- **Status: Sheridan Street roadway system is complete and in good working order and condition.**
- **Maintenance responsibility: BC**

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

OFF-SITE ROADWAY SYSTEM: TAFT STREET



- **Improvements: All road surfaces, stormwater, striping, landscaping, signage, and signalization including west bound right turn lane and east/west bound left turn lanes on the south entrance at N 76th Avenue. Also includes east bound right/left turn lanes at the Municipal Park Facility.**
- **Right-of-Way Owner: City of Pembroke Pines (CPP)**
- **Road Improvements Owner: CPP**
- **Status: Taft Street roadway system is complete and in good working order and condition.**
- **Maintenance responsibility: CPP**

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

ON-SITE DRAINAGE COLLECTION SYSTEM FOR ROADS



- **Improvements: Drainage pipes, drainage structures and outfalls to lakes for on-site road stormwater collection.**
- **Improvements Owner: WCCDD**
- **Status: In June of 2023 the WCCDD contracted with Ameri Clean Pumping Inc. for cleaning services of the drainage inlets, manholes, control structures and outfalls. The stormwater infrastructure cleaning was required to remain in compliance with the Central Broward Water Control District's 5-year recertification of the stormwater system. The stormwater management system was certified to CBWCD in March of 2024. Closed circuit televising of the stormwater pipe network was not performed during the cleaning exercise. According to Ameri Clean the on-site drainage system is in good working order and condition. The District has entered the next cycle of stormwater cleaning and CCTV to remain in compliance with the CBWCD recertification.**
- **Maintenance responsibility: WCCDD**

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

STORMWATER DETENTION LAKES



- **Improvements: Ten Lakes (40.1 Acres)**
- **Improvements Owner: WCCDD**
- **Status: In March, 2023 repairs of the fabric material along the lake banks was performed by American Shoreline under the contract warrantee. During the dry season CAS will visually inspect all perimeter ponds and determine the status of the geotubes and pinned fabric material. CAS has performed yearly inspections to evaluate the status of the lake bank fabric material. After reviewing the stormwater outfall reports from Allstate Resource Management, CAS modified its March, 2023 report, regarding the condition of the outfall pipes, and reduced the number of repairs to twelve outfalls at a cost of $ 271,022.**
  CAS prepared a report in February of 2023 regarding lake bank erosion at the Walnut Creek Club House. The washout area has since been repaired.
  The east bank of Lake 10 has been eroding and during a re-inspection in February 2025 approximately 700 linear feet of the bank had eroded by 3- to 6-feet. This section of lake bank was not part of the original lake bank stabilization project, prepared by Johnson Engineering, because it had been categorized as stable. Landshore Enterprises completed the Lake 10 stabilization repairs in November 2025.
  Lake bank failures continue to occur in isolated areas due to washouts or erosion. Repairs are performed as needed.
- **Lakes are in good working order and condition.**
- **Maintenance responsibility: WCCDD**

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

WATER MAIN DISTRIBUTION SYSTEM



- **Improvements: A water distribution system that includes water main pipes, gate valves, fire hydrants, water services and water meters.**
- **Owner: City of Pembroke Pines (CPP)**
- **Status: Complete and conveyed to the CPP. Water system is in good working order and condition.**
- **Maintenance responsibility: CPP**

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

SANITARY SEWER COLLECTION SYSTEM



- **Improvements: A sanitary sewer collection system including all sanitary manholes, sewer mains, sewer services, cleanouts, sanitary force main and two lift stations.**
- **Owner: CPP**
- **Status: Complete and conveyed to the CPP. The sanitary system is in good working order and condition.**
- **Maintenance responsibility: CPP**

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

COMMON AREAS



- **Improvements: Open Space/Recreation Area, Lake Parcels, Perimeter Berms, Landscape Buffer and Florida Power and Light Easement. Common Area enhanced with landscaping and irrigation systems.**
- **Owner: WCCDD**
- **Status: Complete and in good working order and condition.**
- **Maintenance responsibility: WCCDD**

INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.

COMMON AREAS



- **Improvements: Taft Street entrance guardhouse, pavilion, and entrance water features.**
- **Improvements Owner: WCCDD**
- **Status: A City of Pembroke Pines building permit was issued for waterfall electrical and repair improvements at the Taft Street entrance. The work was completed in 2022 and the common areas are in good working order and condition.**
  Due to stacking and traffic issues a traffic study and preliminary plans have been developed to construct a future visitor gate trap feature. Arking Solutions, in coordination with Regions Security, has prepared construction plans for the project. Permitting through the City of Pembroke Pines is in its final stages of review. The project is anticipated to begin in September of 2026.
- **Maintenance responsibility: WCCDD**



EXHIBIT A

WALNUT CREEK COMMUNITY
DEVELOPMENT DISTRICT MAINTENANCE

EXHIBIT B
WCCDD Project Photos



Photo 1: Canal bank erosion and capacity reduction at Sheridan Street and N 72 Avenue.



Photo 2: Canal bank erosion project to begin in the fall of 2026.

EXHIBIT B
WCCDD Project Photos



Photo 3: Canal 10 bank restoration project in 2025 including the installation of geotubes..



Photo 4: Anchoring of fabric material at lake banks by American Shoreline in March, 2023.

EXHIBIT B
WCCDD Project Photos



Photo 5: Completed re-installation of lake bank fabric material.



Photo 6: Corroded outfall pipe at Lake 4 (near NW 19 Court) during inspection in March, 2023.

EXHIBIT B
WCCDD Project Photos



Photo 7: Sediment buildup at outfall pipe at NW 74 Ave in Lake 4 during inspection in March, 2023.



Photo 8: Reparation required for recent lake bank erosion at Lake 8.

EXHIBIT B
WCCDD Project Photos



Photo 9: Geotextile fabric deterioration at Lake 9, to be repaired by American Shoreline.



Photo 10: Geotextile fabric deterioration at Lake 2, to be repaired by American Shoreline.

Walnut Creek
Community Development District

Financial Report For
July 2026

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

	Annual Budget 10/1/25 - 9/30/26	Actual Jul-26	Year To Date Actual 10/1/25 - 7/31/26
REVENUES			
ADMINISTRATIVE ASSESSMENTS	183,984	3,389	185,824
MAINTENANCE ASSESSMENTS	1,426,702	26,282	1,426,571
DEBT ASSESSMENTS (2010)	129,869	2,392	129,831
OTHER REVENUE	0	1,000	9,225
INTEREST INCOME (OPERATING)	2,400	0	52,133
INTEREST INCOME (IMPROVEMENTS)	1,800	0	28,753
TOTAL REVENUES	**$ 1,744,755**	**$ 33,063**	**$ 1,832,337**
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	10,000	0	4,600
PAYROLL TAXES (EMPLOYER)	800	0	352
ENGINEERING	35,000	0	59,573
LEGAL FEES	22,000	0	15,962
AUDIT FEES	4,300	0	4,300
MANAGEMENT	52,020	4,335	43,350
POSTAGE	1,350	165	1,001
OFFICE SUPPLIES/PRINTING	5,100	575	4,197
INSURANCE	24,000	0	21,696
LEGAL ADVERTISING	2,400	0	954
MISCELLANEOUS	8,650	463	9,388
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	1,666
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 177,145**	**$ 5,705**	**$ 168,634**
MAINTENANCE EXPENDITURES			
FIELD MANAGEMENT	5,000	0	5,000
OPERATIONS MANAGEMENT	12,000	1,000	10,000
SECURITY SERVICES	360,000	0	142,466
HOA SECURITY SERVICES ADMIN	30,100	1,100	33,656
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000	3,808	38,903
SECURITY CAMERAS & MAINTENANCE	12,000	274	5,238
SECURITY ONLINE SOLUTIONS	12,000	1,090	10,084
SECURITY GATE SYSTEMS MAINTENANCE & REPAIRS	55,000	0	0
TELEPHONE	12,500	1,252	12,595
ELECTRIC	95,000	9,139	87,881
WATER & SEWAGE	16,000	1,163	12,078
GUARD HOUSE - VISITOR PASSES	30,000	0	0
GATE SYSTEM MAINTENANCE	0	3,580	52,227
GUARD HOUSE INT/EXT MAINTENANCE	0	1,105	8,558
LAKE & PRESERVE MAINTENANCE	48,000	3,048	31,147
SIGNAGE	2,000	0	615
STREETLIGHT MAINTENANCE	5,000	0	0
WATERFALL MAINTENANCE	100,000	4,650	65,026
HOLIDAY LIGHTING	11,000	0	10,693
IGUANA REMOVAL SERVICES	27,000	2,241	20,175

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

	Annual Budget 10/1/25 - 9/30/26	Actual Jul-26	Year To Date Actual 10/1/25 - 7/31/26
MISCELLANEOUS MAINTENANCE	15,000	194	3,487
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
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	10,425
LAKE RESTORATION MAINTENANCE	0	0	59,704
TAFT GATE TRAP IMPROVEMENT PROJECT	0	28,440	28,440
TOTAL MAINTENANCE EXPENDITURES	**$ 1,541,100**	**$ 62,084**	**$ 663,748**
TOTAL EXPENDITURES	**$ 1,718,245**	**$ 67,789**	**$ 832,382**
EXCESS OR (SHORTFALL)	**$ 26,510**	**$ (34,726)**	**$ 999,955**
PAYMENT TO TRUSTEE (2010)	(122,077)	(2,368)	(123,898)
BALANCE	**$ (95,567)**	**$ (37,094)**	**$ 876,057**
COUNTY APPRAISER & TAX COLLECTOR FEE	(34,811)	(321)	(16,776)
DISCOUNTS FOR EARLY PAYMENTS	(69,622)	0	(62,754)
EXCESS/ (SHORTFALL)	**$ (200,000)**	**$ (37,415)**	**$ 796,527**
FUNDS FROM IMPROVEMENT ACCOUNT (STORMWATER PIPE CLEANING)	200,000	0	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ (37,415)**	**$ 796,527**

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 7/31/26	**$ 2,655,064.95**
Accounts Payable As Of 7/31/26	**$ 13,253.88**
Accounts Receivable As Of 7/31/26	**$ 27,745.00**
Reserve For Headwall Stabilization As Of 7/31/26	**$ 200,000.00**
Reserve For Lake Slope Soil Maintenance As Of 7/31/26	**$ 50,000.00**
Reserve For Stormwater Maint/Pipe Replacement As Of 7/31/26	**$ 333,300.00**
Reserve For Canal Reconstruction As Of 7/31/26	**$ 1,020,000.00**
Operating Account Available Funds As Of 7/31/26	**$ 1,066,256.07**
Improvements/Emergency Funds As Of 7/31/26	**$ 1,584,310.29**
Total Available Funds As Of 7/31/26	**$ 2,650,566.36**

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

	Oct 25 - July 26	25/26 Budget	$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	185,823.70	183,984.00	1,839.70	101.0%
01-3200 · Maintenance Assessment	1,426,571.00	1,426,702.00	-131.00	99.99%
01-3811 · Debt Assessments (Series 2010)	129,830.90	129,869.00	-38.10	99.97%
01-3821 · Debt Assess-Paid To Trustee-10	-123,898.45	-122,077.00	-1,821.45	101.49%
01-3830 · Assessment Fees	-16,776.03	-34,811.00	18,034.97	48.19%
01-3831 · Assessment Discounts	-62,753.89	-69,622.00	6,868.11	90.14%
01-9400 · Miscellaneous Revenue	9,225.00	0.00	9,225.00	100.0%
01-9410 · Interest Income	52,133.45	2,400.00	49,733.45	2,172.23%
Interest Income (Improvements Account)	28,753.35	1,800.00	26,953.35	1,597.41%
01-9411 · Carryover From Prior Year	0.00	200,000.00	-200,000.00	0.0%
Total Income	1,628,909.03	1,718,245.00	-89,335.97	94.8%
Expense				
01-1307 · Payroll tax expense	351.90	800.00	-448.10	43.99%
01-1308 · Supervisor Fees	4,600.00	10,000.00	-5,400.00	46.0%
01-1310 · Engineering	59,572.50	35,000.00	24,572.50	170.21%
01-1311 · Management Fees	43,350.00	52,020.00	-8,670.00	83.33%
01-1315 · Legal Fees	15,962.50	22,000.00	-6,037.50	72.56%
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	953.62	2,400.00	-1,446.38	39.73%
01-1512 · Miscellaneous	9,387.62	8,650.00	737.62	108.53%
01-1513 · Postage and Delivery	1,000.77	1,350.00	-349.23	74.13%
01-1514 · Office Supplies	4,197.16	5,100.00	-902.84	82.3%
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	1,666.60	2,000.00	-333.40	83.33%
01-1601 · Security Services & Rover	142,465.72	360,000.00	-217,534.28	39.57%
01-1604 · Guardhouse Int/Ext Maintenance	8,557.93	30,000.00	-21,442.07	28.53%
01-1605 · Gate System Maintenance	52,227.36	55,000.00	-2,772.64	94.96%
01-1609 · Security Cameras & Maintenance	5,238.00	12,000.00	-6,762.00	43.65%
01-1610 · Security Online Solutions	10,084.00	12,000.00	-1,916.00	84.03%
01-1803 · Lake & Preserve Maintenance	31,147.00	48,000.00	-16,853.00	64.89%
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	87,880.98	95,000.00	-7,119.02	92.51%
01-1815 · Miscellaneous Maintenance	3,487.07	15,000.00	-11,512.93	23.25%
01-1816 · Telephone	12,594.84	12,500.00	94.84	100.76%
01-1817 · Water & Sewer	12,077.84	16,000.00	-3,922.16	75.49%
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 July 2026

	Oct 25 - July 26	25/26 Budget	$ Over Budget	% of Budget
01-1821 · Waterfall Maintenance	65,026.46	100,000.00	-34,973.54	65.03%
01-1824 · Streetlight Maintenance	0.00	5,000.00	-5,000.00	0.0%
01-1825 · Tree Trimming Services	10,425.21	0.00	10,425.21	100.0%
01-1826 · Holiday Lighting	10,693.00	11,000.00	-307.00	97.21%
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	20,175.03	27,000.00	-6,824.97	74.72%
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	33,656.19	30,100.00	3,556.19	111.82%
01-1845 · Security Video Surv. & Virtual	38,902.80	35,000.00	3,902.80	111.15%
01-1848 · Taft Gate Improvement Project	28,440.00	0.00	28,440.00	100.0%
01-1899 · Operating Maint Resrve/Contngcy	0.00	24,000.00	-24,000.00	0.0%
Lake Fountain Maintence/Reserve	0.00	15,000.00	-15,000.00	0.0%
Stormwater Drainage Pipe Cleaning & CCTV Prj	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	10,000.00	12,000.00	-2,000.00	83.33%
Total Expense	832,382.10	1,718,245.00	-885,862.90	48.44%
Net Income	**796,526.93**	**0.00**	**796,526.93**	**100.0%**

Walnut Creek Community Development District
Check Register
June 2026 - July 2026

Reference #	Date	Vendor	Amount
6-1	6/1/2026	FPL	7,071.39
6-2	6/2/2026	Allstate Resource Management, Inc.	3,048.00
6-3	6/2/2026	Blue Iguana Pest Control Inc	2,241.67
6-4	6/2/2026	Craig A Smith & Associates LLC	8,171.50
6-5	6/2/2026	Regions Security	7,846.78
6-6	6/2/2026	Special District Services	9,743.54
6-7	6/9/2026	City of Pembroke Pines (536645-248297)	288.11
6-8	6/9/2026	City of Pembroke Pines (536646-248298)	299.38
6-9	6/9/2026	City of Pembroke Pines (536647-248299)	564.87
6-10	6/9/2026	Crystal Pool Service Inc	328.46
6-11	6/9/2026	FPL	1,902.81
6-12	6/25/2026	Allstate Resource Management, Inc.	3,048.00
6-13	6/25/2026	Arking Solutions Inc	440.02
6-14	6/25/2026	Billing Cochran P.A.	1,045.00
6-15	6/25/2026	Blue Iguana Pest Control Inc	2,241.67
6-16	6/25/2026	Comcast (8939)	625.36
6-17	6/25/2026	Comcast (9044)	625.36
6-18	6/25/2026	Craig A Smith & Associates LLC	2,685.00
6-19	6/25/2026	Crystal Pool Service Inc	4,650.00
6-20	6/25/2026	FPL	8,897.89
6-21	6/25/2026	Primo Brands	11.48
6-22	6/25/2026	Regions Security	47,105.41
6-23	6/25/2026	SunSentinel	139.34
7-1	7/2/2026	City of Pembroke Pines (536645-248297)	270.01
7-2	7/2/2026	City of Pembroke Pines (536646-248298)	384.71
7-3	7/2/2026	City of Pembroke Pines (536647-248299)	583.84
7-4	7/2/2026	Cutters Edge Lawn and Maint	3,390.00
7-5	7/2/2026	KJC FUMIGATION LLC	140.00
7-6	7/2/2026	Special District Services	5,953.60
7-7	7/24/2026	Primo Brands	81.44
7-8	7/24/2026	SunSentinel	393.00
7-9	7/24/2026	Traffic Cones for Less	1,104.60
7-10	7/27/2026	Allstate Resource Management, Inc.	3,048.00
7-11	7/27/2026	Billing Cochran P.A.	2,207.50
7-12	7/27/2026	Blue Iguana Pest Control Inc	2,241.67
7-13	7/27/2026	Craig A Smith & Associates LLC	7,376.00
7-14	7/27/2026	Crystal Pool Service Inc	4,650.00
7-15	7/27/2026	Regions Security	49,189.69
7-16	7/30/2026	Arking Solutions Inc	28,440.00
7-17	7/30/2026	Comcast (8939)	626.15
7-18	7/30/2026	Comcast (9044)	626.15
7-19	7/30/2026	FPL	9,139.49
7-20	7/30/2026	Hancock Bank (Tax Receipts)	4,189.10
7-21	7/30/2026	Richie Rich Services LLC	142.50
		TOTAL	**237,198.49**

Walnut Creek Community Development District
Expenditures
October 2025 through July 2026

	Date	Invoice #	Vendor	Memo	Amount
Expenditures					
01-1307 · Payroll tax expense					
	10/22/2025	PR 10/21/25		mtg 10/21/25 ck date 10/24/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	76.50
	01/21/2026	PR 01/20/26		mtg 01/20/26 ck date 01/26/26 (Kroker, Chin, Beckman, & Fateyev)	61.20
	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
	06/25/2026	PR 06.23.26		mtg 06.23.26 ck date 06.2926 (Kroker, Kagan, Chin, Beckman, Fateyev)	76.50
Total 01-1307 · Payroll tax expense					351.90
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
	06/25/2026	PR 06.23.26		mtg 06.23.26 ck date 06.2926 (Kroker, Kagan, Chin, Beckman, Fateyev)	1,000.00
Total 01-1308 · Supervisor Fees					4,600.00
01-1310 · Engineering					
	10/31/2025	CASA-INV-003318	Craig A Smith & Associates LLC	professional services thru 10/31/2025	10,173.00
	11/30/2025	CASA-INV-003410	Craig A Smith & Associates LLC	professional services thru 11/30/2025	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 1/31/2026	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 03/31/2026	10,715.00
	04/30/2026	CASA-INV-003826	Craig A Smith & Associates LLC	professional services thru 04/30/2026	8,171.50
	05/31/2026	CASA-INV-003900	Craig A Smith & Associates LLC	professional services thru 05/31/2026	2,685.00
	06/30/2026	CASA-INV-003980	Craig A Smith & Associates LLC	professional services thru 06/30/2026	7,376.00
Total 01-1310 · Engineering					59,572.50
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
	06/30/2026	2026-2472	Special District Services	Management fee - monthly	4,335.00
	07/31/2026	2026-2588	Special District Services	Management fee - monthly	4,335.00
Total 01-1311 · Management Fees					43,350.00

Walnut Creek Community Development District
Expenditures
October 2025 through July 2026

	Date	Invoice #	Vendor	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	1,980.00
	05/31/2026	199007	Billing Cochran P.A.	legal thru 05/31/2026	1,045.00
	06/30/2026	199481	Billing Cochran P.A.	legal thru 06/30/2026	2,207.50
Total 01-1315 · Legal Fees					15,962.50
01-1320 · Audit Fees					
	04/02/2026	29203	Grau and Associates	fee for fiscal year 2024/2025 audit	4,300.00
Total 01-1320 · Audit Fees					4,300.00
01-1450 · Insurance					
	10/01/2025	30079	Egis Insurance and & Risk Advisors	Policy #100125507 10/01/2025-10/01/2026Florida Insurance Alliance	21,696.00
Total 01-1450 · Insurance					21,696.00
01-1480 · Legal Advertisements					
	10/06/2025	125622175000	SunSentinel	FY 25/26 Mtg Schedule	167.79
	02/04/2026	SFA 16209	SunSentinel	Invitation to Bid Erosion and Sedimentation Project – NW 72nd Avee Canal Improvements	253.49
	05/31/2026	SFA67541	SunSentinel	Notice of Qualifying Period	139.34
	06/30/2026	121997	SunSentinel	Notice of PH & Reg Board Mtg	393.00
Total 01-1480 · Legal Advertisements					953.62

Walnut Creek Community Development District
Expenditures
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	Date	Invoice #	Vendor	Memo	Amount
01-1512 · Miscellaneous					
	10/22/2025	PR 10/21/25		mtg 10/21/25 ck date 10/24/25 (Kroker, Chin, Beckman, Kagan, & Fateyev)	54.25
	10/31/2025	2025-1436	Special District Services	document storage	127.38
	10/31/2025	2025-1436	Special District Services	travel	275.36
	11/29/2025	2515181200	Crystal Pool Service Inc	December service charge	0.00
	11/30/2025	2025-1561	Special District Services	document storage	138.18
	11/30/2025	2025-1561	Special District Services	travel	238.40
	12/04/2025	12-4-25	Broward County Property Appraiser	annual property appraiser fee 25/26	1,790.00
	12/31/2025	2025-1702	Special District Services	document storage	137.71
	12/31/2025	2025-1702	Special District Services	travel	114.45
	01/21/2026	PR 01/20/26		mtg 01/20/26 ck date 01/26/26 (Kroker, Chin, Beckman, & Fateyev)	53.40
	01/31/2026	2026-1836	Special District Services	document storage	181.21
	01/31/2026	2026-1836	Special District Services	travel	151.41
	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
	06/25/2026	PR 06.23.26		mtg 06.23.26 ck date 06.2926 (Kroker, Kagan, Chin, Beckman, Fateyev)	54.25
	06/30/2026	2026-2472	Special District Services	Document Storage- May 2026	165.35
	06/30/2026	2026-2472	Special District Services	Travel May 2026	248.33
	07/31/2026	2026-2588	Special District Services	Document Storage- June 2026	176.15
	07/31/2026	2026-2588	Special District Services	Travel	287.06
Total 01-1512 · Miscellaneous					9,387.62

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	Date	Invoice #	Vendor	Memo	Amount
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
	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
	06/30/2026	2026-2472	Special District Services	FedEx Charges - May 2026	6.51
	06/30/2026	2026-2472	Special District Services	Postage May 2026	10.44
	07/31/2026	2026-2588	Special District Services	FedEx Charges - June 2026	165.20
Total 01-1513 · Postage and Delivery					1,000.77
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 & Copier Charges - 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
	06/30/2026	2026-2472	Special District Services	Copier Charges - May 2026	2.10

Walnut Creek Community Development District
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	Date	Invoice #	Vendor	Memo	Amount
	07/31/2026	2026-2588	Special District Services	Copier Charges - June 2026	546.60
	07/31/2026	2026-2588	Special District Services	Meeting books - June 2026	28.00
Total 01-1514 · Office Supplies					4,197.16
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
	05/31/2026	2026-2350	Special District Services	Website fee monthly	166.66
	06/30/2026	2026-2472	Special District Services	Website fee monthly	166.66
	07/31/2026	2026-2588	Special District Services	Website fee monthly	166.66
Total 01-1570 · Website Management					1,666.60
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
	03/31/2026	38135	Regions Security	SECURITY & ROVER SERVICES March 2026	19,813.38
	05/30/2026	38070	Regions Security	Security & Rover Services April 2026	19,300.25
	05/31/2026	38367	Regions Security	Security & Rover Services May 2026	20,067.12
	06/30/2026	38759	Regions Security	SECURITY & ROVER SERVICES June 2026	19,270.79
Total 01-1601 · Security Services & Rover					142,465.72
01-1604 · Guardhouse Int/Ext Maintenance					
	10/13/2025	61550	Tirone Electric	RE-INSTALL POLE HEAD CAP AND REPLACE LIGHT BULB IN POLE BY TAFT ST ENT	397.50
	10/30/2025	4473	Shekinah Fence Services LLC	INSTALL OF 400 LINEAR FT OF PRIVACY GREEN SCREEN FOR CHAIN LINK 6 FT & GATES	2,565.00
	10/31/2025	174696	KJC FUMIGATION LLC	bi monthly pest control	140.00
	11/18/2025	61813	Tirone Electric	replace light bulbs in pole by Taft St exit	387.00
	12/26/2025	176074	KJC FUMIGATION LLC	bi monthly pest control	140.00
	01/14/2026	4487	Shekinah Fence Services LLC	INSTALL OF two picket 6' tall white	350.00
	01/20/2026	27775	Richie Rich Services LLC	AC service at guardhouse	284.00
	01/23/2026	1098742	Traffic Cones for Less	traffic delineators	696.90
	02/09/2026	4495	Shekinah Fence Services LLC	Installation of chain link gate size 5x5 in color green	280.00

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	Date	Invoice #	Vendor	Memo	Amount
	02/26/2026	178627	KJC FUMIGATION LLC	bi monthly pest control	140.00
	02/28/2026	2026-1958	Special District Services	Guardhouse fire extinguishers, water bottles	39.08
	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
	05/09/2026	06F8760106596	Primo Brands	gatehouse water	11.48
	05/12/2026	63063	Tirone Electric	replace bad breaker & light bulbs	550.00
	05/14/2026	28674	Richie Rich Services LLC	AC service at guardhouse	142.50
	06/09/2026	06G8760106596	Primo Brands	gatehouse water	81.44
	06/26/2026	186869	KJC FUMIGATION LLC	bi monthly pest control	140.00
	07/22/2026	10104620	Traffic Cones for Less	traffic delineators	1,104.60
Total 01-1604 · Guardhouse Int/Ext Maintenance					8,557.93
01-1605 · Gate System Maintenance					
	10/16/2025	36391	Regions Security	Liftmaster 24V motor replacement Taft right 2nd arm	1,625.00
	10/16/2025	36387	Regions Security	Taft visitor liftmaster 24V transformer for mega arm	900.00
	10/31/2025	36528	Regions Security	TAFT STREET RESIDENT FIRST ARM COMMUNICATION	1,050.00
	10/31/2025	36526	Regions Security	12' green & red (2) replacement arms	1,052.00
	10/31/2025	36527	Regions Security	Sheridan right resident arm replacement 10/16/25 1:16 pm	150.00
	11/01/2025	36510	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS Nov 2025	825.00
	12/01/2025	36754	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS Dec 2025	825.00
	12/11/2025	36839	Regions Security	Taft 2nd are remount 10/24/25 5:13 pm	150.00
	12/11/2025	36836	Regions Security	Gate repairs - removal of broken retractable hinges	550.00
	12/11/2025	36837	Regions Security	Taft visitor arm remount 10/9/25 4:40 pm	150.00
	12/11/2025	36840	Regions Security	Taft 1st arm remount 10/27/25 at 9:45 am	150.00
	12/11/2025	36838	Regions Security	Taft visitors are remount 10/21/25 5:25 pm	150.00
	01/01/2026	37039	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS 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

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	Date	Invoice #	Vendor	Memo	Amount
	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
	06/01/2026	38344	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS June 2026	825.00
	06/02/2026	38316	Regions Security	Mega arm & mat control board replacement	895.00
	07/01/2026	38589	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS 07-2026	825.00
	07/15/2026	38699	Regions Security	Taft visitors entrance - mega arm gear box replacement	2,755.00
Total 01-1605 · Gate System Maintenance					52,227.36
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
	06/01/2026	38346	Regions Security	SECURITY CAMERAS & MAINTENANCE June 2026	274.00
	07/01/2026	38591	Regions Security	SECURITY CAMERAS & MAINTENANCE 07-2026	274.00
Total 01-1609 · Security Cameras & Maintenance					5,238.00
01-1610 · Security Online Solutions					
	10/01/2025	36136	Regions Security	SECURITY ONLINE SOLUTIONS October 2025	1,090.00
	11/01/2025	36511	Regions Security	SECURITY ONLINE SOLUTIONS Nov 2025	1,090.00
	12/01/2025	36755	Regions Security	SECURITY ONLINE SOLUTIONS Dec 2025	1,090.00
	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
	06/01/2026	38345	Regions Security	SECURITY ONLINE SOLUTIONS June 2026	1,090.00
	07/01/2026	38590	Regions Security	SECURITY ONLINE SOLUTIONS July 2026	1,090.00
Total 01-1610 · Security Online Solutions					10,084.00

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	Date	Invoice #	Vendor	Memo	Amount
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
	06/01/2026	222975	Allstate Resource Management, Inc.	Lake Management Services Improvment District	1,854.00
	06/01/2026	222975	Allstate Resource Management, Inc.	Mitigation Area Maintenance Improvment District	1,194.00
	07/01/2026	223859	Allstate Resource Management, Inc.	Mitigation Area Maintenance Improvment District	1,194.00
	07/01/2026	223859	Allstate Resource Management, Inc.	Lake Management Services Improvment District	1,854.00
Total 01-1803 · Lake & Preserve Maintenance					31,147.00
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
	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

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Date	Invoice #	Vendor	Memo	Amount
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
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
06/18/2026	63714-09001 0626	FPL	acct# 63714-09001 05/19/26 - 06/18/26	37.94
06/18/2026	54061-43023 0626	FPL	acct# 54061-43023 05/19/26 - 06/18/26	118.16

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	Date	Invoice #	Vendor	Memo	Amount
	06/18/2026	04574-72025 0626	FPL	acct# 04574-72025 05/19/26 - 06/18/26	498.91
	06/18/2026	63522-34022 0626	FPL	acct# 63522-34022 05/19/26 - 06/18/26	670.58
	06/18/2026	91603-83023 0626	FPL	acct# 91603-83023 05/19/26 - 06/18/26	1,166.89
	06/18/2026	36358-71365 0626	FPL	acct# 36358-71365 05/19/26 - 06/18/26	6,405.41
	07/20/2026	91603-83023 0726	FPL	acct# 91603-83023 06/18/26 - 07/20/26	1,214.92
	07/20/2026	04574-72025 0726	FPL	acct# 04574-72025 06/18/26 - 07/20/26	558.20
	07/20/2026	63714-09001 0726	FPL	acct# 63714-09001 06/18/26 - 07/20/26	38.31
	07/20/2026	54061-43023 0726	FPL	acct# 54061-43023 06/18/26 - 07/20/26	133.88
	07/20/2026	63522-34022 0726	FPL	acct# 63522-34022 06/18/26 - 07/20/26	788.77
	07/20/2026	36358-71365 0726	FPL	acct# 36358-71365 06/18/26 - 07/20/26	6,405.41
Total 01-1814 · Electricity					87,880.98
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
	06/22/2026	1030-26	Arking Solutions Inc	permit process	440.02
	06/30/2026	2026-2472	Special District Services	Home Depot	19.21
	07/31/2026	2026-2588	Special District Services	Zoom Subscription, Publix Water	193.62
Total 01-1815 · Miscellaneous Maintenance					3,487.07
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

	Date	Invoice #	Vendor	Memo	Amount
	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
	06/11/2026	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 June 15, 2026 to Jun 14, 2026	625.36
	06/11/2026	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 June 15, 2026 to Jul 14, 2026	625.36
	07/11/2026	8495 75 100 0519044	Comcast (9044)	acct# 8495 75 100 0519044 July 15, 2026 to Aug 14, 2026	626.15
	07/11/2026	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 July 15, 2026 to Aug 14, 2026	626.15
Total 01-1816 · Telephone					12,594.84
01-1817 · Water & sewer					
	10/21/2025	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 09/18/2025 - 10/20/2025	50.15
	10/21/2025	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (08/19/25 - 09/18/25)	339.16
	10/21/2025	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 09/18/2025 - 10/20/2025	580.36
	11/19/2025	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 10/20/2025- 11/18/2025	318.34
	11/19/2025	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 10/20/2025- 11/18/2025	1,067.42
	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
	06/17/2026	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 5/19/26 - 06/17/26	384.71
	06/17/2026	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 05/19/26 - 06/17/26	270.01
	06/22/2026	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 5/19/26 - 06/17/26	583.84
	07/21/2026	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W 06/17/26 - 07/20/26	394.20
	07/21/2026	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E 06/17/26 - 07/20/26	716.58
	07/21/2026	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE 06/17/26 - 07/20/26	52.79

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	Date	Invoice #	Vendor	Memo	Amount
Total 01-1817 · Water & sewer					12,077.84
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
	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
	06/01/2026	2615180600	Crystal Pool Service Inc	June service charges	4,650.00
	07/01/2026	2615180700	Crystal Pool Service Inc	July service charges	4,650.00
Total 01-1821 · Waterfall Maintenance					65,026.46
01-1825 · Tree Trimming Services					
	10/22/2025	2092	Cutters Edge Lawn and Maint	palm trimming	3,645.21
	01/29/2026	2453	Cutters Edge Lawn and Maint	palm trimming	3,390.00
	05/29/2026	2933	Cutters Edge Lawn and Maint	trimming front entrance	3,390.00
Total 01-1825 · Tree Trimming Services					10,425.21
01-1826 · Holiday Lighting					
	11/16/2025	942	Randy's Holiday Lighting (DNU)	final payment on 2025 holiday lights	5,346.50
	06/10/2026	1921	Stallion Equities LLC , DBA Randy's Holid	deposit on 2026 holiday lights	5,346.50
Total 01-1826 · Holiday Lighting					10,693.00
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, 2025 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

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	Date	Invoice #	Vendor	Memo	Amount
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
	06/02/2026	310353	Blue Iguana Pest Control Inc	monitoring June 2026	241.67
	06/02/2026	310354	Blue Iguana Pest Control Inc	monitoring June 2026	2,000.00
	07/02/2026	318121	Blue Iguana Pest Control Inc	monitoring July 2026	241.67
	07/02/2026	318122	Blue Iguana Pest Control Inc	monitoring July 2026	2,000.00
Total 01-1839 · Iguana Removal Services					20,175.03
01-1844 · Security Services Admin					
	10/01/2025	36139	Regions Security	SECURITY ADMINISTRATIVE SERVICES October 2025	1,100.00
	11/01/2025	36514	Regions Security	SECURITY ADMINISTRATIVE SERVICES Nov 2025	1,100.00
	12/01/2025	36758	Regions Security	SECURITY ADMINISTRATIVE SERVICES Dec 2025	1,100.00
	01/01/2026	37043	Regions Security	SECURITY ADMINISTRATIVE SERVICES January 2026	1,100.00
	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
	06/01/2026	38348	Regions Security	SECURITY ADMINISTRATIVE SERVICES June 2026	1,100.00
	07/01/2026	38593	Regions Security	SECURITY ADMINISTRATIVE SERVICES	1,100.00
Total 01-1844 · Security Services Admin					33,656.19

Walnut Creek Community Development District
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	Date	Invoice #	Vendor	Memo	Amount
01-1845 · Security Video Surv. & Virtual					
	10/01/2025	36135	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS Oct 2025	825.00
	10/01/2025	36138	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES October 2025	3,807.78
	11/01/2025	36513	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Nov 2025	3,807.78
	12/01/2025	36757	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Dec 2025	3,807.78
	01/01/2026	37042	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Jan 2026	3,807.78
	02/01/2026	37231	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES February 2026	3,807.78
	03/01/2026	37528	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES March 2026	3,807.78
	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
	06/01/2026	38347	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES June 2026	3,807.78
	07/01/2026	38592	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES 07-2026	3,807.78
Total 01-1845 · Security Video Surv. & Virtual					38,902.80
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
01-1848 · Taft Gate Trap Improvement Proj					
	07/24/2026	1048	Arking Solutions Inc	design and construction	28,440.00
Total 01-1848 · Taft Gate Trap Improvement Proj					28,440.00
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
	06/30/2026	2026-2472	Special District Services	Field Operations Management - monthly	1,000.00
	07/31/2026	2026-2588	Special District Services	Field Operations Management - monthly	1,000.00
Total 01-2311 · Operations Management					10,000.00
Total Expenditures					**832,382.10**

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

	Operating Fund	Debt Service (2010) Fund	General Fixed Assets	Long Term Debt	TOTAL
ASSETS					
Current Assets					
Checking/Savings					
Operating Fund	2,655,064.95	0.00	0.00	0.00	2,655,064.95
Improvements/Emergency Funds	1,584,310.29	0.00	0.00	0.00	1,584,310.29
Total Checking/Savings	4,239,375.24	0.00	0.00	0.00	4,239,375.24
Total Current Assets	4,239,375.24	0.00	0.00	0.00	4,239,375.24
Other Assets					
Investments - Interest Account	0.00	2.32	0.00	0.00	2.32
Investments - Reserve Fund	0.00	132,354.78	0.00	0.00	132,354.78
Investments - Revenue Account	0.00	169,038.04	0.00	0.00	169,038.04
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00
Investments - Redemption Account	0.00	2,489.76	0.00	0.00	2,489.76
Investments - Principal	0.00	6.34	0.00	0.00	6.34
Accounts Receivable	27,745.00	0.00	0.00	0.00	27,745.00
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	303,891.24	303,891.24
Amount To Be Provided	0.00	0.00	0.00	491,108.76	491,108.76
Total Other Assets	27,745.00	303,891.24	7,862,449.00	795,000.00	8,989,085.24
TOTAL ASSETS	**4,267,120.24**	**303,891.24**	**7,862,449.00**	**795,000.00**	**13,228,460.48**
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	13,253.88	0.00	0.00	0.00	13,253.88
Total Current Liabilities	1,616,553.88	0.00	0.00	0.00	1,616,553.88
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	0.00	0.00	0.00	795,000.00	795,000.00
Total Liabilities	1,616,553.88	0.00	0.00	795,000.00	2,411,553.88
Equity					
Retained Earnings	1,854,039.43	294,796.58	-3,431,627.00	0.00	-1,282,790.99
Net Income	796,526.93	9,094.66	0.00	0.00	805,621.59
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00
Investment In Gen Fixed Assets	0.00	0.00	11,294,076.00	0.00	11,294,076.00
Total Equity	2,650,566.36	303,891.24	7,862,449.00	0.00	10,816,906.60
TOTAL LIABILITIES & EQUITY	**4,267,120.24**	**303,891.24**	**7,862,449.00**	**795,000.00**	**13,228,460.48**

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

	Annual Budget 10/1/25 - 9/30/26	Actual Jul-26	Year To Date Actual 10/1/25 - 7/31/26
Revenues			
Interest Income	1,000	628	8,189
NAV Tax Collection	122,077	0	119,709
Bond Prepayments	0	0	1,785
Total Revenues	**$ 123,077**	**$ 628**	**$ 129,683**
Expenditures			
Principal Payments	70,000	0	70,000
Additional Principal Payments	4,502	0	0
Interest Payments	48,575	0	50,588
Total Expenditures	**$ 123,077**	**$ -**	**$ 120,588**
Excess/ (Shortfall)	**$ -**	**$ 628**	**$ 9,095**

WALNUT CREEK CDD
TAX COLLECTIONS
2025 - 2026

#	ID#	Payment From	DATE	FOR	Tax Collect Receipts Gross	Interest Received	Commission Paid	Discount	Net From Tax Collector	Admin Assessment Income (Before Discounts & Fees)	Maintenance Assessment Income (Before Discounts & Fees)	Series 2010 Debt Assessment Income (Before Discounts & Fees)	Admin Assessment Income (After Discounts & Fees)	Maintenance Assessment Income (After Discounts & Fees)	Series 2010 Debt Assessment Income (After Discounts & Fees)	Series 2010 Debt Assessment Paid to Trustee
									$1,740,565	**$183,985**	**$1,426,711**	**$129,869**	**$183,985**	**$1,426,711**	**$129,869**	
									$1,636,131	**$172,946**	**$1,341,108**	**$122,077**	**$172,946**	**$1,341,108**	**$122,077**	**$122,077**
1	1	Broward Cty Tax Collector	11/21/25	NAV Taxes	$ 202,193.71		$ (1,939.27)	$ (8,267.12)	$ 191,987.32	$ 21,371.86	$ 165,738.20	$ 15,083.65	$ 20,292.97	$ 157,372.05	$ 14,322.30	$ 14,322.30
2	2	Broward Cty Tax Collector	12/19/25	NAV Taxes	$ 1,065,618.15		$ (10,231.85)	$ (42,432.68)	$ 1,012,953.62	$ 112,635.80	$ 873,487.20	$ 79,495.15	$ 107,069.12	$ 830,318.10	$ 75,566.40	$ 75,566.40
3	3	Broward Cty Tax Collector	12/05/25	NAV Taxes	$ 243,051.58		$ (2,333.30)	$ (9,721.69)	$ 230,996.59	$ 25,690.53	$ 199,229.40	$ 18,131.65	$ 24,416.24	$ 189,347.95	$ 17,232.40	$ 17,232.40
4	4	Broward Cty Tax Collector	01/02/26	NAV Taxes	$ 26,323.41		$ (255.14)	$ (809.18)	$ 25,259.09	$ 2,782.36	$ 21,577.30	$ 1,963.75	$ 2,669.74	$ 20,704.95	$ 1,884.40	$ 1,884.40
5	5	Broward Cty Tax Collector	01/16/26	NAV Taxes	$ 25,480.18		$ (247.16)	$ (764.45)	$ 24,468.57	$ 2,693.23	$ 20,886.10	$ 1,900.85	$ 2,586.22	$ 20,056.90	$ 1,825.45	$ 1,825.45
6	Int - 1	Broward Cty Tax Collector	01/23/26	Interest		$ 909.76			$ 909.76	$ 909.76			$ 909.76			$ -
7	6	Broward Cty Tax Collector	02/13/26	NAV Taxes	$ 19,504.25		$ (191.18)	$ (387.23)	$ 18,925.84	$ 2,061.60	$ 15,987.60	$ 1,455.05	$ 2,000.39	$ 15,513.50	$ 1,411.95	$ 1,411.95
8	7	Broward Cty Tax Collector	03/13/26	NAV Taxes	$ 31,166.52		$ (308.14)	$ (351.69)	$ 30,506.69	$ 3,294.27	$ 25,547.20	$ 2,325.05	$ 3,224.39	$ 25,006.40	$ 2,275.90	$ 2,275.90
9	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	Int - 2	Broward Cty Tax Collector	04/24/26	Interest		$ 958.54			$ 958.54	$ 958.54			$ 958.54			$ -
11	9	Broward Cty Tax Collector	05/15/26	NAV Taxes/Interest	$ 13,619.06	$ 497.47	$ (141.17)		$ 13,975.36	$ 1,492.03	$ 11,571.35	$ 1,053.15	$ 1,477.06	$ 11,455.65	$ 1,042.65	$ 1,042.65
12	10	Broward Cty Tax Collector	06/12/26	NAV Taxes/Interest	$ 10,232.45	$ 306.99	$ (105.39)		$ 10,434.05	$ 1,113.99	$ 8,639.20	$ 786.25	$ 1,102.85	$ 8,552.80	$ 778.40	$ 778.40
13	11	Broward Cty Tax Collector	07/10/26	NAV Taxes/Interest (TC)	$ 31,129.28	$ 933.92	$ (320.63)		$ 31,742.57	$ 3,389.00	$ 26,282.25	$ 2,391.95	$ 3,355.07	$ 26,019.45	$ 2,368.05	$ 2,368.05
14									$ -							$ -
15									$ -							$ -
16									$ -							$ -
17									$ -							$ -
18									$ -							$ -
19									$ -							$ -
20									$ -							$ -
					$1,738,618.92	$ 3,606.68	$ (16,776.03)	$ (62,753.89)	$ 1,662,695.68	$ 185,823.70	$ 1,426,571.00	$ 129,830.90	$ 177,416.68	$ 1,361,380.55	$ 123,898.45	$ 123,898.45

25/26 Assessment Roll:

Admin:	$183,985.15
Maint:	$1,426,710.55
2020 Debt:	$129,868.80
	$1,740,564.50

Collections
99.89%

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

$ 1,738,618.92	
$ 3,606.68	$ 1,662,695.68
$ (185,823.70)	$ (177,416.68)
$ (1,426,571.00)	$ (1,361,380.55)
$ -	$ -
$ (129,830.90)	$ (123,898.45)
$ -	$ 0.00

Pest Findings by Location

WALNUT CREEK CDD TAFT/WATERFALLS

JUL 01, 2026 TO JUL 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				
	07/05/2026 11:19 AM	Iguana	Sighted	4
	07/06/2026 09:01 AM	Iguana	Sighted	2
	07/10/2026 04:24 PM	Iguana	Sighted	3
	07/13/2026 09:11 AM	Iguana	Sighted	1
	07/24/2026 04:27 PM	Iguana	Sighted	4
	07/27/2026 08:34 AM	Iguana	Sighted	2
	07/29/2026 01:41 PM	Iguana	Sighted	2
	07/31/2026 04:56 PM	Iguana	Sighted	4

Total Iguanas (Waterfalls) July 2026: 22

Pest Findings by Location

WALNUT CREEK CDD LAKES/CANALS

JUL 01, 2026 TO JUL 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				
	07/01/2026 10:16 AM	Iguana	Sighted	3
	07/05/2026 11:20 AM	Iguana	Sighted	10
	07/06/2026 09:31 AM	Iguana	Sighted	4
	07/08/2026 02:11 PM	Iguana	Sighted	7
	07/10/2026 05:02 PM	Iguana	Sighted	17
	07/10/2026 05:10 PM	Iguana	Sighted	3
	07/13/2026 09:37 AM	Iguana	Sighted	3
	07/17/2026 04:32 PM	Iguana	Sighted	15
	07/20/2026 10:13 AM	Iguana	Sighted	4
	07/22/2026 04:33 PM	Iguana	Sighted	4
	07/24/2026 02:33 PM	Iguana	Sighted	16
	07/24/2026 04:28 PM	Iguana	Sighted	11
	07/27/2026 09:05 AM	Iguana	Sighted	5
	07/29/2026 02:11 PM	Iguana	Sighted	7
	07/31/2026 04:28 PM	Iguana	Sighted	12
	07/31/2026 04:56 PM	Iguana	Sighted	33

Total Iguanas (Lakes/Canals) July 2026: 154

Walnut Creek CDD - Iguanas Mitigation Proposals

Iguanas Mitigation Services currently being provided by Iguana Control (Blue Iguana Pest Control).

Services for Lakes and Canals: **$24,000.00 yearly**.

Services for Waterfalls: **$2,900.00 yearly**.

AJ Iguanas	Iggytrap of Florida	Iguana Busters	Redline Iguana Removal	Iguana Solutions
Lakes & Canals				*Iguana Solutions proposal is different than all the other proposals, since they do not charge for (Monthly/Annual) regular services. They charge "per iguana" during their visits, that can be coordinated with them to be done on a regular basis, as per the District's needs.* **$28.00 per adult iguana** **$30.00 hole repair (by foot)**
Weekly visits	2 visits per week		Weekly visits	
$2,999.00 Monthly	**$2,000.00 Monthly**	**$1,200.00 Monthly**	**$750.00 Monthly**	
Waterfalls				
Weekly visits	2 visits per week		Weekly visits	
$699.00 Monthly	**$600.00 Monthly**	**$800.00 Monthly**	**$250.00 Monthly**	
AJ Iguanas	**Iggytrap of Florida**	**Iguana Busters**	**Redline Iguana Removal**	**Iguana Solutions**

	Iggytrap also offers an "extra-service" for trapping iguanas, installing 16 "iggytraps" strategically located/distributed. This service (if added) will be charged for **$3,750.00 quarterly**.	*This vendor does not carry Workers Comp. insurance coverage. They have a Workers Comp. Exemption, due to the number of employees, as allowed by the State.*		*This vendor does not carry Workers Comp. insurance coverage. They have a Workers Comp. Exemption, due to the number of employees, as allowed by the State.*

All of these vendors provided us with references of their services on similar communities/projects. These references were called by Field Operations Manager. All of the people called provided excellent references about these vendors.

Representatives from all of these vendors have been invited to attend the District's meeting on August 18th, to address Board members questions regarding their services offered.

Walnut Creek CDD - Iguana Mitigation Proposals Review				
Summary				
Current Provider	Annual Cost			
Iguana Control (Blue Iguana Pest Control)	Lakes & Canals: $24,000/year | Waterfalls: $2,900/year			
Vendor	**Lakes & Canals**	**Service Frequency**	**Waterfalls**	**Notes**
AJ Iguanas	$2,999/month	Weekly visits	$699/month	Workers Comp exemption
Iggytrap of Florida	$2,000/month	2 visits/week	$600/month	Optional 16-trap program: $3,750 quarterly
Iguana Busters	$1,200/month	2 visits/week	$800/month	Workers Comp exemption
Redline Iguana Removal	$750/month	Weekly visits	$250/month	
Iguana Solutions	$28 per adult iguana + $30/ft hole repair	As needed	Variable	Pay-per-iguana model; differs from all other proposals
Notes				
References checked by Field Operations Manager. All references provided excellent feedback regarding vendor performance.				
All vendors have been invited to attend the August 18 Board meeting to address Board member questions regarding their services.				

A & J IGUANA REMOVAL

Commercial Wildlife Management Proposal

PREPARED FOR

Walnut Creek Community Development District

Special District Services, Inc.

Ronald Galvis

01 — OVERVIEW

Executive Summary

A & J Iguana Removal specializes in professional wildlife management for commercial and community properties throughout South Florida. Our approach is built on four principles: consistency, communication, safety, and long-term results.

Rather than treating iguana activity as an occasional nuisance to be addressed reactively, we design service programs around the specific geography, risk factors, and traffic patterns of each property. This proposal outlines a recommended program for the Walnut Creek Community Development District, developed after an on-site visit and a full review of the community's water features and shared spaces.

Our goal is straightforward: fewer iguanas on the property over time, achieved through disciplined, recurring service rather than sporadic response.

The sections that follow detail our recommended services, the reasoning behind our approach, and what Board members can expect from working with A & J Iguana Removal.

02 — PROGRAM DETAIL

Recommended Services

Based on our site visit, we recommend two distinct service programs — one for the entrance waterfalls and one for the community's interior lakes. Each is scoped and priced according to the technician time required to manage it properly.

Entrance Waterfalls

COVERAGE	FREQUENCY	INVESTMENT
Entrance (3) Waterfalls	Weekly Visits	**$699 / month**

Interior Lakes

COVERAGE	FREQUENCY	INVESTMENT
Eleven (11) Lakes	Weekly Visits	**$2,999 / month**

Both programs include weekly visits to the property, with a full day dedicated exclusively to this account each week. This ensures the community receives ongoing, focused attention rather than infrequent or reactive service.

03 — RATIONALE

Why Our Recommendation

After visiting the property and reviewing each service area, our recommendation reflects the amount of technician time we believe is genuinely necessary to properly manage this community. Our program includes weekly visits with a full day dedicated exclusively to this account each week. While our proposal may represent a larger investment than the current program, it also provides substantially more dedicated time on the property.

Our goal is consistent wildlife management — not simply responding to complaints as they arise. A recurring, well-resourced program is what allows the iguana population to be meaningfully and sustainably reduced over time.

04 — SITE CONSIDERATIONS

Entrance Waterfalls: Safety Considerations

The entrance waterfalls are priced as their own line item because they require additional safety precautions. These are highly visible areas with nearby pedestrian traffic, limited access points, elevation changes, and surrounding hazards.

Safe shot placement in this environment requires additional time and careful planning to protect residents, visitors, staff, and nearby property. This added diligence is reflected in the separate pricing for this area.

05 — SANITATION & CLEANUP

Carcass Retrieval

Where safely accessible, A & J retrieves and properly disposes of exterminated iguanas. This helps maintain a clean community while reducing odors, flies, scavenging animals, and other sanitation concerns.

If an iguana is located in an unsafe or unreachable location, community management will be notified directly so appropriate follow-up can be arranged.

06 — SUMMARY

Why Choose A & J Iguana Removal

01 **Professionalism.** Every visit is conducted with care, discretion, and respect for residents and shared spaces.

02 **Communication.** Clear, direct updates with community management before, during, and after service.

03 **Reliability.** A dependable weekly schedule the Board can count on, not sporadic visits.

04 **Humane Wildlife Management.** Methods applied responsibly and appropriately for the setting.

05 **Licensed & Insured.** Fully licensed and insured operations for commercial and community properties.

06 **Commercial Experience.** Proven experience serving HOAs, CDDs, and commercial communities across South Florida.

Thank you for the opportunity to serve your community.

A & J Iguana Removal · Licensed & Insured Wildlife Management

Estimate

A & J IGUANA REMOVAL INC

954-495-1381
ajiguanaremoval@gmail.com

Customer	Created Date	Expiration Date
Walnut Creek CDD	07/30/2026	08/31/2026

Product/Service	Quantity	Unit Price	Amount
Iguana Removal Program	1	$2,999.00	$2,999.00

Description

Unlimited iguana removal, body removal & proper body disposal when applicable.

Total **$2,999.00**

Message

This invoice covers your monthly iguana removal and management service. Ongoing service helps reduce re-entry, monitor activity, and prevent costly damage to landscaping and structures.

Your satisfaction and peace of mind are our priority. Thank you for trusting A & J Iguana Removal — safeguarding your property from unwanted guests.

TD Bank

611 sw 2nd terrace
pompano beach FL 33060

Estimate

A & J IGUANA REMOVAL INC

954-495-1381
ajiguanaremoval@gmail.com

Customer	Created Date	Expiration Date
Walnut Creek CDD	07/30/2026	08/31/2026

Product/Service	Quantity	Unit Price	Amount
Iguana Removal Program	1	$699.00	$699.00

Description

3 entrance lakes for Walnut Creek, unlimited removal including body removal and proper disposal within state guidelines.

Total **$699.00**

Message

waterfalls require additional safety precautions because they are highly visible areas with nearby pedestrian traffic, limited access, elevation changes, and surrounding hazards. Safe shot placement requires additional time and careful planning to protect residents, visitors, staff, and nearby property.

Your satisfaction and peace of mind are our priority. Thank you for trusting A & J Iguana Removal — safeguarding your property from unwanted guests.

IGGYTRAP OF FLORIDA LLC
PO Box 272278
Boca Raton, FL 33486
(888) 355-4449

ESTIMATE

WALNUT CREEK CDD

Ronald Galvis
1800 Northwest 76th Avenue
Pembroke Pines, FL 33025

Service Address
Ronald Galvis
1800 Northwest 76th Avenue
Pembroke Pines, FL 33025

Estimate #	2027053
Estimate Date	07/16/2026
Estimate Total	**$24000.00**

Item	Cost	Quantity	Total
Airgun Removal	$2000.00	12	$24000.00

Humane and efficient removal of invasive iguanas using precision air rifles. Our trained and licensed specialists utilize airguns for rapid response in areas where trapping is not feasible or effective.

This method ensures immediate population control while minimizing disruption to the property and surrounding environment.
IggyTrap Technicians will conduct airgun removal 8 days a month (2 days per week)
for all lakes and canals managed by the Walnut Creek Community Development District.

IggyTrap will devise a plan to divide the Walnut Creek CDD managed areas. This plan will help target different areas each visit to ensure that every lake and canal is equally serviced

All removals are performed in compliance with Florida wildlife regulations and safety standards.

Subtotal	**$24000.00**
Tax	$0.00
Estimate Total	**$24000.00**

Terms
Net 30 Terms: Payment is due within 30 days from the invoice date. Invoices that are not settled within this period will incur a late payment fee of 5%.

Notes
IGGY TRAP OF FLORIDA reserves the right to modify this agreement if circumstances change such as inadequate access, or poor Customer cooperation occurs. Before such an action occurs, IGGY TRAP OF FLORIDA will notify the Customer two days in advance. If the Customer is unable or unwilling to correct such issues, there will be an early termination fee equal to two (2) times the service fee. Depending on the circumstances IGGY TRAP OF FLORIDA reserves the right to stop trapping or to return at a later date. If the Customer relocates any equipment belonging to IGGY TRAP OF FLORIDA on their own without prior notice given to IGGY TRAP OF FLORIDA, there will be a $100 fee each time equipment is moved.

IGGYTRAP OF FLORIDA, LLC will be as discreet as possible so not to disturb the customer, any neighbors, or community member(s). All methods used by IggyTrap of Florida, LLC are approved by FWC in the removal of any invasive species, such as Iguanas. If the customer wants us to omit any part of our service so not disturb or offend anyone, we're willing to comply with such requests. Depending on the specific request it could impact the overall success of the program. We will do out best to mitigate these requests to provide the best outcomes possible.

Customer understands that they are responsible to provide access to the property when IGGY TRAP OF FLORIDA requests access. Whether it is to install, inspect, service, bait, or retrieve the trap(s). Customer is also responsible to remove items from the access area(s) that may be damaged or soiled from IGGY TRAP OF FLORIDA work. Florida State law requires that all traps be checked by IGGY TRAP OF FLORIDA on a daily basis, no matter the day of the week, unless the trap has been disabled.

Weather - IGGYTRAP OF FLORIDA, LLC strives to provide the absolute best service possible that's under our control. The only thing we have absolutely no control over is the weather. Unfortunately, weather can have a significant impact on Iguanas. Rainy, cloudy, cold weather will greatly reduce their movement, making them more difficult to find, attract, and remove. We cannot be held responsible for inclement weather.

Mutual Obligations and Disclaimers:

CUSTOMER'S OBLIGATIONS:

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IGGYTRAP OF FLORIDA LLC
PO Box 272278
Boca Raton, FL 33486
(888) 355-4449

ESTIMATE

WALNUT CREEK CDD

Ronald Galvis
1800 Northwest 76th Avenue
Pembroke Pines, FL 33025

Service Address
Ronald Galvis
1800 Northwest 76th Avenue
Pembroke Pines, FL 33025

Estimate #	2027051
Estimate Date	07/16/2026
Estimate Total	**$7200.00**

Item	Cost	Quantity	Total
Airgun Removal	$600.00	12	$7200.00

Humane and efficient removal of invasive iguanas using precision air rifles. Our trained and licensed specialists utilize airguns for rapid response in areas where trapping is not feasible or effective.

This method ensures immediate population control while minimizing disruption to the property and surrounding environment.

All removals are performed in compliance with Florida wildlife regulations and safety standards.

Air gun removal will be conducted for the three waterfall features at the front of the Walnut Creek Community (located off Taft St).

Airgun Removals for iguanas will consist of 4 days a month, an IggyTrap technician will conduct one weekly visit to the site to remove any iguanas seen at the time of service.

IggyTrap will generate a report of all the iguanas removed at the end of every month to provide to the Walnut Creek Community Development District.

Terms
Net 30 Terms: Payment is due within 30 days from the invoice date. Invoices that are not settled within this period will incur a late payment fee of 5%.

Subtotal	**$7200.00**
Tax	$0.00
Estimate Total	**$7200.00**

Notes
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Customer understands that they are responsible to provide access to the property

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ESTIMATE

WALNUT CREEK CDD

Ronald Galvis
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Service Address
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Estimate #	2027052
Estimate Date	07/16/2026
Estimate Total	**$15000.00**

Item	Cost	Quantity	Total
Quarterly Service	$3750.00	4	$15000.00

General maintenance every 3 months.

Comprehensive Iguana removal service utilizing IggyTraps, Live Noosing and Air Gun Removal (when applicable) to eliminate existing infestations and create a lasting difference.

Trapping will occur over a 2 week period. Technicians will be on-site (Mon-Fri) to service and remove any caught iguanas.

Comprehensive Iguana Management Program

-16 Commercial IggyTraps will be strategically deployed throughout the lakes and canal systems managed by the Walnut Creek Community Development District.
-Trap placement will be determined by our trained IggyTrap technicians, who will conduct ongoing site assessments to identify areas with the highest iguana activity. Traps will be positioned where they will provide the greatest impact in reducing the population.
-In addition to the trapping program, technicians will remove any visible iguanas encountered during each service visit using specialized airgun equipment, providing immediate population reduction in areas where iguanas are active.
-By combining 24/7 passive trapping with active on-site removal, this integrated approach maximizes effectiveness. The commercial traps work continuously between service visits, while technicians address iguanas that are not captured in the traps during scheduled maintenance.
Benefits to the District

-Continuous 24/7 population control
-Strategic placement based on real-time iguana activity
-Immediate removal of visible iguanas during each visit
-Comprehensive coverage of lakes, canals, and surrounding common areas
-More effective long-term population reduction than using a single removal method alone
This integrated management strategy provides a proactive, efficient, and sustained solution to significantly reduce the iguana population throughout the District while maximizing the effectiveness of every service visit.

At the end of each quarterly service the Walnut Creek CDD will receive a report of a total count including all iguanas removed from the property.

IggyTraps are patented, mutli-catch cages capable of trapping dozens of iguanas at a time, per cage. Cages are activated 24 hours/day. All Iguanas caught and removed will be processed off-site.

Terms
Net 30 Terms: Payment is due within 30 days from the invoice date. Invoices that are not settled within this period will incur a late payment fee of 5%.

Subtotal	**$15000.00**
Tax	$0.00

Estimate Total	$15000.00

Notes

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IGUANABUSTERS

500 S Australian Ave, 6th Floor
West Palm Beach, Florida, 33401
(866) NO-GUANA(664-8262)
info@iguanabusters.com

VETERAN OWNED AND OPERATED

AGREEMENT/PROPOSAL FOR IGUANA REMOVAL

CUSTOMER: Walnut Creek CDD Lakes (10) and Canals (2)

LOCATION: 1800 NW 76 Avenue, Pembroke Pines, FL 33025

PHONE: 786 503-1633 (Ronald Galvis-Field Operations Manager)

EMAIL: rgalvis@sdsinc.org

TERMS: Remove iguanas and inspect for burrows

8 visits @ $150.00 per visit. Trapper will visit the lakes and canals 2 times a week for 4 weeks.

Trapper will concentrate on the lakes and or canals that have a high population of iguanas first.

After 8 visits trapper will reassess the area and see if more visits are required.

Total amount $1200.00. Each visit will be up to 1 hour.

The terms listed above are good for **30 days from the date signed below.** Prices/terms could change after 30 days at the discretion of IGUANABUSTERS (herein referred to as (IB).

Late Fees: Invoices 30-60 days past due may be subject to a 10% or $50 late fee. Invoices 60-90 days past due may be subject to a 20% or $100 late fee. Over 90 days may be sent to collection agency. Service may also suspended at the discretion of IB.

IB recommends a minimum of 2 visits per week when beginning any remediation session. This may be scaled back once the current iguana population has been impacted. During each visit, trappers will check and rebait traps. Any nuisance wildlife, other than iguanas, will be released unless otherwise agreed to.

IB staff will not visit any property during poor weather conditions as iguanas are less likely to be observed during these conditions. IB reserves the right to remove/close/secure any traps deployed.

IB makes no promises or guarantees that iguanas will be removed. IB will use best practices and operate within the legal guidelines established by the State of Florida.

ROOF REMOVAL RELEASE OF LIABILITY (Must be Initialed if authorized)

_____I do hereby release and hold harmless IB personnel for any damage caused by attempts to remove Iguanas from the roof of my residence. I authorize IB personnel to attempt to remove any iguanas from my roof understanding that IB staff will only use air rifles when determined to be a safe/clear shot. I also understand that IB staff will make every effort to retrieve the iguanas while not actually going onto the roof.

****IF THIS IS NOT INITIALED TRAPPERS WILL NOT REMOVE ANY IGUANAS FROM THE CUSTOMERS ROOF***

IGUANABUSTERS.COM LLC, (IB) is a fully licensed and insured nuisance wildlife removal company specializing in the safe, humane Iguana removal and prevention. IB is registered with the Florida Wildlife Commission (FWC) and operate within the guidelines established by the FWC.

IB staff are mostly composed of former first responders and/or veterans. All staff have been fully vetted and trained in the latest nuisance wildlife removal techniques.
IB will use all approved methods and techniques to remove the majority of Iguanas from a customers property.
IB uses but is not limited to, trapping, netting, use of airguns/rifles, noosing, baiting.
IB may post a warning sign advising of trapping operations when agreed to by both parties.
IB may use a non pesticide, proprietary spray to aid in keeping the Iguanas from returning to customers property.
IB will check any traps that are active in accordance with current state statues.
IB will only capture and remove Iguanas from customers property unless otherwise agreed. Nuisance wildlife such as raccoons, opossums, birds, squirrels will be released unharmed, unless otherwise agreed.
IB only uses traps that will not cause harm to any animal trapped.
IB conducts trapping operations only during regular business hours, Monday-Friday (9-5) unless otherwise agreed.
IB may respond to calls over the weekend and/or holidays at an agreed separate cost.
IB will make every effort to reduce the majority of Iguanas from the customers property.
IB reserves the right to terminate/suspend trapping operations due to unsafe conditions.
IB reserves the right to terminate/cancel/modify agreement at anytime.
IB advises that any tree wraps installed are meant to be temporary and should be removed once removal operations have been completed.

Customer agrees to allow IB access to their property during active removal operations.
Customer agrees not to tamper with IB property and agrees to contact IB immediately if any wildlife is observed in the trap.
Any IB property destroyed, damaged, removed, by customer or while on customers property will be replaced at the customers expense.

Each visit by one of our trappers will average approximately 1 hour. Any visits longer than 2 hours shall be billed as an extra visit (hourly rate). Some visits will be less than 1 hour.

IB will recommend a course of action for Iguana removal based on customer input. Customer will decide how many times IB trappers come to property.

By signing below this agreement/proposal becomes a binding contract. Customer agrees to the terms outlined, no additional services will be provided unless otherwise agreed and stipulated in the terms listed above.

S.E KAVASHANSKY. Date:
OWNER
IGUANABUSTERS.COM,LLC

_____Date:
(print/sign name)
CUSTOMER

IGUANABUSTERS

500 S Australian Ave, 6th Floor
West Palm Beach, Florida, 33401
(866) NO-GUANA(664-8262)
info@iguanabusters.com

VETERAN OWNED AND OPERATED

AGREEMENT/PROPOSAL FOR IGUANA REMOVAL

CUSTOMER: Walnut Creek CDD Waterfalls (3)

LOCATION: 1800 NW 76 Avenue, Pembroke Pines, FL 33025

PHONE: 786 503-1633 (Ronald Galvis-Field Operations Manager)

EMAIL: rgalvis@sdsinc.org

TERMS: Remove iguanas and inspect for burrows

8 visits @ $100.00 per visit. Trapper will visit the waterfalls 2 times a week for 4 weeks.

After 8 visits trapper will reassess the area and see if more visits are required.

Total amount $800.00. Each visit will be up to 1 hour.

The terms listed above are good for **30 days from the date signed below.** Prices/terms could change after 30 days at the discretion of IGUANABUSTERS (herein referred to as (IB).

Late Fees: Invoices 30-60 days past due may be subject to a 10% or $50 late fee. Invoices 60-90 days past due may be subject to a 20% or $100 late fee. Over 90 days may be sent to collection agency. Service may also suspended at the discretion of IB.

IB recommends a minimum of 2 visits per week when beginning any remediation session. This may be scaled back once the current iguana population has been impacted. During each visit, trappers will check and rebait traps. Any nuisance wildlife, other than iguanas, will be released unless otherwise agreed to.

IB staff will not visit any property during poor weather conditions as iguanas are less likely to be observed during these conditions. IB reserves the right to remove/close/secure any traps deployed.

IB makes no promises or guarantees that iguanas will be removed. IB will use best practices and operate within the legal guidelines established by the State of Florida.

ROOF REMOVAL RELEASE OF LIABILITY (Must be Initialed if authorized)

_____I do hereby release and hold harmless IB personnel for any damage caused by attempts to remove Iguanas from the roof of my residence. I authorize IB personnel to attempt to remove any iguanas from my roof understanding that IB staff will only use air rifles when determined to be a safe/clear shot. I also understand that IB staff will make every effort to retrieve the iguanas while not actually going onto the roof.

****IF THIS IS NOT INITIALED TRAPPERS WILL NOT REMOVE ANY IGUANAS FROM THE CUSTOMERS ROOF***

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Customer agrees not to tamper with IB property and agrees to contact IB immediately if any wildlife is observed in the trap.
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IB will recommend a course of action for Iguana removal based on customer input. Customer will decide how many times IB trappers come to property.

By signing below this agreement/proposal becomes a binding contract. Customer agrees to the terms outlined, no additional services will be provided unless otherwise agreed and stipulated in the terms listed above.

S.E KAVASHANSKY. Date:
OWNER
IGUANABUSTERS.COM,LLC

_____Date:
(print/sign name)
CUSTOMER

Quote: 6575

7/14/26

Walnut Creek CDD

Site Inspection

Iguanas are not native to South Florida—they are considered an invasive species by the Florida Fish and Wildlife Conservation Commission (FWC). Native to Central and South America, iguanas were introduced to Florida around the 1960s. This is significant because, in Florida, iguanas have no natural predators, allowing their population to grow rapidly and unchecked. The region's mild winters and extensive canal systems have further contributed to their population boom.

Iguanas pose several problems for both homeowners and municipalities. They can cause serious damage to landscaping and gardens, burrow near seawalls and lakes (accelerating erosion) and leave behind large amounts of feces, which can spread disease. These issues not only diminish the appearance of a property but can also lead to costly infrastructure damage if left unaddressed.

Iguanas tend to inhabit areas with abundant food sources and close proximity to water. They often rely on water or dense vegetation as a means of escape when they sense danger. These environmental features make such areas particularly attractive to iguanas and contribute to their rapid population growth. Upon inspection, there is a significant iguana presence on the site, especially around the pond,canal,and front waterfall areas.

Proposed Plan:

Phase 1: Front Waterfall/Rock structures

Redline will perform an initial **two week removal** to quickly bring the population under control. A removal specialist will be onsite daily, spending roughly one hour per visit, using a combination of air rifles, snaring/noosing, trapping, and other live-catch methods. Traps will be placed in areas where onsite removal isn't possible, including custom-built traps capable of catching multiple iguanas; these are placed discreetly, display our contact information, and are checked daily to ensure humane treatment. Redline will also search for burrows, remove any eggs found, and collapse and fill them in.

Redline will also conduct night visits, which are highly effective for removal. Iguanas are dormant, making them much slower to flee than during the day. This allows technicians to locate and remove them more easily, particularly in trees and dense vegetation.

Once the initial removal is complete, service moves to a maintenance schedule with visits **one time per week** to manage new iguanas migrating onto the property and prevent the population from re-establishing. The same methods will be used as the initial two week removal.

Cost: $250.00 per month (Please note that this is a 12 month commitment and can be canceled with 30 days written notice after the initial 12 months).

Phase 2: CDD Common Areas (Lakes+Canal Banks)

Redline will perform an initial **two week removal**, beginning with the highly populated areas noted above and sweeping the remaining areas once those are cleared. A removal specialist will be onsite daily, spending roughly two hours per visit, using a combination of air rifles, snaring/noosing, trapping, and other live-catch methods. Traps will be placed in areas where onsite removal isn't possible, including custom-built traps capable of catching multiple iguanas; these are placed discreetly, display our contact information, and are checked daily to ensure humane treatment. Redline will also search for burrows, remove any eggs found, and collapse and fill them in.

Redline will also conduct night visits, which are highly effective for removal. Iguanas are dormant, making them much slower to flee than during the day. This allows technicians to locate and remove them more easily, particularly in trees and dense vegetation.

Once the initial removal is complete, service moves to a maintenance schedule with weekly visits to manage new iguanas migrating onto the property and prevent the population from re-establishing. The same methods will be used as the initial two week removal.

Cost: $750.00 per month (Please note that this is a 12 month commitment and can be canceled with 30 days written notice after the initial 12 months).

Reporting and Additional Information

All trappers will wear company uniforms along with reflective vests and all company vehicles have our logo clearly displayed. Redline will remove all captured iguanas from the property. A detailed report (with pictures) will be provided on a regular basis, via email.

Redline will also use a utility vehicle, if permitted, in order to hit all the areas more efficiently than by truck.

Why Use Redline?

Redline's owners were born and raised in South Florida. We have a passion for the outdoors and care deeply about the local ecosystem. Redline's Co-owner, Blake Wilkins, is a published biologist. With ample experience in public outreach, Blake has experience dealing with an audience of all ages. We will take the time to educate residents and answer any questions they may have. Redline and all its employees, are trained to act in a professional and courteous manner. Our past and current jobs include multiple cities, large communities, and countless residential properties, so we are very experienced in dealing with the public. We strive to do everything as safely and humanely as possible.

Redline is fully licensed through the Florida Fish and Wildlife Conservation Commission (FWC) and fully insured, giving you peace of mind that all work is performed legally, safely, and professionally.

Redline focuses primarily on iguana removal. This has allowed us to devote all our time to learning their behaviors, which makes us extremely effective in controlling their population. This means you will see results. We are very effective in what we do and strive every day to improve. We have a strong commitment to our customers, which is evidenced by our 5-star rating on Google!

Service Agreement

By accepting this agreement, CUSTOMER agrees to pay the amount above for removal services. If CUSTOMER defaults on said payment, CUSTOMER shall be responsible for all costs of collection, including without limitation, reasonable attorney's fees. REDLINE is not responsible for any damage done to said property by iguanas and is only responsible for the removal of iguanas. This includes but is not limited to any injury that may be caused by the removal services, preventative maintenance, or as a result of traps that are left on CUSTOMER'S premises.

Accepted by (Customer):

Signature: _____

Print Name: _____

Title: _____

Date: _____

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	$30.00	1	$30.00
An entry point to a dwelling is covered using hardware cloth to exclude further animal entry. By the foot. $30 per foot repaired			
Hole repair by foot	$30.00	1	$30.00
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.			
$28 per adult Iguana	$28.00	50	$1,400.00
$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			

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 umlimited 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 of 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 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 invludes 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

305 Pool Solutions	DCP Pool Services	Felix Clean Services	Master Touch Outdoor Living	Pool Ally
OPTION 1: Aquaguard Epoxy 5000 (Product currently used in all the 3 waterfalls) – East Waterfall Resurfacing 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 (minor) cracks - Application of any necessary preparatory layer				
7-Year warranty on product/materials 1-year warranty on labor	10-Year warranty on product/materials 1-year warranty on labor	7-Year warranty on product and application	Master Touch Outdoor Living did not submit an updated proposal using the Aquaguard Epoxy 5000 product. They had previously submitted a proposal using this product for $148,500.00; however, we did not receive confirmation that this price could still be honored, nor did we receive an updated proposal.	10-Year warranty on product 1-year warranty on labor
$58,500.00	$158,000.00	$86,948.40		$69,000.00
Requires 60% Deposit	Requires: 40% Deposit, upon approval, 30% on start date, 20% upon completion, & 10% after final inspection	Requires 50% Deposit		First Payment (Deposit): $25,000.00 Second Payment (Upon completion of installation process): $30,000.00 Final Payment (Project completion): $14,000.00

Walnut Creek CDD East Waterfall Pond Resurfacing				
305 Pool Solutions	DCP Pool Services	Felix Clean Services	Master Touch Outdoor Living	Pool Ally
OPTION 2: Florida Stucco (Commonly known as Diamond Brite) – East Waterfall Resurfacing 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 (minor) cracks - Application of preparatory layer				
7-Year warranty on product/materials 1-year warranty on labor	5-Year warranty on product/materials 1-year warranty on labor	3-Year warranty on product and application	10-Year warranty on product/materials 1-year warranty on labor	10-Year warranty on product 1-year warranty on labor
$38,000.00	$126,850.00	$100,884.34	$85,000.00	$76,500.00
Requires 60% Deposit	Requires: 40% Deposit upon approval, 30% on start date, 20% upon completion, & 10% after final inspection	Requires 50% Deposit	Requires: 10% Deposit, at signing, 20% down payment, 35% during execution, 30% schedule plaster, & 5% final payment	First Payment (Deposit): $25,000.00 Second Payment (Upon completion of installation process): $35,000.00 Final Payment (Project completion): $16,500.00

Walnut Creek CDD
East Waterfall Pond Resurfacing

Important Notes on the Project

Crystal Pools (the company responsible for the waterfalls' regular maintenance) and Felix Clean Pools recommend Aquaguard Epoxy 5000 over Florida Stucco, citing factors such as high temperatures, the pond's shallow depth, and other site-specific conditions. They believe Aquaguard Epoxy 5000 offers superior durability and longevity. Conversely, Pool Ally and other vendors recommend Florida Stucco based on the waterfall's specific design and characteristics.

Representatives from all vendors that submitted proposals have been invited to attend the District's meeting on August 18, 2026, to answer Board questions regarding the project.

Felix Delgado of Felix Clean Pools previously attended a Board meeting and addressed questions about the project.

All vendors advised that if significant cracks or structural deficiencies are discovered during the removal of the existing epoxy coating, additional work and a corresponding change order may be required. Although only minor cracking is anticipated, this possibility should be considered.

While some proposals may have technically expired, all vendors have agreed to honor their original pricing.

All vendors clarified that their warranties do not cover damage resulting from external factors, including improper maintenance, misuse, vandalism, or other human-induced causes.

References for all vendors bidding were contacted and verified by the Field Operations Manager, with favorable feedback confirming their experience and performance on similar projects. The exception was DCP Pools, which did not provide customer references due to their privacy policy.

ESTIMATE

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

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

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

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

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

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

Total **$58,500.00**

Note to customer

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

Accepted date **Accepted by**

DCP POOL Services LLC

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

Quote #611631 07/29/2026
OPEN

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

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

	QTY	PRICE	AMOUNT
Pond Epoxy Resurfacing Approximately 6000 SqFT This project consists of resurfacing the existing pond using AquaGuard 5000 Epoxy, as requested by the client. Due to the presence of multiple previously applied surface layers, a full mechanical surface removal is required to ensure proper bonding and acceptable substrate conditions prior to epoxy application. Scope of Work • Complete mechanical surface removal, including chipping out and removing all existing coatings, finishes, and multiple previously applied layers to expose a suitable substrate • Detailed surface preparation to achieve proper bonding conditions and confirm the integrity of the underlying structure • Bonding and sealing of the substrate after surface removal, in accordance with manufacturer and industry requirements • Application of AquaGuard 5000 Epoxy by rolling or spraying, depending on site conditions and accessibility Project Duration • The total expected project duration is approximately five (5) weeks, based on the size of the pond (approximately 6,000 square feet) and the scope of complete surface removal required. • This timeline includes 2-3 weeks of intensive surface preparation and mechanical removal, followed by substrate bonding, epoxy application, and a minimum 24-hour curing period. • Project duration is contingent upon site access, weather conditions, substrate condition once exposed, and compliance with manufacturer application requirements. • Any delays caused by unforeseen site conditions, weather, moisture intrusion, or third-party interference may extend the project timeline without penalty. ——— Epoxy & Manufacturer Warranty Disclaimer	1.0	$158,000.00	$158,000.00

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

———

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

———

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

DCP POOL Warranty
• Labor Warranty: One (1) year on workmanship provided by the contractor

———

Exclusions, Assumptions & Disclaimers

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

———

Exclusions

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

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

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



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

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

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

Payment schedule:
40% upon approval
30% on start date
20% upon completion
10% after final inspection

A 3.5% convenience fee is applicable only when paid by card. This fee can be waived if paid in cash, check or transfers via Zelle to 786-486-1679 incur no fees, providing an additional option to avoid fees.

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 (*Minor cracks)
- 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	----------	$ 86,968.40
7% Tax	----------	N/A
Total	----------	**$ 86,968.40**

ACCEPTANCE OF PROPOSAL

Name (and Title): _____

Signature: _____

Date: _____

FELIX CLEAN SERVICES, LLC.: _____

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.

Initials: _____

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.

Initials: _____

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)

ESTIMATE

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

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

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

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

Estimate details
Estimate no.: 1185
Estimate date: 07/30/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**RESURFACING**	Walnut Creek East Pond/Waterfall Renovation with the aggregate of Florida Stucco Sky Blue. Scope: - Drain fountain - Existing surface structure demolition (debris collection and dump is included) - Remove all hollow and soft areas on the surface (up to 10% of the fountain). - Installation of SGM approved adhesive (Bond Kote). - Remove and install new fittings on return lines and main drain with approved covers (VGB). - Apply new Sky Blue plaster on the entire surface of the pool. - Wash with muriatic acid to expose the aggregate and highlight its final color. - Chemical Start-Up is NOT included.	1	$38,000.00	$38,000.00

Total **$38,000.00**

Note to customer

- 7 Year Warranty on materials is included.
- 1 Year Warranty on labor is included.
- 60% upfront payment is required so as to get materials and labor in order. Remaining 40% is to be paid right after completion.
- Permitting and city fees are not included.
- Project start will depend on providers' delivery schedule. Once materials arrive, job might take up to 4 weeks to complete.
- Weather conditions might affect working days.
- This work does not guarantee that underground leaks won't appear in the future, nor will it solve pre-existing underground leaks.
- Estimate is valid for 7 days starting 7/30/26.

DCP POOL Services LLC

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

Quote #611622 07/29/2026
OPEN

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

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

	QTY	PRICE	AMOUNT
Existing Pool Plaster Removal Scope of Work: • Drain the pond completely to access the plaster surface. • Remove the existing plaster using specialized tools and techniques. • Inspect the underlying surface for any cracks or structural issues. • Clean and prepare the pond shell for resurfacing. • Remove debris and dispose of old plaster material. Materials & Equipment: • Chisels, grinders, and scraping tools • Safety equipment and dust control measures • Waste disposal materials Note: Price may vary based on pond size, plaster thickness, and any necessary repairs before resurfacing.  	1.0	$58,650.00	$58,650.00
Waterproofing & Surface Prep • Apply pool-grade waterproofing membrane over cured concrete. • Prepare surrounding surface for plaster finish.	1.0	$28,450.00	$28,450.00
Pool resurfacing POND Resurfacing Standard Resurfacing (Sky blue or similar light color) Dyed color finish Additional cost / not recommended for ponds. NOTE: We recommend to do a complete removal of existing plaster. This process has an additional cost if not already added on this proposal. Website: Florida gem plaster finishes https://www.floridastucco.com/gallery-gem-	1.0	$39,750.00	$39,750.00

finishes.html

Manufacturer's Warranty disclosure:

EXPOSED AGGREGATE FINISH LIMITED WARRANTY
NOTE TO OWNER:
This limited warranty excludes damage caused by Owner negligence, improper maintenance or changes, alterations, or additions to Florida Stucco Corp's material performed by anyone. Owner's maintenance obligations include those set forth by the NPC.
OWNER MUST RETURN THIS FULLY COMPLETED LIMITED WARRANTY TO FLORIDA STUCCO CORPORATION WITHIN THIRTY (30) DAYS OF INSTALLATION, VIA WWW.FLORIDASTUCCO.COM OR CERTIFIED MAIL.
RETURN RECEIPT MUST BE RETAINED BY OWNER.
LIMITED WARRANTY. This limited warranty excludes any injury to person or damages to personal or real property, in whole or part, that may be a consequence of, or incident to, or result from any defects in material.
The warranty claim for defective material shall be limited to replacement material. Water replacement, loss of use, labor and chemicals are not included.
Consequential damage costs are not included.
Term. Florida Stucco Corporation warrants its aggregate product against failure for five (5) years for commercial installation.
Page - 1 - 09/22dw
ADDITIONAL EXCLUSIONS. This warranty does not cover the following:
1. Damage due to workmanship during installation or physical abuse.
2. Loss of or damage to any items of personal property or injury resulting from defective workmanship.
3. Natural pebbles, aggregates and method of application may result in aesthetic variations, i.e. shading. These conditions are not a product failure.
4. Aggregate loss. Some aggregate loss is to be expected, including from newly applied material. This is not considered a failure.
5. Material replacement is limited solely to the area that is defective.
6. Minor surface checking, delamination, minor cracks and cracks which may be caused by structural damage, draining the pool, or other factors.
7. Water balance must be continuously maintained within NPC recommended standards
for exposed aggregate finishes. This Limited warranty does not include damage due to improper water balance or damage in correcting such imbalance. Verifiable water chemistry maintenance records are required.
8. Damage from animals, including but not limited to, dogs, cats, pets, insects, birds, rodents, frogs, amphibians. The presence of (or any damage from) vegetation growth, including but not limited to mold, mildew, and fungus.
9. Loss of use, loss of opportunity, loss of market value, loss of rental value or any other
similar consequential loss.
10. Personal or bodily injury or any kind (including physical or mental pain and suffering and
emotional distress), medical, hospital,

rehabilitation, or other incidental or consequential
expenses or damage to personal property.
11. This warranty is not transferable
12. Loss or damage that Owner has not taken appropriate action to minimize as soon as practical.
13. Loss or damage that is covered by Owner's insurance or other warranty.
14. Violations of local, state, or national building codes, ordinances, standards.

Claims Procedures.
To initiate a warranty claim you must notify FL Stucco by submitting a written claim to FL Stucco at P.O. Box 880023, Boca Raton, Florida 33488-0023. Said writing must state the date you found the defect, giving a detailed description of the defect, and stating that you are making a claim under this Warranty. Except for an emergency, do not repair or replace the claimed defect.
OWNERS WRITTEN CLAIM MUST BE RECEIVED BY FL STUCCO PRIOR TO
THE EXPIRATION OF THE LIMITED WARRANTY TERM. THERE IS NO
WARRANTY COVERAGE FOR ANY CLAIM RECEIVED AFTER THIS DATE, AND FL STUCCO HAS NO OBLIGATION TO CORRECT, REPAIR, OR REPLACE
ANY DEFECT REPORTED AFTER THIS DATE. THESE TIME LIMITS
ARE AN IMPORTANT PART OF THIE WARRANTY AND SHALL BE
STRICTLY OBSERVED.
Once your claim has been received, the following items shall be required at time of inspection.
1. Limited Warranty as completed at time of application;
2. Original certified mail receipt or e-mail return receipt as completed at time of application;
3. Proof of purchase; and
4. Copies of monthly (or more frequent) results of water chemistry analysis done by a water chemistry professional.
Mediation. Dispute resolution shall be by binding arbitration. The parties waive all rights to a trial by jury in the event of any dispute or court action arising from or related
to this Warranty. Binding arbitration shall be the sole remedy. In the event of any dispute arising out of the subject matter of this Warranty, the prevailing party shall recover it's reasonable attorney's fees and other costs and expenses incurred in arbitration, defending, or resolving the dispute.
Other Terms. This limited warranty shall be governed in its enforcement, construction and interpretation by the laws of the state of Florida. This limited warranty contains the entire agreement between Owner and FL Stucco respecting the matters set forth herein and supersedes all prior agreements between Owners and FL Stucco respecting such matters. In the event that any provision of this Limited Warranty is held or determined invalid or unenforceable, for any reason, the remainder of this Limited Warranty shall remain in full force and effect and unaffected by such holding or determination. The normal rule of ambiguities being held against the drafter shall not apply to this Limited Warranty.

DCP POOL Warranty • Labor Warranty: One (1) year on workmanship provided by the contractor ———

Exclusions, Assumptions & Disclaimers
Assumptions
• The pond structure is assumed to be structurally sound, with no hidden structural failures, excessive movement, or active leaks beyond what becomes visible during surface removal. • It is assumed that complete surface removal will expose a substrate suitable for epoxy adhesion; any structural deficiencies discovered after removal are outside this scope. • The pond will be fully drained, accessible, and free of standing water prior to the start of work. • Unrestricted access will be provided for demolition equipment, debris removal, materials, and personnel for the duration of the project. • Weather and environmental conditions will remain within the acceptable limits required for epoxy preparation, application, and curing. ———
Exclusions The following items are not included unless specifically stated in writing: • Structural repairs, crack remediation, shell replacement, or correction of structural defects revealed after surface removal • Leak detection, waterproofing beyond the epoxy coating system, or remediation of existing or future leaks • Repair or replacement of plumbing lines, drains, penetrations, fittings, or embedded components • Removal or restoration of landscaping, decorative rock, water features, or surrounding site elements • Filling of the pond, water chemistry balancing, biological start-up, or operational commissioning • Engineering services, permits, inspections, or regulatory approvals unless explicitly listed • Additional preparation or remediation required due to incompatible substrates, contamination, chemical exposure, biological growth, or prior improper installations Any additional work required due to unforeseen conditions will be documented and quoted separately and must be approved in writing before proceeding.




Subtotal	$126,850.00
Taxable Subtotal	$0.00
Discount	$0.00
Tax	$0.00
TOTAL	**$126,850.00**

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

We always encourage our clients to compare quotes—but make sure you're comparing with a licensed contractor. Hiring

unlicensed individuals is not only illegal in the state of Florida, but it also exposes you, the homeowner, to serious liability and financial risks. Protect your home, your investment, and your peace of mind by choosing a licensed and insured professional.

Payment schedule:
40% upon approval
30% on start date
20% upon completion
10% after final inspection

A 3.5% convenience fee is applicable only when paid by card. This fee can be waived if paid in cash, check or transfers via Zelle to 786-486-1679 incur no fees, providing an additional option to avoid fees.

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:

FLORIDA STUCCO Resurface for East Waterfall:

- Removal of hollow spots
- Clean and remove debris
- Hydro blast surface
- Acid wash
- Correct any cracks detected (*Minor cracks)
- Bond Kote preparation
- FLORIDA STUCCO application on surface

3 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	----------	$ 100,884.34
7% Tax	----------	N/A
Total	----------	**$ 100,884.34**

ACCEPTANCE OF PROPOSAL

Name (and Title): _____

Signature: _____

Date: _____

FELIX CLEAN SERVICES, LLC.: _____



Walnut Creek Paradise

Proposal 3823-2

Pond/Waterfall Resurface

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

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

MASTERTOUCH

OUTDOOR LIVING

Perfecting Pools With Integrity

DESIGN PROPOSAL

Creative Process

Introduction

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

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

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



Nilson Silva
Founder/CEO

The history of Master Touch Outdoor Living

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

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

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

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

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

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









Meet Our Pool **Professionals**

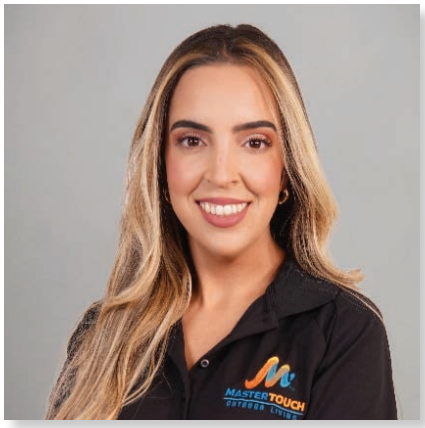
At Master Touch Outdoor Living, our team of skilled professionals is the foundation of our success. With extensive experience in pool construction and remodeling, our project managers ensure that every endeavor is completed to the highest standards, on time, and within budget.

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

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



Nilson Silva
CEO



Claudia Silva
CEO



Bruno Dantas
Project Manager

MASTERTOUCH
OUTDOOR LIVING

Proposed Timeline

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

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

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



Consultation and Design

Collaborate with our experts to shape your vision.



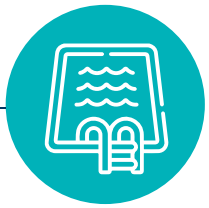
Permits and Planning

We handle all necessary permits, ensuring a smooth process



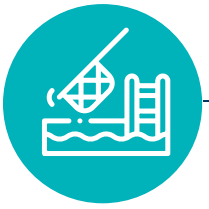
Excavation and Construction

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



Finishing Touches and Inspection

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



Ongoing Maintenance Support

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

DESCRIPTION	QTY

East Pond Resurfacing

PLASTER - SkyBlue — 1 Each

Includes the following colors:
Sky Blue, Blue Gem, Aqua Clear, Aqua Gem, White Gem

This service includes the complete resurfacing of the 370lft pond/waterfall with Standard Florida Stucco's Gem Finish - a premium aggregate finish that delivers a rich, clean blue tone and a durable surface. This finish enhances both the beauty and longevity of your pool.

Color Selection

To preview Florida Stucco please visit:
🔗 Florida Stucco Gem Finishes Gallery
Note: Final pricing may vary depending on the selected color and finish type.

———

Scope of Work

1. Drain & Hydrostatic Relief
   - Safely drain the Pond/waterfall
   - Relieve hydrostatic pressure beneath to prevent damage.

2. Surface Preparation
   - Undercut all tile, light niches, return lines, and drains for a clean transition.
   - Remove the existing finish completely.
   - Acid wash surrounding walls and floor to improve bonding.

3. Bond Kote Application
   - Apply a high-performance, latex-based bonding agent (Bond Kote) to all interior surfaces to ensure strong adhesion and minimize risk of future delamination or "pop-outs."

4. Plaster Application
   - Install the new finish at a uniform thickness: ~½"–1" on the floor and ¼"–⅜" on the walls.
   - Roll apply the finish coat to a thickness of approximately 8-10 mils

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

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

———

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

Fire UP — 1 Each

Start-Up (Fire-Up Service)
This service provides comprehensive start-up care for your brand-new plaster, ensuring a proper cure, balanced water chemistry, and long-term protection of the finish. Our trained technicians will visit 2–3 times per week for approximately 3–4 weeks, depending on size and site conditions.
Scope of Service
- Thorough brushing of all surfaces to remove plaster dust and aid in curing.
- Water testing and precise chemical balancing at each visit.
- Monitoring of pH, alkalinity, calcium hardness, and other essential parameters to prevent scaling, etching, or discoloration.
- Addition of necessary start-up chemicals (excluding salt).
- New filter cartridge included and installed at no additional cost.

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

Warranty Disclaimer — 1

⚠️ General Disclaimers & Additional Considerations

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

🚪 Property Access / Landscaping / Irrigation

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

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

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

🏛️ City Upgrades and Documentation Requirements

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

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

🪵 Pile Installation

If a Soil Report is requested by the engineer or the city, a Change Order will be issued for this service.
If the Soil Report or inspections identify the need for Piles installation, Master Touch Pool will provide a detailed quote for the service before proceeding with the work.

💧 Plaster Fill Procedure

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

🛠️ Warranty

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

📸 Marketing Release

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

⚖️ Arbitration

Binding Arbitration
All disputes will be settled by binding arbitration in Florida under American Arbitrator Association rules.
Arbitrator's award is final and enforceable. The prevailing party may recover actual damages and reasonable attorney's fees.

Both parties waive all consequential damages.

Payment Terms

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

Payment Payable
- Check
- ACH
- Wire

3% Convenience Fee On All Credit Card Payments

FINANCING OPTIONS

For a full list visit our website:
https://mastertouchpools.com/financing/

Lyon Financial: https://www.lyonfinancial.net/dealer/master-touch-pool-service-fl/

HFS Financial:
https://www.hfsfinancial.net/promo/MasterTouchPoolServiceIncFL/

Viking Capital:
https://poolloan.net/master-touch-outdoor-living/

TOTAL	**$85,000.00**

PAYMENTS STARTING FROM **$734**/month on Acorn **Learn More →**

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

RONALD GALVIS - WALNUT CREEK CDD **DATE**

Core Values

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

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

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

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

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

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

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

Mission

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

Vision

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

MASTERTOUCH
OUTDOOR LIVING

561-674-6909
info@mastertouchpools.com
11860 Wiles Road, Coral Springs, Florida 33076

/mastertouchoutdoorliving
/MasterTouchOutdoorLiving
@mastertouchoutdoorliving
@mastertouchoutdoorliving
www.mastertouchpools.com

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. 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.

Initials: _____

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)

QUOTE # 10104620

Date: 07/22/26 09:36:15

Delivery Type: Pick Up

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

BILL TO	SHIP TO
Walnut Creek Community District Ronald Galvis 2501 Burns Road STE A Palm Beach Gardens, FL 33410 US 786-503-1633 rgalvis@sdsinc.org	Walnut Creek Community District Ronald Galvis 7500 NW 20th St Hollywood, FL 33024 US 786-503-1633 rgalvis@sdsinc.org

PIC	SKU	PRODUCT TITLE	PRICE	QTY	TOTAL
	TSM48-YL-3MY4	Omniflex 48 Inch Tubular Traffic Delineator Post Color: Yellow Add Mounting Option : Butyl Adhesive Pad	30.79	20	615.80
	TSM48-YL-3MY	Omniflex 48 Inch Tubular Traffic Delineator Post Color: Yellow Add Mounting Option : No Mounting	24.44	20	488.80

Subtotal:	$1,104.60
FLTAX	$0.00
TOTAL:	**$1,104.60**

- APPROVED by District Manager on July 23rd, 2026.
- Order to be Picked Up by Field Operations Manager in store.

Ronald Galvis

Ronald Galvis - Field Operations Manager
Walnut Creek CDD
July 23rd, 2026

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/.