



**WALNUT CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING
JANUARY 18, 2022
6:00 P.M.**

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

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

AGENDA
WALNUT CREEK
COMMUNITY DEVELOPMENT DISTRICT
Walnut Creek Clubhouse
7500 NW 20th Street
Pembroke Pines, Florida 33024
REGULAR BOARD MEETING
January 18, 2022
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. November 16, 2021 Regular Board Meeting Minutes.....	Page 2
G. Administrative Matter	
1. Financial Update.....	Page 10
H. New/Additional Business	
1. Consider Approval of Proposal for Taft Guardhouse Interior Renovations.....	Page 35
2. Discussion Regarding Bond Payment Options	
3. Accept and Receive Annual Engineer’s Report.....	Page 47
I. Security Systems/Services	
1. FPI Security Reports/Update.....	Page 48
2. Consider Cancellation of Ongoing City of Pembroke Pines Police Off-Duty Services	
3. Authorize Security and SOS Option Workshop; thereby Setting Date & Time	
J. Old Business	
1. Update on the Railing Replacement Along the Waterfalls at the Taft St. Entrance.....	Page 54
2. Update on Taft St. Waterfall Equipment Pit Door Repairs	
3. Update on the Taft St. Waterfall(s) Electrical Maintenance Improvements Project	
4. Update on the City of Pembroke Pines, Fence Installation Encroachment Agreement	
K. Additional Staff Updates/Requests	
1. Attorney	
2. District Manager	
L. Additional Board Member/Public Comments	
M. Adjourn	

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Ft. Lauderdale, Broward County, Florida

STATE OF FLORIDA COUNTY
OF BROWARD:

Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

11/05/2021

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

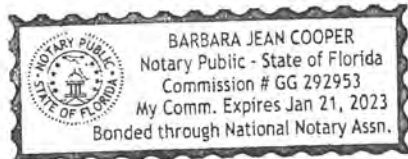
Scherrie A. Thomas

Sworn to and subscribed before me this
5 day of NOVEMBER, A.D. 2021

Barbara Jean Cooper

(SEAL)

SCHERRIE A. THOMAS personally known to me



WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 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:

November 16, 2021
January 18, 2022
March 15, 2022
April 19, 2022
May 17, 2022
August 16, 2022

The purpose of the meetings is to

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

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

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

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

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

WALNUT CREEK COMMUNITY
DEVELOPMENT DISTRICT
www.walnutcreekcdd.org
11/5 21-26/0000560567B

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 16, 2021**

A. CALL TO ORDER

District Manager, Gloria Perez, called the November 16, 2021, Regular Board Meeting of the Walnut Creek Community Development District (the “District”) to order at 6:01 p.m. in the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Broward Daily Business Review* on November 5, 2021, as part of the District’s Fiscal Year 2021/2022 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: Chairperson Betty Ross, Vice Chairman Alex Perez and Supervisors Zalman Kagan, Elina Levenson and Igor Fateyev.

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

D. ADDITIONS OR DELETIONS TO THE AGENDA

An additional item was added to New Business under H.12 - District Counsel and District Engineer Review of the City of Pembroke Pines’ Variance Request.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA.

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. August 17, 2021, Regular Board Meeting

The August 17, 2021, Regular Board Meeting minutes were presented for consideration.

A MOTION was made by Supervisor Perez, seconded by Supervisor Levenson and unanimously passed approving the minutes of the August 17, 2021, Regular Board Meeting, as presented.

G. ADMINISTRATIVE MATTERS

1. Financial Update

As is procedurally done, Financial Reports for September and October of 2021 were presented in the meeting book and reviewed: 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 through October 2021. Available Funds as of October 31, 2021, reflect \$1,088,516.86.

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

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

District management was asked to add an item to the next meeting agenda regarding a discussion on bond payment options.

H. NEW/ADDITIONAL BUSINESS

1. Consider Resolution No. 2021-05 – Adopting a Fiscal Year 2020/2021 Amended Budget

Mrs. Perez presented Resolution No. 2021-05, entitled:

RESOLUTION NO. 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2021. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Kagan and unanimously passed adopting Resolution No. 2021-05, adopting a Fiscal Year 2020/2021 Amended Budget.

2. Accept and Receive Annual Engineer’s Report

Supervisor Perez noted errors in the Annual Engineer’s report and requested that corrections be made prior to any acceptance consideration.

3. Announce Resignation of Jim Orth of CAS

Jim Orth’s resignation was announced and Steve Smith of CAS advised that he would be the District’s Engineer moving forward.

4. Consider Proposal for Taft Guardhouse Interior Renovations

Walnut Creek CDD - Taft St. Guardhouse Interior Renovation Project

GenCon	Limongi	Mica	Arking
Painting of doors and walls. <i>*Paint not included.</i>	Painting of doors and walls.		
Installing of new wood cabinets as per design provided. <i>*Materials (New Cabinets) not included.</i>	Installing of new wood cabinets as per design provided.		
Installing of new tiles and tiles baseboards. <i>**Grout Included.</i> <i>*Materials (New Tiles) not included.</i>	Installing of new tiles and tiles baseboards.	Installing of new tiles and tiles baseboards. <i>*Materials (New Tiles) not included.</i>	Installing of new tiles and tiles baseboards.
Installing of new countertops. <i>*Materials (New Countertops) not included.</i>	Quartz Countertops installation.	Formica and Granite Countertops installation.	Quartz countertops option. <i>***Granite option offered.</i>
Not electrical/power upgrades included.			Adjust electrical outlets as per new layout. Add 3 new GFCI outlets and new circuits.
According to this contractor no permits are needed for this project. However, they can process it for an extra cost.	According to these contractors no permits are needed for this project.		According to this contractor no permits are needed for this project. However, they can process it for an extra cost.
Removal/disposal of all debris and old materials INCLUDED.	<i>*This proposal does not include the removal and disposal of debris and all materials.</i>	Removal/disposal of all debris and old materials INCLUDED.	
Price: \$16,840.00	Price: \$12,140.00	Price: \$23,910.00	Price: \$18,453.80 <i>***If we select the Granite counters, instead of the Quartz ones the price will be reduced in \$500.00</i>
50% Deposit Required			
<i>*Tiles, cabinets and paint not included in price.</i> <i>*Not electrical/power upgrades included.</i>	<i>*This proposal does not include equipment removal/disposal.</i> <i>*Not electrical/power upgrades included.</i>	<i>*Floor tiles not included in price.</i> <i>*Not electrical/power upgrades included.</i>	

This item was TABLED until the next meeting and District management was asked to request that Arking Solutions honor their price.

5. Consider City of Pembroke Pines' Fence Installation Encroachment Agreement

The City of Pembroke Pines approved the presented Encroachment Agreement during the November 3, 2021, Commission Meeting, thereby approving the installation of a chain link fence to surround the S-10 Canal.

Mrs. Perez asked that District Counsel elaborate and requested the Board's approval to execute.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Fateyev and passed unanimously approving and authorizing the Encroachment Agreement, as presented.

6. Consider Taft Street Waterfall Electrical Maintenance Improvements' Project

Mrs. Perez presented the proposals in the meeting book.

Walnut Creek CDD Waterfalls Electrical Upgrade Proposals		
Tirone-Electric	Weathermakers (Axceimedia)	A.M.E.G.
Scope of work as requested by the Engineers' drawings and specifications.		
As per the Electrical Engineers from Smith Engineering Consultants, these 3 proposals include all the proposed electrical design changes requested by them.		
Price: \$2,695.00 *Requires 50% Deposit Payment.	Price: \$2,919.78	Price: \$3,200.00
Permits are included with this proposal.	Permits (if necessary) or expeditor fees are not included.	
Materials and Labor warranty for 12 months.		Labor warranty for 12 months.
This is the Electrician usually used by the HOA.		

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Fateyev and passed unanimously approving the proposal from Tirone-Electric in the amount of \$2,695 for the waterfall pits electrical improvements located at the District's Taft Street entrance/exit, as specified in the meeting book, and simultaneously authorizing District Counsel to prepare an agreement and for District management to execute the contract on behalf of the District.

7. Consider Ratification of Taft Street Waterfall Equipment Pit Door Repairs

Mrs. Perez presented the approved GenCon proposal dated November 4, 2021, in the amount of \$2,200 for the repairs to the three (3) waterfall equipment pit hatch doors and hinge replacements.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Fateyev and passed unanimously ratifying the approved GenCon proposal dated November 4, 2021, in the amount of \$2,200 for the repairs to the three (3) waterfall equipment pit hatch doors and hinge replacements, as presented.

8. Discussion Regarding Railings along the Waterfalls at the Taft Street Entrance

Mrs. Perez presented two proposals in the meeting book and advised that the railings located at the District's Taft Street entrance/exit had deteriorated requiring replacement.

**Walnut Creek CDD Fence Railings Waterfalls Taft ST.
Entrance**

ArchiDesign	Almonte Iron Works
Remove the old and install a new aluminum fence/railing for the 6 sections on both sides of the Taft. ST. entrance. (Approximately 180 FT in total). Keeping the same design of the existing one.	
3 Color options offered to choose: BRONZE, BLACK and WHITE (existing one). Powder coating paint.	
Aluminum to be used: Gauge 11 (0.90 Inches)	Aluminum to be used: Gauge 14 (0.64 Inches)
Price: \$11,700.00	Price: \$6,500.00
Both vendors stated that permit is not required for this project because it is a maintenance repair and not a new installation. However, both are able to get a permit for an extra cost.	
1 year warranty in labor. 5 years warranty in materials. No warranty offered for external causes damages.	6 months of warranty in labor and materials. No warranty offered for external causes damages.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Perez and passed unanimously approving the proposal from Almonte Iron Works in the amount of \$6,500 for the replacement of the existing aluminum railing along the Taft Street entrance waterfalls and includes a six (6) month warranty; and simultaneously authorizing District Counsel to prepare an agreement and for District management to execute the contract on behalf of the District.

9. Consider Request for Hanukkah Decorations from Rabbi Korf of Chabad of Walnut Creek

Mrs. Perez presented the request, as provided by Rabbi Korf, for Board consideration. A discussion ensued and District Counsel provided her opinion. The Board ultimately decided to keep the secular holiday lighting as is and not authorize the requested decorations.

10. Consider Allstate Resource Management Increase Request

Mrs. Perez provided the Board with the Allstate request for a 5% increase to the existing contracts in the meeting book. She added that the current agreements are dated from 2012 for the Quarterly Water Reports and are dated from 2015 for the Waterway and Preserve Maintenance Services.

Mrs. Perez has advised the contractor that the increase, if accepted, would not be effective until November 2022, thereby allowing the Board to increase the assessment, if deemed necessary.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Kagan and unanimously passed approving the 5% increase to the existing Allstate Resource Management agreements dated June 1, 2009, with an effective date of November 2022; and simultaneously authorizing District Counsel to prepare a new agreement or amendments and authorizing District management to execute same on behalf of the District.

11. CAS Memorandum Regarding HOA Road Settlement

A discussion ensued after which it was clarified that the roads were not a District matter in this case. Mr. Smith recommended that the HOA request to have the sewer system CCTV by the corresponding owner.

12. District Counsel and District Engineer Review of Variance Request

A Variance Notice was forwarded by the Property Manager to the Districts attention. Review of same was authorized by the Chair with respect to the property located at 7575 NW 19th Drive, Pembroke Pines, FL 33027. This request will go before the Commission on December 2, 2021, at 6:30 p.m.

A discussion ensued and Mr. Smith stated that he did not see an issue with the variance request effecting the District easement. No further action is to be taken on this matter.

I. SECURITY SYSTEMS/SERVICES

1. FPI Security Report/Update

The FPI Report was presented and reviewed by the Board.

2. Discussion Regarding Ongoing City of Pembroke Pines' Police Services

Mrs. Perez advised that this item was added to the agenda at the request of Supervisor Levenson and asked that she to elaborate; Mrs. Levenson asked that the Board consider cancelling the off duty police officer services. A discussion ensued and this discussion was TABLED until the January meeting for further discussion.

3. Presentation by Security Online Solutions

SOS provided the presentation followed by the Board Q&A session. The Board requested that this item be brought back for further discussion and that a workshop be scheduled between the District and the HOA with additional information on the SOS application and system.

J. AUDITOR COMMITTEE

1. Consider Selection of an Auditor

Mrs. Perez then recessed the Regular Board Meeting and opened a meeting of the Auditor Selection Committee.

Mrs. Perez noted that the purpose of the Audit Committee meeting was to rank and recommend, in order of preference, the auditor proposals. She explained that Grau & Associates was the only firm that had responded. A discussion ensued after which:

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Ross waiving the requirement for the minimum number of proposals and recommending Grau & Associates as qualified to perform the auditing services. This MOTION carried 4 to 1, with Supervisor Perez dissenting.

There being no further Audit Committee business to conduct, Mrs. Perez adjourned the Audit Committee Meeting and simultaneously reconvened the Regular Board Meeting.

A discussion ensued after which the Board, acting as the District Board, accepted the recommendation of the Audit Committee as follows:

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Ross approving the engagement of the auditing firm of Grau & Associates, a qualified auditing firm, to perform audits for the fiscal years ending September 30, 2021, September 30, 2022, and September 30, 2023, at the following rates:

Audit for fiscal year ended September 30, 2021, in the amount of \$3,900;
Audit for fiscal year ending September 30, 2022, in the amount of \$4,000; and
Audit for fiscal year ending September 30, 2023, in the amount of \$4,100

and further authorizing District management to negotiate fees for the fiscal years ending 2024 and 2025, as proposed by Grau at \$4,200 and \$4,300, respectively. This **MOTION** carried 4 to 1, with Supervisor Perez dissenting.

K. OLD BUSINESS

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

L. ADDITIONAL STAFF UPDATES/REQUESTS

1. Attorney

There were no additional updates from the attorney.

2. District Manager

There was no additional updates from the District Manager.

M. ADDITIONAL BOARD MEMBER/PUBLIC COMMENTS

There were no additional Board Member of public comments.

N. ADJOURNMENT

There being no further business to come before the Board a **MOTION** was made by Supervisor Ross, seconded by Supervisor Fateyev and passed unanimously to adjourn the meeting at 8:27 p.m.

ATTESTED BY:

Secretary /Assistant Secretary

Chairman/Vice-Chair

Walnut Creek
Community Development District

**Financial Report For
September 2021**

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
SEPTEMBER 2021**

	Annual Budget 10/1/20 - 9/30/21	Actual Sep-21	Year To Date Actual 10/1/20 - 9/30/21
REVENUES			
ADMINISTRATIVE ASSESSMENTS	167,450	124	168,608
MAINTENANCE ASSESSMENTS	915,489	0	914,743
DEBT ASSESSMENTS (2008)	341,564	0	341,281
DEBT ASSESSMENTS (2010)	130,015	0	129,914
OTHER REVENUE	0	480	60,229
INTEREST INCOME	1,500	12	2,971
TOTAL REVENUES	\$ 1,556,018	\$ 616	\$ 1,617,746
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	6,000	0	6,200
PAYROLL TAXES (EMPLOYER)	480	0	474
ENGINEERING	35,000	1,565	37,503
LEGAL FEES	19,000	400	12,918
AUDIT FEES	3,700	0	3,700
MANAGEMENT	45,648	3,804	45,648
POSTAGE	1,300	81	835
OFFICE SUPPLIES/PRINTING	5,800	438	2,912
INSURANCE	14,000	0	12,991
LEGAL ADVERTISING	1,200	0	689
MISCELLANEOUS	9,000	279	5,754
DUES & SUBSCRIPTIONS	175	0	175
ASSESSMENT ROLL	7,500	7,500	7,500
TRUSTEE FEES	6,250	0	1,420
CONTINUING DISCLOSURE FEE	350	350	350
WEBSITE MANAGEMENT	2,000	167	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 157,403	\$ 14,584	\$ 141,069
MAINTENANCE EXPENDITURES			
FIELD MANAGEMENT	5,000	0	5,000
OPERATIONS MANAGEMENT	12,000	1,000	12,000
SECURITY SERVICES	317,000	29,963	286,340
TELEPHONE	10,500	307	10,423
ELECTRIC	80,000	6,504	77,106
WATER & SEWAGE	15,000	805	9,375
GUARD HOUSE - VISITOR PASSES	7,200	0	1,728
GATE SYSTEM MAINTENANCE	26,000	660	11,834
GUARD HOUSE INT/EXT MAINTENANCE	12,500	1,986	25,895
LAKE & PRESERVE MAINTENANCE	40,000	2,838	35,256
SIGNAGE	2,000	0	998
STREETLIGHT MAINTENANCE	5,000	0	139
WATERFALL MAINTENANCE	55,000	4,150	54,918
HOLIDAY LIGHTING	6,600	0	6,582
LAKE RESTORATION & MAINTENANCE	72,000	5,946	71,352
IGUANA REMOVAL SERVICES	0	2,242	25,779

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
SEPTEMBER 2021**

	Annual Budget 10/1/20 - 9/30/21	Actual Sep-21	Year To Date Actual 10/1/20 - 9/30/21
OPERATING MAINTENANCE RESERVE/CONTINGENCY	56,460	0	8,199
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	74,800	3,500	33,238
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES	15,000	0	0
HEADWALL STABILIZATION PROJECT	40,000	0	0
LAKE SLOPE SOIL MAINTENANCE	10,000	0	0
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	180,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 1,042,060	\$ 59,901	\$ 676,162
TOTAL EXPENDITURES	\$ 1,199,463	\$ 74,485	\$ 817,231
EXCESS OR (SHORTFALL)	\$ 356,555	\$ (73,869)	\$ 800,515
PAYMENT TO TRUSTEE (2008)	(321,070)	0	(295,209)
PAYMENT TO TRUSTEE (2010)	(122,214)	0	(122,593)
BALANCE	\$ (86,729)	\$ (73,869)	\$ 382,713
COUNTY APPRAISER & TAX COLLECTOR FEE	(31,090)	(3)	(29,938)
DISCOUNTS FOR EARLY PAYMENTS	(62,181)	0	(57,634)
EXCESS/ (SHORTFALL)	\$ (180,000)	\$ (73,872)	\$ 295,141
FUNDS FROM IMPROVEMENT ACCOUNT (FOR S-8 CANAL PROJECT)	180,000	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (73,872)	\$ 295,141

Note: Reserves Set-Up For Budgeted Fiscal Year 2020/2021 Maintenance Projects.
Improvement/Emergency Funds May Be Needed To Fund A Portion Of The Projects.

Bank Balance As Of 9/30/21	\$ 753,426.21
Accounts Payable As Of 9/30/21	\$ 61,135.55
Accounts Receivable As Of 9/30/21	\$ 1,680.51
Reserve For Headwall Stabilization As Of 9/30/21	\$ 40,000.00
Reserve For Lake Slope Soil Maintenance As Of 9/30/21	\$ 10,000.00
Reserve For S-8 Canal Reconstruction As Of 9/30/21	\$ 180,000.00
Operating Account Available Funds As Of 9/30/21	\$ 463,971.17
Improvements/Emergency Funds As Of 9/30/21	\$ 709,563.00
Total Available Funds As Of 9/30/21	\$ 1,173,534.17

**Walnut Creek Community Development District
Budget vs. Actual
September 2021**

	Oct 20 - Sept 21	20/21 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	168,607.56	167,450.00	1,157.56	100.69%
01-3200 · Maintenance Assessment	914,742.61	915,489.00	-746.39	99.92%
01-3810 · Debt Assessments (Series 2008)	341,281.10	341,564.00	-282.90	99.92%
01-3811 · Debt Assessments (Series 2010)	129,914.50	130,015.00	-100.50	99.92%
01-3820 · Debt Assess-Paid To Trustee-08	-295,209.50	-321,070.00	25,860.50	91.95%
01-3821 · Debt Assess-Paid To Trustee-10	-122,592.70	-122,214.00	-378.70	100.31%
01-3830 · Assessment Fees	-29,937.88	-31,090.00	1,152.12	96.29%
01-3831 · Assessment Discounts	-57,633.77	-62,181.00	4,547.23	92.69%
01-9400 · Miscellaneous Revenue	60,229.00	0.00	60,229.00	100.0%
01-9410 · Interest Income	2,970.64	1,500.00	1,470.64	198.04%
01-9412 · Carryover from Improvement Acct	0.00	180,000.00	-180,000.00	0.0%
Total Income	1,112,371.56	1,199,463.00	-87,091.44	92.74%
Expense				
01-1307 · Payroll tax expense	474.30	480.00	-5.70	98.81%
01-1308 · Supervisor Fees	6,200.00	6,000.00	200.00	103.33%
01-1310 · Engineering	37,503.00	35,000.00	2,503.00	107.15%
01-1311 · Management Fees	45,648.00	45,648.00	0.00	100.0%
01-1315 · Legal Fees	12,917.50	19,000.00	-6,082.50	67.99%
01-1318 · Assessment/Tax Roll	7,500.00	7,500.00	0.00	100.0%
01-1320 · Audit Fees	3,700.00	3,700.00	0.00	100.0%
01-1450 · Insurance	12,991.00	14,000.00	-1,009.00	92.79%
01-1480 · Legal Advertisements	689.49	1,200.00	-510.51	57.46%
01-1512 · Miscellaneous	5,753.64	9,000.00	-3,246.36	63.93%
01-1513 · Postage and Delivery	834.77	1,300.00	-465.23	64.21%
01-1514 · Office Supplies	2,911.98	5,800.00	-2,888.02	50.21%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	1,420.00	6,250.00	-4,830.00	22.72%
01-1551 · Continuing Disclosure Fee	350.00	350.00	0.00	100.0%
01-1570 · Website Management	1,999.92	2,000.00	-0.08	100.0%
01-1601 · Security Services	286,340.09	317,000.00	-30,659.91	90.33%
01-1604 · Guardhouse Int/Ext Maintenance	25,895.22	12,500.00	13,395.22	207.16%
01-1605 · Gate System Maintenance	11,833.50	26,000.00	-14,166.50	45.51%
01-1606 · Guard house-Visitor Passes	1,728.00	7,200.00	-5,472.00	24.0%
01-1803 · Lake & Preserve Maintenance	35,256.00	40,000.00	-4,744.00	88.14%
01-1805 · Stormwater Mgt/Pipe Replacement	33,238.07	74,800.00	-41,561.93	44.44%
01-1812 · Signs	998.20	2,000.00	-1,001.80	49.91%
01-1814 · Electricity	77,106.16	80,000.00	-2,893.84	96.38%
01-1816 · Telephone	10,422.90	10,500.00	-77.10	99.27%
01-1817 · Water & sewer	9,375.01	15,000.00	-5,624.99	62.5%
01-1818 · Field Management	5,000.00	5,000.00	0.00	100.0%
01-1821 · Waterfall Maintenance	54,917.77	55,000.00	-82.23	99.85%
01-1824 · Streetlight Maintenance	139.00	5,000.00	-4,861.00	2.78%
01-1826 · Holiday Lighting	6,582.05	6,600.00	-17.95	99.73%
01-1832 · Lake Restoration & Maintenance	71,352.00	72,000.00	-648.00	99.1%
01-1835 · Pressure Clean & Paint Ext Strc	0.00	15,000.00	-15,000.00	0.0%
01-1839 · Iguana Removal Services	25,779.21	0.00	25,779.21	100.0%
01-1840 · Headwall Stabilization Project	0.00	40,000.00	-40,000.00	0.0%
01-1841 · Lake Slope Soil Maintenance	0.00	10,000.00	-10,000.00	0.0%
01-1842 · S-8 Canal Reconstructn-Eng Dsgn	0.00	180,000.00	-180,000.00	0.0%
01-1899 · Operating Maint Resrve/Contngcy	8,199.02	56,460.00	-48,260.98	14.52%
01-2311 · Operations Management	12,000.00	12,000.00	0.00	100.0%
Total Expense	817,230.80	1,199,463.00	-382,232.20	68.13%
Net Income	295,140.76	0.00	295,140.76	100.0%

Walnut Creek Community Development District
Check Register
August 2021 - September 2021

Check #	Date	Name	Credit
10758	08/01/2021	Allstate Resource Management, Inc.	2,838.00
10759	08/01/2021	American Shoreline Restoration Inc	5,946.00
10760	08/01/2021	Applications by Design, Inc.	810.00
10761	08/01/2021	AT&I Systems	660.00
10762	08/01/2021	City of Pembroke Pines	622.70
10763	08/01/2021	Crystal Pool Service Inc	4,150.00
10764	08/01/2021	Fast Signs	383.70
10765	08/01/2021	FPL	6,476.28
10766	08/01/2021	Randy's Holiday Lighting	3,291.03
10767	08/01/2021	Richie Rich Services LLC	195.00
10768	08/01/2021	Special District Services, Inc.	5,396.60
10769	08/03/2021	ALM Media, LLC	125.88
10770	08/03/2021	Blue Iguana Pest Control Inc	2,241.67
10771	08/03/2021	Comcast (8939)	347.17
10772	08/03/2021	Comcast (9044)	347.17
10773	08/03/2021	Crystal Pool Service Inc	925.11
10774	08/03/2021	FPI Security Services	9,980.36
10775	08/03/2021	Hancock Bank (Tax Receipts)	1,521.85
PR 8-17-21	08/18/2021	Payroll Processing	52.20
PR 8-17-21	08/18/2021	Payroll Taxes	122.40
PR 8-17-21	08/18/2021	Supervisor Fees	738.80
10776	08/23/2021	1st Solution Pest Control	823.33
10777	08/23/2021	Billing, Cochran, Lyles, Mauro, & Ramsey	435.00
10778	08/23/2021	Comcast (Voice 8931)	153.94
10779	08/23/2021	Craig A. Smith & Associates, Inc	5,182.00
10780	08/23/2021	FPI Security Services	12,143.31
10781	08/23/2021	Shenandoah General Construction	2,400.00
10782	08/23/2021	Tirone Electric	146.66
10783	09/01/2021	1st Solution Pest Control	33.33
10784	09/01/2021	Allstate Resource Management, Inc.	2,838.00
10785	09/01/2021	Applications by Design, Inc.	810.00
10786	09/01/2021	AT&I Systems	660.00
10787	09/01/2021	City of Pembroke Pines	563.62
10788	09/01/2021	Craig A Smith & Associates LLC	1,341.00
10789	09/01/2021	Crystal Pool Service Inc	4,150.00
10790	09/01/2021	FPL	6,364.55
10791	09/01/2021	Master Pro Rain Gutters Corp	1,097.50
10792	09/01/2021	Shenandoah General Construction	4,146.07
10793	09/01/2021	VOID	0.00
10794	09/01/2021	Special District Services, Inc.	5,264.15
10795	09/07/2021	American Shoreline Restoration Inc	5,946.00
10796	09/07/2021	Blue Iguana Pest Control Inc	2,241.67
10797	09/07/2021	VOID	0.00
10798	09/07/2021	Comcast (9044)	347.17
10799	09/07/2021	FPI Security Services	10,655.49

Walnut Creek Community Development District
Check Register
August 2021 - September 2021

Check #	Date	Name	Credit
10800	09/07/2021	Comcast (8939)	475.71
10801	09/08/2021	1st Solution Pest Control	33.35
10802	09/08/2021	Crystal Springs	108.10
10803	09/16/2021	FPI Security Services	11,611.03
10804	09/16/2021	Master Pro Rain Gutters Corp	1,097.50
10805	09/16/2021	Office Depot Credit Plan	343.97
TOTAL			128,584.37

Walnut Creek Community Development District
Expenditures
August through September 2021

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Expenditures					
01-1307 · Payroll tax expense					
	08/18/2021	PR 8-17-21		mtg 8/17/21 PR 8/20/21 (Ross, Levenson, A Perez, Kagan)	61.20
Total 01-1307 · Payroll tax expense					<u>61.20</u>
01-1308 · Supervisor Fees					
	08/18/2021	PR 8-17-21		mtg 8/17/21 PR 8/20/21 (Ross, Levenson, A Perez, Kagan)	800.00
Total 01-1308 · Supervisor Fees					<u>800.00</u>
01-1310 · Engineering					
	08/31/2021	2108162	Craig A Smith & Associates LLC	engineering August 2021	4,840.00
	09/30/2021	2109162	Craig A Smith & Associates LLC	engineering September 2021	360.00
	09/30/2021	2109161	Craig A Smith & Associates LLC	engineering September 2021	1,205.00
Total 01-1310 · Engineering					<u>6,405.00</u>
01-1311 · Management Fees					
	08/31/2021	2021-1661	Special District Services, Inc.	inv# 2021-1661 Management Fees August 2021	3,804.00
	09/30/2021	2021-1766	Special District Services, Inc.	inv# 2021-1766 Management Fees September 2021	3,804.00
Total 01-1311 · Management Fees					<u>7,608.00</u>
01-1315 · Legal Fees					
	08/31/2021	170707	Billing, Cochran, Lyles, Mauro, & Ramsey	Legal Services for August 2021	950.00
	09/30/2021	171136	Billing, Cochran, Lyles, Mauro, & Ramsey	Legal Services for September 2021	400.00
Total 01-1315 · Legal Fees					<u>1,350.00</u>
01-1318 · Assessment/Tax Roll					
	09/29/2021	2021-1931	Special District Services, Inc.	inv# 2021-1931 Assessment Roll Preparation 2021	7,500.00
Total 01-1318 · Assessment/Tax Roll					<u>7,500.00</u>
01-1512 · Miscellaneous					
	08/18/2021	PR 8-17-21		mtg 8/17/21 PR 8/20/21 (Ross, Levenson, A Perez, Kagan)	52.20
	08/31/2021	2021-1661	Special District Services, Inc.	Document Storage August 2021	28.69
	08/31/2021	2021-1661	Special District Services, Inc.	Travel August 2021	121.64
	09/30/2021	2021-1766	Special District Services, Inc.	Document Storage August 2021	28.91
	09/30/2021	2021-1766	Special District Services, Inc.	Travel August 2021	222.84
	09/30/2021	2021-1766	Special District Services, Inc.	Conference calls August 2021	27.38
Total 01-1512 · Miscellaneous					<u>481.66</u>
01-1513 · Postage and Delivery					
	08/31/2021	2021-1661	Special District Services, Inc.	Postage August 2021	19.89
	08/31/2021	2021-1661	Special District Services, Inc.	FedEx August 2021	104.07
	09/30/2021	2021-1766	Special District Services, Inc.	Postage August 2021	21.93
	09/30/2021	2021-1766	Special District Services, Inc.	FedEx August 2021	58.73
Total 01-1513 · Postage and Delivery					<u>204.62</u>
01-1514 · Office Supplies					
	08/31/2021	2021-1661	Special District Services, Inc.	Copier July 2021	19.20
	09/03/2021	6011564220516305	Office Depot Credit Plan	toner and drum	343.97
	09/30/2021	2021-1766	Special District Services, Inc.	Copier August 2021	65.85
	09/30/2021	2021-1766	Special District Services, Inc.	Meeting books August 2021	28.00
Total 01-1514 · Office Supplies					<u>457.02</u>

Walnut Creek Community Development District
Expenditures
August through September 2021

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
01-1551 · Continuing Disclosure Fee					
	09/28/2021	2021-1856	Special District Services, Inc.	inv# 2021-1856 Continuing disclosure fee 2020/2021	350.00
Total 01-1551 · Continuing Disclosure Fee					350.00
01-1570 · Website Management					
	08/31/2021	2021-1661	Special District Services, Inc.	Website Fee August 2021	166.66
	09/30/2021	2021-1766	Special District Services, Inc.	Website Fee September 2021	166.66
Total 01-1570 · Website Management					333.32
01-1601 · Security Services					
	08/08/2021	57409	FPI Security Services	security 7/26/21-8/8/21	10,003.31
	08/08/2021	57409	FPI Security Services	marked patrol vehicle August 2021	1,500.00
	08/19/2021	57472	FPI Security Services	Police officer 6/18/21, 8/12/21, 8/17/21, 8/19/21	640.00
	08/22/2021	57470	FPI Security Services	security 8/9/21-8/22/21	10,015.49
	09/05/2021	57533	FPI Security Services	security 8/23/21-9/5/21	10,111.03
	09/05/2021	57533	FPI Security Services	marked patrol vehicle September	1,500.00
	09/16/2021	57731	FPI Security Services	police officer 8/25/21-9/16/21	960.00
	09/19/2021	57630	FPI Security Services	security 9/6/21-9/19/21	10,273.91
	09/30/2021	F21-9-1	FPI Security Inc	Security: 9/20/21 - 9/30/21	7,118.49
Total 01-1601 · Security Services					52,122.23
01-1604 · Guardhouse Int/Ext Maintenance					
	08/01/2021	62008	Applications by Design, Inc.	monitored virus and malware protection software - August 2021	810.00
	08/06/2021	91366	1st Solution Pest Control	inv# 91366 outside 10 bait black boxes - trapping	650.00
	08/09/2021	90542	1st Solution Pest Control	inv# 90542 general PC, spray inside and perimeter of both guard houses	140.00
	08/17/2021	91368	1st Solution Pest Control	inv# 91368 check traps and rebait	33.33
	08/24/2021	2445	Master Pro Rain Gutters Corp	50% deposit on rain gutter installation	1,097.50
	08/26/2021	92060	1st Solution Pest Control	inv# 92060 check traps and rebait	33.33
	09/01/2021	62395	Applications by Design, Inc.	monitored virus and malware protection software - September 2021	810.00
	09/03/2021	92061	1st Solution Pest Control	inv# 92061 check traps and rebait	33.35
	09/09/2021	2506	Master Pro Rain Gutters Corp	final payment on rain gutter installation	1,097.50
	09/30/2021	2021-1766	Special District Services, Inc.	Guardhouse door sweep strip and rug	45.24
Total 01-1604 · Guardhouse Int/Ext Maintenance					4,750.25
01-1605 · Gate System Maintenance					
	08/01/2021	47475	AT&I Systems	inv# 47475 monthly all inclusive service gate maintenance August 2021	660.00
	09/01/2021	32134	AT&I Systems	inv# 32134 monthly all inclusive service gate maintenance September 2021	660.00
Total 01-1605 · Gate System Maintenance					1,320.00
01-1803 · Lake & Preserve Maintenance					
	08/01/2021	178090	Allstate Resource Management, Inc.	mitigation area maintenance and lake mgmt services August 2021	2,838.00
	09/01/2021	178734	Allstate Resource Management, Inc.	mitigation area maintenance and lake mgmt services September 2021	2,838.00
Total 01-1803 · Lake & Preserve Maintenance					5,676.00
01-1805 · Stormwater Mgt/Pipe Replacement					
	08/13/2021	89785	Shenandoah General Construction	Hydrolic jet vac truck, chemical grout, and permit fee	4,146.07
	09/10/2021	90157	Shenandoah General Construction	asphalt repair material & compactor	3,500.00
Total 01-1805 · Stormwater Mgt/Pipe Replacement					7,646.07
01-1814 · Electricity					

Walnut Creek Community Development District
Expenditures
August through September 2021

Date	Invoice #	Vendor	Description	Amount
08/19/2021	91603-83023	FPL	acct# 91603-83023 7/20/21-8/19/21	828.14
08/19/2021	63714-09001	FPL	acct# 63714-09001 7/20/21-8/19/21	24.10
08/19/2021	63522-34022	FPL	acct# 63522-34022 7/20/21-8/19/21	251.17
08/19/2021	54061-43023	FPL	acct# 54061-43023 7/20/21-8/19/21	141.81
08/19/2021	04574-72025	FPL	acct# 04574-72025 7/20/21-8/19/21	417.59
08/19/2021	36358-71365	FPL	acct# 36358-71365 7/20/21-8/19/21	4,701.74
09/20/2021	91603-83023	FPL	acct# 91603-83023 8/19/21-9/20/21	906.68
09/20/2021	63714-09001	FPL	acct# 63714-09001 8/19/21-9/20/21	25.63
09/20/2021	63522-34022	FPL	acct# 63522-34022 8/19/21-9/20/21	298.43
09/20/2021	54061-43023	FPL	acct# 54061-43023 8/19/21-9/20/21	150.78
09/20/2021	04574-72025	FPL	acct# 04574-72025 8/19/21-9/20/21	420.95
09/20/2021	36358-71365	FPL	acct# 36358-71365 8/19/21-9/20/21	4,701.74
Total 01-1814 · Electricity				12,868.76
01-1816 · Telephone				
08/18/2021	128524605	Comcast (Voice 8931)	Inv# 128524605 account# 904688931	153.94
08/24/2021		Comcast (9044)	acct# 8495751000519044 service for 2400 NW 76th Ave (service 9/4/21-10/3/21)	347.17
08/24/2021		Comcast (8939)	Acct# 8495751000518939 Service for 1800 NW 76th Ave (9/4/21-10/3/21)	475.71
09/10/2021	134427402	Comcast (Voice 8931)	Inv# 134427402 account# 904688931	153.36
09/15/2021	130474582	Comcast (Voice 8931)	Inv# 130474582 account# 904688931	153.94
Total 01-1816 · Telephone				1,284.12
01-1817 · Water & sewer				
08/19/2021		City of Pembroke Pines	acct# 05-551-00001-0018 (1800 NW 76 Ave FTN W)	172.59
08/19/2021		City of Pembroke Pines	acct# 05-551-00000-0026 (1800 NW 76 Ave)	42.60
08/19/2021		City of Pembroke Pines	acct# 05-551-00002-0017 (1800 NW 76 Ave FTN E)	348.43
09/01/2021	21393886 090121	Crystal Springs	water cooler service for the guardhouse	108.10
09/20/2021		City of Pembroke Pines	acct# 05-551-00002-0017 (1800 NW 76 Ave FTN E)	287.27
09/20/2021		City of Pembroke Pines	acct# 05-551-00000-0026 (1800 NW 76 Ave)	130.17
09/20/2021		City of Pembroke Pines	acct# 05-551-00001-0018 (1800 NW 76 Ave FTN W)	271.80
09/29/2021	21393886 092921	Crystal Springs	water cooler service for the guardhouse	8.19
Total 01-1817 · Water & sewer				1,369.15
01-1821 · Waterfall Maintenance				
08/01/2021	2115180800	Crystal Pool Service Inc	inv# 2115180800 August 2021 service	4,150.00
08/12/2021	48893	Tirone Electric	repair work on main three phase breaker	146.66
09/01/2021	2115180900	Crystal Pool Service Inc	inv# 2115180900 September 2021 service	4,150.00
Total 01-1821 · Waterfall Maintenance				8,446.66
01-1832 · Lake Restoration & Maintenance				
08/01/2021	44	American Shoreline Restoration Inc	August 2021 Payment #44 of 45+ on stormwater ponds bank repair	5,946.00
09/01/2021	45	American Shoreline Restoration Inc	September 2021 Payment #45 of 45+ on stormwater ponds bank repair	5,946.00
Total 01-1832 · Lake Restoration & Maintenance				11,892.00
01-1839 · Iguana Removal Services				
08/31/2021	2482	Blue Iguana Pest Control Inc	monitoring to trap and employ aggressive methods - Lakes and canals August 2021	2,000.00

**Walnut Creek Community Development District
Expenditures
August through September 2021**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
	08/31/2021	2483	Blue Iguana Pest Control Inc	monitoring to trap and employ aggressive methods - Taft Entrance - Waterfalls August ...	241.67
	09/30/2021	2575	Blue Iguana Pest Control Inc	monitoring to trap and employ aggressive methods - Taft Entrance - Waterfalls Septemb...	241.67
	09/30/2021	2574	Blue Iguana Pest Control Inc	monitoring to trap and employ aggressive methods - lakes and canals - Waterfalls Sept...	2,000.00
Total 01-1839 · Iguana Removal Services					<u>4,483.34</u>
01-2311 · Operations Management					
	08/31/2021	2021-1661	Special District Services, Inc.	Field Operations Mgmt August 2021	1,000.00
	09/30/2021	2021-1766	Special District Services, Inc.	Field Operations Mgmt September 2021	1,000.00
Total 01-2311 · Operations Management					<u>2,000.00</u>
Total Expenditures					<u>139,409.40</u>

**Walnut Creek CDD
Balance Sheet
As of September 30, 2021**

	<u>Operating Fund</u>	<u>Debt Service (2008) Fund</u>	<u>Debt Service (2010) Fund</u>	<u>General Fixed Assets</u>	<u>Long Term Debt</u>	<u>TOTAL</u>
ASSETS						
Current Assets						
Checking/Savings						
Operating Fund	753,426.21	0.00	0.00	0.00	0.00	753,426.21
Improvements/Emergency Funds	709,563.00	0.00	0.00	0.00	0.00	709,563.00
Total Checking/Savings	1,462,989.21	0.00	0.00	0.00	0.00	1,462,989.21
Total Current Assets	1,462,989.21	0.00	0.00	0.00	0.00	1,462,989.21
Other Assets						
Investments - Interest Account	0.00	0.00	0.07	0.00	0.00	0.07
Investments - Reserve Fund	0.00	0.00	123,727.49	0.00	0.00	123,727.49
Investments - Revenue Account	0.00	0.00	105,511.82	0.00	0.00	105,511.82
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Redemption Account	0.00	0.00	18.18	0.00	0.00	18.18
Investments - Principal	0.00	0.00	0.09	0.00	0.00	0.09
Petty Cash	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable	1,680.51	0.00	0.00	0.00	0.00	1,680.51
A/R Non Ad Valorem Receipts	0.00	0.00	0.00	0.00	0.00	0.00
Land & Land Improvements	0.00	0.00	0.00	6,327,392.00	0.00	6,327,392.00
2010 Project Improvements	0.00	0.00	0.00	1,746,100.00	0.00	1,746,100.00
2014 Improvements	0.00	0.00	0.00	66,674.00	0.00	66,674.00
Infrastructure	0.00	0.00	0.00	3,123,376.00	0.00	3,123,376.00
Equipment	0.00	0.00	0.00	30,534.00	0.00	30,534.00
Depreciation - Infrastructure	0.00	0.00	0.00	-2,597,553.00	0.00	-2,597,553.00
Depreciation - Equipment	0.00	0.00	0.00	-30,534.00	0.00	-30,534.00
Amount Available In DSF (2008)	0.00	0.00	0.00	0.00	0.00	0.00
Amount Available In DSF (2010)	0.00	0.00	0.00	0.00	229,257.65	229,257.65
Amount To Be Provided	0.00	0.00	0.00	0.00	865,742.35	865,742.35
Total Other Assets	1,680.51	0.00	229,257.65	8,665,989.00	1,095,000.00	9,991,927.16
TOTAL ASSETS	1,464,669.72	0.00	229,257.65	8,665,989.00	1,095,000.00	11,454,916.37
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expense Sundry	0.00	0.00	0.00	0.00	0.00	0.00
Maintenance Projects Reserves	230,000.00	0.00	0.00	0.00	0.00	230,000.00
Accounts Payable	61,135.55	0.00	0.00	0.00	0.00	61,135.55
Total Current Liabilities	291,135.55	0.00	0.00	0.00	0.00	291,135.55
Long Term Liabilities						
Special Assessment Debt (2008)	0.00	0.00	0.00	0.00	0.00	0.00
Special Assessment Debt (2010)	0.00	0.00	0.00	0.00	1,095,000.00	1,095,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	1,095,000.00	1,095,000.00
Total Liabilities	291,135.55	0.00	0.00	0.00	1,095,000.00	1,386,135.55
Equity						
Retained Earnings	1,108,393.41	123,133.65	226,986.38	-2,628,087.00	0.00	-1,169,573.56
Maintenance Projects Reserves	-230,000.00	0.00	0.00	0.00	0.00	-230,000.00
Net Income	295,140.76	-123,133.65	2,271.27	0.00	0.00	174,278.38
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Investment In Gen Fixed Assets	0.00	0.00	0.00	11,294,076.00	0.00	11,294,076.00
Total Equity	1,173,534.17	0.00	229,257.65	8,665,989.00	0.00	10,068,780.82
TOTAL LIABILITIES & EQUITY	1,464,669.72	0.00	229,257.65	8,665,989.00	1,095,000.00	11,454,916.37

**Walnut Creek CDD
Debt Service (Series 2008) Profit & Loss Report September 2021**

	Annual Budget 10/1/20 - 9/30/21	Actual Sep-21	Year To Date Actual 10/1/21 - 9/30/21
Revenues			
Interest Income	50	2	10
NAV Tax Collection	321,070	0	295,210
Reserve Fund Credit	36,158	0	0
Total Revenues	\$ 357,278	\$ 2	\$ 295,220
Expenditures			
Principal Payments	345,000	0	345,000
Additional Principal Payments	3,601	0	0
Interest Payments	8,677	0	17,354
Close-Out Of Series 2008 Funds	0	0	56,000
Total Expenditures	\$ 357,278	\$ -	\$ 418,354
Excess/ (Shortfall)	\$ -	\$ 2	\$ (123,134)

Series 2008 Bond Paid Off In May 2021

**Walnut Creek CDD
Debt Service (Series 2010) Profit & Loss Report September 2021**

	Annual Budget 10/1/20 - 9/30/21	Actual Sep-21	Year To Date Actual 10/1/20 - 9/30/21
Revenues			
Interest Income	50	5	60
NAV Tax Collection	122,214	0	122,593
Bond Prepayments	0	0	0
Total Revenues	\$ 122,264	\$ 5	\$ 122,653
Expenditures			
Principal Payments	45,000	0	45,000
Additional Principal Payments	12,870	0	10,000
Interest Payments	64,394	0	65,381
Total Expenditures	\$ 122,264	\$ -	\$ 120,381
Excess/ (Shortfall)	\$ -	\$ 5	\$ 2,272

**WALNUT CREEK CDD
TAX COLLECTIONS
2020 - 2021**

#	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 2008 Debt 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 2008 Debt Assessment Income (After Discounts & Fees)	Series 2010 Debt Assessment Income (After Discounts & Fees)	Series 2008 Debt Assessment Paid to Trustee	Series 2010 Debt Assessment Paid to Trustee
									\$1,554,518	\$167,450	\$915,489	\$341,564	\$130,015	\$167,450	\$915,489	\$341,564	\$130,015	\$321,070	\$122,214
									\$1,461,247	\$157,403	\$860,560	\$321,070	\$122,214	\$157,403	\$860,560	\$321,070	\$122,214	\$321,070	\$122,214
1	1	Broward Cty Tax Collector	11/24/20	NAV Taxes	\$ 161,903.37		\$ (3,107.82)	\$ (6,511.98)	\$ 152,283.57	\$ 17,440.17	\$ 95,348.15	\$ 35,573.45	\$ 13,541.60	\$ 16,403.87	\$ 89,682.85	\$ 33,459.80	\$ 12,737.05	\$ 33,459.80	\$ 12,737.05
2	2	Broward Cty Tax Collector	12/09/20	NAV Taxes	\$ 1,138,881.60		\$ (21,866.63)	\$ (45,550.93)	\$ 1,071,464.04	\$ 122,680.25	\$ 670,710.15	\$ 250,235.10	\$ 95,256.10	\$ 115,417.94	\$ 631,006.60	\$ 235,422.15	\$ 89,617.35	\$ 235,422.15	\$ 89,617.35
3	3	Broward Cty Tax Collector	12/18/20	NAV Taxes	\$ 86,900.30		\$ (1,670.20)	\$ (3,389.87)	\$ 81,840.23	\$ 9,360.85	\$ 51,177.35	\$ 19,093.75	\$ 7,268.35	\$ 8,815.68	\$ 48,197.40	\$ 17,982.00	\$ 6,845.15	\$ 17,982.00	\$ 6,845.15
4	4	Broward Cty Tax Collector	12/29/20	NAV Taxes	\$ 19,092.09		\$ (369.34)	\$ (624.94)	\$ 18,097.81	\$ 2,056.49	\$ 11,243.75	\$ 4,194.95	\$ 1,596.90	\$ 1,949.36	\$ 10,658.15	\$ 3,976.50	\$ 1,513.80	\$ 3,976.50	\$ 1,513.80
5	5	Broward Cty Tax Collector	01/15/21	NAV Taxes	\$ 20,917.69		\$ (405.81)	\$ (627.51)	\$ 19,884.37	\$ 2,253.19	\$ 12,318.85	\$ 4,596.05	\$ 1,749.60	\$ 2,141.77	\$ 11,710.30	\$ 4,369.05	\$ 1,663.25	\$ 4,369.05	\$ 1,663.25
6	Int - 1	Broward Cty Tax Collector	01/25/21	Interest		\$ 12.68			\$ 12.68	\$ 12.68				\$ 12.68					\$ -
7	6	Broward Cty Tax Collector	02/12/21	NAV Taxes/Interest	\$ 37,328.15	\$ 21.48	\$ (730.85)	\$ (806.74)	\$ 35,812.04	\$ 4,042.48	\$ 21,983.30	\$ 8,201.70	\$ 3,122.15	\$ 11,740.34	\$ 21,078.05	\$ -	\$ 2,993.65	\$ -	\$ 2,993.65
8	7	Broward Cty Tax Collector	03/12/21	NAV Taxes/Interest	\$ 13,179.56	\$ 22.86	\$ (261.62)	\$ (121.80)	\$ 12,819.00	\$ 1,442.56	\$ 7,761.66	\$ 2,895.85	\$ 1,102.35	\$ 4,212.10	\$ 7,536.45	\$ -	\$ 1,070.45	\$ -	\$ 1,070.45
9	8	Broward Cty Tax Collector	04/15/21	NAV Taxes/Interest	\$ 41,791.96	\$ 23.28	\$ (836.30)		\$ 40,978.94	\$ 4,525.09	\$ 24,612.15	\$ 9,182.50	\$ 3,495.50	\$ 13,433.44	\$ 24,119.90	\$ -	\$ 3,425.60	\$ -	\$ 3,425.60
10	Int - 2	Broward Cty Tax Collector	04/26/21	Interest		\$ 2.39			\$ 2.39	\$ 2.39				\$ 2.39					\$ -
11	9	Broward Cty Tax Collector	05/14/21	NAV Taxes/Interest	\$ 5,945.22	\$ 140.81	\$ (121.72)		\$ 5,964.31	\$ 781.23	\$ 3,501.25	\$ 1,306.25	\$ 497.30	\$ 2,045.71	\$ 3,431.20	\$ -	\$ 487.40	\$ -	\$ 487.40
12	10	Broward Cty Tax Collector	06/15/21	NAV Taxes/Interest	\$ 8,748.39	\$ 285.28	\$ (180.67)		\$ 8,853.00	\$ 1,227.62	\$ 5,152.10	\$ 1,922.20	\$ 731.75	\$ 3,086.80	\$ 5,049.05	\$ -	\$ 717.15	\$ -	\$ 717.15
13	11	Broward Cty Tax Collector	07/15/21	NAV Taxes/Interest (TC)	\$ 18,565.99	\$ 581.02	\$ (382.95)		\$ 18,764.06	\$ 2,580.91	\$ 10,933.90	\$ 4,079.30	\$ 1,552.90	\$ 6,526.96	\$ 10,715.25	\$ -	\$ 1,521.85	\$ -	\$ 1,521.85
14	Int - 3	Broward Cty Tax Collector	07/26/21	Interest		\$ 2.64			\$ 2.64	\$ 2.64				\$ 2.64					\$ -
15	12	Broward Cty Tax Collector	08/13/21	NAV Taxes/Interest	\$ 46.80	\$ 28.08	\$ (1.49)		\$ 73.39	\$ 74.88				\$ 73.39					\$ -
16	13	Broward Cty Tax Collector	09/15/21	NAV Taxes/Interest	\$ 76.55	\$ 47.07	\$ (2.48)		\$ 121.14	\$ 123.62				\$ 121.14					\$ -
17	Int - 4	Broward Cty Tax Collector	10/25/21	Interest		\$ 0.51			\$ 0.51	\$ 0.51				\$ 0.51					\$ -
					\$1,553,377.67	\$ 1,168.10	\$ (29,937.88)	\$ (57,633.77)	\$ 1,466,974.12	\$ 168,607.56	\$ 914,742.61	\$ 341,281.10	\$ 129,914.50	\$ 185,986.72	\$ 863,185.20	\$ 295,209.50	\$ 122,592.70	\$ 295,209.50	\$ 122,592.70

20/21 Assessment Roll:
\$1,554,537.82

Note: \$1,554,518, \$167,450, \$915,489, \$341,564 and \$130,015 are 2020/2021 budgeted assessments before discounts and fees.
\$1,461,247, \$157,403, \$860,560, \$321,070 and \$122,214 are 2020/2021 budgeted assessments after discounts and fees.

Note
2/12/2021
Distribution
Includes FY 17/18
Assessments
Totaling \$42.11

Note
3/12/2021
Distribution
Includes FY 17/18
Assessments
Totaling \$43.64

Note
4/15/2021
Distribution
Includes FY 17/18
Assessments
Totaling \$43.12

Note
5/14/2021
Distribution
Includes FY 17/18
Assessments
Totaling \$42.70

Note
6/15/2021
Distribution
Includes FY 17/18
Assessments
Totaling \$42.29

Note
7/15/2021
Distribution
Includes FY 17/18
Assessments
Totaling \$43.32

\$ 1,553,377.67
\$ 1,168.10
\$ (168,607.56)
\$ (914,742.61)
\$ (341,281.10)
\$ (129,914.50)
\$ -

\$ 1,466,974.12
\$ (185,986.72)
\$ (863,185.20)
\$ (295,209.50)
\$ (122,592.70)
\$ -

Note
8/13/2021
Distribution
Includes FY 17/18
Assessments
\$46.80

Note
7/15/2021
Distribution
Includes FY 17/18
Assessments
\$76.55

Walnut Creek
Community Development District

**Financial Report For
December 2021**

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
DECEMBER 2021**

	Annual Budget 10/1/21 - 9/30/22	Actual Dec-21	Year To Date Actual 10/1/21 - 12/31/21
REVENUES			
ADMINISTRATIVE ASSESSMENTS	162,648	120,852	137,408
MAINTENANCE ASSESSMENTS	1,116,372	829,524	942,679
DEBT ASSESSMENTS (2008)	0	0	0
DEBT ASSESSMENTS (2010)	130,015	96,637	109,819
OTHER REVENUE	0	1,229	1,229
INTEREST INCOME	1,500	0	23
TOTAL REVENUES	\$ 1,410,535	\$ 1,048,242	\$ 1,191,158
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	6,000	0	800
PAYROLL TAXES (EMPLOYER)	480	0	61
ENGINEERING	35,000	0	1,005
LEGAL FEES	19,000	0	3,000
AUDIT FEES	3,800	0	0
MANAGEMENT	46,284	3,857	11,571
POSTAGE	1,250	68	155
OFFICE SUPPLIES/PRINTING	5,750	396	420
INSURANCE	14,000	0	15,252
LEGAL ADVERTISING	1,300	0	120
MISCELLANEOUS	9,000	242	797
DUES & SUBSCRIPTIONS	175	0	175
ASSESSMENT ROLL	7,500	0	0
TRUSTEE FEES	2,500	0	0
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	167	500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 154,389	\$ 4,730	\$ 33,856
MAINTENANCE EXPENDITURES			
FIELD MANAGEMENT	5,000	0	2,500
OPERATIONS MANAGEMENT	12,000	1,000	3,000
SECURITY SERVICES	317,000	12,580	59,355
SECURITY SERVICES - ABDI	12,000	0	0
SECURITY CAMERAS & MAINTENANCE	5,000	0	0
TELEPHONE	10,500	882	3,114
ELECTRIC	80,000	6,510	19,088
WATER & SEWAGE	17,000	672	2,786
GUARD HOUSE - VISITOR PASSES	6,700	0	576
GATE SYSTEM MAINTENANCE	26,000	750	13,436
GUARD HOUSE INT/EXT MAINTENANCE	12,500	3,616	8,206
LAKE & PRESERVE MAINTENANCE	41,000	2,838	9,429
SIGNAGE	2,000	0	0
STREETLIGHT MAINTENANCE	5,000	0	0
WATERFALL MAINTENANCE	60,000	5,275	22,372
HOLIDAY LIGHTING	6,600	0	0

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
DECEMBER 2021**

	Annual Budget 10/1/21 - 9/30/22	Actual Dec-21	Year To Date Actual 10/1/21 - 12/31/21
LAKE RESTORATION & MAINTENANCE	5,000	0	4,240
IGUANA REMOVAL SERVICES	27,000	0	2,242
OPERATING MAINTENANCE RESERVE/CONTINGENCY	0	0	0
MISCELLANEOUS MAINTENANCE	5,000	2,421	2,847
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	74,800	0	14,000
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES	14,000	0	0
HEADWALL STABILIZATION PROJECT	10,000	0	0
LAKE SLOPE SOIL MAINTENANCE	10,000	0	0
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	285,290	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 1,049,390	\$ 36,544	\$ 167,191
TOTAL EXPENDITURES	\$ 1,203,779	\$ 41,274	\$ 201,047
EXCESS OR (SHORTFALL)	\$ 206,756	\$ 1,006,968	\$ 990,111
PAYMENT TO TRUSTEE (2008)	0	0	0
PAYMENT TO TRUSTEE (2010)	(122,214)	(90,916)	(103,308)
BALANCE	\$ 84,542	\$ 916,052	\$ 886,803
COUNTY APPRAISER & TAX COLLECTOR FEE	(28,181)	(20,103)	(22,844)
DISCOUNTS FOR EARLY PAYMENTS	(56,361)	(41,878)	(47,696)
EXCESS/ (SHORTFALL)	\$ -	\$ 854,071	\$ 816,263
FUNDS FROM IMPROVEMENT ACCOUNT (FOR S-8 CANAL PROJECT)	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 854,071	\$ 816,263

Note: Reserves Set-Up For Budgeted Fiscal Year 2020/2021 Maintenance Projects.
Improvement/Emergency Funds May Be Needed To Fund A Portion Of The Projects.

Bank Balance As Of 12/31/21	\$ 1,641,748.26
Accounts Payable As Of 12/31/21	\$ 133,954.94
Accounts Receivable As Of 12/31/21	\$ 2,429.00
Reserve For Headwall Stabilization As Of 12/31/21	\$ 40,000.00
Reserve For Lake Slope Soil Maintenance As Of 12/31/21	\$ 10,000.00
Reserve For S-8 Canal Reconstruction As Of 12/31/21	\$ 180,000.00
Operating Account Available Funds As Of 12/31/21	\$ 1,280,222.32
Improvements/Emergency Funds As Of 12/31/21	\$ 709,574.86
Total Available Funds As Of 12/31/21	\$ 1,989,797.18

**Walnut Creek Community Development District
Budget vs. Actual
December 2021**

	Oct 21 - Dec 21	21/22 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	137,407.66	162,648.00	-25,240.34	84.48%
01-3200 · Maintenance Assessment	942,679.15	1,116,372.00	-173,692.85	84.44%
01-3811 · Debt Assessments (Series 2010)	109,818.65	130,015.00	-20,196.35	84.47%
01-3821 · Debt Assess-Paid To Trustee-10	-103,308.15	-122,214.00	18,905.85	84.53%
01-3830 · Assessment Fees	-22,844.20	-28,181.00	5,336.80	81.06%
01-3831 · Assessment Discounts	-47,695.21	-56,361.00	8,665.79	84.62%
01-9400 · Miscellaneous Revenue	1,229.00	0.00	1,229.00	100.0%
01-9410 · Interest Income	23.02	1,500.00	-1,476.98	1.54%
Total Income	1,017,309.92	1,203,779.00	-186,469.08	84.51%
Expense				
01-1307 · Payroll tax expense	61.20	480.00	-418.80	12.75%
01-1308 · Supervisor Fees	800.00	6,000.00	-5,200.00	13.33%
01-1310 · Engineering	1,005.00	35,000.00	-33,995.00	2.87%
01-1311 · Management Fees	11,571.00	46,284.00	-34,713.00	25.0%
01-1315 · Legal Fees	3,000.00	19,000.00	-16,000.00	15.79%
01-1318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
01-1320 · Audit Fees	0.00	3,800.00	-3,800.00	0.0%
01-1450 · Insurance	15,252.00	14,000.00	1,252.00	108.94%
01-1480 · Legal Advertisements	120.49	1,300.00	-1,179.51	9.27%
01-1512 · Miscellaneous	796.66	9,000.00	-8,203.34	8.85%
01-1513 · Postage and Delivery	154.92	1,250.00	-1,095.08	12.39%
01-1514 · Office Supplies	420.40	5,750.00	-5,329.60	7.31%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	0.00	2,500.00	-2,500.00	0.0%
01-1551 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
01-1570 · Website Management	499.98	2,000.00	-1,500.02	25.0%
01-1601 · Security Services	59,354.62	317,000.00	-257,645.38	18.72%
01-1604 · Guardhouse Int/Ext Maintenance	8,205.97	12,500.00	-4,294.03	65.65%
01-1605 · Gate System Maintenance	13,435.50	26,000.00	-12,564.50	51.68%
01-1606 · Guard house-Visitor Passes	576.00	6,700.00	-6,124.00	8.6%
01-1608 · Security Services - ABDI	0.00	12,000.00	-12,000.00	0.0%
01-1609 · Security Cameras & Maintenance	0.00	5,000.00	-5,000.00	0.0%
01-1803 · Lake & Preserve Maintenance	9,429.00	41,000.00	-31,571.00	23.0%
01-1805 · Stormwater Mgt/Pipe Replacement	14,000.00	74,800.00	-60,800.00	18.72%
01-1812 · Signs	0.00	2,000.00	-2,000.00	0.0%
01-1814 · Electricity	19,088.30	80,000.00	-60,911.70	23.86%
01-1815 · Miscellaneous Maintenance	2,846.64	5,000.00	-2,153.36	56.93%
01-1816 · Telephone	3,114.36	10,500.00	-7,385.64	29.66%
01-1817 · Water & sewer	2,786.20	17,000.00	-14,213.80	16.39%
01-1818 · Field Management	2,500.00	5,000.00	-2,500.00	50.0%
01-1821 · Waterfall Maintenance	22,372.00	60,000.00	-37,628.00	37.29%
01-1824 · Streetlight Maintenance	0.00	5,000.00	-5,000.00	0.0%
01-1826 · Holiday Lighting	0.00	6,600.00	-6,600.00	0.0%
01-1832 · Lake Restoration & Maintenance	4,240.00	5,000.00	-760.00	84.8%
01-1835 · Pressure Clean & Paint Ext Strc	0.00	14,000.00	-14,000.00	0.0%
01-1839 · Iguana Removal Services	2,241.67	27,000.00	-24,758.33	8.3%
01-1840 · Headwall Stabilization Project	0.00	10,000.00	-10,000.00	0.0%
01-1841 · Lake Slope Soil Maintenance	0.00	10,000.00	-10,000.00	0.0%
01-1842 · S-8 Canal Reconstructn-Eng Dsgn	0.00	285,290.00	-285,290.00	0.0%
01-2311 · Operations Management	3,000.00	12,000.00	-9,000.00	25.0%
Total Expense	201,046.91	1,203,779.00	-1,002,732.09	16.7%
Net Income	816,263.01	0.00	816,263.01	100.0%

Walnut Creek Community Development District
Check Register
November 2021 - December 2021

Check #	Date	Vendor	Amount
10827	11/01/2021	1st Solution Pest Control	85.00
10828	11/01/2021	Allstate Resource Management, Inc.	2,838.00
10829	11/01/2021	Ameri-Clean Pumping	14,000.00
10830	11/01/2021	Applications by Design, Inc.	810.00
10831	11/01/2021	AT&I Systems	1,200.50
10832	11/01/2021	Billing, Cochran, Lyles, Mauro, & Ramsey	400.00
10833	11/01/2021	City of Pembroke Pines	1,101.05
10834	11/01/2021	Comcast (Voice 8931)	153.36
10835	11/01/2021	Crystal Pool Service Inc	4,150.00
10836	11/01/2021	Department of Economic Opportunity	175.00
10837	11/01/2021	FPI Security Services	9,527.86
10838	11/01/2021	FPL	6,251.53
10839	11/01/2021	Special District Services, Inc.	5,914.41
10840	11/01/2021	Turf Management	3,020.00
10841	11/02/2021	Unitech Print LLC	576.00
10842	11/05/2021	AT&I Systems	325.00
10843	11/05/2021	Blue Iguana Pest Control Inc	2,241.67
10844	11/05/2021	Comcast (8939)	346.23
10845	11/05/2021	Comcast (9044)	346.23
10846	11/05/2021	Crystal Springs	100.21
10847	11/05/2021	FPI Security Services	11,301.37
10848	11/05/2021	Olivfloor Repair & Services Corp	425.30
PR 11/16/21	11/22/2021	Payroll Processing	52.60
PR 11/16/21	11/22/2021	Payroll Taxes	122.40
PR 11/16/21	11/22/2021	Supervisor Fees	738.80
10849	12/01/2021	1st Solution Pest Control	140.00
10850	12/01/2021	Allstate Resource Management, Inc.	3,753.00
10851	12/01/2021	ALM Media, LLC	120.49
10852	12/01/2021	Applications by Design, Inc.	810.00
10853	12/01/2021	AT&I Systems	840.00
10854	12/01/2021	Billing, Cochran, Lyles, Mauro, & Ramsey	650.00
10855	12/01/2021	City of Pembroke Pines	828.03
10856	12/01/2021	Comcast (Voice 8931)	153.36
10857	12/01/2021	Craig A Smith & Associates LLC	1,530.00
10858	12/01/2021	Crystal Pool Service Inc	4,990.00
10859	12/01/2021	Crystal Springs	92.67
10860	12/01/2021	FPI Security Services	9,726.07
10861	12/01/2021	FPL	6,326.79
10862	12/01/2021	Richie Rich Services LLC	290.00
10863	12/01/2021	Shenandoah General Construction	3,500.00
10864	12/01/2021	Smith Engineering Consultants	3,375.00
10865	12/01/2021	Special District Services, Inc.	5,381.46
10866		#10866 VOID	
10867	12/08/2021	1st Solution Pest Control	140.00
10868	12/08/2021	Comcast (8939)	346.23
10869	12/08/2021	Comcast (9044)	346.23
10870	12/08/2021	FPI Security Services	11,950.88
10871	12/08/2021	Hancock Bank (Tax Receipts)	12,392.30
10872	12/08/2021	Smith Engineering Consultants	1,125.00
TOTAL			135,010.03

Walnut Creek Community Development District
Expenditures
November through December 2021

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Expenditures					
01-1307 · Payroll tax expense					
	11/22/2021	PR 11/16/21		mtg 11/16/21 PR 11/22/21 (Ross, Levenson, A Perez, Kagan)	61.20
Total 01-1307 · Payroll tax expense					<u>61.20</u>
01-1308 · Supervisor Fees					
	11/22/2021	PR 11/16/21		mtg 11/16/21 PR 11/22/21 (Ross, Levenson, A Perez, Kagan)	800.00
Total 01-1308 · Supervisor Fees					<u>800.00</u>
01-1310 · Engineering					
	11/30/2021	2111162	Craig A Smith & Associates LLC	engineering November 2021	680.00
Total 01-1310 · Engineering					<u>680.00</u>
01-1311 · Management Fees					
	11/30/2021	21-2311	Special District Services, Inc.	management fee Nov 2021	3,857.00
	12/31/2021	2021-2526	Special District Services, Inc.	management fee Dec 2021	3,857.00
Total 01-1311 · Management Fees					<u>7,714.00</u>
01-1315 · Legal Fees					
	11/30/2021	99000	Billing Cochran Lyles	Legal fees Nov 2021	2,350.00
Total 01-1315 · Legal Fees					<u>2,350.00</u>
01-1480 · Legal Advertisements					
	11/05/2021	I0000560567-1105	ALM Media, LLC	FY 21/22 Mtg Schedule	120.49
Total 01-1480 · Legal Advertisements					<u>120.49</u>
01-1512 · Miscellaneous					
	11/22/2021	PR 11/16/21		mtg 11/16/21 PR 11/22/21 (Ross, Levenson, A Perez, Kagan)	52.60
	11/30/2021	21-2311	Special District Services, Inc.	Document Storage Oct 2021	38.00
	11/30/2021	21-2311	Special District Services, Inc.	Travel Oct 2021	195.79
	12/31/2021	2021-2526	Special District Services, Inc.	Document Storage Nov 2021	75.97
	12/31/2021	2021-2526	Special District Services, Inc.	Travel Nov 2021	165.83
Total 01-1512 · Miscellaneous					<u>528.19</u>
01-1513 · Postage and Delivery					
	11/30/2021	21-2311	Special District Services, Inc.	Postage Oct 2021	17.49
	11/30/2021	21-2311	Special District Services, Inc.	FedEx Oct 2021	41.37
	12/31/2021	2021-2526	Special District Services, Inc.	Postage Nov 2021	3.18
	12/31/2021	2021-2526	Special District Services, Inc.	FedEx Nov 2021	64.87
Total 01-1513 · Postage and Delivery					<u>126.91</u>
01-1514 · Office Supplies					
	11/30/2021	21-2311	Special District Services, Inc.	Copier Oct 2021	10.05
	12/31/2021	2021-2526	Special District Services, Inc.	Copier Nov 2021	367.95
	12/31/2021	2021-2526	Special District Services, Inc.	Meeting books Nov 2021	28.00
Total 01-1514 · Office Supplies					<u>406.00</u>
01-1570 · Website Management					
	11/30/2021	21-2311	Special District Services, Inc.	website fee Nov 2021	166.66
	12/31/2021	2021-2526	Special District Services, Inc.	website fee Dec 2021	166.66
Total 01-1570 · Website Management					<u>333.32</u>

**Walnut Creek Community Development District
Expenditures
November through December 2021**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
01-1601 · Security Services					
	11/14/2021	7962	FPI Security Services	security 11/1/21-11/14/21	9,726.07
	11/28/2021	58025	FPI Security Services	security 11/15/21-11/28/21	10,450.88
	11/28/2021	58025	FPI Security Services	marked patrol car December 2021	1,500.00
	12/12/2021	58124	FPI Security Services	security 11/29/21 - 12/12/21	10,122.14
	12/13/2021	58097	FPI Security Services	police officers thru 12/2/21	2,458.00
Total 01-1601 · Security Services					34,257.09
01-1604 · Guardhouse Int/Ext Maintenance					
	11/01/2021	63174	Applications by Design, Inc.	monitored virus and malware protection software - November 2021	810.00
	11/15/2021	19148	Richie Rich Services LLC	installed new 12x24 RAF, performed maintenance, flushed drain line, inspected coils, run test co...	290.00
	11/30/2021	21-2311	Special District Services, Inc.	chrgback for generator battery	55.10
	12/01/2021	63603	Applications by Design, Inc.	monitored virus and malware protection software - December 2021	810.00
	12/06/2021	96892	1st Solution Pest Control	Bi-monthly service - spray inside and perimeter of both guard houses	140.00
	12/08/2021	1397	Gencon Partners, Inc	repair door to pump storage	2,581.00
	12/14/2021	97079	1st Solution Pest Control	fill up bait boxes	85.00
Total 01-1604 · Guardhouse Int/Ext Maintenance					4,771.10
01-1605 · Gate System Maintenance					
	11/01/2021	33363	AT&I Systems	inv# 33363 all inclusive service gate maintenance contract November 2021	660.00
	11/09/2021	WO-033924	AT&I Systems	inv# WO-033924 reinstall secondary resident barrier are off Taft	90.00
	11/15/2021	WO-034106	AT&I Systems	repair of primary resident barrier (Taft) - vandalism	90.00
	12/01/2021	33776	AT&I Systems	monthly all inclusive service gate maintenance December 2021	660.00
	12/09/2021	WO-034542	AT&I Systems	Taft St barrier arm hit and bent and barcode reader not working	90.00
Total 01-1605 · Gate System Maintenance					1,590.00
01-1803 · Lake & Preserve Maintenance					
	11/01/2021	180167	Allstate Resource Management, Inc.	mitigation area maintenance and lake mgmt services November 2021	2,838.00
	11/23/2021	181230	Allstate Resource Management, Inc.	mitigation area maintenance and lake mgmt services November 2021 - fountain / aerator maint	915.00
	12/01/2021	180855	Allstate Resource Management, Inc.	mittigation area maintenance/lake management December 2021	2,838.00
Total 01-1803 · Lake & Preserve Maintenance					6,591.00
01-1814 · Electricity					
	11/17/2021	04574-72025 1121	FPL	acct# 04574-72025 10/19/21 - 11/17/21	262.98
	11/17/2021	54061-43023 1121	FPL	acct# 54061-43023 10/19/21 - 11/17/21	114.13
	11/17/2021	63522-34022 1121	FPL	acct# 63522-34022 10/19/21 - 11/17/21	350.26
	11/17/2021	63714-09001 1121	FPL	acct# 63714-09001 10/19/21 - 11/17/21	26.76
	11/17/2021	91603-83023 1121	FPL	acct# 91603-83023 10/19/21 - 11/17/21	870.92
	11/17/2021	36358-71365 1121	FPL	acct# 36358-71365 10/19/21 - 11/17/21	4,701.74
	12/17/2021	04574-72025	FPL	acct# 04574-72025 11/17/21-12/17/21	315.93
	12/17/2021	54061-43023	FPL	acct# 54061-43023 11/17/21-12/17/21	130.36
	12/17/2021	63522-34022	FPL	acct# 63522-34022 11/17/21-12/17/21	387.58
	12/17/2021	63714-09001	FPL	acct# 63714-09001 11/17/21-12/17/21	40.67
	12/17/2021	91603-83023	FPL	acct# 91603-83023 11/17/21-12/17/21	933.70
	12/17/2021	36358-71365	FPL	acct# 36358-71365 11/17/21-12/17/21	4,701.74
Total 01-1814 · Electricity					12,836.77
01-1815 · Miscellaneous Maintenance					
	12/13/2021	49804	Tirone Electric	completion of repairs and maintenance for sight light	1,950.00
	12/17/2021	49846	Tirone Electric	troubleshoot light pole 12/8, service call on 12/9 east fountain GFI, service call 12/13 GFI tri...	471.34

Walnut Creek Community Development District
Expenditures
November through December 2021

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Total 01-1815 · Miscellaneous Maintenance					2,421.34
01-1816 · Telephone					
	11/24/2021		Comcast (9044)	acct# 8495751000519044 service for 2400 NW 76th Ave (service 12/4/21-1/3/22)	346.23
	11/24/2021		Comcast (8939)	Acct# 8495751000518939 Service for 1800 NW 76th Ave (12/4/21-1/3/22)	346.23
	12/15/2021	136437107	Comcast (Voice 8931)	Inv# 136437107 account# 904688931	153.36
	12/21/2021		Comcast (8939)	Acct# 8495751000518939 Service for 1800 NW 76th Ave (01/4/22-2/3/22)	364.19
	12/21/2021		Comcast (9044)	acct# 8495751000519044 service for 2400 NW 76th Ave (service 01/4/22-2/3/22)	364.19
Total 01-1816 · Telephone					1,574.20
01-1817 · Water & sewer					
	11/16/2021	05-551-00000-0026	City of Pembroke Pines	acct# 05-551-00000-0026 (1800 NW 76 Ave)	329.99
	11/16/2021	05-551-00002-017	City of Pembroke Pines	acct# 05-551-00002-017 (1800 NW 76 Ave FTN E)	256.91
	11/16/2021	05-551-00001-0018	City of Pembroke Pines	acct# 05-551-00001-0018 (1800 NW 76 Ave FTN W)	241.13
	11/24/2021	21393886 112421	Crystal Springs	water cooler service for the guardhouse	92.67
	12/21/2021	230784	City of Pembroke Pines	acct# 536645-248297 (1800 NW 76 Ave)	119.19
	12/21/2021	230785	City of Pembroke Pines	acct# 536646-248298 (1800 NW 76 Ave W)	241.13
	12/21/2021	23786	City of Pembroke Pines	acct# 536647-248299 (1800 NW 76 Ave E)	312.11
Total 01-1817 · Water & sewer					1,593.13
01-1821 · Waterfall Maintenance					
	11/01/2021	2115181100	Crystal Pool Service Inc	November 2021 service	4,150.00
	11/10/2021	6572	Smith Engineering Consultants	entry fountain electrical improvements	3,375.00
	12/01/2021	2115181200	Crystal Pool Service Inc	December 2021 service	4,150.00
	12/01/2021	6502	Smith Engineering Consultants	entry fountain electrical improvements (final payment)	1,125.00
Total 01-1821 · Waterfall Maintenance					12,800.00
01-1839 · Iguana Removal Services					
	11/01/2021	2628	Blue Iguana Pest Control Inc	monitoring to trap and employ aggressive methods - lakes and canals - Waterfalls October 2021	2,000.00
	11/01/2021	2629	Blue Iguana Pest Control Inc	monitoring to trap and employ aggressive methods - Taft Entrance - Waterfalls October 2021	241.67
Total 01-1839 · Iguana Removal Services					2,241.67
01-2311 · Operations Management					
	11/30/2021	21-2311	Special District Services, Inc.	Field Operations Mgmt Nov 2021	1,000.00
	12/31/2021	2021-2526	Special District Services, Inc.	Field Operations Mgmt Dec 2021	1,000.00
Total 01-2311 · Operations Management					2,000.00
Total Expenditures					93,796.41

Walnut Creek CDD
Balance Sheet
As of December 31, 2021

	<u>Operating Fund</u>	<u>Debt Service (2010) Fund</u>	<u>General Fixed Assets</u>	<u>Long Term Debt</u>	<u>TOTAL</u>
ASSETS					
Current Assets					
Checking/Savings					
Operating Fund	1,641,748.26	0.00	0.00	0.00	1,641,748.26
Improvements/Emergency Funds	709,574.86	0.00	0.00	0.00	709,574.86
Total Checking/Savings	<u>2,351,323.12</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,351,323.12</u>
Total Current Assets	2,351,323.12	0.00	0.00	0.00	2,351,323.12
Other Assets					
Investments - Interest Account	0.00	0.07	0.00	0.00	0.07
Investments - Reserve Fund	0.00	123,732.88	0.00	0.00	123,732.88
Investments - Revenue Account	0.00	74,185.17	0.00	0.00	74,185.17
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00
Investments - Redemption Account	0.00	18.18	0.00	0.00	18.18
Investments - Principal	0.00	0.09	0.00	0.00	0.09
Petty Cash	0.00	0.00	0.00	0.00	0.00
Accounts Receivable	2,429.00	0.00	0.00	0.00	2,429.00
A/R Non Ad Valorem Receipts	0.00	103,308.15	0.00	0.00	103,308.15
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	-2,597,553.00	0.00	-2,597,553.00
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	301,244.54	301,244.54
Amount To Be Provided	0.00	0.00	0.00	793,755.46	793,755.46
Total Other Assets	<u>2,429.00</u>	<u>301,244.54</u>	<u>8,665,989.00</u>	<u>1,095,000.00</u>	<u>10,064,662.54</u>
TOTAL ASSETS	<u>2,353,752.12</u>	<u>301,244.54</u>	<u>8,665,989.00</u>	<u>1,095,000.00</u>	<u>12,415,985.66</u>
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Accrued Expense Sundry	0.00	0.00	0.00	0.00	0.00
Maintenance Projects Reserves	230,000.00	0.00	0.00	0.00	230,000.00
Accounts Payable	133,954.94	0.00	0.00	0.00	133,954.94
Total Current Liabilities	<u>363,954.94</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>363,954.94</u>
Long Term Liabilities					
Special Assessment Debt (2008)	0.00	0.00	0.00	0.00	0.00
Special Assessment Debt (2010)	0.00	0.00	0.00	1,095,000.00	1,095,000.00
Total Long Term Liabilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,095,000.00</u>	<u>1,095,000.00</u>
Total Liabilities	363,954.94	0.00	0.00	1,095,000.00	1,458,954.94
Equity					
Retained Earnings	1,173,534.17	229,257.65	-2,628,087.00	0.00	-1,225,295.18
Net Income	816,263.01	71,986.89	0.00	0.00	888,249.90
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00
Investment In Gen Fixed Assets	0.00	0.00	11,294,076.00	0.00	11,294,076.00
Total Equity	<u>1,989,797.18</u>	<u>301,244.54</u>	<u>8,665,989.00</u>	<u>0.00</u>	<u>10,957,030.72</u>
TOTAL LIABILITIES & EQUITY	<u>2,353,752.12</u>	<u>301,244.54</u>	<u>8,665,989.00</u>	<u>1,095,000.00</u>	<u>12,415,985.66</u>

**Walnut Creek CDD
Debt Service (Series 2010) Profit & Loss Report December 2021**

	Annual Budget 10/1/21 - 9/30/22	Actual Dec-21	Year To Date Actual 10/1/21 - 12/31/21
Revenues			
Interest Income	25	5	10
NAV Tax Collection	122,214	0	103,308
Bond Prepayments	0	0	0
Total Revenues	\$ 122,239	\$ 5	\$ 103,318
Expenditures			
Principal Payments	50,000	0	0
Additional Principal Payments	10,256	0	0
Interest Payments	61,983	0	31,331
Total Expenditures	\$ 122,239	\$ -	\$ 31,331
Excess/ (Shortfall)	\$ -	\$ 5	\$ 71,987

**WALNUT CREEK CDD
TAX COLLECTIONS
2021 - 2022**

#	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
									\$1,409,035	\$162,648	\$1,116,372	\$130,015	\$162,648	\$1,116,372	\$130,015	
									\$1,324,493	\$152,889	\$1,049,390	\$122,214	\$152,889	\$1,049,390	\$122,214	\$122,214
1	1	Broward Cty Tax Collector	11/23/21	NAV Taxes	\$ 142,818.42		\$ (2,740.01)	\$ (5,817.73)	\$ 134,260.68	\$ 16,481.22	\$ 113,155.05	\$ 13,182.15	\$ 15,493.58	\$ 106,374.80	\$ 12,392.30	\$ 12,392.30
2	D - 1	Broward Cty Tax Collector	11/09/21	NAV Taxes/Interest	\$ 45.53	\$ 29.37	\$ (1.49)		\$ 73.41	\$ 74.90			\$ 73.41			\$ -
3	2	Broward Cty Tax Collector	12/09/21	NAV Taxes/Interest	\$ 1,046,982.36	\$ 29.78	\$ (20,102.70)	\$ (41,877.48)	\$ 985,031.96	\$ 120,851.54	\$ 829,524.10	\$ 96,636.50	\$ 113,698.46	\$ 780,417.65	\$ 90,915.85	\$ 90,915.85
4									\$ -							\$ -
5									\$ -							\$ -
6									\$ -							\$ -
7									\$ -							\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
					\$1,189,846.31	\$ 59.15	\$ (22,844.20)	\$ (47,695.21)	\$ 1,119,366.05	\$ 137,407.66	\$ 942,679.15	\$ 109,818.65	\$ 129,265.45	\$ 886,792.45	\$ 103,308.15	\$ 103,308.15

21/22 Assessment Roll:
\$1,409,041.32

Note
11/9/2021
Distribution
Includes FY 17/18
Assessments
Totaling \$45.53

Note
12/9/2021
Distribution
Includes FY 17/18
Assessments
Totaling \$45.12

Note: \$1,409,035, \$162,648, \$1,116,372 and \$130,015 are 2021/2022 budgeted assessments before discounts and fees.

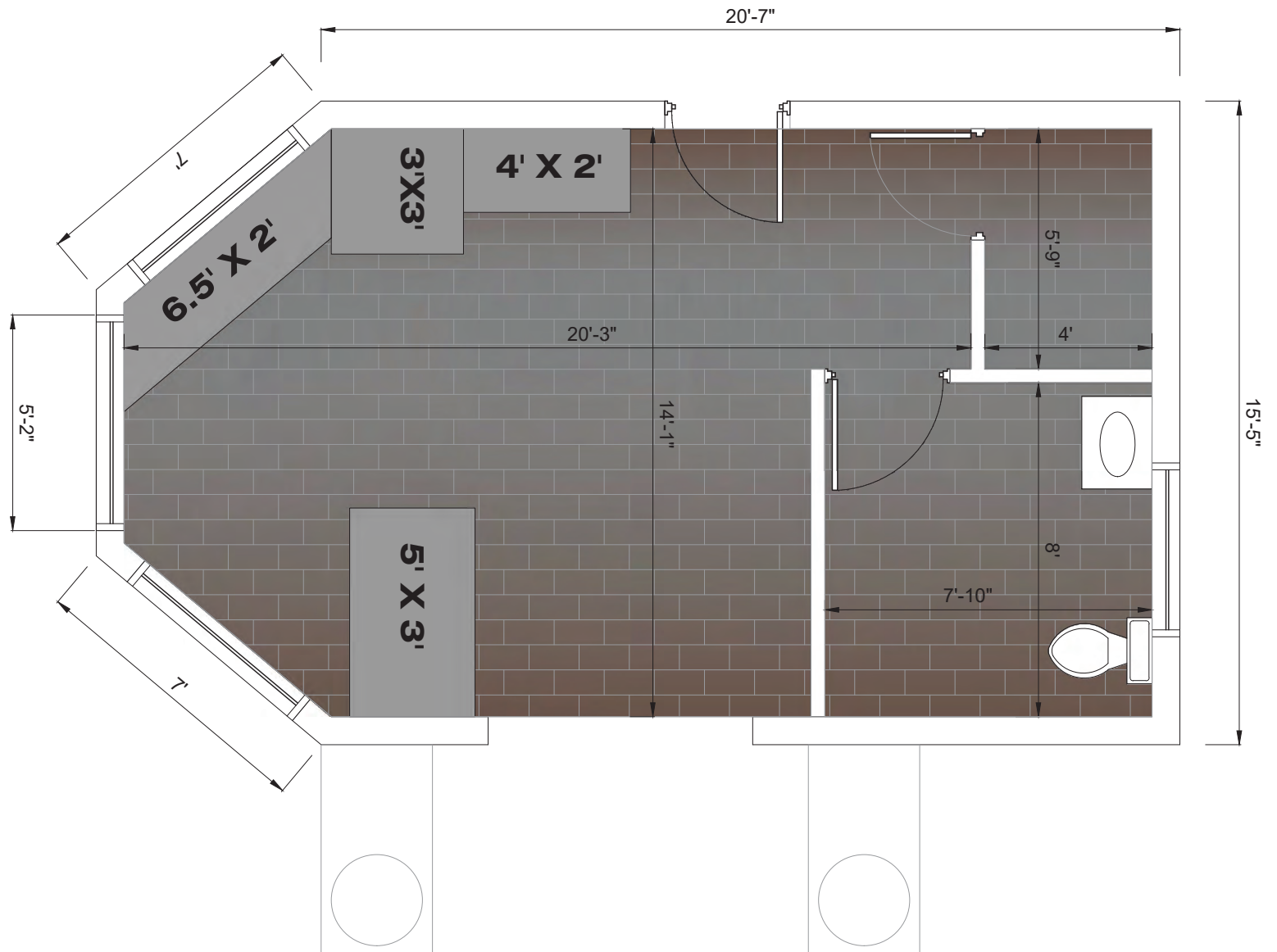
\$1,324,493, \$152,889, \$1,049,390 and \$122,214 are 2021/2022 budgeted assessments after discounts and fees.

\$ 1,189,846.31	
\$ 59.15	\$ 1,119,366.05
\$ (137,407.66)	\$ (129,265.45)
\$ (942,679.15)	\$ (886,792.45)
\$ -	\$ -
\$ (109,818.65)	\$ (103,308.15)
\$ -	\$ -

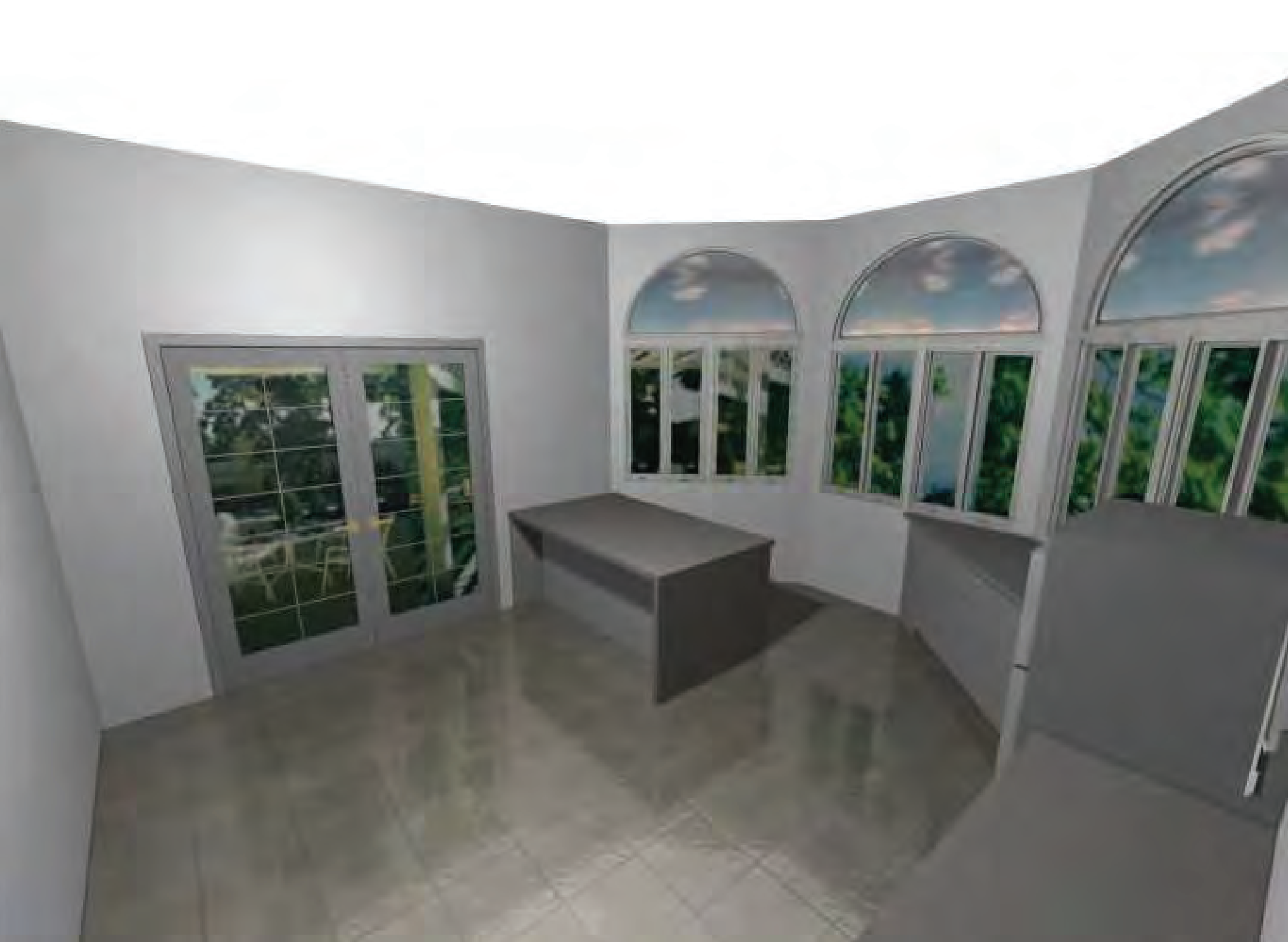
Walnut Creek CDD - Guardhouse Interior Renovation Project - Comparison Table

Arking Solutions	Tinez Construction Group	Artifex Construction
Painting of doors and walls.	Painting of doors, walls, and ceiling.	
Installing of new wood cabinets as per design provided. Quartz countertops. *Granite countertops option offered, as an alternative to quartz ones (if selected, it will reduce the final total price).	Installing laminate counters and cabinets as per design provided. **(Plus up to \$7,000.00 allowance)	Installing of new wood cabinets as per design provided. Quartz countertops. ***Waterfall edges excluded. \$500.00 allowance for each.
Installing of new floor tiles and tiles baseboards.	Installing of new floor tiles and tile baseboards. ****(Plus up to \$1,500.00 allowance)	Installing of new floor tiles and tiles baseboards.
Adjust electrical outlets as per new layout - Add 3 new GFCI outlets and new circuits.		
According to these contractors, no permits are needed for this project. However, they can process it for an extra cost.		
Removal/disposal of all debris and old materials INCLUDED.		
Price: \$18,453.80 (All inclusive) *If we select the Granite counters, instead of the Quartz ones the price will be reduced in \$500.00	Price: \$26,275.00 (Not all inclusive – See allowances below) ** Plus up to \$7,000.00 (allowance) for the counters and cabinets. **** Plus up to (\$1,500.00) allowance for the tile floors.	Price: \$27,620.00 (Not all inclusive – See allowances below) *** 500.00 Allowance for edges waterfalls (each), if selected.
50% Deposit required.		

GUARDHOUSE













November 12, 2021

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

Ref: WALNUT CREEK GUARDHOUSE IMPROVEMENT.

ARKING SOLUTIONS INC. is pleased to submit the following proposal to provide the services required for “Guardhouse Interior improvement” Bathroom, Storage and Office.

SCOPE OF WORK:

- Remove existing cabinets.
- Remove existing Tile Floor and Baseboards.
- Remove Toilet and reinstall for floor installation.
- Furnish and Installation Tile 7”x20” Glenwood.
- Furnish and Installation Base board tile 7” x 20” Glenwood (Bathroom, Storage and Office)
- Furnish and Installation Cabinets, Thermofoil doors and Quartz Countertop.
- Paint Walls, Doors and Baseboards.
- Adjust Electrical Outlets as per new layout.
- (3) New outlets and circuits at counter top high.
- Remove debris and trash.
- General cleaning.

Including Scaffolds.

TOTAL PROPOSAL: \$ 18,453.80

TIME SCHEDULE:
4-6 Weeks.

Option :
Thermofoil Doors and Granite top \$ 6,400=

Permit:
Drawings (Architectural & Electrical) \$ 1,600=
Permit Process \$500=
Agencies Fees not Included.

PAYMENT SCHEDULE:
50% Deposit payment.
40% As per progress work.
10% Final Payment.

Best Regards,

Martha L. Arango
Martha L. Arango
C.G.C.
Construction Manager



Tinez Construction

4725 South 74th Avenue • Miami, FL 33155 • Phone: 786-302-7937

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
(786) 503-1633

8785 SW 165th Avenue, Suite #200
Miami, FL 33193

Job Address:
1800 NW 76th Avenue
Pembroke Pines, FL 33025

Print-date: 1-5-2022

RE: WC Walnut Creek - Guard House Interior Renovation (REVISED 01/05/2022)

As requested - Revised with tile baseboards.

Price Breakdown

Code	Description	Price
2500 - Construction	<ul style="list-style-type: none"> - Demolition per provided scope - Supply laminate counter and cabinets per provided floor plan - Client must approve layout (\$7,000 ALLOWANCE) - Supply new tile (\$1,500 ALLOWANCE) - Installation of Floor tile - Supply and install tile baseboards - Electrical - 3 GFCI with new breaker/circuit - Paint interior walls, ceiling and doors - Cleaning - Trash removal 	\$26,275.00

Total Price: \$26,275.00

PROJECT NOTES: No permit. Payment terms to be determined once the project has been approved.

GENERAL NOTES:

At time of acceptance, deposit is required in order to coordinate and schedule a start date. Payments are non-refundable. Items not included in proposal can be added upon client's request. We are a full service General Contracting company.

Items supplied and/or managed by us may have 15 to 20 percent mark-up. Appliances and installation of appliances large and small are not included in proposal. Plumbing and electrical fixtures are not included in the proposal; supplied by client and installed by us per plan. Cabinetry, built-in shelves and accessories (towel rods, mirrors, robe hooks, toilet paper holder, etc.) are not included in proposal. Shower enclosure and tiles are not included in proposal. Landscaping, removal of trees,

replacement of sod are not included. Sidewalks, driveways and walls DAMAGED by necessary equipment and/or containers are at the responsibility of the client. Matching existing textures, we guarantee a 90% match. Settling and hair line cracks are typical - we guarantee 1 return trip at no charge within 1 year limited warranty. Upgrade of electrical service and/or plumbing lines is not included unless specified on plans. Existing fixtures that are being reused do not fall under warranties. Fixtures and finishes to be provided my client. Assistance with selections are not included. If help is needed you may reach Tinez Interior's and Design for assistance. Permit fees, engineering, treatment, expediting, soil treatments are not included in this proposal.

All work is guaranteed for one year from acceptance date. There are no other guarantees expressed or implied and there is no liability for consequential damages of any nature or kind. Guarantee is for labor only, materials are not include. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practice. Any changes to the above listed scope of work must be done in writing and will be treated as a "Change Order". All change orders are to be paid in full at the time of request.

Signature:

Print Name:

Date:

*Only one proposal can be approved. Approving this will decline all other available proposals.



4713 SW 75 Avenue
Miami, FL 33155
(305) 521-9090

January 5, 2022

Project: Walnut Creek Guardhouse Remodel

Location: 1800 NW 76 Ave
Pembroke Pines, FL. 33025

CODE	ITEM	TOTALS	DESCRIPTION
02 00 00	EXISTING CONDITIONS		
02 21 00	Surveys	\$ -	N/A
02 26 23	Hazardous Material Assessment	\$ -	Excluded - Cost TBD if required for permitting
02 41 19	Selective Demolition	\$ 1,875	Demolition of approx. 375 SF of flooring, and removal of existing cabinets and countertops
02 70 00	Water Remediation	\$ -	Excluded - Cost TBD if
02 82 00	Asbestos Remediation	\$ -	Excluded - Cost TBD if required for permitting
02 85 00	Mold Remediation	\$ -	Excluded - Cost TBD if required for permitting
06 00 00	WOOD, PLASTICS & COMPOSITES		
06 46 00	Wood Trim	\$ -	Excluded - Scope of work calls for tile baseboard. Existing door casings to remain.
07 00 00	THERMAL & MOISTURE PROTECTION		
07 14 00	Fluid-Applied Waterproofing	\$ -	N/A
07 32 00	Roof Tiles	\$ -	N/A
07 50 00	Membrane Roofing	\$ -	N/A
08 00 00	OPENINGS		
08 10 00	Doors & Frames	\$ -	Existing interior to remain
08 11 00	Metal Doors & Frames	\$ -	Existing doors to remain
08 39 00	Pressure-Resistant Doors	\$ -	Existing Glass Doors and Windows to remain
08 71 00	Door Hardware	\$ -	Existing to remain
08 83 00	Mirrors	\$ -	Existing to remain.
09 00 00	FINISHES		
09 20 00	Plaster & Gypsum Board	\$ -	Minor repair of existing walls included in 09 91 23 Interior Painting
09 22 00	Light Gauge Metal Framing	\$ -	Existing to remain
09 24 00	Cement Plastering	\$ -	Existing to remain
09 30 00	Tiling	\$ 2,153	Allowance for - tile material (7"x20" Daltile Glenwood Fog), setting material, taxes, delivery, & installation
09 50 00	Ceilings	\$ -	White Ceiling paint only - finish to remain as is. cost included in 09 91 23 - Interior Paining.
09 72 00	Wall Coverings	\$ -	Excluded
09 91 13	Exterior Painting	\$ -	Excluded
09 91 23	Interior Painting	\$ 6,004	Touch up existing wall finishes, paint walls and ceilings with Sherwin Williams brand paint or equal.
09 93 00	Staining & Finishing	\$ -	Excluded
10 00 00	SPECIALTIES		
10 14 00	Signage	\$ -	Existing to remain
10 44 16	Fire Extinguishers	\$ -	Existing to remain
12 00 00	FURNISHINGS		
12 30 00	Casework	\$ 5,480	New 3/4" melamine cabinets, birch plywood drawers, 3/4" thermofoil doors, self closing hardware.
12 36 00	Countertops	\$ -	White quartz countertops - cost included in 12 30 00 Casework - waterfall edges excluded, see alternates
21 00 00	FIRE SUPPRESSION		
21 13 00	Fire-Suppression Sprinkler Systems	\$ -	Existing to remain
22 00 00	PLUMBING		
22 00 00	Plumbing	\$ 550	Removal and re-installation of toilet and sink.(Permits not considered)
22 31 00	Water Softeners	\$ -	Excluded
23 00 00	HVAC		
23 00 00	HVAC	\$ -	Excluded
26 00 00	ELECTRICAL		
26 00 00	Electrical	\$ 1,250	Allowance, relocate existing outlets install (3) new outlets, locations TBD. (Permits not considered)
26 20 00	Low-Voltage Electrical Transmission	\$ -	Excluded - by Owner as required
26 32 00	Packaged Generator Assemblies	\$ -	Excluded
26 36 00	Transfer Switches	\$ -	Excluded
26 50 00	Lighting	\$ -	Existing to remain
27 00 00	COMMUNICATIONS		
27 20 00	Data Communications	\$ -	Excluded - by Owner as required
28 00 00	ELECTRONIC SAFETY & SECURITY		
28 31 00	Security Detection, Alarm & Monitoring	\$ -	Excluded - by Owner as required
28 46 00	Fire Detection & Alarm	\$ -	Excluded - by Owner as required
33 00 00	UTILITIES		
33 10 00	Water Utilities	\$ -	Paid by Owner
32 70 00	Electrical Utilities	\$ -	Paid by Owner
	SUBTOTAL	\$ 17,312	
	General Conditions	\$ 5,760	Includes traveling superintendent, general labor, and trash removal
	Liability Insurance	\$ 138	
	Contingency 3%	\$ -	
	General Contractor's Fee	\$ 4,410	
	TOTAL	\$ 27,620	

NOTES:

This preliminary proposal is based on the sketches provided by the management company.

All alterations or deviation from the above estimate involving extra costs will be executed only upon written notice and will become an extra charge.

This proposal is based on construction starting within 30 days of the date at the top of the page. Prices are subject to change beyond that time.

Owner is responsible for disconnecting and reconnecting all electronic equipment as required in order to perform the work. (i.e. computers, servers, camera systems, etc.)

Permits, permit processing, and permit fees are excluded.

ADD ALTERNATES:

12 36 00	Countertops	\$500/ea. cost for each waterfall edge, up to 36" wide x 32" tall
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EXCLUSIONS:

Permit fees, utility fees, processing fees or impact fees.

Temporary utilities.

Window treatments.

Low voltage wiring & equipment

Disconnection, and reconnection of electrical equipment

HVAC work of any kind

Plumbing work beyond disconnecting and reconnecting toilets and sinks

**ACCEPT AND RECEIVE ANNUAL ENGINEER'S
REPORT**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

Issue Summary Report

FPI Security Services
Walnut Creek

Start: Dec 01, 2021 11:32 AM

End: Dec 31, 2021 11:33 AM

Total Reported 1474
Total Completed 1430
Total Pending 44

Total Level 1 3
Total Level 2 5
Total Level 3 1466

Issue Type	Total	Comp	Pend
Street Parking (P1)	2	2	0
Property Damage (S1)	1	1	0
Gate Issue (M2)	3	0	3
Noise Complaint (S2)	1	1	0
Parking on Grass Violation (P2)	1	0	1
Check: Patrol Area (S3)	1270	1270	0
Check: Gate (S3)	155	155	0
FPI Start Shift / Vehicle Log (M3)	40	1	39
FPI Vehicle/GolfCart Damage (M3)	1	0	1

Issue Type **Total** **Comp** **Pend**

Issue Type **Total** **Comp** **Pend**

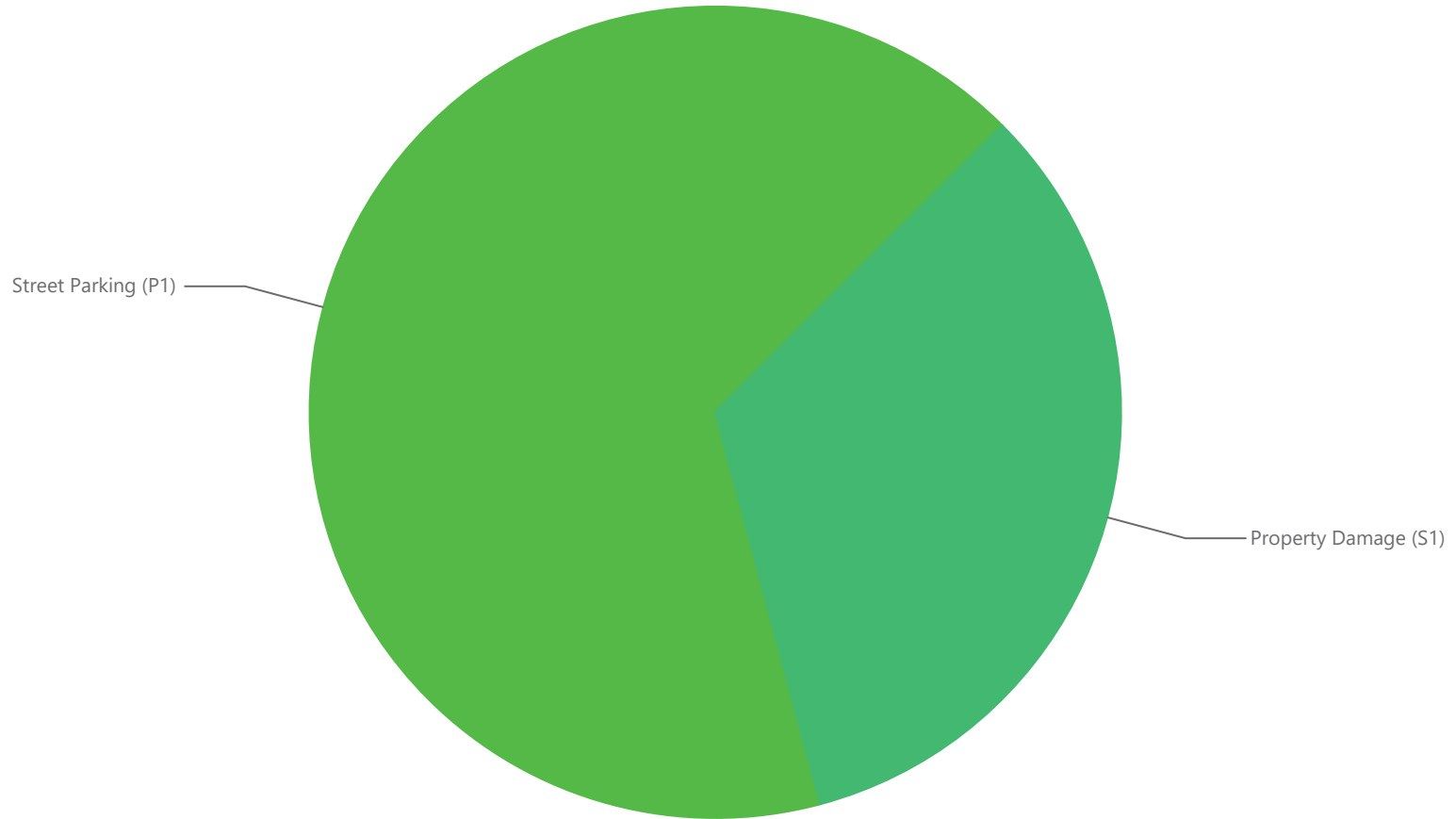
Issue Summary Report

FPI Security Services
Walnut Creek

Start: Dec 01, 2021 11:32 AM

End: Dec 31, 2021 11:33 AM

Issues Top 20 Level 1



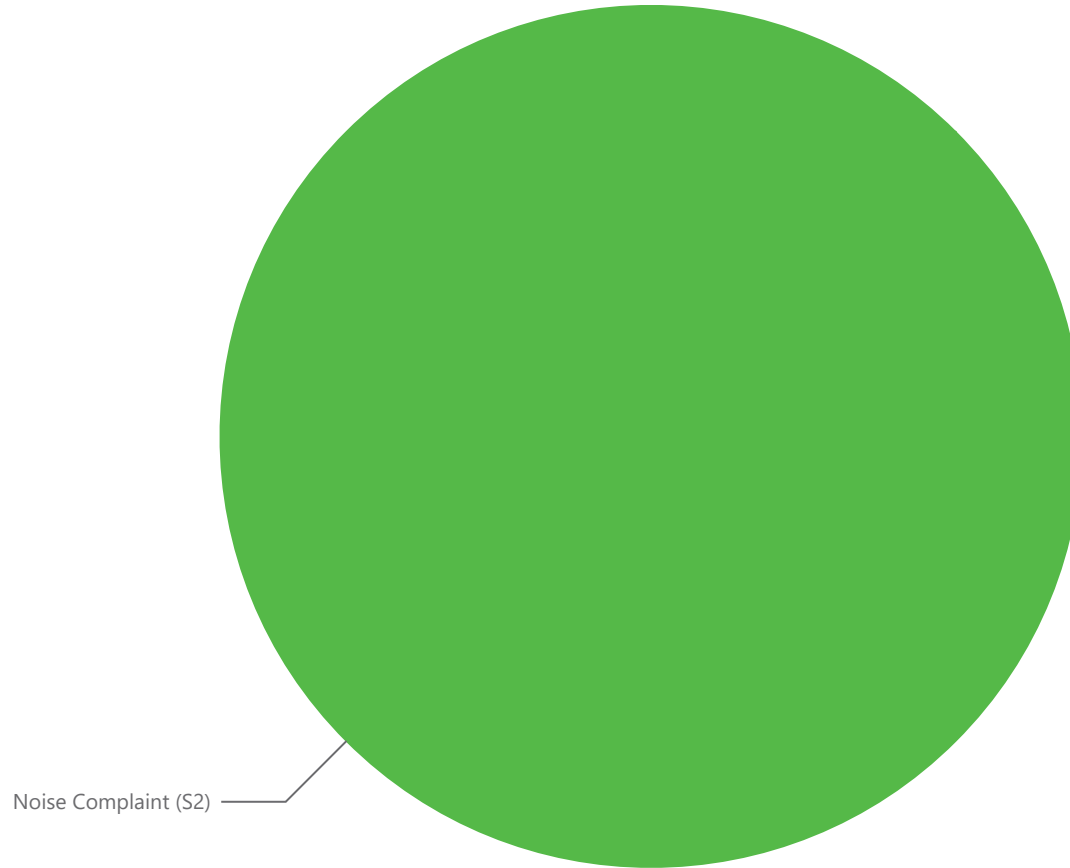
Issue Summary Report

FPI Security Services
Walnut Creek

Start: Dec 01, 2021 11:32 AM

End: Dec 31, 2021 11:33 AM

Issues Top 20 Level 2



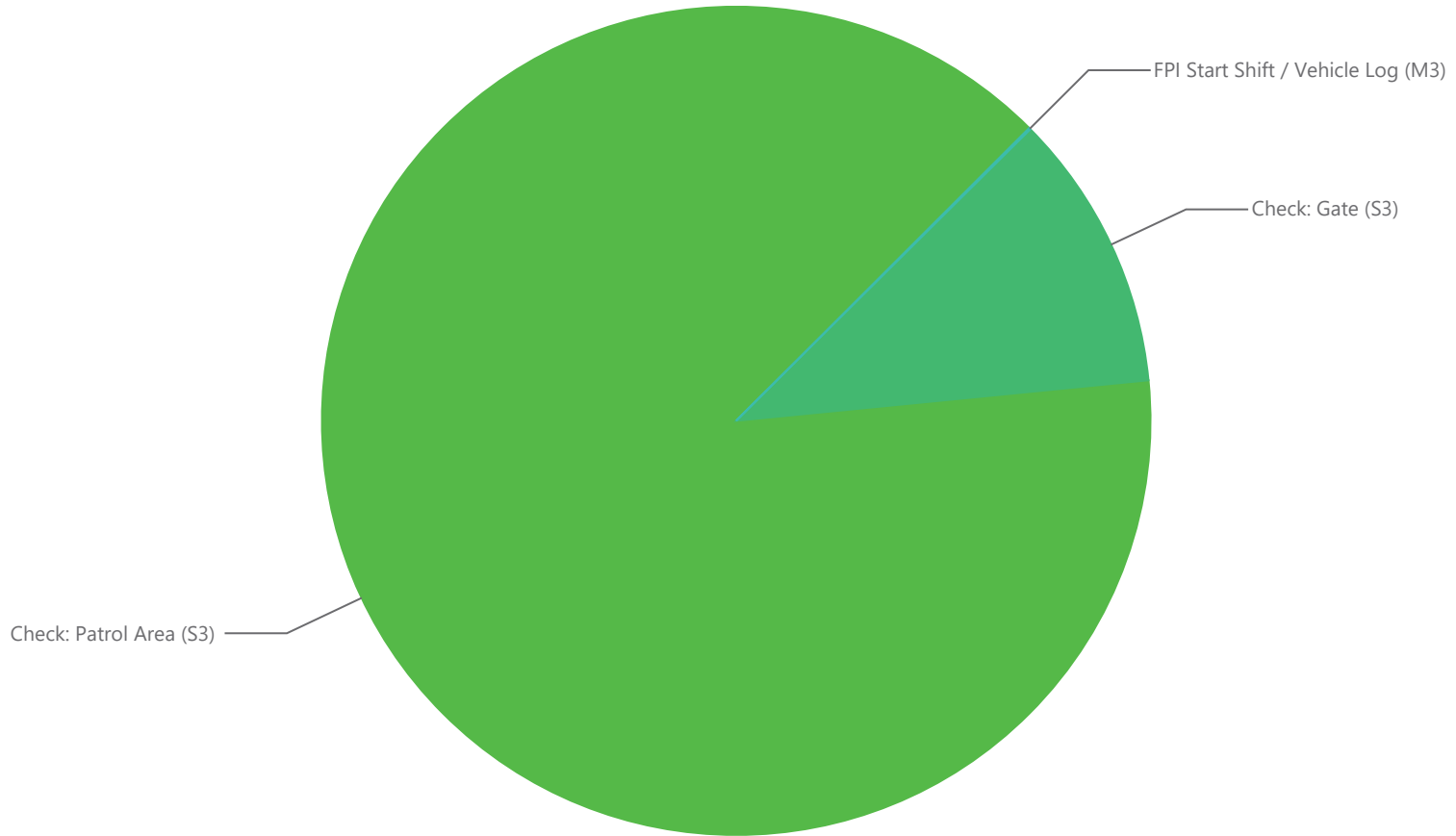
Issue Summary Report

FPI Security Services
Walnut Creek

Start: Dec 01, 2021 11:32 AM

End: Dec 31, 2021 11:33 AM

Issues Top 20 Level 3



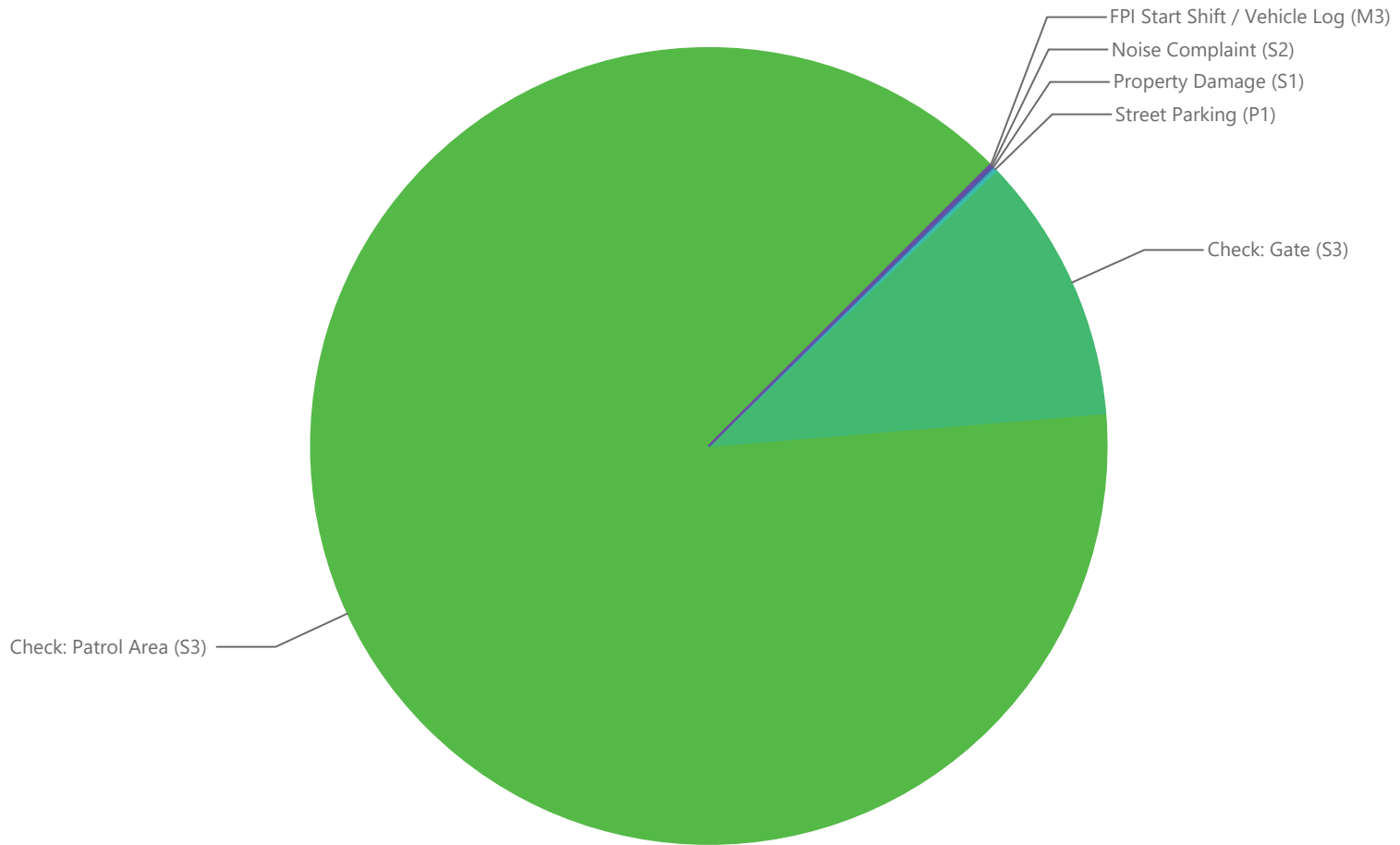
Issue Summary Report

FPI Security Services
Walnut Creek

Start: Dec 01, 2021 11:32 AM

End: Dec 31, 2021 11:33 AM

All Issues





Walnut Creek Off Duty Detail Summary Report

Date:
Officer Name:
Badge #:
Time in:
Time Out:

Shift Details

Please enter an amount for each of the following categories.

Traffic Stops:

Speeding Citations:

Stop Sign Citations:

Written Warnings:

Calls for Service/Emergencies

Please document all calls for service below:

Case Number:	<input type="text" value="PPPD21OFF079966"/>	Call Type:	<input type="text" value="Traffic"/>
Case Number:	<input type="text"/>	Call Type:	<input type="text"/>
Case Number:	<input type="text"/>	Call Type:	<input type="text"/>
Case Number:	<input type="text"/>	Call Type:	<input type="text"/>
Case Number:	<input type="text"/>	Call Type:	<input type="text"/>

It is a requirement that officers email this summary report to Walnutcreeksupervisor@fpisecurity.com at the completion of each off duty detail.



ESTIMATE

ARCHIDESIGN INC
 14025 Southwest 143rd Court
 Unit#24
 Miami, Florida 33186
 United States

Phone: 786.443.3334
 Toll free: 1.877.494.0067
www.archidesignmetalworks.com

BILL TO
WALNUT CREEK COMMUNITY
DEVELOPMENT DISTRICT

RGALVIS@SDSINC.ORG

Estimate Number: 3429

P.O./S.O. Number: REF:786.503.1633

Estimate Date: November 8, 2021

Expires On: November 8, 2021

Grand Total (USD): \$11,700.00

Items	Box	Price	Amount
FENCE Addition Fence located on top of the concrete wall. Approx 180LF x 3'H Aluminum Post 2 x 2 x 1/8 Channel 2 x 1 x 1/8 Pickets 3/4 x 3/4 Decorations: Circles 4" Spears in every picket	1	\$11,700.00	\$11,700.00
POWDER COATED PAINT COLORS: WHITE - DARK BRONZE - BLACK	1	\$0.00	\$0.00
INSTALLATION INCLUDED	1	\$0.00	\$0.00
REMOVAL AND DISPOSAL OF EXITING FENCE INCLUDED	1	\$0.00	\$0.00
PERMITS AND CITY FEES NOT INCLUDED	1	\$0.00	\$0.00
		Total:	\$11,700.00
		Grand Total (USD):	\$11,700.00



ESTIMATE

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Unit#24

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Notes / Terms

Price given in this estimate will remain the same for the next 45 business days.