



**WALNUT CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING
MARCH 15, 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
March 15, 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. January 18, 2022 Regular Board Meeting Minutes.....	Page 2
G. Administrative Matter	
1. Financial Update.....	Page 6
2. Discussion Regarding Bond Payment Options and Available Funds	
3. Reminder of Statement of Financial Interests Disclosure 2021 Form 1, Filing Deadline: July 1, 2022	
4. Announce General Election and Candidate Qualifying Period – Noon, Monday, June 13, 2022 through Noon, Friday, June 17, 2022	
H. New/Additional Business	
1. Consider Approval of Allstate Resource Management Fish Stocking Proposal.....	Page 17
2. Consider Approval for Storm Drainage Cleaning Proposals.....	Page 18
3. Consider Approval of Crystal Pools Rate Increase Request for Waterfalls Maintenance.....	Page 23
4. Consider Approval of HOA Cost Sharing Request for Broward County Requested Sheridan Landscape Clearing Project.....	Page 24
5. Consider Approval for Pavilion No Entry Signage.....	Page 26
6. Discussion Regarding the Taft Street Guardhouse Project Timeline and Finish Selections.....	Page 29
7. Ratify and Approve Archidesign 50% Deposit, Shop Drawings and Permit Fee.....	Page 30
8. Ratify and Approve Tirone Electric Change Order for the Required Additional Work at the Taft St. Waterfall(s) Electrical Maintenance Improvements Project.....	Page 34
9. Consider Approval of SEC Change Order for Continued Service Rates to the Waterfall Project.....	Page 37
10. Consider Approval of CAS Proposal for the District Required Stormwater 20-Year Analyses.....	Page 39
11. Discussion Regarding the S-8_ S-10 Canal Erosion;	
a. Update on the City of Pembroke Pines, Fence Installation Encroachment Agreement	
b. Time Line and Back-up Information.....	Page 41
c. Consider Approval of CAS Updated Services Proposal for the S-8 Canal Repairs.....	Page 43
d. Consider Approval of Landshore Enterprises Updated Services Proposal for the S-8 Canal Repairs.....	Page 56
12. Consider Approval of Resolution No. 2022-01 – Proposed Budget for FY 2022/2023; and Providing an Effective Date.....	Page 69

I. Security Systems/Services

1. FPI Security Reports/Update.....Page 78
2. Consider FPI Rate Increase Request.....Page 79
3. Consider Approval of Change Orders for the Cost Increases to the Video Camera Installations Project.....Page 86
4. Review Taft Street Resident Gate Arm Incident Information and Consider Damage Reimbursement Approval
for Kane Lopez Incident Dated January 19, 2022.....Page 88
5. Review Taft Street Resident Gate Arm Incident Information and Consider Damage Reimbursement Approval
for Xavier Soto Incident Dated January 31, 2022.....Page 95
6. Presentation from Security Online Solutions “SOS”.....Page 104

J. Old Business

K. Additional Staff Updates/Requests

1. Attorney
2. District Manager

L. Additional Board Member/Public Comments

M. Adjourn

www.walnutcreekcdd.org

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

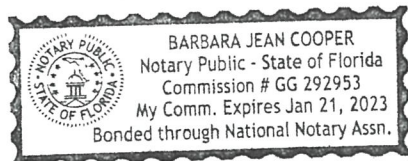
Sworn to and subscribed before me this

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
JANUARY 18, 2022**

A. CALL TO ORDER

District Manager, Gloria Perez, called the January 18, 2022, 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.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

Supervisor Ross advised that this meeting would be adjourned by 8:00 p.m.

F. APPROVAL OF MINUTES

1. November 16, 2021, Regular Board Meeting

The November 16, 2021, Regular Board Meeting minutes were presented for consideration.

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Perez and unanimously passed approving the minutes of the November 16, 2021, Regular Board Meeting, as presented.

G. ADMINISTRATIVE MATTERS

1. Financial Update

As is procedurally done, Financial Reports were presented in the meeting books 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. Available Funds as of December 31, 2021, reflect \$1,989,797.18.

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.

Improvements/Emergency Fund

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

A breakdown was prepared by District management stating the following:

- September 30, 2021 Operating Account balance was \$463,971.
- Assuming that \$300,000 stays in the account, \$163,971 would be eligible to be transferred to the Improvements/Emergency Fund account at this time.

Once the S-8 Canal Project commences, the allocated funds for this project or any other items that may arise can be used.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Fateyev directing District management to transfer \$163,971 from the Walnut Creek CDD operating account to the Improvements/Emergency account.

H. NEW/ADDITIONAL BUSINESS

1. Consider Proposal for Taft Guardhouse Interior Renovations

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Levenson and passed unanimously approving the Arking Solutions proposal in the amount of \$18,453.80 for the Taft Street Guardhouse Interior Renovation Project; selecting the quartz option and simultaneously authorizing District Counsel to prepare an Agreement and for District management to execute the contract on behalf of the District.

2. Discussion Regarding Bond Payment Options

The District can pay off the bonds after the maturity date, which occurred in May 2021. In addition, excess funds accumulating in the Revenue Fund can be used for extraordinary principal payments, thereby further reducing the total bond obligation.

District management was asked to provide a range of available funds that can be used to pay down the bonds and to confirm the current payoff amount in preparation for the next Board Meeting.

3. Accept and Receive Annual Engineer's Report

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Levenson and passed unanimously accepting and receiving the Annual Engineer's Report, as presented.

I. SECURITY SYSTEMS/SERVICES

1. FPI Security Report/Update

- The FPI Security Report was presented during the meeting as a handout.
- Supervisor Levenson expressed her dissatisfaction with FPI's performance.
- District management was instructed to meet with FPI and to gather alternative proposals.

2. Consider Cancellation of City of Pembroke Pines' Off-Duty Police Services

Supervisor Levenson provided her opinion as to why paid policing services were not necessary at this time.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Ross to continue with the City of Pembroke Pines' off-duty police services. Upon being put to a vote, the **MOTION** carried with Supervisors Levenson and Kagan dissenting.

3. Consider Security and SOS Workshop

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Ross and passed unanimously approving the scheduling of a Workshop with the HOA to discuss Security and SOS Option Implementation for Wednesday, February 16, 2022, at 6:00 p.m. at the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024 and directing District management to advertise, as required.

J. OLD BUSINESS

1. Update on Taft Street Entrance Railing Replacement along Waterfalls

Mrs. Perez advised the Board that the previously approved company, Almonte, was not able to comply with insurance obligations. Therefore the ArchiDesign proposal was brought back for consideration.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Fateyev approving the proposal from ArchiDesign in the amount of \$11,700 for the replacement of the aluminum railing along the Taft Street entrance waterfalls, as specified in the meeting book, and will include a one year warranty on labor and a five year warranty on materials; and simultaneously authorizing District Counsel to prepare an agreement and for District management to execute same on behalf of the District. The **MOTION** carried 4 to 1 with Supervisor Kagan dissenting.

2. Update on Taft Street Waterfall Equipment Pit Door Repairs

Work has been completed, but still waiting for information and a call from the contractor to discuss the east waterfall hinge replacement change of scope of work. Funds have not yet been released.

3. Update on Taft Street Waterfalls Electrical Maintenance Improvement Project

The agreement has been signed and Tirone Electric will proceed with the permitting process.

4. Update on City of Pembroke Pines Fence Installation Encroachment Agreement

Mrs. Perez advised that the City of Pembroke Pines' Fence Installation Encroachment Agreement was pending the Mayor's finalization of the easement.

A discussion ensued regarding the current erosion conditions. Supervisor Perez provided clarification that the District will be required to issue a CBWMD permit prior to conducting repairs to the canal embankment. Mr. Smith, whom arrived at some time during the meeting, stated that he recommended a survey of the area be conducted. He was made aware that his predecessor had already been authorized to conduct a survey and agreed to look into the information further. Mr. Smith was asked to provide an updated service proposal for this project along with other alternatives to correct said issues. District management was asked to prepare a summary of events with regard to the canal and to bring back the Landshore Enterprises Proposal.

K. 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.

L. ADDITIONAL BOARD MEMBER/PUBLIC COMMENTS

There were no additional Board Member of public comments.

M. ADJOURNMENT

There being no further business to come before the Board a **MOTION** was made by Supervisor Ross, seconded by Supervisor Levenson and passed unanimously to adjourn the meeting at 7:55 p.m.

ATTESTED BY:

Secretary /Assistant Secretary

Chairman/Vice-Chair

Walnut Creek
Community Development District

**Financial Report For
February 2022**

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
FEBRUARY 2022

	Annual Budget 10/1/21 - 9/30/22	Actual Feb-22	Year To Date Actual 10/1/21 - 2/28/22
REVENUES			
ADMINISTRATIVE ASSESSMENTS	162,648	3,665	154,179
MAINTENANCE ASSESSMENTS	1,116,372	24,962	1,057,332
DEBT ASSESSMENTS (2010)	130,015	2,908	123,175
OTHER REVENUE	0	800	2,029
INTEREST INCOME	1,500	0	62
TOTAL REVENUES	\$ 1,410,535	\$ 32,335	\$ 1,336,777
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	6,000	0	1,600
PAYROLL TAXES (EMPLOYER)	480	0	122
ENGINEERING	35,000	0	2,478
LEGAL FEES	19,000	0	3,400
AUDIT FEES	3,800	0	0
MANAGEMENT	46,284	3,857	19,285
POSTAGE	1,250	109	346
OFFICE SUPPLIES/PRINTING	5,750	111	552
INSURANCE	14,000	0	15,252
LEGAL ADVERTISING	1,300	103	223
MISCELLANEOUS	9,000	298	3,370
DUES & SUBSCRIPTIONS	175	0	175
ASSESSMENT ROLL	7,500	0	0
TRUSTEE FEES	2,500	0	1,420
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	167	833
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 154,389	\$ 4,645	\$ 49,056
MAINTENANCE EXPENDITURES			
FIELD MANAGEMENT	5,000	0	2,500
OPERATIONS MANAGEMENT	12,000	1,000	5,000
SECURITY SERVICES	317,000	11,327	104,901
SECURITY SERVICES - ABDI	12,000	810	4,050
SECURITY CAMERAS & MAINTENANCE	5,000	0	0
TELEPHONE	10,500	153	4,162
ELECTRIC	80,000	6,641	32,659
WATER & SEWAGE	17,000	11	4,101
GUARD HOUSE - VISITOR PASSES	6,700	0	576
GATE SYSTEM MAINTENANCE	26,000	660	15,171
GUARD HOUSE INT/EXT MAINTENANCE	12,500	565	6,497
LAKE & PRESERVE MAINTENANCE	41,000	2,838	15,247
SIGNAGE	2,000	0	0
STREETLIGHT MAINTENANCE	5,000	0	0
WATERFALL MAINTENANCE	60,000	7,534	34,221
HOLIDAY LIGHTING	6,600	0	3,291
LAKE RESTORATION & MAINTENANCE	5,000	0	4,240

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
FEBRUARY 2022**

	Annual Budget 10/1/21 - 9/30/22	Actual Feb-22	Year To Date Actual 10/1/21 - 2/28/22
IGUANA REMOVAL SERVICES	27,000	0	6,725
OPERATING MAINTENANCE RESERVE/CONTINGENCY	0	0	0
MISCELLANEOUS MAINTENANCE	5,000	0	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	\$ 31,539	\$ 260,188
TOTAL EXPENDITURES	\$ 1,203,779	\$ 36,184	\$ 309,244
EXCESS OR (SHORTFALL)	\$ 206,756	\$ (3,849)	\$ 1,027,533
PAYMENT TO TRUSTEE (2010)	(122,214)	(2,785)	(115,951)
BALANCE	\$ 84,542	\$ (6,634)	\$ 911,582
COUNTY APPRAISER & TAX COLLECTOR FEE	(28,181)	(616)	(25,641)
DISCOUNTS FOR EARLY PAYMENTS	(56,361)	(712)	(52,636)
EXCESS/ (SHORTFALL)	\$ -	\$ (7,962)	\$ 833,305
FUNDS FROM IMPROVEMENT ACCOUNT (FOR S-8 CANAL PROJECT)	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (7,962)	\$ 833,305

**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 2/28/22	\$ 1,403,858.65
Accounts Payable As Of 2/28/22	\$ 41,777.42
Accounts Receivable As Of 2/28/22	\$ 1,200.00
Reserve For Headwall Stabilization As Of 2/28/22	\$ 40,000.00
Reserve For Lake Slope Soil Maintenance As Of 2/28/22	\$ 10,000.00
Reserve For Stormwater Maint/Pipe Replacement As Of 2/28/22	\$ 41,500.00
Reserve For S-8 Canal Reconstruction As Of 2/28/22	\$ 180,000.00
Operating Account Available Funds As Of 2/28/22	\$ 1,091,781.23
Improvements/Emergency Funds As Of 2/28/22	\$ 873,557.92
Total Available Funds As Of 2/28/22	\$ 1,965,339.15

Walnut Creek Community Development District
Budget vs. Actual
February 2022

	Oct 21 - Dec 21	21/22 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	154,178.50	162,648.00	-8,469.50	94.79%
01-3200 · Maintenance Assessment	1,057,332.30	1,116,372.00	-59,039.70	94.71%
01-3811 · Debt Assessments (Series 2010)	123,175.35	130,015.00	-6,839.65	94.74%
01-3821 · Debt Assess-Paid To Trustee-10	-115,951.05	-122,214.00	6,262.95	94.88%
01-3830 · Assessment Fees	-25,640.73	-28,181.00	2,540.27	90.99%
01-3831 · Assessment Discounts	-52,636.47	-56,361.00	3,724.53	93.39%
01-9400 · Miscellaneous Revenue	2,029.00	0.00	2,029.00	100.0%
01-9410 · Interest Income	62.01	1,500.00	-1,437.99	4.13%
Total Income	1,142,548.91	1,203,779.00	-61,230.09	94.91%
Expense				
01-1307 · Payroll tax expense	122.40	480.00	-357.60	25.5%
01-1308 · Supervisor Fees	1,600.00	6,000.00	-4,400.00	26.67%
01-1310 · Engineering	2,478.00	35,000.00	-32,522.00	7.08%
01-1311 · Management Fees	19,285.00	46,284.00	-26,999.00	41.67%
01-1315 · Legal Fees	3,400.00	19,000.00	-15,600.00	17.9%
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	223.31	1,300.00	-1,076.69	17.18%
01-1512 · Miscellaneous	3,370.23	9,000.00	-5,629.77	37.45%
01-1513 · Postage and Delivery	345.50	1,250.00	-904.50	27.64%
01-1514 · Office Supplies	552.20	5,750.00	-5,197.80	9.6%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	1,420.00	2,500.00	-1,080.00	56.8%
01-1551 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
01-1570 · Website Management	833.30	2,000.00	-1,166.70	41.67%
01-1601 · Security Services	104,901.17	317,000.00	-212,098.83	33.09%
01-1604 · Guardhouse Int/Ext Maintenance	6,497.36	12,500.00	-6,002.64	51.98%
01-1605 · Gate System Maintenance	15,170.50	26,000.00	-10,829.50	58.35%
01-1606 · Guard house-Visitor Passes	576.00	6,700.00	-6,124.00	8.6%
01-1608 · Security Services - ABDI	4,050.00	12,000.00	-7,950.00	33.75%
01-1609 · Security Cameras & Maintenance	0.00	5,000.00	-5,000.00	0.0%
01-1803 · Lake & Preserve Maintenance	15,247.00	41,000.00	-25,753.00	37.19%
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	32,658.70	80,000.00	-47,341.30	40.82%
01-1815 · Miscellaneous Maintenance	2,846.64	5,000.00	-2,153.36	56.93%
01-1816 · Telephone	4,162.24	10,500.00	-6,337.76	39.64%
01-1817 · Water & sewer	4,100.57	17,000.00	-12,899.43	24.12%
01-1818 · Field Management	2,500.00	5,000.00	-2,500.00	50.0%
01-1821 · Waterfall Maintenance	34,220.78	60,000.00	-25,779.22	57.04%
01-1824 · Streetlight Maintenance	0.00	5,000.00	-5,000.00	0.0%
01-1826 · Holiday Lighting	3,291.02	6,600.00	-3,308.98	49.86%
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	6,725.01	27,000.00	-20,274.99	24.91%
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	5,000.00	12,000.00	-7,000.00	41.67%
Total Expense	309,243.93	1,203,779.00	-894,535.07	25.69%
Net Income	833,304.98	0.00	833,304.98	100.0%

Walnut Creek Community Development District
Check Register
January 2022 - February 2022

Check #	Date	Vendor	Amount
10873	01/03/2022	1st Solution Pest Control	85.00
10874	01/03/2022	Allstate Resource Management, Inc.	2,838.00
10875	01/03/2022	Applications by Design, Inc.	810.00
10876	01/03/2022	AT&I Systems	750.00
10877	01/03/2022	Comcast (Voice 8931)	153.36
10878	01/03/2022	Craig A Smith & Associates LLC	680.00
10879	01/03/2022	Crystal Pool Service Inc	4,150.00
10880	01/03/2022	FPI Security Services	12,580.14
10881	01/03/2022	FPL	6,509.98
10882	01/03/2022	Special District Services, Inc.	5,729.46
10883	01/03/2022	Tirone Electric	2,421.34
10884	01/06/2022	City of Pembroke Pines	672.43
10885	01/06/2022	Comcast (8939)	364.19
10886	01/06/2022	Comcast (9044)	364.19
PR 01/18/22	01/20/2022	Payroll Processing	52.60
PR 01/18/22	01/20/2022	Payroll Taxes	122.40
PR 01/18/22	01/20/2022	Supervisor Fees	738.80
10887	02/01/2022	Allstate Resource Management, Inc.	2,980.00
10888	02/01/2022	Applications by Design, Inc.	810.00
10889	02/01/2022	AT&I Systems	1,075.00
10890	02/01/2022	Billing, Cochran, Lyles, Mauro, & Ramsey	2,750.00
10891	02/01/2022	Blue Iguana Pest Control Inc	4,483.34
10892	02/01/2022	Comcast (Voice 8931)	152.70
10893	02/01/2022	Craig A Smith & Associates LLC	455.00
10894	02/01/2022	Crystal Pool Service Inc	4,150.00
10895	02/01/2022	Crystal Springs	66.78
10896	02/01/2022	FPI Security Services	22,643.66
10897	02/01/2022	FPL	6,929.54
10898	02/01/2022	Hancock Bank (Tax Receipts)	100,773.30
10899	02/01/2022	Hancock Bank (Trustee Fee)	1,420.00
10900	02/01/2022	Randy's Holiday Lighting	3,291.02
10901	02/01/2022	Special District Services, Inc.	5,586.69
10902	02/01/2022	Gencon Partners, Inc	2,581.00
10903	02/07/2022	Comcast (8939)	371.24
10904	02/07/2022	Comcast (9044)	371.24
10905	02/07/2022	Crystal Pool Service Inc	165.00
10906	02/07/2022	FPI Security Services	11,575.84
10907	02/08/2022	City of Pembroke Pines	1,236.60
TOTAL			212,889.84

Walnut Creek Community Development District
Expenditures
January through February 2022

	Date	Invoice #	Vendor	Description	Amount
Expenditures					
01-1307 · Payroll tax expense					
	01/20/2022	PR 01/18/22		mtg 01/18/22 PR 01/24/22 (Payroll Taxes)	61.20
Total 01-1307 · Payroll tax expense					61.20
01-1308 · Supervisor Fees					
	01/20/2022	PR 01/18/22		mtg 01/18/22 PR 01/24/22 (Supervisor Fees)	800.00
Total 01-1308 · Supervisor Fees					800.00
01-1310 · Engineering					
	01/31/2022	2201162	Craig A Smith & Associates LLC	engineering January 2022	1,018.00
Total 01-1310 · Engineering					1,018.00
01-1311 · Management Fees					
	01/31/2022	2022-0115	Special District Services, Inc.	management fee Jan 2022	3,857.00
	02/28/2022	2022-0219	Special District Services, Inc.	management fee Feb 2022	3,857.00
Total 01-1311 · Management Fees					7,714.00
01-1480 · Legal Advertisements					
	02/07/2022	I0000577133-0207	ALM Media, LLC	Notice of Workshop Mtg	102.82
Total 01-1480 · Legal Advertisements					102.82
01-1512 · Miscellaneous					
	01/20/2022	PR 01/18/22		mtg 01/18/22 PR 01/24/22 (Payroll Processing)	52.60
	01/21/2022		Broward County Property Appraiser	annual property appraiser fee charge 2021	1,790.00
	01/31/2022	2022-0115	Special District Services, Inc.	Document Storage Dec 2021	50.73
	01/31/2022	2022-0115	Special District Services, Inc.	Travel Dec 2021	254.22
	02/28/2022	2022-0219	Special District Services, Inc.	Document Storage Jan 2022	38.55
	02/28/2022	2022-0219	Special District Services, Inc.	Conference calls Jan 2022	22.84
	02/28/2022	2022-0219	Special District Services, Inc.	travel Jan 2022	237.03
Total 01-1512 · Miscellaneous					2,445.97
01-1513 · Postage and Delivery					
	01/31/2022	2022-0115	Special District Services, Inc.	Postage Dec 2021	11.66
	01/31/2022	2022-0115	Special District Services, Inc.	FedEx Dec 2021	69.48
	02/28/2022	2022-0219	Special District Services, Inc.	Postage Jan 2022	19.61
	02/28/2022	2022-0219	Special District Services, Inc.	FedEx Jan 2022	89.83
Total 01-1513 · Postage and Delivery					190.58
01-1514 · Office Supplies					
	01/31/2022	2022-0115	Special District Services, Inc.	Copier Dec 2021	20.55
	02/28/2022	2022-0219	Special District Services, Inc.	Copier Jan 2022	83.25
	02/28/2022	2022-0219	Special District Services, Inc.	Meeting books Jan 2022	28.00
Total 01-1514 · Office Supplies					131.80
01-1570 · Website Management					
	01/31/2022	2022-0115	Special District Services, Inc.	website fee Jan 2022	166.66
	02/28/2022	2022-0219	Special District Services, Inc.	website fee Feb 2022	166.66
Total 01-1570 · Website Management					333.32
01-1601 · Security Services					
	01/09/2022	58287	FPI Security Services	security 12/27/21 - 1/9/22	10,561.86

Walnut Creek Community Development District
Expenditures
January through February 2022

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
	01/09/2022	58287	FPI Security Services	marked patrol car January 2022	1,500.00
	01/13/2022	58323	FPI Security Services	police officer 12/6/21 - 1/13/22	1,600.00
	01/23/2022	58360	FPI Security Services	security 1/10/22 - 1/23/22	9,975.84
	02/06/2022	58455	FPI Security Services	security 1/24/22 - 2/6/22	9,827.05
	02/06/2022	58455	FPI Security Services	marked patrol car February 2022	1,500.00
Total 01-1601 · Security Services					34,964.75
01-1604 · Guardhouse Int/Ext Maintenance					
	01/01/2022	63766	Applications by Design, Inc.	monitored virus and malware protection software - January 2022	810.00
	01/31/2022	2022-0115	Special District Services, Inc.	chargeback for light timers, bulbs, and toilet seat	156.39
	02/01/2022	64468	Applications by Design, Inc.	monitored virus and malware protection software - February 2022	810.00
	02/03/2022	17485	Richie Rich Services LLC	performed maintenance on both guard house air condition units	250.00
	02/08/2022	1449	Gencon Partners, Inc	hydraulic arm door installation	230.00
	02/21/2022	99555	1st Solution Pest Control	fill up bait boxes	85.00
Total 01-1604 · Guardhouse Int/Ext Maintenance			Applications by Design Invoices Switched To #01-1608		2,341.39
01-1605 · Gate System Maintenance					
	01/01/2022	34072	AT&I Systems	monthly all inclusive service gate contract January 2022	660.00
	02/01/2022	34601	AT&I Systems	monthly all inclusive service gate contract February 2022	660.00
Total 01-1605 · Gate System Maintenance					1,320.00
01-1803 · Lake & Preserve Maintenance					
	01/01/2022	181578	Allstate Resource Management, Inc.	mittigation area maintenance/lake management January 2022	2,980.00
	02/01/2022	182291	Allstate Resource Management, Inc.	mittigation area maintenance/lake management February 2022	2,838.00
Total 01-1803 · Lake & Preserve Maintenance					5,818.00
01-1814 · Electricity					
	01/19/2022	91603-83023	FPL	acct# 91603-83023 (12/17/21-01/19/22)	1,237.46
	01/19/2022	63714-09001	FPL	acct# 63714-09001 (12/17/21-01/19/22)	51.29
	01/19/2022	54061.43023	FPL	acct# 54061.43023 (12/17/21-01/19/22)	150.71
	01/19/2022	04574-72025	FPL	acct# 04574-72025 (12/17/21-01/19/22)	413.30
	01/19/2022	36358-71365	FPL	acct# 36358-71365 (12/17/21-01/19/22)	4,886.14
	01/25/2022	63522-34022	FPL	acct# 63522-34022 (12/17/21-01/19/22)	190.64
	02/17/2022	04574-72025	FPL	acct# 04574-72025 (1/19/22-2/17/22)	366.59
	02/17/2022	54061-43023	FPL	acct# 54061-43023 (1/19/22-2/17/22)	88.54
	02/17/2022	63522-34022	FPL	acct# 63522-34022 (1/19/22-2/17/22)	174.31
	02/17/2022	63714-09001	FPL	acct# 63714-09001 (1/19/22-2/17/22)	30.16
	02/17/2022	91603-83023	FPL	acct# 91603-83023 (1/19/22-2/17/22)	1,095.12
	02/17/2022	36358-71365	FPL	acct# 36358-71365 (1/19/22-2/17/22)	4,886.14
Total 01-1814 · Electricity					13,570.40
01-1816 · Telephone					
	01/15/2022	138366731	Comcast (Voice 8931)	Inv# 138366731 account# 904688931	152.70
	01/24/2022	8495751000519044	Comcast (9044)	ervice for 2400 NW 76th Ave (service 02/4/22-3/3/22)	371.24
	01/24/2022	8495751000518939	Comcast (8939)	Service for 1800 NW 76th Ave (02/4/22-3/3/22)	371.24
	02/15/2022	140385980	Comcast (Voice 8931)	Inv# 140385980 account# 904688931	152.70
Total 01-1816 · Telephone					1,047.88
01-1817 · Water & sewer					

Walnut Creek Community Development District
Expenditures
January through February 2022

	Date	Invoice #	Vendor	Description	Amount
	01/19/2022	21393886 011922	Crystal Springs	water cooler service for the guardhouse	47.85
	01/24/2022	279019	City of Pembroke Pines	acct# 536645-248297 (1800 NW 76 Ave)	193.21
	01/24/2022	279020	City of Pembroke Pines	acct# 536646-248298 (1800 NW 76 Ave W)	490.15
	01/24/2022	279021	City of Pembroke Pines	acct# 536647-248299 (1800 NW 76 Ave E)	553.24
	02/16/2022	21393886 021622	Crystal Springs	water cooler service for the guardhouse	10.99
Total 01-1817 · Water & sewer					1,295.44
01-1821 · Waterfall Maintenance					
	01/01/2022	2215180100	Crystal Pool Service Inc	January 2022 service	4,150.00
	01/15/2022	2215190200	Crystal Pool Service Inc	repair spa floor and east waterfall rocks	165.00
	02/01/2022	2215180200	Crystal Pool Service Inc	February 2022 service	4,150.00
	02/09/2022	173720	Reef Tropical Pools	final payment on pump motor replacement	3,383.78
Total 01-1821 · Waterfall Maintenance					11,848.78
01-1826 · Holiday Lighting					
	01/10/2022	9759	Randy's Holiday Lighting	inv 9759 final payment on 2021 holiday lighting	3,291.02
Total 01-1826 · Holiday Lighting					3,291.02
01-2311 · Operations Management					
	01/31/2022	2022-0115	Special District Services, Inc.	Field Operations Mgmt Jan 2022	1,000.00
	02/28/2022	2022-0219	Special District Services, Inc.	Field Operations Mgmt Feb 2022	1,000.00
Total 01-2311 · Operations Management					2,000.00
Total Expenditures					90,295.35

Walnut Creek CDD
Balance Sheet
As of February 28, 2022

	<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	1,403,858.65	0.00	0.00	0.00	1,403,858.65
Improvements/Emergency Funds	873,557.92	0.00	0.00	0.00	873,557.92
Total Checking/Savings	<u>2,277,416.57</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,277,416.57</u>
Total Current Assets	2,277,416.57	0.00	0.00	0.00	2,277,416.57
Other Assets					
Investments - Interest Account	0.00	0.07	0.00	0.00	0.07
Investments - Reserve Fund	0.00	123,738.27	0.00	0.00	123,738.27
Investments - Revenue Account	0.00	187,356.16	0.00	0.00	187,356.16
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	1,200.00	0.00	0.00	0.00	1,200.00
A/R Non Ad Valorem Receipts	0.00	2,785.14	0.00	0.00	2,785.14
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	313,897.91	313,897.91
Amount To Be Provided	0.00	0.00	0.00	781,102.09	781,102.09
Total Other Assets	<u>1,200.00</u>	<u>313,897.91</u>	<u>8,665,989.00</u>	<u>1,095,000.00</u>	<u>10,076,086.91</u>
TOTAL ASSETS	<u>2,278,616.57</u>	<u>313,897.91</u>	<u>8,665,989.00</u>	<u>1,095,000.00</u>	<u>12,353,503.48</u>
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Accrued Expense Sundry	0.00	0.00	0.00	0.00	0.00
Maintenance Projects Reserves	271,500.00	0.00	0.00	0.00	271,500.00
Accounts Payable	41,777.42	0.00	0.00	0.00	41,777.42
Total Current Liabilities	<u>313,277.42</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>313,277.42</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	313,277.42	0.00	0.00	1,095,000.00	1,408,277.42
Equity					
Retained Earnings	1,132,034.17	229,257.65	-2,628,087.00	0.00	-1,266,795.18
Net Income	833,304.98	84,640.26	0.00	0.00	917,945.24
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>1,965,339.15</u>	<u>313,897.91</u>	<u>8,665,989.00</u>	<u>0.00</u>	<u>10,945,226.06</u>
TOTAL LIABILITIES & EQUITY	<u>2,278,616.57</u>	<u>313,897.91</u>	<u>8,665,989.00</u>	<u>1,095,000.00</u>	<u>12,353,503.48</u>

Walnut Creek CDD
Debt Service (Series 2010) Profit & Loss Report February 2022

	Annual Budget 10/1/21 - 9/30/22	Actual Feb-22	Year To Date Actual 10/1/21 - 2/28/22
Revenues			
Interest Income	25	5	20
NAV Tax Collection	122,214	2,785	115,951
Bond Prepayments	0	0	0
Total Revenues	\$ 122,239	\$ 2,790	\$ 115,971
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)	\$ -	\$ 2,790	\$ 84,640

**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	3	Broward Cty Tax Collector	12/17/21	NAV Taxes	\$ 91,321.05		\$ (1,754.93)	\$ (3,574.37)	\$ 85,991.75	\$ 10,538.40	\$ 72,353.70	\$ 8,428.95	\$ 9,923.35	\$ 68,131.30	\$ 7,937.10	\$ 7,937.10
5	4	Broward Cty Tax Collector	12/28/21	NAV Taxes	\$ 6,538.14		\$ (126.84)	\$ (196.15)	\$ 6,215.15	\$ 754.44	\$ 5,180.20	\$ 603.50	\$ 717.15	\$ 4,924.30	\$ 573.70	\$ 573.70
6	5	Broward Cty Tax Collector	01/14/22	NAV Taxes/Interest	\$ 15,344.55	\$ 29.11	\$ (298.31)	\$ (459.04)	\$ 14,616.31	\$ 1,799.86	\$ 12,157.50	\$ 1,416.30	\$ 1,710.36	\$ 11,559.30	\$ 1,346.65	\$ 1,346.65
7	Int -1	Broward Cty Tax Collector	01/25/22	Interest		\$ 12.90			\$ 12.90	\$ 12.90			\$ 12.90			\$ -
8	6	Broward Cty Tax Collector	02/15/22	NAV Taxes/Interest	\$ 31,505.44	\$ 29.50	\$ (616.45)	\$ (711.70)	\$ 30,206.79	\$ 3,665.24	\$ 24,961.75	\$ 2,907.95	\$ 3,511.39	\$ 23,909.95	\$ 2,785.45	\$ 2,785.45
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							
15									\$ -							
16									\$ -							
17									\$ -							
					\$1,334,555.49	\$ 130.66	\$ (25,640.73)	\$ (52,636.47)	\$ 1,256,408.95	\$ 154,178.50	\$1,057,332.30	\$ 123,175.35	\$ 145,140.60	\$ 995,317.30	\$ 115,951.05	\$ 115,951.05

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
1/14/2022
Distribution
Includes FY 17/18
Assessments
Totaling \$43.12

Note
2/15/2022
Distribution
Includes FY 17/18
Assessments
Totaling \$42.75

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.

\$ 1,334,555.49	
\$ 130.66	\$ 1,256,408.95
\$ (154,178.50)	\$ (145,140.60)
\$ (1,057,332.30)	\$ (995,317.30)
\$ -	\$ -
\$ (123,175.35)	\$ (115,951.05)
\$ -	\$ (0.00)

SPECIAL SERVICE AGREEMENT / FISH STOCKING

Walnut Creek Community Development District
c/o Special District Services, Inc.
2501 A Burns Road
Palm Beach Gardens, Florida 33401

<u>DATE:</u>	<u>TERMS:</u>	<u>DELIVERY:</u>
02/18/2022	Balance due upon job completion	April 7, 2022

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Furnish 10,000 mosquitofish (gambusia)	\$ 1,000.00
Stocking of fish into all lakes	

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

ALLSTATE RESOURCE MANAGEMENT, INC.

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

ALLSTATE (Signature)

CUSTOMER (Signature)

NAME / TITLE (Printed)

NAME / TITLE (Printed)

DATE

DATE

Walnut Creek CDD – Proposals to Clean Storm Drainage Structures		
Americlean	Express Drain and Sewer	Raptor Vac Systems
Proposal to clean 118 reported structures based on the detailed report provided.		
Total Price: \$14,160.00	Total Price: \$11,210.00	Total Price: \$12,862.00

Memorial Hospital
Pembroke



Walnut Creek
Club House



Walnut
Creek Park





PO Box 560951 Miami, FL 33256 Phone (305) 270-3233 Fax (305) 259-4214

February 7, 2022

Walnut Creek Community Development District
c/o Special District Service, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410
Attn: Ronald Galvis

STORM DRAIN CLEANING

(118) Drainage Structures

Scope of Work:

Vacuum pump truck to remove debris from each drain and pit.
Pressure jet clean drains pit walls and bottom.
Remove debris from area.

All work is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Total cost for (118) Catch Basins: \$ 14,160.00

With payment to be made at: Terms: Net 30 days.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Sincerely submitted,

Oscar Vincas

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____ Date: _____

Note: Proposal may be withdrawn by us if not accepted within 90 days.



Express Drain and Sewer

Walnut Creek Community Development
2501 Burns Rd
Palm Beach Gardens, FL 33410

(786) 503-1633
rGalvis@sdsinc.org

ESTIMATE	#2509
ESTIMATE DATE	Feb 04, 2022
TOTAL	\$11,210.00

CONTACT US
5801 Mayo St
Hollywood, FL 33023

(954) 763-2520
info@expressservicesfl.com

ESTIMATE

Services	qty	unit price	amount
Vacuum - Storm drain cleaning - 1800 NW 76th Av. Pembroke Pines, FL 33025	1.0	\$11,210.00	\$11,210.00

Estimate to vacuum out 118 storm drains located on the property. Express Drain will vacuum out all dirt and debris and pressure clean the basin. Express Drain will jet the lateral lines at no charge located within the basins THAT ARE ACCESSIBLE AND DO NOT HAVE BAFFLES. After completion of the job the debris will be dumped at the proper septage facility. This estimate includes the price for water for the jetting, travel time, fuel charges and dump fees.

Please note: After the system is cleaned and the lines are jetted, Express Drain cannot guarantee that the ground will percolate rain water during heavy and long down pours due to the fact that the drain field cannot handle large volumes of water. Also if there are roots in the lines and basins it will affect the ground handling large volumes of water. Please note: After the system is cleaned and the lines are jetted, Express Drain cannot guarantee that the ground will percolate rain water during heavy and long down pours due to the fact that the drain field cannot handle large volumes of water. Also if there are roots in the lines and basins it will affect the ground handling large volumes of water.

Total **\$11,210.00**

Thank you for your business!



PROPOSAL

4122 NE 22nd Court, Homestead, FL 33033

Tel 786-694-0709

E-mail: operations@raptorvac.com

www.raptorvac.com

STORM DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: Walnut Creek CDD % SDS, Inc.	PROJECT NAME: Walnut Creek
BUSINESS ADDRESS: 2501A Burns Road Palm Beach Gardens, FL 33410	PROJECT LOCATION: 7500 NW 20th Street, Pembroke Pines
TELEPHONE: 786-503-1633	DATE: February 4, 2022. <u>Valid Through 5/31/22.</u>

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: Vac-con Combination Sewer Cleaner to service one hundred and eighteen (118) catch basin structures. Disposal at County wastewater treatment plant.

COST: We propose to conduct work in accordance with the above Scope of Work for \$12,862.00.

Twelve Thousand Eight Hundred Sixty Two Dollars & 00/100 Cents

TERMS: Net 30

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance

CRYSTAL POOL SERVICES

*10718 N.W. 53 Street
Sunrise, Florida 33351
Office: 954-748-1306
Facsimile: 954-748-5998
Cell: 954-444-8282
acrystal@bellsouth.net*

Walnut Creek
1800 NW 76 Avenue
Pembroke Pines, Fl. 33024

March 8, 2022

Gloria,

Due to the continued increase of all chemicals, labor issues and gasoline I am requesting a price increase approval on the monthly service for the 3 waterfalls at Walnut Creek of \$500.00 per month. This will increase my monthly service invoice to you \$4,650.00. I understand that the current year budget was created from last years numbers and I have been able to absorb some of these costs during the winter months due to less chemicals being used I would like to start this increase as soon as possible. Please advise

Regards
Jeff Kohler
President / Owner

From: [Clifton Cole](#)
To: [Gloria Perez](#)
Subject: Sheridan Street Common Area Berm.
Date: Monday, March 7, 2022 6:27:23 PM
Attachments: [1222_001.pdf](#)

Good afternoon Gloria.

Hoping this email finds you well.

Per our conversation i am requesting that the CDD and HOA share the cost of this attached invoice.

Plants and debris was remove by Turf Management per request from Broward County when they working on the Retention Ponds project.

Thank you.

Sincerely.

Clifton Cole, L.C.A.M.
Community Association Manager
Walnut Creek Community Association
7500 NW 20th Street
Pembroke Pines FL 33024
Office: (954) 985-8529
Fax: (954) 985-8554
Email: walnutcreekfla@comcast.net
Website: walnutcreekfl.com

12600 SW 125 Avenue
Miami, FL 33186
Phone # 305-255-7000



Invoice

Date	Invoice #
8/23/2021	83321
P.O. No.	Terms
	Net 30
Account Number	
958	

Bill To
WALNUT CREEK COMMUNITY ASSOCIATION 7500 N.W. 20 STREET PEMBROKE PINES FL 33024

Quantity	Description	Rate	Total
	Clean and remove all plant material on Sheridan St to allow access for Water Management to work. 18 yards of debris generated and dumped	2,750.00	2,750.00
	Courtesy Discount	-100.00	-100.00

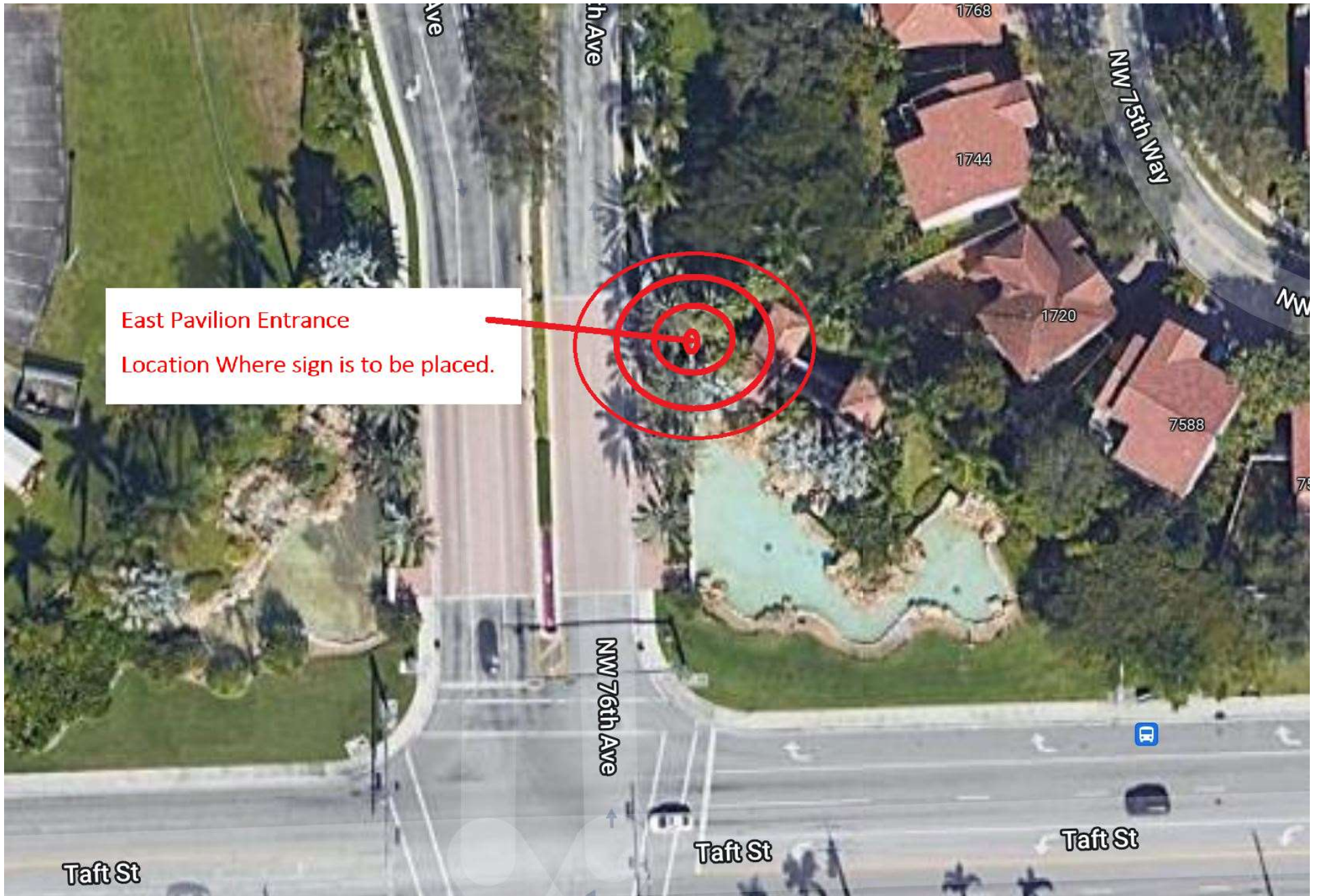
Please remit with invoice number. Thank you for you business! We Appreciate your prompt payment.	Total	\$2,650.00
	Payments/Credits	\$0.00
	Current Due Now	\$2,650.00

WC Walnut Creek “Only Authorized Personnel” Sign for East Pavilion (Taft ST. Entrance)	
Myparkingsign.com	Treetopproducts.com
Name of the Product: Roll’n Pole Premium Sign Holder	Name of the Product: Portable Sign Holder
Weatherproof	
Yellow reflective base	
Weight: 15 Pounds (to reach up to 42 pounds when filled with water or sand).	Weight: 11 Pounds (to reach up to 30 pounds when filled with water or sand).
Height: 5-1/4 FT	Height: 5 FT
Price: \$127.32 plus tax. (No shipping costs). Only stand.	Price: \$148.85 plus tax. (No shipping costs). Only stand.
Plus: \$54.25 plus tax of the chosen sign (Sign Options in the attached pages).	Plus: \$54.25 plus tax of the chosen sign (Sign Options in the attached pages).
	

Options for Signs:

Price for any of the options in 18' x 24" size (Engineer Grade 3M Reflective): **\$54.25** plus tax. (To select one).





	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	
1	WALNUT CREEK GUARD HOUSE	March 7/2022																																			
2	ELECTRICAL SUB CONTRACTOR																																				
3	WORK SCHEDULED																																				
4	WORK EJECTED																																				
5																																					
6																																					
7	ACTIVITIES		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	
8																																					
9	DEMOLITION TILE FLOOR																																				
10	REMOVE CABINETS																																				
11	REMOVE TOILETE																																				
12	NEW TILE																																				
13	INSTALL TOILETTE																																				
14	PAINT																																				
15	BASE BOARDS																																				
16	ELECTRICAL WORK																																				
17	REMOVE DEBRIS AND CLEANING																																				
18	CABINETS PRODUCTION AND INSTALLATION																																				
19																																					
20																																					
21																																					
22																																					
23																																					
24																																					



CONTRACT - INVOICE

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
2501 Burns Road
Palm Beach Gardens, Florida
33410
United States

786.503.1633
RGALVIS@SDSINC.ORG

SHIP TO
GLORIA PEREZ
1800 Northwest 76th Avenue
Pembroke Pines, Florida 33025
United States

Invoice Number: 0773-1**Invoice Date:** March 2, 2022**Payment Due:** March 2, 2022**Amount Due (USD): \$8,400.00**

Items	Box	Price	Amount
FENCE ADDITION FENCE LOCATED ON TOP OF THE CONCRETE WALL. 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" SPEARS IN VERY PICKET (FOLLOWING EXISTING DESIGN)	1	\$5,850.00	\$5,850.00
POWDER COATING PAINT COLOR WHITE	1	\$0.00	\$0.00
REMOVAL AND DISPOSAL OF EXISITNG WORK. INCLUDED	1	\$0.00	\$0.00
INSTALLATION INCLUDED	1	\$0.00	\$0.00
SHOP DRAWINGS AND ENGINEER CALCULATIONS PLANS	1	\$1,850.00	\$1,850.00
RUNNING PERMITS MIRAMAR COUNTY	1	\$700.00	\$700.00



CONTRACT - INVOICE

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

Items	Box	Price	Amount
PAYMENT AGREEMENT PAYMENT DUE: 100% SHOP DRAWINGS AND ENGINEER CALCULATIONS \$1850. 100% RUNNING PERMITS \$700. 50% DOWN PAYMENT/ DEPOSIT \$5850. TOTAL \$8400.	1	\$0.00	\$0.00
2ND/ FINAL PAYMENT 50% FINAL \$5850. DUE AFTER INSPECTION APPROVAL.			
NOTES: CITY FEES ARE NOT INCLUDED IN THIS QUOTE. ARCHIDESIGN WILL PAY THEM IN ADVANCE AND WILL GET REFUNDED BY WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT. PROOF OF PAYMENT WILL BE PROVIDED TO MANAGEMENT.	1	\$0.00	\$0.00
TIME FRAME: AFTER SHOP DRAWINGS AND ENGINEER CALCULATIONS ARE READY THE TIME FRAME TO FINISH THE PROJECT WILL BE FROM 6 TO 8 WEEKS.			

Total: \$8,400.00

Amount Due (USD): \$8,400.00

The approval provided is for the 50% Deposit, Plans and City of Pembroke Pines Permit Fee under the existing terms of the Walnut Creek CDD and Archidesign. The District does not agree to any additional terms provided in the language below and is simply agreeing to the original contract amount of \$11,700.00, plus the cost of plans and permit processing. gp



CONTRACT - INVOICE

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

Notes / Terms

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW SECTIONS 713.001-713.37 FLORIDA STATUTES THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS, AND ARE NOT PAID IN FULL HAVE THE RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-CONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECT TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK AT YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR ANY OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE TO FAIL TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT YOUR ATTORNEY.

Cancelations: You might cancel this agreement without penalty or obligation by delivering written notice to Archidesign Inc by midnight on the third business day after signing the state supplement contains a form to use if one is specifically prescribed by law in your state. Your payment will be returned within ten (10) business days after Archidesign Inc's receipt of your notice.

Notice to all Florida Residents: Florida Law contains important requirements you must follow before you may file a lawsuit for defective construction against a contractor, subcontractor, supplier, or design professional a written notice of any construction conditions you allege are defective and provide your contractor and any subcontractor, suppliers or design professional the opportunity to inspect the alleged construction defects and make an offer to repair or pay for the alleged construction defects. It is the customer's responsibility to remove and protect their personal belongings from the work area 24 hours before the removal and installation of the items. The professional will remove as a courtesy the old items. If there is any damage after removal Archidesign Inc or the professional are not responsible. Customer should remove their personal belongings before work commencement.

Limited Warranty: Archidesign Inc, warrants the workmanship of the installation for 90 days from its completion date. During the warranty period, Archidesign Inc will arrange to repair at no charge to the client any defects due to faulty workmanship. Archidesign Inc does not cover, damage caused by weather, abuse, misuse, neglect, or improper care of cleaning merchandise, and materials are covered exclusively by the manufacturer's warranty. High impact glass is not included in any warranty, please inspect the glasses before installation is completed.

Liens/Security Interest: If you make all payments as required under this agreement, no security interest will be placed against your property, it creates a lien, mortgage, or other claims against your property to secure payment and it may cause a loss of your property if you fail to pay as requested. After paying on any completed phase of installation and before making any further payments you should request from the installation professional a signed unconditional release form, or waiver. Any right to place any claim against your property, applicable to the work then completed. You may ask an attorney about your rights to discharge security interests.

Please Note: Archidesign Inc nor installers are responsible for start/finish delays resulting from events beyond their control, including but not limited to: change orders, acts of nature. Governmental actions, manufacturing/delivery delays or damages caused by a third party, labor strikes/unrest, any incorrect information you provide, schedule payment, legal encumbrances on your property, your property's nonconformance with zoning requirements or building code requirements.



CONTRACT - INVOICE

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

Notes / Terms

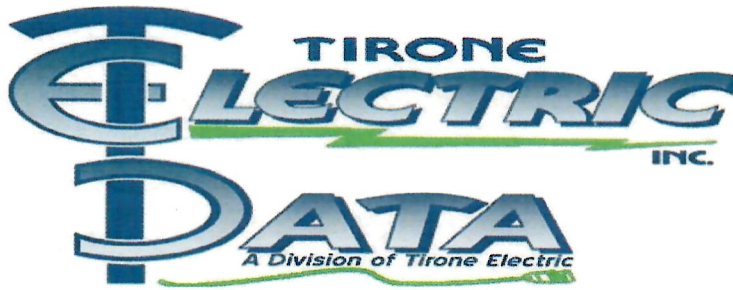
Acceptance and Authorization: By signing this contract you authorized Archidesign Inc, to arrange for an installation professional to perform installation and order and arrange for delivery of special order merchandise including special order merchandise that may be custom made, as specified in this agreement. You understand this agreement constitutes the entire understanding between you and Archidesign Inc. and may only be amended by a change order signed by Archidesign Inc and you.

To avoid inaccuracies please review all details of this estimate/contract.

Your signature constitutes your approval

Terms Pursuant to Executed Agreement Dated 02/08/2022

Customer Signature_____ Date_____



ESTABLISHED IN 1978

6151 PEMBROKE RD • HOLLYWOOD, FL 33023
PHONE: (954) 989-7162 FAX: (954) 894-0334
WWW.TIRONE-ELECTRIC.COM

REQUEST FOR CHANGE ORDER

To: WALNUT CREEK COMMUNITY
DEVELOPMENT DISTRICT
2501 A BURNS ROAD
PALM BEACH GARDENS, FL 33410
Project: WALNUT CREEK FOUNTAIN ELECTRIC

Date: 2/8/2022

Scope of change to be performed under the same conditions as specified in the original contract unless otherwise stipulated. Tirone Electric, Inc. reserves the right to claim for additional direct and indirect costs and time extension due to impact and/or delay of execution of work.

RFC No: 01

Scope of work: Replace the 3/4" conduit Feeder with new 1" PVC conduit using directional boring.

Upon approval the sum of \$2,950.00 will be added to the contract price.

Original Contract	\$2,695.00
Other Approved Change Orders	\$0.00
Total Contract to Date	\$2,695.00
This Request	\$2,950.00
Other Pending Requests	\$0.00
Total Contract plus Pending RFCs	\$5,645.00

Authorized Signature: _____ Date: _____
TIRONE ELECTRIC, INC.

Authorized Signature: _____ Date: 2/14/2022
WALNUT CREEK COMMUNITY

* Gloria Perez Dist. Manager
Approving w/ Verification from the
Electrical Eng and Chairperson Authorization
2/14/2022

From: bar.one@juno.com
Subject: Re: Fwd: WC Tirone EXECUTED Small Project Agreement - Waterfalls Electrical Upgrade (\$2,695.00) 2022-01-14
Date: Feb 14, 2022 at 1:32:52 PM
To: Gloria Perez gperez@sdsinc.org

Gloria.. It appears that the upgrade is needed and the proposal is acceptable so I approve that you proceed with the project.

Betty Ross

Top News - [Sponsored By Newser](#)

- [Cops: Bicycle Rider Randomly Stabbed 11 in Albuquerque](#)
- [Ross' Wife Is Gay? China's Censors Won't Hear of It](#)
- [India Has a Bizarre Stock Market Scandal](#)

From: Frank Roth [mailto:frank@smithengineeringconsultants.com]
Sent: Monday, February 14, 2022 10:43 AM
To: Ronald Galvis <rGalvis@sdsinc.org>; Larry M. Smith <larry@smithengineeringconsultants.com>
Cc: Stephen Smith <:ssmith@craigasmith.com>; Donette Villegas <donette@tirone-electric.com>; Curtiss Morgan <cwmorgan@tirone-electric.com>; Carlos Perez <cperez@tirone-electric.com>; Gloria Perez <gperez@sdsinc.org>
Subject: RE: WC Tirone EXECUTED Small Project Agreement - Waterfalls Electrical Upgrade (\$2,695.00) 2022-01-14

02/14/22

Hi Ronald,

We reviewed the proposal for the ¾" conduit replacement to a 1" PVC conduit via directional boring and the price looks reasonable.
So, you can move forward with this proposal.

Thanks

Frank Roth E.I.



2161 Palm Beach Lakes Blvd., Suite 312
West Palm Beach, Florida 33409
Office: (561) 616-3911
Cell: (954) 695-8330
Fax: (561) 616-3912
Email: frank@smithengineeringconsultants.com
Web: www.smithengineeringconsultants.com



March 1, 2022

Mrs. Gloria Perez
District Manager
Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

Re: Walnut Creek CDD, Entry Fountain Electrical Improvements
CHANGE ORDER TO EXISTING CONSULTING SERVICES AGREEMENT

Dear Gloria:

Smith Engineering Consultants, Inc. (SEC) is pleased to provide this proposal for the above referenced project. We propose to provide the following scope of services:

1. Review electrical equipment shop drawings.
2. Respond to contractor requests for information (RFI's) and review change order requests.
3. Attend construction meetings and/or site visits as necessary.
4. Attend the final walk-through and prepare a final punch list.
5. Prepare record drawings based upon contractor "as-built" drawings. This includes updating the electrical plans during construction in accordance with modifications required by change orders.
6. Other services as requested.

We propose to provide the services described above at our standard hourly rates (see below) in accordance with our current consulting services agreement not-to-exceed \$2,500 without additional authorization.

Principal	\$175.00 per hour
Engineer	\$150.00 per hour
Asst. Engineer	\$125.00 per hour
CADD Designer	\$85.00 per hour
Clerical	\$60.00 per hour

Thank you for using Smith Engineering Consultants as the source for these engineering services. We look forward to our continued working relationship with you on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "L. Smith", with a large, stylized flourish extending from the end of the signature.

Larry M. Smith, P.E.
President



March 7, 2022

Ms. Gloria Perez, District Manager
Walnut Creek Community Development District
8785 SW 165th Ave, Suite 200
Miami, FL 33193

**RE: Walnut Creek Community Development District - Professional Services Proposal for Stormwater Needs Analysis per Section 403.9302, Florida Statutes
CAS Proposal #4283**

Dear Ms. Perez;

"As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document."

The planning document is to be completed by June 30, 2022 and will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by the Office of Economic & Demographic Research's (EDR) in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. The intent of this tool is to help ensure that information is compiled consistently for the EDR report to the Legislature.

Craig A. Smith and Associates (CAS) is pleased to provide a professional services proposal to complete this task. The fee for this task will be billed at the approved hourly rates for a not to exceed agreed upon amount shown below. Since the template is to be completed by June 30, 2022 as previously stated, CAS will bring the template (no later than) to the May 2022 board or sooner if possible for the board to review and comment prior to turning over the document to EDR.

TOTAL HOURLY NTE FEE: \$6,500.00

We propose to perform all services under the terms of the executed Professional Engineering Services Agreement. Additional Services not included in this proposal shall be Hourly services in accordance with the Hourly Rate Schedule included in said agreement. If this proposal is acceptable, please execute in the space provided below and return one executed copy to our office as our notice to proceed. We appreciate your business and thank you for this opportunity.

AGREED TO AND ACCEPTED BY:

CRAIG A. SMITH & ASSOCIATES

Stephen C. Smith, P.E.
President

**WALNUT CREEK COMMUNITY DEVELOPMENT
DISTRICT**

WCCDD Authorized Signature

Date



561.314.4445



21045 Commercial Trail
Boca Raton, FL 33486



www.craigasmith.com



561.314.4445



21045 Commercial Trail
Boca Raton, FL 33486



www.craigasmith.com

MEMORANDUM

TO: Gloria Perez, District Manager

FROM: James Orth, P.E. 

DATE: May 8, 2020

RE: FY 2020-2021 Budget

Craig A. Smith & Associates (CAS) is providing this memorandum of recommendations for budgeting considerations in advance of the upcoming Fiscal Year 2020 – 2021 budgeting cycle.

Last year, there was a reoccurring line item for Stormwater Maintenance and Pipe Replacement Reserve/Contingency (FY 2019/2020 was year 1 of 5. CAS's recommendations were as follows:

"It is recommended that a four to five (5) year recurring program be maintained to clean the drainage structures and pipes, as well as to repair or replace baffles and outfall pipes that might have deteriorated. The total cost of the five (5) year program is projected to be \$373,500, estimated as follows:

200 drainage structures at \$125 per structure = \$25,000.00

Approximately 15,000 LF of 15", 18", 24", 30", 36", 42" and 48" diameter pipes at \$6.00 per LF = \$90,000.00

Assume replacing 25% of approximately 40 baffles at \$250.0 each = \$2,500

Assume replacement of 25% of approximately 40 Outfall Pipes at \$25,000 Each = \$250,000

The recommended program may be implemented in a cycle of five years at a cost of \$74,700 per year. It is recommended that the work be inspected by an Engineer to ensure Quality. Engineering oversight and certification would cost around \$6,000"

It is CAS's understanding an annual budget item for routine maintenance of the stormwater management system was established at \$74,800 per year.

For FY 2020/2021 CAS recommends maintaining the above amount (\$74,800) for routine maintenance of the stormwater management system.

For FY 2020/2021 or FY2021/22 CAS recommends budgeting \$40,000 towards the stabilization of 14 headwalls in the various communities. This includes

engineering oversight and certification of the work. CAS has obtained one quote for the work and will solicit 2-others after the coronavirus pandemic is over. This item can be deferred for one year as the item is not critical this year as indicated in the engineering memorandum produced addressing this issue.

CAS recommends budgeting \$10,000 annually for spot repairs of the lake slopes. This would cover filling in isolated erosion rills and/or gullies regularly occurring and/or observed. These have been noted as a potential liability to the District if left unrepaired.

CAS recommends budgeting \$30,000 for design of the repair of the canal slope of the north-south canal paralleling N.W. 72nd Avenue just south of Sheridan Street. The slopes have eroded and pose a potential liability to the District.

CAS recommends budgeting \$150,000 to construct a long-term fix and repair this canal section. It is anticipated the fix will require headwall repair/replacement, reshaping of the canal banks and bottom and the addition of riprap and canal bank stabilization.

Summary of stormwater system maintenance budget

\$74,800 Annual stormwater system maintenance
\$6,000 Engineering oversight
\$40,000 Headwall stabilization and repair
\$10,000 Annual Lake Slope spot repairs
\$180,000 Engineering design and construction for the S-8 Canal reconstruction



May 8, 2020

Ms. Gloria Perez, District Manager
Walnut Creek Community Development District
8785 SW 165th Ave, Suite 200
Miami, FL 33193

**RE: WALNUT CREEK S-8 CANAL MAINTENANCE REPAIRS
PROPOSED ENGINEERING SERVICES**

Dear Ms. Perez:

Craig A. Smith and Associates (CAS) is pleased to provide the Walnut Community Development District (WCCDD) with this proposal for Engineering Services. The scope of the project is to prepare design plans and specifications and obtain required approvals to make maintenance repairs to the portion of Broward County Water Control District's (BCWCD's) S-8 canal which falls on WCCDD's property.

More specifically, CAS proposes to provide the following services:

TASK S02 PREPARE A MAP OF TOPOGRAPHIC SURVEY

CAS Survey will prepare a topographic survey of the area to be utilized for the engineering construction plans. Plan view elevations will be shown relative to North American Vertical Datum of 1988 (NAVD '88) at pertinent points and an approximate 50 foot grid with an existing area bounded as follows: on the north by the centerline of Sheridan St; on the east by the centerline of N. 72nd Ave.; on the south by the south side of the canal running west and on the west by a line approximately 50 feet west of the west top of bank for said canal. All above ground visible improvements will be located and shown, as well as trees 4" or greater, which will be located and shown with the diameter noted at breast height (ABH). Additionally, canal cross sections will be taken at twenty-five (25) foot intervals starting at the north return of the canal and running south to the south side of the intersecting canal. Said sections will be taken from the west edge of the walk along N. 72nd Ave. to fifty (50) feet west of the west top of bank of said canal. This information will be included in a Map of Topographic Survey utilizing a base map produced by the Surveyor relative to approximate rights of ways and easements. Horizontal data will be based on the Florida State Plane Coordinate Grid System (1983/2011 adjustment) and vertical data will be based on North American Vertical Datum of 1988. The Map of Topographic Survey will be created adhering to Florida Statutes Chapter 472.027, Florida Administrative Code 5J-17 (Standards of Practice for Surveying in the State of Florida) and provided to the Client.

LUMP SUM FEE \$4,940.00

TASK I CONCEPTUAL ENGINEERING DESIGN

Once the survey is completed and prior to beginning the engineering design phase, CAS will meet with CBWCD, and the City of Pembroke Pines to determine the minimum level of design and reconstruction requirements CBWCD and the City will accept for this project. It is assumed Broward County Engineering will not require permits for this project. Based on the results of these meetings, CAS will set up the

engineering survey into base sheets and prepare A conceptual level design and cost estimate for presentation to the WCCDD Board. CAS will prepare a short summary description of the design features and benefits for each design and attend one Board meeting to present the design and receive Board approval to move forward with final design.

CONCEPTUAL ENGINEERING DESIGN LUMP SUM FEE \$ 5,500.00

TASK II ENGINEERING DESIGN AND PERMITTING

In this phase, CAS will advance the recommended design and technical specifications. CAS will advance the design and specifications to approximately 60% complete. CAS will utilize these plans to file permit applications for the work to CBWCD, Broward County Environmental Licensing and the City of Pembroke Pines. CAS will prepare the permit applications and support materials for WCCDD signatures and execution. CAS will submit the applications to the County, City and CBWCD. Permit fees will be the responsibility of WCCDD. CAS will respond to 1 request for additional information (RFI) from each agency for the lump fee below. Any additional questions will be invoiced hourly under our general services agreement

After agency review and comments on the 60% plans, CAS will incorporate any appropriate adjustments and advance the design and specifications to 90% complete plans for resubmittal. Once review comments (if appropriate) and permits or approvals are received, and final adjustments to the plans and specifications will be made and 100% complete will be prepared for distribution to potential contractors for bid proposals.

ENGINEERING DESIGN AND PERMITTING- LUMP SUM FEE \$ \$11,250.00

TASK III CONTRACTOR PROCUREMENT ASSISTANCE

CAS will assist WCCDD to advertise for, or solicit bids, and evaluate the received bid packages/proposals. CAS will reply to requests for information during the bid advertisement period and issue any required addendums to the bid. Once the bids are received, CAS will evaluate the submittal packages, check firm and/or contractor references, and provide a recommendation of award to City staff and the Commission.

CONTRACTOR PROCUREMENT ASSISTANCE LUMP SUM FEE \$ \$4,250.00

SUMMARY OF FEES

TASK	FEE
Survey	\$4,940.00
Conceptual Engineering	\$5,500.00
Design and Permitting	\$11,250.00
Contractor Procurement	\$4,250.00
TOTAL	\$25,940.00

We look forward to providing these services. Feel free to call me at (561) 307- 6395 should you have questions or require additional information.

If this proposal is acceptable, please execute in the space provided and return one executed copy to our office as our Notice to Proceed. We appreciate your business and thank you for this opportunity.

AGREED TO AND ACCEPTED BY:

CRAIG A. SMITH & ASSOCIATES



James R. Orth, P.E.
Vice President of Engineering

Approved:

**WALNUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Signed

Date

MEMORANDUM

TO: Gloria Perez, District Manager

FROM: James Orth, P.E.

DATE: December 2, 2020

RE: CBWCD canal repair cost share opportunities

Craig A. Smith & Associates (CAS) met with the City of Pembroke Pines and Central Broward Water Control District (CBWCD) on June 24, 2020 to discuss how to facilitate the repair of erosion to the S-8 canal section from Sheridan Street to the intersection with the S-10 canal. This memo is written as an overview of the apparent drainage basins and as a justification for requesting funding assistance to repair the banks and dredge the canal.

Approximately 1.15 miles (over 6,000 feet) of the S-8, S-9 and S-10 canals lie at the perimeter of the Walnut Creek Community in easements over lands owned by Walnut Creek Community Development District (WCCDD), see Figure 1. The only outfall from the development is near the downstream end of the canal so WCCDD only utilizes 0.2 miles of the canal to its benefit.



Figure 1

Inquiries to CBWCD indicate that maintenance of the canal banks above control elevation is the responsibility of the underlying landowner and maintenance of the canal

cross section below the water is the CBWCD's responsibility. Review of the apparent, contributing drainage basins

For this canal (shown in Figure 2 below) indicates Walnut Creek contributes approximately 25% of the receiving discharge to this canal.

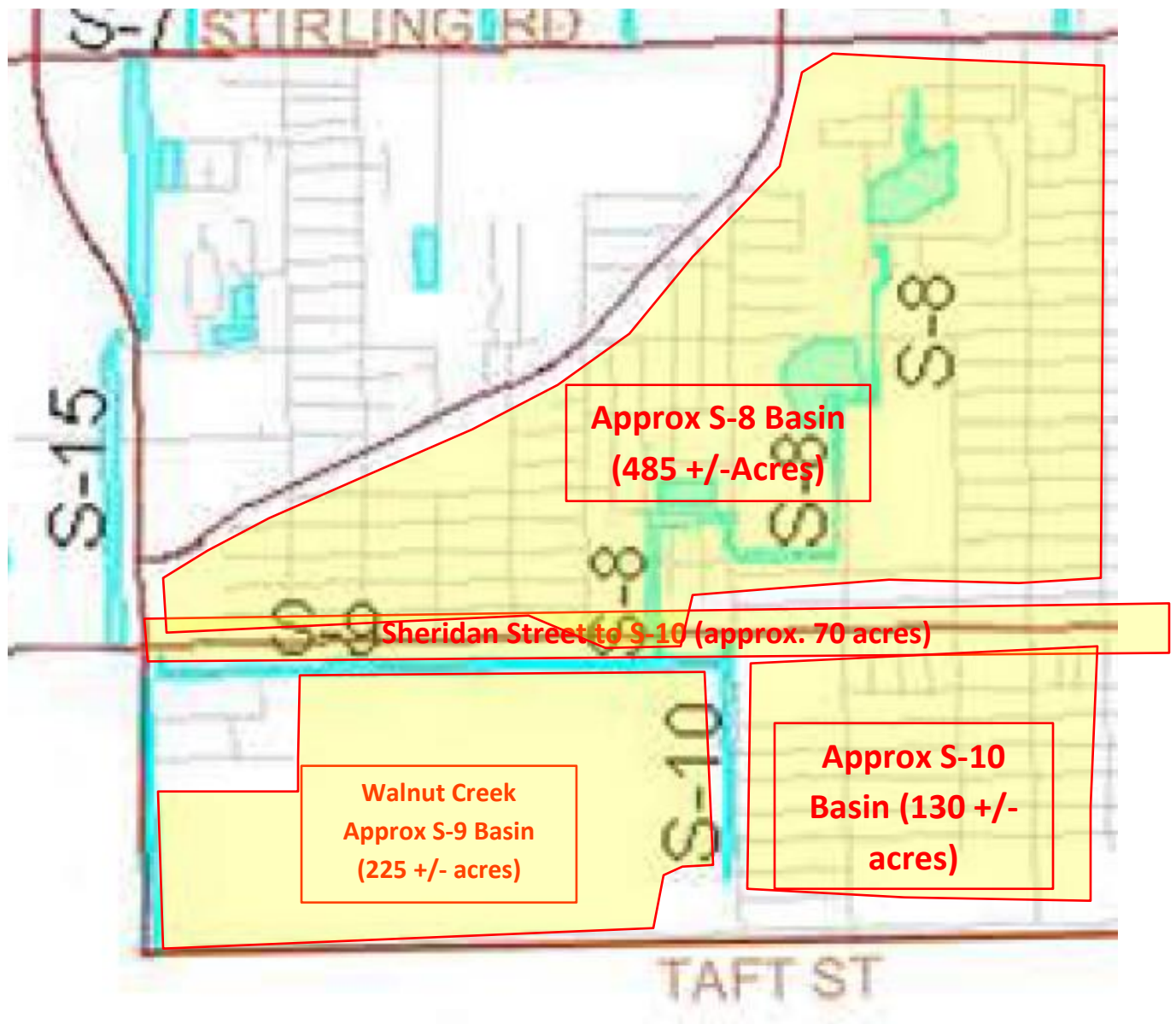


Figure 2 CBWCD Canals and approximate basins

In summary, the Walnut Creek Community contributes approximately 25% of the water into the last 0.2 miles of a canal is responsible for maintaining the side slopes of approximately 1.15 miles of canal. Since CBWCD does acknowledge responsibility for maintaining what is below control elevation, and it could be argued there would be an cost benefit to combine a canal dredging project with a canal bank restoration/shaping

project, an opportunity exists for a cost share project. Furthermore, contributing basin and beneficiaries are the City of Hollywood at 64% and Broward County (Sheridan Street) at 9%. An additional opportunity for cost sharing the project exist if they are willing to assist.

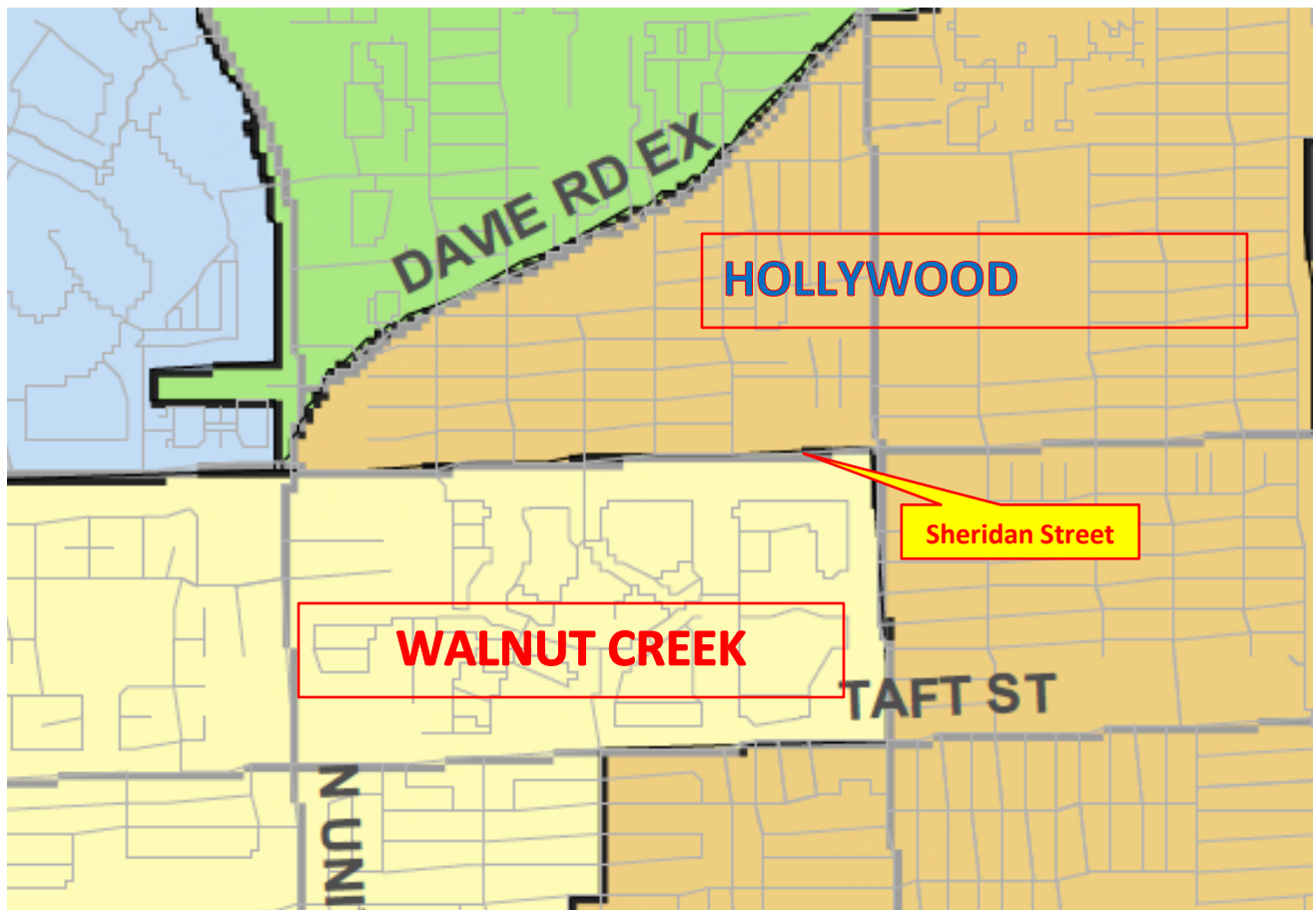


Figure 3 Municipality boundaries

MEMORANDUM

TO: Gloria Perez, District Manager
FROM: James Orth, P.E.
DATE: November 25, 2020
RE: S-8 repair conceptual cost estimate

Craig A. Smith & Associates (CAS) met with the City of Pembroke Pines and Central Broward Water Control District on June 24, 2020 to discuss how to facilitate the repair of erosion to the S-8 canal section from Sheridan Street to the intersection with the S-10 canal. At the meeting CAS was asked to produce a conceptual design and accompanying engineer's estimate of probable cost for the repairs/restoration.

Since CAS does not have a survey of the section, the attached generally observed typical section was used to estimate cut and fill volumes.

Given or assumed:

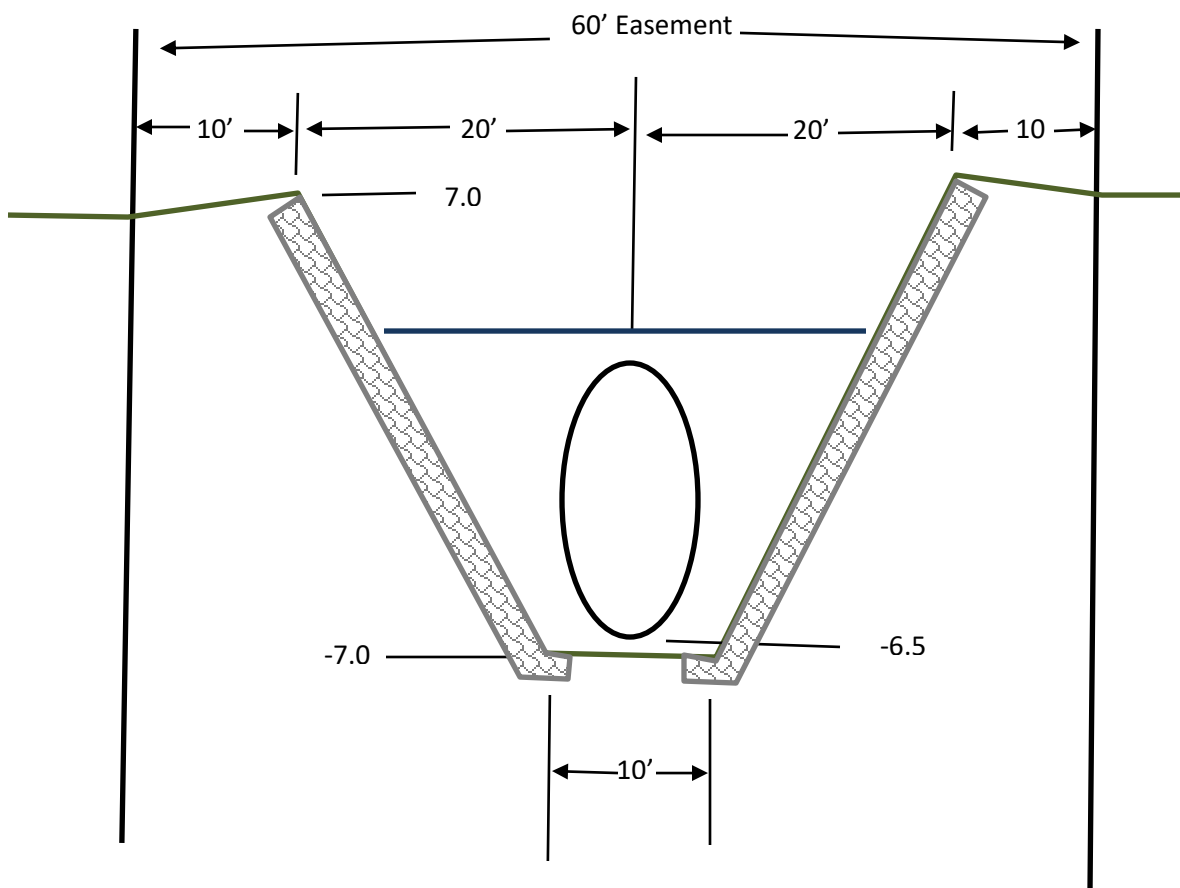
Easement width = 60 feet
Existing 96" culvert invert = - 6.5 +/- feet
Canal design bottom width = 10 feet
Canal design bottom elevation = -7.0 feet
Canal top of bank = +7.00

At 3:1 side slope, canal would be $3 \times 14 + 10 + 3 \times 14 = 94'$ wide so can't construct in 60' easement with 3:1 slopes. Similarly, at 2:1, width would be 66' and 1.5:1 would be 52' wide.

Assume top of bank at 10' each side, slope is $20/14 = 1.42:1$

Assume use of Armorflex or approved equal for bank stabilization.

See attached for resulting conceptual cost estimate.



Assumed Canal Cross Section

Walnut Creek S-8 Canal repairs
Engineer's Conceptual Estimate of Probable Cost

Description	Qty	Units	Unit cost	Cost
Mobilization/Demobilization	1	LS	\$9,009.50	\$9,009.50
MOT	1	LS	\$3,603.80	\$3,603.80
Survey stake out and as-builts	1	LS	\$5,405.70	\$5,405.70
				\$18,019.00
Project Manager	15	Day	\$500.00	\$7,500.00
Office Manager	10	Day	\$300.00	\$3,000.00
Water truck	20	Day	\$200.00	\$4,000.00
Track hoe	20	Day	\$950.00	\$19,000.00
Dump truck wt operator	15	Day	\$950.00	\$14,250.00
Front end loader	30	Day	\$325.00	\$9,750.00
				\$0.00
Dewatering/bypass pump	3	Mo	\$3,000.00	\$9,000.00
Operator	30	Day	\$275.00	\$8,250.00
2-laborers	30	Day	\$460.00	\$13,800.00
1-Site supervisor wt truck	30	Day	\$510.00	\$15,300.00
1-skilled laborer	30	Day	\$300.00	\$9,000.00
				\$0.00
Filter fabric	120	SY	\$5.00	\$600.00
57- stone	0	CY		\$0.00
Armorflex (or approved equal)	7500	SF	\$6.80	\$51,000.00
Sheetpile for dewatering (30'L x 50'W)	1500	SF	\$5.00	\$7,500.00
Double silt fences (150')	150	LF	\$2.00	\$300.00
Type B -Rip-rap	10	CY	\$20.00	\$200.00
Sod (Bahia)	580	SY	\$3.00	\$1,740.00
4000 psi Concrete (form & pour)	15	CY	\$400.00	\$6,000.00
			T&M Sub-total	\$180,190.00
			Sub-Total	\$198,209.00
			Contingency (30%)	\$59,462.70
			Construction Total	\$257,671.70
			Engineering Design (10%)	\$25,767.17
			Permitting (3%)	\$7,730.15
			CEI/EDC (5%)	\$15,460.30
			PROJECT TOTAL	\$306,629.32



March 7, 2022

Ms. Gloria Perez, District Manager
Walnut Creek Community Development District
8785 SW 165th Ave, Suite 200
Miami, FL 33193

**RE: WALNUT CREEK S-8 CANAL MAINTENANCE REPAIRS
P-3983R PROPOSED ENGINEERING SERVICES**

Dear Ms. Perez:

Craig A. Smith and Associates (CAS) is pleased to provide the Walnut Community Development District (WCCDD) with this proposal for Engineering Services. The scope of the project is to prepare design plans and specifications and obtain required approvals to make maintenance repairs to the portion of Broward County Water Control District's (BCWCD's) S-8 canal which falls on WCCDD's property.

More specifically, CAS proposes to provide the following services:

TASK I CONCEPTUAL ENGINEERING DESIGN

Prior to beginning the engineering design phase, CAS will meet with CBWCB, and the City of Pembroke Pines to determine the minimum level of design and reconstruction requirements CBWCD and the City will accept for this project. It is assumed Broward County Engineering will not require permits for this project. Based on the results of these meetings, CAS will set up the engineering survey into base sheets and prepare A conceptual level design and cost estimate for presentation to the WCCDD Board. CAS will prepare a short summary description of the design features and benefits and attend one Board meeting to present the design and receive Board approval to move forward with final design.

CONCEPTUAL ENGINEERING DESIGN LUMP SUM FEE \$5,500.00

TASK II ENGINEERING DESIGN AND PERMITTING

CAS will advance the approved recommended design and technical specifications. CAS will advance the design and specifications to approximately 60% complete. CAS will utilize these plans to file permit applications for the work to CBWCD, Broward County Environmental Licensing and the City of Pembroke Pines. CAS will prepare the permit applications and support materials for WCCDD signatures and execution. CAS will submit the applications to the County, City and CBWCD. Permit fees will be the responsibility of WCCDD. CAS will respond to 1 request for additional information (RFI) from each agency for the lump fee below. Any additional questions will be invoiced hourly under our general services agreement



561.314.4445



21045 Commercial Trail
Boca Raton, FL 33486



www.craigasmith.com

After agency review and comments on the 60% plans, CAS will incorporate necessary adjustments and advance the design and specifications to 90% complete plans for resubmittal. Once review comments (if appropriate) and permits or approvals are received, and final adjustments to the plans and specifications will be made and 100% complete will be prepared for distribution to potential contractors for bid proposals.

ENGINEERING DESIGN AND PERMITTING- LUMP SUM FEE \$12,500.00

TASK III CONTRACTOR PROCUREMENT ASSISTANCE

CAS will assist WCCDD to advertise for, or solicit bids, and evaluate the received bid packages/proposals. CAS will reply to requests for information during the bid advertisement period and issue any required addendums to the bid. Once the bids are received, CAS will evaluate the submittal packages, check firm and/or contractor references, and provide a recommendation of award to Walnut Creek Community Development District.

CONTRACTOR PROCUREMENT ASSISTANCE LUMP SUM FEE \$4,250.00

SUMMARY OF FEES

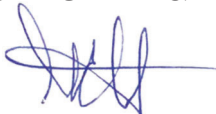
TASK	FEE
Conceptual Engineering	\$5,500.00
Design and Permitting	\$11,500.00
Contractor Procurement	\$4,250.00
TOTAL	\$21,250.00

We look forward to providing these services. Feel free to call me at (561) 307- 6395 should you have questions or require additional information.

If this proposal is acceptable, please execute in the space provided and return one executed copy to our office as our Notice to Proceed. We appreciate your business and thank you for this opportunity.

AGREED TO AND ACCEPTED BY:

CRAIG A. SMITH & ASSOCIATES



Stephen C. Smith, P.E.
President

Approved:

**WALNUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Signed

Date





561.314.4445



21045 Commercial Trail
Boca Raton, FL 33486



www.craigasmith.com



Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration*

March 7, 2022

Walnut Creek Community Development District
Attn.: Ms. Gloria Perez, District Manager
1800 NW 76TH Ave
Pembroke Pines, FL, 33024

Ms. Perez,

Please see attached our proposal for Engineering Services for the Canal section (approximately 517' of shoreline) along NW 72nd Avenue extending north towards Sheridan Street in Pembroke Pines, FL 33024.

Engineering and design services for Erosion Control and Shoreline Restoration.

At the completion of these services, Landshore® will provide Walnut Creek Community Development District a set of Erosion and Sedimentation Control Plans, which includes:

- Topographic and Bathymetric (Underwater) Survey
- Soil Testing and Analysis of submerged soils to develop Shoreline Stability Analysis (determining bearing capacity for shoreline and angle of repose for soils)
- Detailed Cross Sections illustrating shoreline profile (above and below water)
- Product recommendation and proposed solution to Erosion Control and Shoreline Restoration (product specifications, installation methods, quantities, and construction plans and cost estimates)

If you have any additional questions, require further information, or would like to discuss this proposal, do not hesitate to contact us at (954) 327-3300 or via email at info@landshore.com.

We look forward to having the pleasure of doing business with you.

Sincerely,

André van den Berg
Landshore® Enterprises, LLC



Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration*

Company Overview

History: Founded in 2002, Landshore® Enterprises, LLC has over 19 years of experience in the Erosion Control Industry.

Certificates and Awards: Certified Florida Stormwater, Erosion and Sedimentation Control Inspectors, Professional Licensed Engineer (FL), South Florida Water Management District Certified, BBB A+, and OSHA-Training.

Customer Reach: Proudly serve Homeowners Associations, Golf Courses, Residential, and Governmental Entities in Florida, Georgia, Illinois, North Carolina, South Carolina, Texas and Virginia.

Services: Engineering

Design, Plans and Cross Sections, GPS and Surveys, Bathymetric Surveys, Topographical Surveys, Soil Testing and Analysis, Stability Analysis, Permit Application, and Construction Management

Construction

Structural and Non-Structural Erosion Control, Shoreline Restoration and Stabilization, Dewatering and Sediment Control, Dredging, Earthwork, Grading, and Restoration

Products: Eco-Filter Tubes®, Erosion Control Panels®, Riprap, GeoWeb, FlexMSE, Filter-Point Fabric, Articulated Concrete Block Mat, Gabion, Retaining Walls, Sheet Piling, Bulkhead, Turf Reinforcement Mats, Drainage Systems, and more.

Applications: Lakes, Ponds, Creeks, Riverfront, Stream Bank, Ditches, Canals, Spillways, Reservoirs, Retention and Detention Ponds.

Locations: Gulf Coast of Florida 188 Triple Diamond Boulevard, Suite A4,
North Venice, Florida, 34275
(941) 303-5238

Atlantic Coast of Florida 6555 North Powerline Road, Suite 302
Fort Lauderdale, Florida, 33309
(954) 327-3300



Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration*

Our Company

Landshore® Enterprises, LLC, with offices in Fort Lauderdale, Florida and headquartered in Venice, Florida, is a turnkey national design-build environmental company specializing in shoreline erosion control, repair and restoration challenges. Landshore® uses non-structural, bioengineering and bio-technical methods to fulfill the demands of our clients.

Established over sixteen years ago, we have provided our services of excellence to golf courses, homeowner associations (managed properties), private residences, and governments in more than 10 states.

Landshore® is very conscientious about completing projects that reflect professionalism to the highest degree. We take a great deal of pride in each contracted service, no matter how large or small the project is. Our engineering expertise ensures that we will provide you with the best possible solution at the best possible price based on thorough research, investigation, and data interpretation from the job site.

Because of our engineering practices, our clients are assured that their shoreline erosion solution will endure for the longest amount of time possible. Additionally, the number of construction hours required for job completion are billed accurately and even the precise amount of quality materials for the best solution are deployed.

Our talented group of employees research and investigate public records on the subject site, conduct surveys, perform various tests such as measuring soil density and analyze results. From all the compiled information and subsequent analysis, we gain an understanding of the historical and current nature of the erosion changes concerning water levels, the amount of erosion loss over time, the slope of the eroded shoreline, and the stability of the surrounding soil.

We have the expertise, resources, technology, and collaborative insight to create designs and solutions that far exceed our client's expectations. Due to our extensive experience in resolving various erosion problems around the nation, Landshore® is proud to guarantee complete satisfaction on ALL projects.

Landshore® wishes to extend our warmest thanks to our clients! We deeply appreciate each customer. From our perspective, we feel our relationship is more of a special partnership than just a contract with a client. We work with each client in a way that is both communicative and constructive; and always appreciate comments and feedback to make us better at our job.

Respectfully,

Landshore® Enterprises, LLC

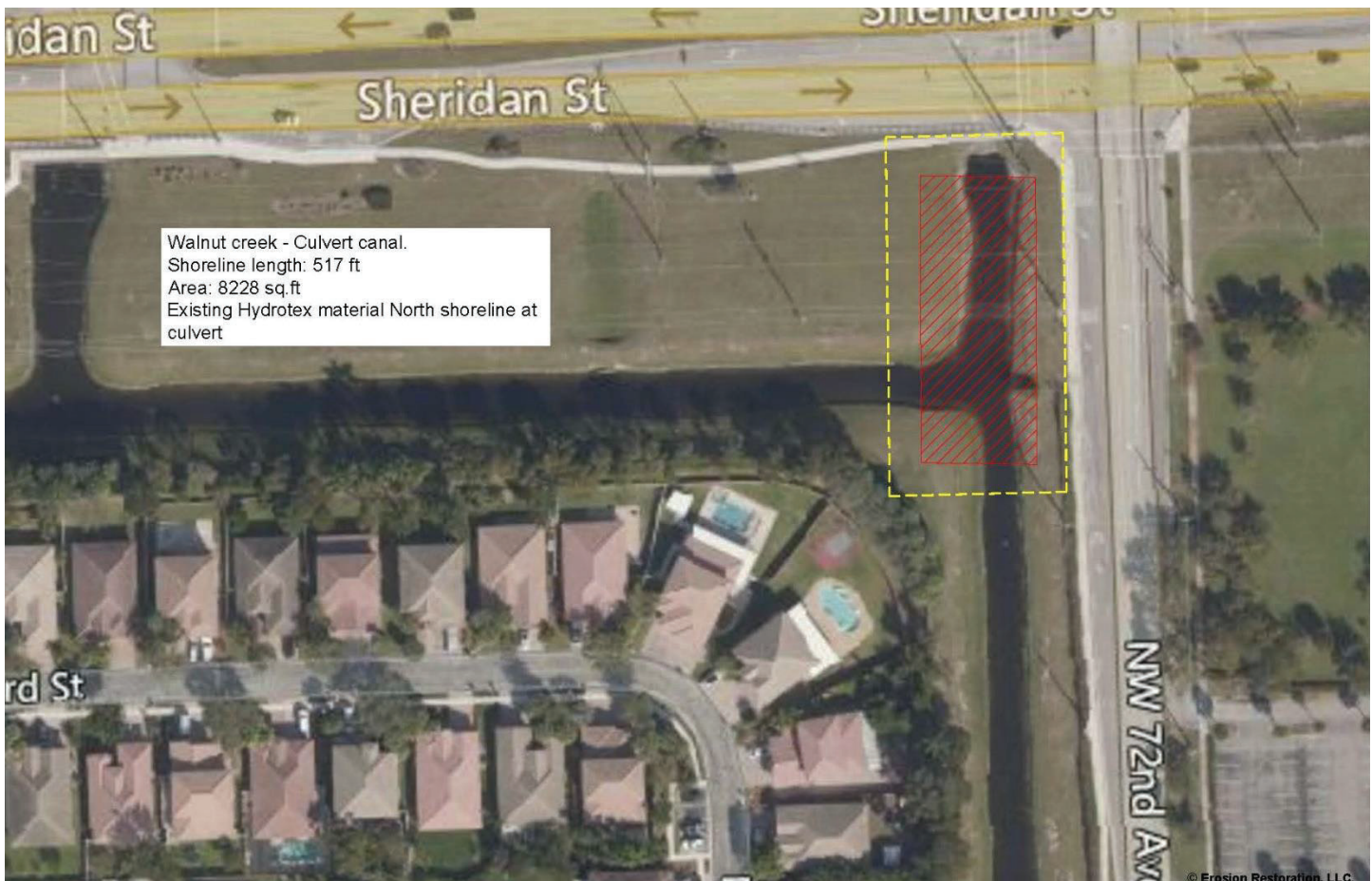


Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration*

Proposal prepared for:
Walnut Creek Community Development District
Attn.: Ms. Gloria Perez, District Manager
1800 NW 76TH Ave
Pembroke Pines, FL, 33024

Project site:
Canal section (approximately 517' of shoreline) along NW 72nd Avenue
extending north towards Sheridan Street in Pembroke Pines, FL 33024



March 7, 2022



Landshore® Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration

Walnut Creek Community Development District

Attn.: Ms. Gloria Perez, District Manager

1800 NW 76TH Ave

Pembroke Pines, FL, 33024

March 7, 2022

Ms. Perez,

Thank you for allowing Landshore® Enterprises, LLC (d/b/a Erosion Restoration, LLC) to offer construction layout and technical-engineering services limited to research and evaluation of current condition with the purpose of construction estimate – assuming non-structural, bio-engineering (wash-out repair and sodding, burlap installation, aquatic planting) or bio-technical (geotube®, enkamat®, geoweb®) shoreline protection or reclamation applications, in accordance to Chapter 472.003(3)(c) of Florida Statutes. Pursuant to your request we prepared proposal which includes the following items.

Erosion and Sedimentation Control Plan for approximately 517' of shoreline of Canal located along NW 72nd Avenue extending north towards Sheridan Street, as described in South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) No. 06-02659-P, located in Pembroke Pines, FL - subject to approval by government agencies having jurisdiction.

Note: any work in wetlands, flowage easements, preserves, mitigation areas, conservation areas, compensation areas, buffer impact areas and littoral zone may be entirely avoided or partially restricted at sole discretion of Landshore® Enterprises, LLC.

Preparation:

- A. Obtain project specific client/representative and property information, consulting.
- B. Research and investigation with government agencies having jurisdiction.

Items A-B base fee, including one time mobilization \$587.00

Measuring:

- C. Establish horizontal and vertical control using existing plan and survey provided by the owner or available from public sources.
- D. Bring vertical elevation, based on nearest County benchmark, if found. Otherwise, set-up a temporary bench mark in reference to observed water table and local landmarks – for contractor's use only. Set-up staff gauge. Verify existing topographic survey, bathymetric survey and soil survey.
- E. Inspect headwalls and outfalls if visible, measure sediment in inlet prior to outfall.
- F. Measure existing control structures, if any exist within subject water bodies.

Items C-F base fee, including one time mobilization \$1,042.00



Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration*

Sampling:

- G. Shallow hand auger drilling
- H. Underwater core extraction with slide hammer and material retention inserts.
- I. Probing for suitable material.

Items G-I base fee, 2 samples, including one time mobilization \$235.00

Testing:

- J. Sieve analysis per ASTM C136.
- K. Texture identification and physical properties analysis, including shear strength test per ASTM D3080 or AASHTO T236.
- L. Dynamic cone penetration test per ASTM D6951 and ASTM Special Technical Publication #399, if necessary.
- M. Determine cohesion and angle of internal friction.
- N. Calculate slope stability.

Items J-N base fee, 2 samples, for soil types \$1,361.00

Analysis:

- O. Review slope geometry and soil parameters for compliance with current regulations and compare to originally permitted land development plans (if available) in order to identify potential safety and stability issues above and below water table.
- P. Suggest composite material combination for protection from elements.
- Q. Estimate volumes of in-situ material, determine amount of imported fill, if necessary.
- R. Provide preliminary opinion of probable costs.

Items O-R base fee \$1,740.00

Design:

- S. Prepare set of drawings based on aerial photographs, to scale, in state plane coordinates with cross sections, details, specifications and best management practices for storm water pollution prevention.

Item S, base fee \$3,045.00

We will begin work within two weeks of acceptance of this proposal pending receipt of retainer of \$4,005.00. The estimated cost for this work is **Eight Thousand Ten Hundred Dollars (\$8,010.00)**. Should you require services on this project beyond this scope of supply, we would revise this proposal to include items you may add or at your discretion we are available on a time and material basis.



Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration*

Besides construction services outlined above we will be happy to provide you with professional services in civil, structural, geotechnical, surveying, legal and any other disciplines on an hourly basis or by a separate contracts – if it will become necessary based on our initial observations of existing situation on-site or if specifically requested in writing by yourself or by the government agencies having jurisdiction. All permit/application/review fees or separate charges accessed by the government shall be paid by the Client/Owner.

Should you have any questions regarding this matter please do not hesitate to contact our office. Again, thank you for the opportunity to offer this proposal, we are looking forward to working with you.

Landshore® Enterprises, LLC is devoted to thoroughly study each individual project from every perspective and strive to perform the best possible design that solves your problem. We suggest that you may consult with our company for all future development and repair projects, in order to avoid predictable dangerous conditions and save money via preventative actions.

Landshore® Enterprises, LLC is turn-key multi-discipline design-build environmental company which focuses on erosion issues using non-structural, bio-engineering and bio-technical methods for shoreline restoration, erosion control and coast protection.

Established more than a decade ago we employ civil, structural, geo-technical, surveying, environmental and other professionals, providing viable customized solutions and highest level of service through innovation in engineering design, advancement and patenting of materials, scientific research and development of new construction technologies.

OPTIONAL SERVICES:

Circulation:

- A. Prepare maintenance of traffic plan.

Item A, base fee* \$500.00

(*for Florida Department of Transportation standard details - without detours)

Expediting:

- B. Provide civil engineering plans signed and sealed by a Florida Licensed Professional Engineer.
C. Apply for review and approval from Broward County, South Florida Water Management District, Central Broward Water Control District, City of Pembroke Pines, and Florida Department of Environmental Protection.

Items B-C, base fee \$3,500.00



Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration*

Oversight:

- D. Provide periodic observations, site meetings with inspecting authorities, testing, Nephelometric Turbidity measurements per United States Environmental Protection Agency water quality guidelines, construction management and supervision.
- E. Perform as-built measurements – to verify project compliance with approved plans and cross sections.
- F. Certification to the Owner, project close-out and release with the government agencies having jurisdiction.

Items D-F, base fee..... T.B.D. based on Construction

Standard Paragraphs:

The Standard Form of Agreement between **Walnut Creek Community Development District**, further referred as “**Client**” and Landshore® Enterprises, LLC for technical-engineering services related to construction, design-built services and professional services for Professional Services as published by the National Society of Professional Engineers, The American Consulting Engineers Council and The American Society of Civil Engineers shall govern all aspects, disputes and responsibilities with respect to this contract Document EJCDC E-500, latest edition.

All technical-engineering services, design-built (D-B) services or professional services requested by the Client or government agencies having jurisdiction, which are not specifically outlined in the contract, or requested by the Client as a revision in the scope of the Project will be performed by contract addendum at an agreed upon price or the same will be accomplished at the contract’s hourly rates.

It is understood that the selection decision for a contract award may be based on the best value to the Owner from the combination of quality, management expertise, and price, but not necessarily the lowest price or on the lowest priced, technically acceptable proposal.

Design by the D-B contractor usually takes place before and sometimes during construction activities in the D-B contract. When a design is being developed concurrent with construction activities, this is called the "fast-track" approach. The fast-track approach is commonly used to combine design and construction time, which results in the project being completed in a shorter time period. Fast-track approach allows the D-B contractor to design portions of the work, start construction on those designs completed, and continue work while reviewing and designing other portions of the work.

In the Design-Build process, final design solutions are provided by the D-B contractor, not the Client, since the main goal of D-B contract is to ensure the adequacy and quality of desired construction, which were built into the selection criteria during alternative bid evaluation process.

Any additions and/or deletions to the scope of work shall be presented in writing by Landshore® Enterprises, LLC and executed by both the Client and Landshore® Enterprises, LLC.



Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration*

Hourly services as stipulated in this contract shall be performed at the company's prevailing rates for the duration of the work efforts associated with this Project. The following rates presently apply:

Professional Engineer	\$190.00/Hour
Design Engineer	\$150.00/Hour
CAD Operator	\$100.00/Hour
Construction Administration	\$ 70.00/Hour

Landshore® Enterprises, LLC is not responsible for the means, methods, techniques, sequences and procedures of construction selected by another contractor. It is also not responsible for any failure of another contractor to comply with laws, regulations, ordinances, codes or orders applicable to contractor's furnishing and performing the work proposed by Landshore® Enterprises, LLC.

Measurements of lake depth and location data and its further graphical interpretation by Landshore® Enterprises, LLC using Geographic Information System (GIS) and its precision and accuracy are limited to the same of the reference information, methods and instruments used. It is understood that information will be collected by Landshore® Enterprises, LLC at the request of the Client, for his/her personal use such as providing more accurate estimate and submittal to the government agencies may require different standard or format.

Although every reasonable attempt will be made to present data as accurate as possible Landshore® Enterprises, LLC makes no guarantees concerning its measuring, findings or any irregularities of the lake bottom or other parts of this project. By accepting this proposal or distributing information depicted on any plans and documents prepared by Landshore® Enterprises, LLC to other parties the recipient hereby agrees to indemnify and hold Landshore® Enterprises, LLC harmless and to waive to the fullest extent permitted by law any claim resulting from damages, losses and expenses, including attorneys' fees arising out of or resulting from usage of this information, or cause of action of any nature against Landshore® Enterprises, LLC.

Project Limitations:

The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines.

Unless specifically hired to obtain all necessary permits - Landshore® Enterprises, LLC will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).

Casus Fortuitous:

Neither the Client nor Landshore® Enterprises, LLC will be responsible to the other for any delay, failure in performance, loss or damage due to fire, explosion, power blackout, earthquake, volcanic action, flood, the weather



Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration*

elements, strike, embargo, labor disputes, riots, civil or military authority, war, terrorist acts, acts of God, acts or omissions of carriers or suppliers, acts of regulatory or governmental agencies, or other causes beyond the reasonable control, except that the Client must pay for any services rendered.

Indemnification and Duty to Defend:

Prior to the beginning of works outlined in this Contract, the Client shall be responsible to notify the owners and interested parties of all affected properties and utilities and receive their approval.

To the extent provided by law, the Client agrees to indemnify, defend, and hold harmless Landshore® Enterprises, LLC and all of its officers, agents, employees, sub-contractors and consultants from any third-party claim, loss, damage, cost, charge, or expense during the performance of this Contract, whether direct or indirect and whether to any person or property to which Landshore® Enterprises, LLC or said parties may be subject.

Furthermore, the Client agrees to participate and associate with Landshore® Enterprises, LLC in the defense and trial of any damage claim or suit and any related settlement negotiations, shall such arise – within fourteen (14) days of receipt by the Client notice of claim. This provision will continue to apply after the contract ends.

Pursuant to section 558.0035, Florida statutes, an individual employee or agent may not be held individually liable for negligence.

Qualifications:

Landshore® Enterprises, LLC agrees that its staff and sub-consultants possess the necessary licenses required by the professional licensing boards having jurisdiction over the services to be provided and that when required, staff members possessing such licenses and qualified to perform the required services shall be assigned to this project.

Intellectual Property Rights:

It is understood that all sketches and calculations, including price quotations which are submitted for this proposal, based on assumptions made by Landshore® Enterprises, LLC and data derived from information provided by the Client and public sources – is confidential and will not be shared or distributed to other parties without the written consent of Landshore® Enterprises, LLC. All drafting and technical work performed by Landshore® Enterprises, LLC or its sub-consultants is hereby declared an intellectual property and protected under copyright law.

After all payments to Landshore® Enterprises, LLC will be made in full in accordance to this contract, by virtue of “work for hire” doctrine outlined in Section 101 of the 1976 Copyright Act – Intellectual Property Rights are transferred to the Client who thereby accepts all responsibility and full liability for further use of all printed documents and data.

Please note that State of Florida has a broad public records law under Florida Chapter 119. All state, county, and municipal records are open for personal inspection and copying by ANY person. Landshore® Enterprises, LLC hereby disclaim all liability arising from improper usage of its information for any other purposes except from



Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration*

what it was specifically intended and any damages, loss or harm to public welfare that such application or interpretation may possibly cause to the Client or third parties.

Permit and Submittal Fees:

Our contract fees do not include any permit application or processing fees that may be assessed by the governmental agencies having jurisdiction. The total cost of these fees shall be the Client's responsibility.

Outside Service and Reproduction Fees:

The stipulated contract fees do not include the cost of printing, copies, photo processing, long distance phone calls or the services of outside parties. These fees are separate charges, which shall be approved in writing by the Client and invoiced as direct charges.

Certificate of Merit:

The Client shall make no claim for professional negligence, either directly or by way of a cross complaint against Landshore® Enterprises, LLC unless the Client has first provided Landshore® Enterprises, LLC with a written certification executed by an independent consulting engineer currently practicing in the same discipline as Landshore® Enterprises, LLC and licensed in the State of Florida. This certification shall: a) contain the name and license number of the certifier; b) specify the acts or omissions that the certifier contends are not in conformance with the standard of care for a consultant performing professional services under similar circumstances and c) state in detail the basis for the certifiers opinion that such acts or omissions do not conform to the standard of care for the profession. This certificate shall be provided to Landshore® Enterprises, LLC not less than thirty (30) days prior to the presentation of any claim or the institution of any arbitration, mediation or judicial proceeding.

Client Termination Agreement:

This Agreement may be terminated without cause but in good faith by either Landshore® Enterprises, LLC or the Client. The party terminating the Agreement must provide written notice to the other party ten (10) days prior to the effective date of termination. In the event of termination, Landshore® Enterprises, LLC shall be compensated for all services performed prior to the effective date of termination and shall provide the Client with all information acquired by and/or generated by Landshore® Enterprises, LLC as a result of performing its contractual obligations, including but not limited to survey data, reports, specifications, plans, and results of soil sampling.

Assignability:

The Client and Landshore® Enterprises, LLC, respectively, bind themselves, their partners, successors, assigns and legal representatives of such other party, with respect to all covenants of this Agreement. Neither party hereto shall assign this Agreement without the written consent of the other party.

Attorney's Fees:

The laws of the State of Florida shall govern all aspects of the parties' Agreement. In the event of any litigation arising from or related to this agreement or the services provided under this agreement, the prevailing party shall be



Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration*

entitled to recover from the non-prevailing party all reasonable costs incurred, including staff time, court costs, attorneys' fees and all other related expenses in such litigation. It is also agreed that such arbitration or litigation take place in Broward County, Florida.

Cooperation and Project Understanding:

To the extent requested by Landshore® Enterprises, LLC, the Client shall make available to Landshore® Enterprises, LLC all information in its possession regarding existing and proposed conditions at the site. Such information shall include, but not be limited to engineering reports, plot plans, topographic or hydrographic surveys, soil data including borings, field and laboratory tests, written reports, etc. The Client shall immediately transmit to Landshore® Enterprises, LLC any new information concerning site condition which becomes available, and any change in plans or specifications concerning the Project to the extent such information may affect Landshore® Enterprises, LLC performance of the Services. The Client agrees, upon 24 hours oral or written notice, to provide a representative at the job site to supervise and coordinate the Services. Landshore® Enterprises, LLC shall not be liable for any inaccurate or incorrect advice, judgment or decision which is based on any inaccurate information furnished by the Client and the Client shall indemnify Landshore® Enterprises, LLC or its Consultants against claims, demands, or liability arising out of, or contributed to, by such inaccurate information.

The Client agrees to provide entry to the project site for Landshore® Enterprises, LLC employees and consultants with proper identification for the purposes outlined in this contract. Lock-out charges will be assessed on an hourly basis for any delay exceeding one hour.

Non-Solicitation and Hiring of Employees:

To promote an optimum working relationship, the Client agrees in good faith not to directly or indirectly employ or otherwise engage any employee of Landshore® Enterprises, LLC or any person employed by Landshore® Enterprises, LLC within the prior twelve month period without the prior written consent of Landshore® Enterprises, LLC. This restriction shall apply during the term of and for a period of one (1) year after the termination of this Agreement. The Client further agrees that loss of any such employee would involve considerable financial loss of an amount that could not be readily established by Landshore® Enterprises, LLC. Therefore, in the event that the Client should breach this provision and without limiting any other remedy that may be available to Landshore® Enterprises, LLC, the Client shall pay to Landshore® Enterprises, LLC a sum equal to the employee's current annual salary plus twelve (12) additional months of the employee's current annual salary for training of a new employee as liquidated damages.

Invoicing and Payment:

Landshore® Enterprises, LLC will submit invoices on a monthly basis during the progress of work under this contract as a proration of the services completed to date. In some cases, invoicing may occur upon completion of a phase of the project or completion of the project. Retainers, when required, will be deducted from the final payment for the Project.



Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration*

Payment for services is due upon receipt of invoice and shall be made within 15 days of receipt of invoice. If payment is not received in 30 days from the date invoiced, Landshore® Enterprises, LLC reserves the right to cease all work on the Project. After 60 days of non-payment, we will exercise the right to file a lien against the project.

The Client agrees to pay for any costs of collection, including, but not limited to lien costs, court costs or attorneys' fees involved in or arising out of collecting any unpaid or past due balances.

Landshore® Enterprises, LLC shall not be liable to the Client or any third party for claims arising from suspension and termination of work due to the Client's failure to provide timely payment.

Any charges held to be in dispute shall be called to our attention within fifteen (15) days of receipt of invoice and the Client and Landshore® Enterprises, LLC shall work together in good faith to resolve their differences. If a portion of the invoice is disputed within 15 days, the Client shall be obligated to pay the undisputed portion of the invoice. If unable to resolve differences in thirty (30) days, Landshore® Enterprises, LLC shall have the right to suspend or terminate service.

If the proposed services and fees are acceptable, please affix the signature of a duly authorized officer in the space provided, and provide requested information for our records and return an executed copy to this office. Your request for services is greatly appreciated.

The undersigned signatories acknowledge that they are duly authorized to sign and bind the party for whom they are signing for. The undersigned signatories further acknowledge that their actions and signatures have been approved by the corporation or other legal entity for whom they are acting or signing.

Sincerely,
Landshore® Enterprises, LLC

Signature

Proposal Acceptance:

The stated fees, conditions and terms are accepted. Payment for services will be made as stipulated above. You are authorized to perform the work specified.

Signature

Name, Title

Date

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 17, 2022 at 6:00 p.m. in the Walnut Creek Clubhouse, 7500 NW 20th Street, Pembroke Pines, Florida 33024, and/or utilizing communications media technology (whichever is applicable) for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 15th day of March, 2022.

ATTEST:

**WALNUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Walnut Creek Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

CONTENTS

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

PROPOSED BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	178,871
MAINTENANCE ASSESSMENTS	1,100,128
DEBT ASSESSMENTS (2008)	0
DEBT ASSESSMENTS (2010)	130,015
OTHER REVENUES	0
INTEREST INCOME	1,500
TOTAL REVENUES	\$ 1,410,514
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	10,000
PAYROLL TAXES (EMPLOYER)	800
ENGINEERING	45,000
LEGAL FEES	19,000
AUDIT FEES	4,000
MANAGEMENT	47,664
POSTAGE	1,250
OFFICE SUPPLIES/PRINTING	5,700
INSURANCE	14,000
LEGAL ADVERTISING	1,200
MISCELLANEOUS	9,000
DUES & SUBSCRIPTIONS	175
ASSESSMENT ROLL	7,500
TRUSTEE FEES	2,000
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 169,639
TOTAL MAINTENANCE EXPENDITURES	\$ 1,034,120
TOTAL EXPENDITURES	\$ 1,203,759
REVENUES LESS EXPENDITURES	\$ 206,755
BOND PAYMENTS (2008)	-
BOND PAYMENTS (2010)	(122,214)
BALANCE	\$ 84,541
COUNTY APPRAISER & TAX COLLECTOR FEE	(28,180)
DISCOUNTS FOR EARLY PAYMENTS	(56,361)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

PROPOSED MAINTENANCE BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
MAINTENANCE EXPENDITURES	
MAINTENANCE EXPENDITURES	
FIELD MAINTENANCE	5,000
OPERATIONS MANAGEMENT	12,000
SECURITY SERVICES	405,760
SECURITY SERVICES - ABDI	12,000
SECURITY CAMERAS & MAINTENANCE	8,000
SECURITY ONLINE SOLUTIONS	12,800
TELEPHONE	11,000
ELECTRIC	82,500
WATER & SEWAGE	17,000
GUARDHOUSE - VISITOR PASSES	6,700
GATE SYSTEM MAINTENANCE	30,000
GUARDHOUSE INT/EXT MAINTENANCE	22,500
LAKE & PRESERVE MAINTENANCE	45,000
SIGNAGE	2,000
STREETLIGHT MAINTENANCE	5,000
WATERFALL MAINTENANCE	75,000
HOLIDAY LIGHTING	10,000
LAKE RESTORATION & MAINTENANCE	0
OPERATING RESERVE/CONTINGENCY	26,060
MISCELLANEOUS MAINTENANCE	10,000
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	74,800
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	14,000
HEADWALL STABILIZATION PROJECT	10,000
LAKE SLOPE SOIL MAINTENANCE	10,000
IGUANA CONTROL	27,000
TAFT STREET STRUCTURAL MAINTENANCE	20,000
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	80,000
TOTAL MAINTENANCE EXPENDITURES	\$ 1,034,120

DETAILED PROPOSED BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	168,608	162,648	178,871	Expenditures Less Interest/.94
MAINTENANCE ASSESSMENTS	914,743	1,116,372	1,100,128	Expenditures Less Carryover/.94
DEBT ASSESSMENTS (2008)	341,281	0	0	Bond Maturity Date: May 1, 2021
DEBT ASSESSMENTS (2010)	129,914	130,015	130,015	Bond Payments/.94
OTHER REVENUES	60,229	0	0	
INTEREST INCOME	2,971	1,500	1,500	Projected At \$125 Per Month
TOTAL REVENUES	\$ 1,617,746	\$ 1,410,535	\$ 1,410,514	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	6,200	6,000	10,000	\$4,000 Increase From 2021/2022 Budget
PAYROLL TAXES (EMPLOYER)	474	480	800	Projected At 8% Of Supervisor Fees
ENGINEERING	37,503	35,000	45,000	\$10,000 Increase From 2021/2022 Budget
LEGAL FEES	12,918	19,000	19,000	FY 21/22 Expenditure Through December 2021 Was \$3,400
AUDIT FEES	3,700	3,800	4,000	Accepted Amount For 2021/2022 Audit
MANAGEMENT	45,648	46,284	47,664	CPI Adjustment (Capped At 3%)
POSTAGE	835	1,250	1,250	No Change From 2021/2022 Budget
OFFICE SUPPLIES/PRINTING	2,912	5,750	5,700	\$50 Decrease From 2021/2022 Budget
INSURANCE	12,991	14,000	14,000	Insurance Estimate
LEGAL ADVERTISING	689	1,300	1,200	\$100 Decrease From 2021/2022 Budget
MISCELLANEOUS	5,754	9,000	9,000	No Change From 2021/2022 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2021/2022 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
TRUSTEE FEES	1,420	2,500	2,000	Decreased Due To Maturity Of 2021 Bond
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2021/2022 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2021/2022 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 141,069	\$ 154,389	\$ 169,639	
TOTAL MAINTENANCE EXPENDITURES	\$ 676,162	\$ 1,049,390	\$ 1,034,120	
TOTAL EXPENDITURES	\$ 817,231	\$ 1,203,779	\$ 1,203,759	
REVENUES LESS EXPENDITURES	\$ 800,515	\$ 206,756	\$ 206,755	
BOND PAYMENTS (2008)	(295,209)	-	-	Bond Maturity Date: May 1, 2021
BOND PAYMENTS (2010)	(122,593)	(122,214)	(122,214)	Yearly Maximum Debt Assessment
BALANCE	\$ 382,713	\$ 84,542	\$ 84,541	
COUNTY APPRAISER & TAX COLLECTOR FEE	(29,938)	(28,181)	(28,180)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(57,634)	(56,361)	(56,361)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 295,141	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	
NET EXCESS/ (SHORTFALL)	\$ 295,141	\$ -	\$ -	

DETAILED PROPOSED MAINTENANCE BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
MAINTENANCE EXPENDITURES	ACTUAL	BUDGET	BUDGET	COMMENTS
MAINTENANCE EXPENDITURES				
FIELD MAINTENANCE	5,000	5,000	5,000	No Change From 2021/2022 Budget
OPERATIONS MANAGEMENT	12,000	12,000	12,000	No Change From 2021/2022 Budget
SECURITY SERVICES	286,340	317,000	405,760	28% Increase From 2021/2022 Budget
SECURITY SERVICES - ABDI	0	12,000	12,000	ABDI Fees
SECURITY CAMERAS & MAINTENANCE	0	5,000	8,000	\$3,000 Increase From 2021/2022 Budget
SECURITY ONLINE SOLUTIONS	0	0	12,800	Security Online Solutions
TELEPHONE	10,423	10,500	11,000	\$500 Increase From 2021/2022 Budget
ELECTRIC	77,106	80,000	82,500	\$2,500 Increase From 2021/2022 Budget
WATER & SEWAGE	9,375	17,000	17,000	No Change From 2021/2022 Budget
GUARDHOUSE - VISITOR PASSES	1,728	6,700	6,700	No Change From 2021/2022 Budget
GATE SYSTEM MAINTENANCE	11,834	26,000	30,000	\$4,000 Increase From 2021/2022 Budget
GUARDHOUSE INT/EXT MAINTENANCE	25,895	12,500	22,500	\$10,000 Increase From 2021/2022 Budget
LAKE & PRESERVE MAINTENANCE	35,256	41,000	45,000	\$4,000 Increase From 2021/2022 Budget
SIGNAGE	998	2,000	2,000	No Change From 2021/2022 Budget
STREETLIGHT MAINTENANCE	139	5,000	5,000	No Change From 2021/2022 Budget
WATERFALL MAINTENANCE	54,918	60,000	75,000	\$15,000 Increase From 2021/2022 Budget
HOLIDAY LIGHTING	6,582	6,600	10,000	\$3,400 Increase From 2021/2022 Budget
LAKE RESTORATION & MAINTENANCE	71,352	5,000	0	Final Payment For Project Was In October 2021
OPERATING RESERVE/CONTINGENCY	8,199	0	26,060	Operating Reserve/Contingency
MISCELLANEOUS MAINTENANCE	0	5,000	10,000	\$5,000 Increase From 2021/2022 Budget
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	33,238	74,800	74,800	Third Year Of Five Year Reserve - Total Project Is \$373,500
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	0	14,000	14,000	No Change From 2021/2022 Budget
HEADWALL STABILIZATION PROJECT	0	10,000	10,000	No Change From 2021/2022 Budget
LAKE SLOPE SOIL MAINTENANCE	0	10,000	10,000	No Change From 2021/2022 Budget
IGUANA CONTROL	25,779	27,000	27,000	Iguana Control
TAFT STREET STRUCTURAL MAINTENANCE	0	0	20,000	Taft Street Structural Maintenance
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	0	285,290	80,000	Funds From Prior Year Budgets Being Held In Reserve
TOTAL MAINTENANCE EXPENDITURES	\$ 676,162	\$ 1,049,390	\$ 1,034,120	

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2010) BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	60	25	25	Projected Interest For 2022/2023
NAV Tax Collection	122,593	122,214	122,214	Yearly Maximum Debt Assessment
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 122,653	\$ 122,239	\$ 122,239	
EXPENDITURES				
Principal Payments	45,000	50,000	50,000	Principal Payment Due In 2023
Additional Principal Payments	10,000	10,256	12,819	Additional Principal Payments
Interest Payments	65,381	61,983	59,420	Interest Payments Due In 2023
Total Expenditures	\$ 120,381	\$ 122,239	\$ 122,239	
Excess/ (Shortfall)	\$ 2,272	\$ -	\$ -	

Series 2010 Bond Information

Original Par Amount =	\$2,650,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.05 - 5.95%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2010		
Maturity Date =	May 2040		
Par Amount As Of 1/1/22 =	\$1,095,000		

Walnut Creek Community Development District Assessment Comparison

	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
Administrative	\$ 186.01	\$ 187.10	\$ 181.73	\$ 199.86
Maintenance	\$ 981.65	\$ 1,022.90	\$ 1,247.35	\$ 1,229.20
2008 Debt	\$ 427.00	\$ 383.79	\$ -	\$ -
<u>2010 Debt</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>
Total	\$ 1,740.58	\$ 1,739.71	\$ 1,575.00	\$ 1,574.98

* Assessments Include the Following :

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

Community Information:

Total Units 895

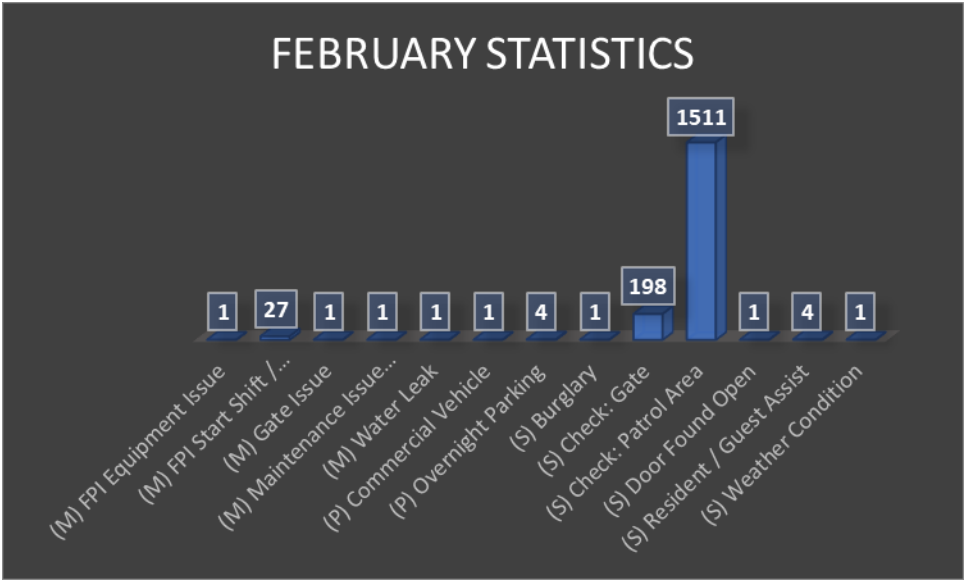
2008 Debt Service Information

Total Units 895
Prepayments 5
Billed For 2008 Debt 890

2010 Debt Service Information

Total Units 895
Prepayments 4
Billed For 2010 Debt 891

Statistics for the Month of February



From: Danny Gonzalez <dgonzalez@fpisecurity.com>

Date: March 8, 2022 at 12:53:51 PM EST

To: Gloria Perez <gperez@sdsinc.org>

Cc: Alex Perez <alex@fpisecurity.com>

Subject: Rate Increase

Good afternoon Gloria,

As promised, here is the information for the rate increase request. We are currently at \$16.99 for the regular guards and \$18.99 for the supervisor. I have attached documentation showing job postings from other companies in our area. I also included Indeed's averages for security officers. Our average hourly rate is \$12.50. If we raise this by 28%, our average hourly rate would be \$16.00. This would make us competitive when recruiting personnel and also help with retention of employees. In order to accommodate this increase in hourly wages, our hourly bill rate would need to be increased by 28% as well. The requested hourly bill rates would be \$21.75 for the regular guards and \$24.31 for the supervisor.

This would compensate personnel as follows:

Regular guards - \$15-16

Supervisor - \$18

Additionally, our vehicle rate would be increased to \$1650 per month. This would cover the cost of fuel and maintenance increases.

This is what the market is dictating across the industry. Employees need to be compensated at these rates or the turnover rate and quality of service will suffer. Please let me know if you need anything additional.



Daniel Gonzalez | Vice President
FPI Security Services, Inc.
1771 N Flamingo Road, Pembroke Pines, FL 33028
Tel: 954-370-5300 ext 101

Visit our Website | Let's Get Social!

How much do similar professions get paid in United States?

Security Guard

[80,649 job openings](#)

Average \$14.48 per hour

Security Supervisor

[18,436 job openings](#)

Average \$16.43 per hour

Security Specialist

[11,452 job openings](#)

Average \$19.29 per hour

Patrol Officer

[42,263 job openings](#)

Average \$16.19 per hour

Armed Security Officer

[11,165 job openings](#)

Average \$17.02 per hour

Public Safety Officer

[20,915 job openings](#)

Average \$14.49 per hour

Is this useful?



Maybe



Page 80

Security Officers - Full & Part-Time - \$14-16/hr - Hiring...

Sunstates Security 3.4 ★

Miramar, FL 33025 33025 +1 location

 \$14 - \$16 an hour ✓

 Part-time +1

➤ Easily apply

- All days and shifts are available and offer a starting pay range of \$14.00 - \$16.00/hr, dependent on experience and assignment, paid weekly.

Visited 2 minutes ago

SECURITY OFFICER (UNARMED) - FT - Seminole Classic Casino

Seminole Classic Casino 3.2 ★

Hollywood, FL 33021 33021

 Full-time

➤ Easily apply  Urgently hiring

- Regularly required to stand or walk, use hands to finger, handle or feel; reach with hands and arms; and talk or hear.


Visited 25 days ago

new

\$25/Hour - Special Response Team Security Officers - ...

BEST Crowd Management (Gardaworld) 3.6 ★

Pembroke Pines, FL +10 locations

 From \$25 an hour ✓

 Part-time

 Night shift +1

➤ Easily apply  Responsive employer  Urgently hiring

- Properly handle all Company equipment, including radios, computer equipment, flashlight, uniforms, etc.
- Confer with necessary **security** team through frequent...

Visited 0 minutes ago

new



Event Security Officers Needed \$20 per hour Military...

St. Moritz Security Services 2.7 ★

Hollywood, FL

\$20 an hour ✓

➤ Easily apply

- As a condition of employment, employee must successfully complete a background investigation and a post-offer/pre-employment drug/alcohol test where required by...

Today

OVERNIGHT Security Officer (Unarmed)- Sign on Bonus!



FPI Security Services 2.6 ★

Miramar, FL

\$13 - \$16 an hour

Full-time

8 hour shift +2

➤ Easily apply Urgently hiring

- Check surveillance cameras periodically to identify disruptions or unlawful acts.
- We are looking for a **Security Officers** to undertake the surveillance and...

30+ days ago

new



Security Officer-Commercial Property-Experience...

Bryant Security

Miami, FL 33169 33169

\$15 an hour ✓

Part-time +1

10 hour shift

➤ Easily apply Urgently hiring

- Duties include conducting foot patrols, monitoring the area for trespassers, reporting activities on post and providing great customer service to tenants and...

3 days ago

Event Security Staff



Traba

Broward County, FL

\$16 - \$20 an hour ✓

Temporary +3

8 hour shift +3

➤ Easily apply to this job without a resume ⚡ Responsive employer

Urgently hiring

- \$\$\$ BONUS \$150 FOR REFERRALS - Earn an extra \$150 each time you refer someone and they complete their first 3 shifts.
- >> Earn at least \$100+ a day.

Active 4 days ago

Security Officer- Surfside, Sunny Isles, Miami Beach, Avenu...



Elite Guard 3.1 ★

Pembroke Pines, FL +7 locations

\$13 - \$21 an hour ✓

Part-time +1

8 hour shift

➤ Easily apply ⚡ Responsive employer

- Front Gate: Responsible for managing a gatehouse and monitoring access to and from a condominium, answering and directing phone calls, and providing exceptional...

30+ days ago

Loss Prevention Officer

St. Moritz Security Services 2.7 ★

Miramar, FL

 \$16 an hour ✓

 Part-time +1

➤ Easily apply

- As a condition of employment, employee must successfully complete a background investigation and a post-offer/pre-employment drug/alcohol test where required by...

Active 6 days ago

Unarmed Security Officer | Hollywood | \$13-15/hr - Nights &...

EmpHire Staffing 4.1 ★

Hollywood, FL

 \$13 - \$15 an hour

 Part-time +1

 Night shift

➤ Easily apply  Urgently hiring

- Patrol the interior of all garages and the perimeter of the hotel to observe and identify potential safety risks, **security** risks and undesirable conditions.

Active 5 days ago

new

Hospital Security Officer Regional

Allied Universal 3.2 ★

Hollywood, FL 33021 33021 +11 locations

 \$15 an hour ✓

 Full-time

➤ Easily apply

- Provide customer service to our clients by carrying out safety and **security** procedures, site-specific policies and when appropriate, emergency response...


3 days ago

new

Security Officer - Airport/Port Everglades

Elite Talent Partners

Hollywood, FL

 \$15.00 - \$18.40 an hour ✓

 Part-time +1

 12 hour shift +5

➤ Easily apply ⚡ Responsive employer ⌚ Urgently hiring

- One year/12 Months Law Enforcement Experience (Resume required) OR.
- One year/ 12 Months Military Experience (DD214 required) OR.
- At least 21-years old.

1 day ago

Security Officer

Nova Southeastern University 3.8 ★

Fort Lauderdale, FL 33314 33314

 Part-time

- Provides ongoing protection, safety and **security** of works of art, property, people of NSU to ensure safety from dangers.
- Be able to lift up to 30 lbs.

30+ days ago

new

Security Guard

Federal Tactical security service Inc.

Pembroke Pines, FL 33024 33024

 \$15 - \$16 an hour ✓

 Full-time

 8 hour shift +2

➤ Easily apply

- The selected individual will patrol and secure assigned premises as well as identify risks to staff and patrons.
- Customer service: 1 year (Preferred).

Active 4 days ago



FPI Security Services

RECIPIENT:**Gloria Perez**2501 Burns Road
Palm Beach Gardens, Florida 33410**Change Order**

Sent on

Mar 1, 2021

Total**\$16,745.15**

PRODUCT / SERVICE	DESCRIPTION	QTY.	Prev. Cost	New Cost
Camera	Dahua Bullet	8	\$2,017.52	\$2,943.20
Camera	Dahua Dome	4	\$1,034.76	\$1,094.00
Mount	Mounting Kit	12	\$300.00	\$300.00
NVR	16-Channel	1	\$532.99	\$566.99
Hard Drive	4 TB HDD	2	\$149.99	\$299.98
POE SWITCH	Trendnet 24-port switch	1	\$433.00	\$445.00
Buried Cable	Underground	1	\$300.00	\$300.00
Cables	Cables	1	\$175.00	\$175.00
RACK	Equipment Cabinet	2	\$830.00	\$896.00
TV monitor	55"	1	\$499.99	\$499.99
TV Mount	Mount	1	\$49.99	\$49.99
HDMI	Extension	1	\$175.00	\$175.00
Labor	Installation includes: Rewiring system, repositioning cameras, mounting cameras, programming cameras, programming recorder, mounting TV, and organize current wiring in rack.	90	\$100.00	\$9,000.00

New Charges - \$1,026.93**Total****\$16,745.15**

Walnut Creek Main Gate

This quote is valid for the next 30 days, after which values may be subject to change.



FPI Security Services

RECIPIENT:**Gloria Perez**2501 Burns Road
Palm Beach Gardens, Florida 33410**Change Order**

Sent on

Mar. 1, 2022

Total**\$9,935.84**

PRODUCT / SERVICE	DESCRIPTION	QTY.	Prev. Cost	New Cost
Camera	Dahua Bullet	6	\$1,513.14	\$2,207.40
Camera	4K	2	\$799.98	\$967.98
Camera	Dahua Dome	2	\$517.38	\$547.00
Mount	Mounting Kit	10	\$25.00	\$250.00
NVR	16-Channel	1	\$532.99	\$566.99
Hard Drive	4 TB HDD	2	\$149.99	\$299.98
POE SWITCH	Trendnet 16-port switch	1	\$315.89	\$385.99
Cables	Cables	1	\$175.00	\$175.00
RACK	Closet	1	\$499.99	\$535.50
Labor	Installation includes: Rewiring system, repositioning cameras, mounting cameras, programming cameras, programming recorder, and organize current wiring in rack.	40	\$100.00	\$4,000.00

New Charges - \$1,031.49**Total****\$9,935.84**

Walnut Creek Sheridan Gate

This quote is valid for the next 30 days, after which values may be subject to change.

Issue Type

Property Damage

Status

Arrived

Property

Walnut Creek
Walnut Creek Street
Pembroke Pines, FL 33024

Location

Gate House

Reported By

Walnut Creek Street

Issue Timeline

Created	Thu 01/20/22 05:30 PM	MY3139
Assigned To	Thu 01/20/22 05:30 PM	MY3139
Acknowledged	Thu 01/20/22 05:30 PM	MY3139
Arrived At	Thu 01/20/22 05:30 PM	MY3139
Closed		

Additional Details

Assigned By	MY3139
Reported Address	Walnut Creek Street
Reported Unit	Street
Problem Address	Walnut Creek Street
Problem Unit	Street

Notes

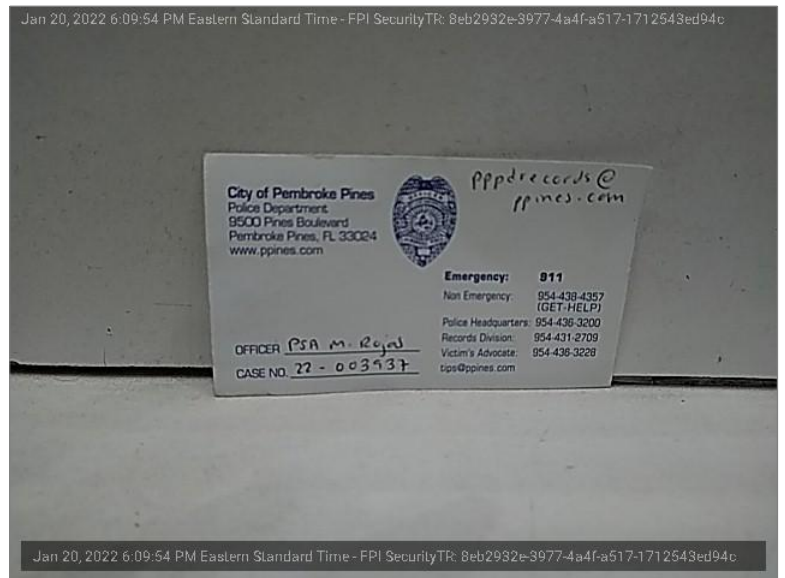
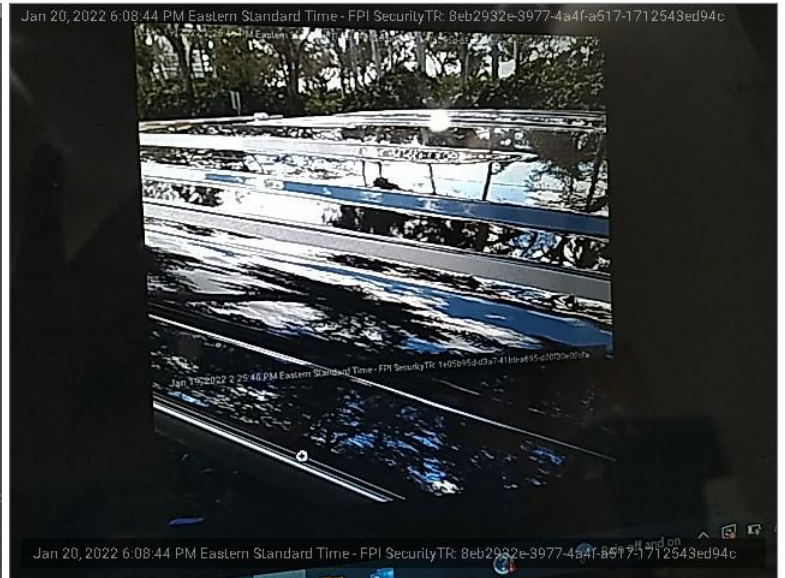
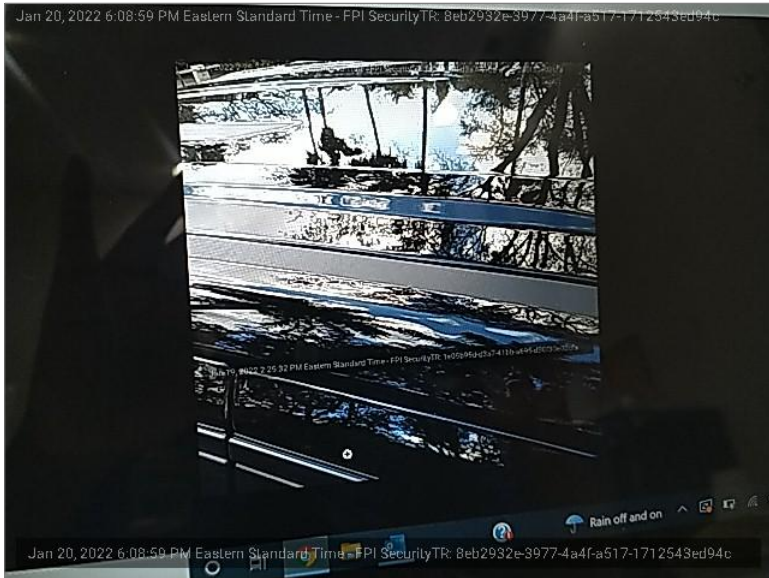
Thu 1/20/2022 6:07 PM - MY3139

On 01-19-2022 at approximately 14:15pm, while officer charles was writing a report at the main gate, Resident informed supervisor charles that the second arm on the right side near sidewalk on taft street came down on his vehicle while entering the community. black chevrolet silverado Tag-78ALPB barcode-19179 , Residential Address 2160 NW 72ter, vehicle has minor dents near passenger window. Non-Emergency officer arrived on scene at 15:28pm and inspect vehicle and provided case number -22-003937.

Thu 1/20/2022 6:08 PM - MY3139

Thu 1/20/2022 6:08 PM - MY3139





FLORIDA TRAFFIC CRASH REPORT

LONG FORM ☒ SHORT FORM ☐ UPDATE ☐

HIGHWAY SAFETY & MOTOR VEHICLES
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

Crash Date 1/19/2022	Time of Crash 2:00 PM	Date of Report 1/19/2022	Reporting Agency PEMBROKE PINES POLICE DEPARTMENT	Reporting Agency Case Number PPPD22OFF003937	HSMV Crash Report Number 24863792-01
-------------------------	--------------------------	-----------------------------	--	---	---

CRASH IDENTIFIERS

County Code 10	City Code 68	County of Crash BROWARD	Place or City of Crash PEMBROKE PINES	Within City Limits YES	Reported Date/Time 1/19/2022 2:15 PM	Dispatched Date/Time 1/19/2022 2:22 PM
On Scene Date/Time 1/19/2022 2:32 PM		Cleared Scene Date/Time 1/19/2022 3:17 PM	Investigation Completed YES	Reason (if Investigation Not Complete)		Notified By LAW ENFORCEMENT AGENCY

ROADWAY INFORMATION

Crash Occurred on Street, Road, Highway NW 76 ST			At Street Address #	At Latitude 26.02590406	And Longitude -80.24021766
At Feet 200	Or Miles	Direction S	From Intersection With Street, Road, Highway NW 20 ST	Or From Milepost Number	
Road System Identifier LOCAL			Type of Shoulder CURB	Type of Intersection NOT AT INTERSECTION	

CRASH INFORMATION

Light Condition DAYLIGHT		Weather Condition CLEAR		Roadway Surface Condition DRY	School Bus Related NO	Manner of Collision OTHER, EXPLAIN IN NARRATIVE
First Harmful Event Type COLLISION WITH FIXED OBJECT		First Harmful Event Detail OTHER TRAFFIC BARRIER		First Harmful Event Location ON ROADWAY	Within Interchange NO	First Harmful Event's Relation to Junction NON-JUNCTION
Contributing Circumstances: Road NONE		Contributing Circumstances: Road		Contributing Circumstances: Road		
Contributing Circumstances: Environment NONE		Contributing Circumstances: Environment		Contributing Circumstances: Environment		
Work Zone Related NO	Crash in Work Zone		Type of Work Zone	Workers in Work Zone	Law Enforcement in Work Zone	

VEHICLE

Vehicle V01	Motor Vehicle Type MOTOR VEHICLE IN TRANSPORT	Hit & Run (by this vehicle) NO	License Number 78ALPB	State FL	Reg. Expires 9/23/2022	Permanent Reg. NO	VIN 1GCPYCE1MZ407249
Year 2021	Make CHEV	Model SILVERADO	Style TK	Color BLK	Extent of Damage MINOR	Est. Damage 2,000	Towed Due to Damage NO
Insurance Company STATE FARM		Insurance Policy Number G707030594					
Name of Vehicle Owner KANE STEVE LOPEZ		Business <input type="checkbox"/>	Current Address 2160 NW 72ND TER		City PEMBROKE PINES	State Zip Code FL 33024-0001	Phone Number(s)
Trailer One	License Number	State	Reg. Expires	Permanent Reg. NO	VIN	Year	Make
Trailer Two	License Number	State	Reg. Expires	Permanent Reg. NO	VIN	Year	Make
Vehicle Traveling	Direction NORTH	On Street, Road, Highway NW 76 ST				At Est. Speed 8	Posted Speed 25
CMV Configuration	Cargo Body Type		<div style="display: flex; justify-content: space-around;"> <div> <p>Area of Initial Impact</p> </div> <div> <p>Most Damaged Area</p> </div> </div>				
Comm GVWR/GCWR	Trailer Type (Trailer One)		Trailer Type (Trailer Two)				
Haz. Mat. Release	Haz Mat Placard	Haz. Mat. Number		Haz. Mat. Class			
Motor Carrier Name		US DOT Number					
Motor Carrier Address		Address Other		City	State	Zip Code	Phone Number
Comm/Non-Commercial	Vehicle Body Type PICKUP	Vehicle Defects (one) NONE		Vehicle Defects (two)		Emergency Vehicle Use NO	Special Function of MV NO SPECIAL FUNCTION
Vehicle Maneuver Action STRAIGHT AHEAD	Trafficway TWO-WAY, DIVIDED, POSITIVE MEDIAN BARRIER	Roadway Grade LEVEL	Roadway Alignment STRAIGHT	Most Harmful Event COLLISION WITH FIXED OBJECT		Most Harmful Event Detail OTHER TRAFFIC BARRIER	
Traffic Control Device for this Vehicle OTHER	First (1) Sequence of Events COLLISION WITH FIXED OBJECT		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events
		OTHER TRAFFIC BARRIER					

PERSON RECORD

# 1	Person Type DRIVER	Vehicle # V01	Name KANE STEVE LOPEZ	Injury Severity NONE	Ejection NOT EJECTED	Driver ReExam NO
Date of Birth 09/23/1978	Sex M	Condition at Time of Crash APPARENTLY NORMAL		Address 2160 NW 72ND TER, PEMBROKE PINES FL 33024		Phone Number 9542402878
Driver License Number L120517783430	State FL	Expires 09/23/2028	Type CLASS E / OPERATOR	Required Endorsements		
Restraint Systems SHOULDER AND LAP BELT USED		Air Bag Deployed NOT DEPLOYED		Helmet Use	Eye Protection NOT APPLICABLE	
Motor Vehicle Seating Position: Row FRONT		Motor Vehicle Seating Position: Seat LEFT		Motor Vehicle Seating Position: Other NOT APPLICABLE		
Driver Distracted By NOT DISTRACTED		Driver Vision Obstructions VISION NOT OBSCURED				
Driver Actions at Time of Crash 1 (based on judgement of investigation officer) NO CONTRIBUTING ACTION				Driver Actions at Time of Crash 2 (based on judgement of investigation officer)		
Driver Actions at Time of Crash 3 (based on judgement of investigation officer)				Driver Actions at Time of Crash 4 (based on judgement of investigation officer)		
Suspected Alcohol Use NO	Alcohol Tested	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use NO	Drug Tested
Source of Transport to Medical Facility NOT TRANSPORTED		EMS Agency Name or ID		EMS Run Number	Medical Facility Transported To	

Crash Date 1/19/2022	Time of Crash 2:00 PM	Date of Report 1/19/2022	Reporting Agency PEMBROKE PINES POLICE DEPARTMENT	Reporting Agency Case Number PPPD22OFF003937	HSMV Crash Report Number 24863792-01
-------------------------	--------------------------	-----------------------------	--	---	---

NARRATIVE

ID Number 1082	Rank PSA	Name ROJAS, MELINA	Troop / Post PPPD\PATROL\CUAREZMA_J	Officer Agency PEMBROKE PINES POLICE DEPARTMENT	Phone Number (954) 431-2200
-------------------	-------------	-----------------------	--	--	--------------------------------

V1 was traveling n/b in the residential lane on NW 76th Ave towards NW 20th St. The driver of V1 stated while having gate access the gate arm came down on his vehicle.

I reviewed CCTV footage on scene which revealed the gate had given access to a vehicle. When this vehicle passed through the gate, both gate arms stayed up. A second vehicle went through the gate and the front gate arm went down and the rear gate arm stayed up.

V1 then approaches the gate. The gate granted V1 access to continue n/b. The first gate arm stayed up and the second came up. As V1 continued n/b, the second gate arm came down causing damages on V1.

The investigation revealed that, the gate arm malfunction when it allowed V1 access into the community causing damages.

There were minor dents on the a and b pillars on the passenger side of V1.

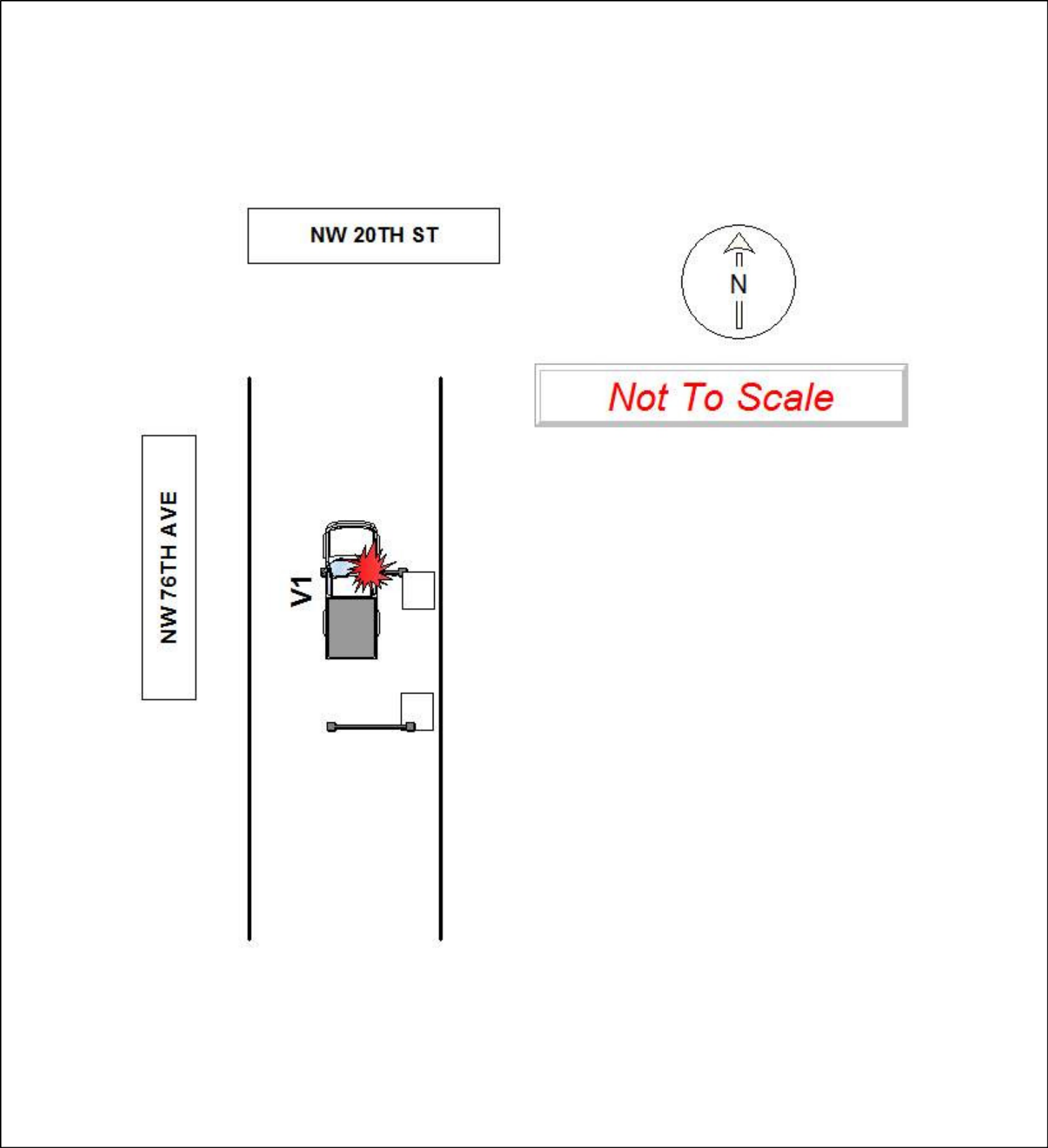
No injuries were reported on scene.

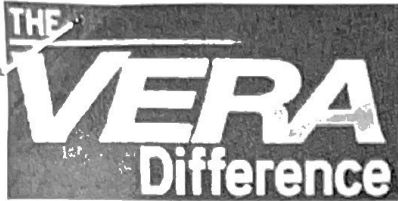
REPORTING OFFICER

ID Number 1082	Rank PSA	Name ROJAS, MELINA	Troop / Post PPPD\PATROL\CUAREZMA_J	Officer Agency PEMBROKE PINES POLICE DEPARTMENT	Phone Number (954) 431-2200
-------------------	-------------	-----------------------	--	--	--------------------------------

Crash Date 1/19/2022	Time of Crash 2:00 PM	Date of Report 1/19/2022	Reporting Agency PEMBROKE PINES POLICE DEPARTMENT	Reporting Agency Case Number PPPD22OFF003937	HSMV Crash Report Number 24863792-01
-------------------------	--------------------------	-----------------------------	--	---	---

DIAGRAM OF CRASH





VERA CADILLAC-BUICK-GMC

EXPERIENCE THE VERA DIFFERENCE
300 SOUTH UNIVERSITY DRIVE, PEMBROKE
PINES, FL 33025
Phone: (954) 517-7880
FAX: (954) 437-5022

Workfile ID:
PartsShare:

88cee915
6BMzD6

Preliminary Estimate

Customer: LOPEZ, KANE

Written By: Francisco Cabrera

Insured: LOPEZ, KANE
Type of Loss:
Point of Impact:

Policy #:
Date of Loss:

Claim #:
Days to Repair: 0

Owner:
LOPEZ, KANE
(954) 240-2878 Cell

Inspection Location:
VERA CADILLAC-BUICK-GMC
300 SOUTH UNIVERSITY DRIVE
PEMBROKE PINES, FL 33025
Repair Facility
(954) 517-7880 Business

Insurance Company:

VEHICLE

2021 CHEV Silverado 1500 Custom Trail Boss Crew Cab 157" WB 4WD 4D LONG 8-5.3L Gasoline Direct Injection

VIN: 1GCPYCEF1MZ407249
License: -
State: FL

Interior Color:
Exterior Color:
Production Date:

Mileage In: 5
Mileage Out:
Condition:

Vehicle Out:
Job #:

TRANSMISSION

Automatic Transmission
Overdrive
4 Wheel Drive

POWER

Power Steering
Power Brakes
Power Windows
Power Locks
Power Mirrors
Heated Mirrors

DECOR

Dual Mirrors
Privacy Glass

CONVENIENCE

Air Conditioning
Tilt Wheel
Cruise Control
Rear Defogger
Keyless Entry
Alarm
Message Center
Telescopic Wheel
Backup Camera
Remote Starter

RADIO

AM Radio
FM Radio

Stereo

Search/Seek
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
Communications System

Hands Free Device
Positraction

SEATS

Cloth Seats

WHEELS

Aluminum/Alloy Wheels

PAINT

Clear Coat Paint

TRUCK

Rear Step Bumper
Trailer Hitch
Trailer Package

Get live updates at www.carwise.com/e/4aKFkp

Preliminary Estimate

Customer: **LOPEZ, KANE**

2021 CHEV Silverado 1500 Custom Trail Boss Crew Cab 157" WB 4WD 4D LONG 8-5.3L Gasoline Direct Injection

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1		WINDSHIELD					
2	*	Subl Windshield GM, w/o auto stop-go all +30%		1	201.50 X		
3		CAB					
4	*	Rpr RT Uniside assy				6.0	3.8
5	*	Add for Clear Coat					1.5
6		R&I R&I headliner				3.1	
7		R&I RT Roof molding				0.3	
8		R&I RT Wndshld plr trim black				Incl.	
9		R&I LT Wndshld plr trim black				Incl.	
10		R&I RT Upr ctr plr trim black				Incl.	
11		R&I LT Upr ctr plr trim black				Incl.	
12		R&I RT Lwr ctr plr trim black				0.2	
13		R&I LT Lwr ctr plr trim black				0.2	
14		Repl RT Upr ctr plr trim retainer	11589329	6	37.80		
15		Repl LT Upr ctr plr trim retainer	11589329	6	37.80		
16		MISCELLANEOUS OPERATIONS					
17		Repl Cover car/bag		1		0.2	
18	#	CORROSION PROTECTION		1	10.00		
19	#	DENIB & BUFF		1		2.0	
SUBTOTALS					287.10	12.0	5.3

ESTIMATE TOTALS

Category	Basis	Rate	Cost \$
Parts			287.10
Body Labor	12.0 hrs @	\$ 48.00 /hr	576.00
Paint Labor	5.3 hrs @	\$ 48.00 /hr	254.40
Paint Supplies	5.3 hrs @	\$ 28.00 /hr	148.40
Body Supplies	12.0 hrs @	\$ 1.00 /hr	12.00
Subtotal			1,277.90
Sales Tax	\$ 1,076.40 @	7.0000 %	75.35
Grand Total			1,353.25

MyPriceLink Estimate ID / Quote ID:

913434623004909568 / 99462344

Issue Type

Property Damage

Status

Arrived

Property

Walnut Creek
Walnut Creek Street
Pembroke Pines, FL 33024

Location

Gate House

Reported By

Walnut Creek Street

Issue Timeline

Created	Mon 01/31/22 04:57 PM	PIERRE2653
Assigned To	Mon 01/31/22 04:57 PM	PIERRE2653
Acknowledged	Mon 01/31/22 04:57 PM	PIERRE2653
Arrived At	Mon 01/31/22 04:57 PM	PIERRE2653
Closed		

Additional Details

Assigned By	PIERRE2653
Reported Address	Walnut Creek Street
Reported Unit	Exterior Building
Problem Address	Walnut Creek Street
Problem Unit	Exterior Building

Notes

Mon 1/31/2022 5:18 PM - PIERRE2653

On January,31,2022 approximately 4:42pm while charles was assisting the gate house resident xavier 7654 NW 21drive pembroke pines 33024 informed second arm gate on taft street went down on his vehicle TAG-QZBR57 BLACK SILVERADO CHEVROLET CUSTOM supervisor charles spoke to president Alex of FPI and sent video vehicle did not wait for bar to go fully up before entering Resident Gate on taft street case number -22006609.

Mon 1/31/2022 5:01 PM - PIERRE2653

Mon 1/31/2022 5:01 PM - PIERRE2653







FIBRS Incident Report

PEMBROKE PINES POLICE DEPARTMENT
9500 PINES BLVD
PEMBROKE PINES, FL

Report Date / Time 1/31/2022 5:31:37 PM	Report Number PPPD22OFF006609 (01)	Report Case/CAD Number PPPD22OFF006609 / PPPD22CAD006609	Reporting Officer Rank / ID OFFICER / 0882	Reporting Officer Name HERNANDEZ, JONATHAN
Originating Agency ORI FL0060800	Reported to Agency Date 1/31/2022 5:00:24 PM	Occur Date Range 01/31/2022 04:32:00 - 01/31/2022 04:32:00	Jurisdiction	Status: CLOSED Clearance:
Offense Description 14-6 DAMAGE TO PROPERTY				

LOCATION(S)

County BROWARD	Location Type INCIDENT LOCATION	Location Description WALNUT CREEK						
Street Number 1800	Street nw 76 ave	Apt/Lot/Bldg	City PEMBROKE PINES	State FL	Zip Code 33024	Phone Number	Ext.	

Person: REPORTING PERSON

First Name XAVIER	Middle Name MANUEL	Last Name SOTO	Suffix	Race WHITE	Sex MALE	Height 509	Weight 200	Hair BLACK	Eyes BROWN
MNI # PPPD19MNI012346	SSN [REDACTED]	Date of Birth 05/01/1978	Age 43	ID Type E	Drivers License or other ID S300953781610	State FL	OCA / Agency ID		
Place of Birth:									
Addresses • / 7654 NW 21TH ST, PEMBROKE PINES, FL 33024 / 9543831839									

Business

Business Name WALNUT CREEK HOA	MBI # PPPD17MBI000711	Phone Number 1 9546322848	Ext 1	Phone Number 2	Ext 2	
County BROWARD	Street Number 7600	Address TAFT ST	Apt/Lot/Bldg	City PEMBROKE PINES	State FL	Zip Code 33024
Other Information						

Charge: S

Counts 1	Charge 00.00	Arrest Offense Code Description USE FOR ALL MISC REPORTS NOT JUST ARREST
Charge Degree N	Charge Level	General Offense Code
Charge Description MISCELLANEOUS (USE FOR ALL MISC REPORTS NOT JUST ARRESTS) UCR 9000		

Vehicle: DAMAGED

Evidence Exhibit Number:

Year 2021	Make CHEV	Model	Style PK	Color BLACK	State FL	License Plate # QZBR57	Tag Expiration 05/01/2022	VIN 3GCPWBEK5MG325215
---------------------	---------------------	-------	--------------------	-----------------------	--------------------	----------------------------------	-------------------------------------	---------------------------------

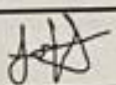
FIBRS Incident Report

Time 1/31/22 5:31:37 PM	Report Number PPPD22OFF006609 (01)	Report Case/CAD Number PPPD22OFF006609 / PPPD22CAD006609	Reporting Officer Rank / ID OFFICER / 0882	Reporting Officer Name HERNANDEZ, JONATHAN
Originating Agency ORI FL0060800	Reported to Agency Date 1/31/2022 5:00:24 PM	Occur Date Range 01/31/2022 04:32:00 - 01/31/2022 04:32:00	Jurisdiction	Status: CLOSED Clearance:
Offense Description 14-6 DAMAGE TO PROPERTY				

Vehicle Owner Type PERSON	Vehicle Value (\$)	<input type="checkbox"/> CMV <input type="checkbox"/> HAZMAT	DOT Number	Placard Hazardous Material #	Placard Hazard Class #
Vehicle Owner XAVIER MANUEL SOTO (REPORTING PERSON)		Vehicle Released to Person		Vehicle Released by Officer	

Property: DAMAGED / DESTROYED ARTICLE		Evidence Exhibit Number:		
Article Code (ALL TYPES)	Article Type Auto Parts	Article Brand CHEVROLET	Model SILVERADO	
Serial Number HOOD	Owner Applied Number N.A	Quantity 1	Quantity Type	Total Value (\$) \$1000.00
HazMat Lot Number	HazMat Partial Lot Indicator	HazMat United Nations Number	HazMat Container	

Description DAMAGE ON THE HOOD DENT/SCRATCH			
Owner Type PERSON	Property Owner XAVIER MANUEL SOTO (REPORTING PERSON)	Property Released To Person	Property Released By Officer

Narrative: INITIAL			
Narrative Date/Time 1/31/2022 6:42:31 PM		Narrative Synopsis	
Reporting Officer HERNANDEZ, JONATHAN	Officer Rank OFFICER	Officer ID No 0882	Officer Org/Unit PPPD\PATROL\J GLESIAS_R
Officer Signature 		Officer Agency PEMBROKE PINES POLICE DEPARTMENT	

On 1.31.22 at approximately 1700 hours, contact was made with the reportee (Xavier Soto) via his cell phone in reference to a damage to property report.

Xavier advised that at 1642 hours, his vehicle (2021 Black Chevy Silverado FL Tag # QZBR57) was struck by his community's (Walnut Creek) arm gate located at 1800 NW 76th Ave. Xavier explained that the second arm gate at the residential entrance fell on the hood of his vehicle as he drove by. The total damage to his vehicle was approximately \$1000.


No damage to the arm gate was reported.

This report was generated for insurance purposes.

Report Number PPPD22OFF006609 (01)	Report Case/CAD Number PPPD22OFF006609 / PPPD22CAD006609	Reporting Officer Rank / ID OFFICER / 0882	Reporting Officer Name HERNANDEZ, JONATHAN
Originating Agency ORI FL0060800	Reported to Agency Date 1/31/2022 5:00:24 PM	Occur Date Range 01/31/2022 04:32:00 - 01/31/2022 04:32:00	Jurisdiction Status: CLOSED Clearance:
Offense Description 14-6 DAMAGE TO PROPERTY			

Nothing further.

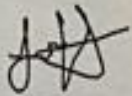
Officer: Approving Supervisor (Supplement 01)

Officer Name SANDS, W	Officer Rank OFFICER	Officer ID No 0888	Officer Agency PEMBROKE PINES POLICE DEPARTMENT
Approval Date / Time 1/31/2022 11:16:44 PM	Officer Signature 		

Sup #	Officer Name Rank / ID #	Involvement On Report / Reporting Role	Officer Agency Org/Unit
01	HERNANDEZ, JONATHAN OFFICER 0882	REPORTING OFFICER	PEMBROKE PINES POLICE DEPARTMENT PPPD\PATROL\IGLESIAS_R
01	SANDS, W OFFICER 0888	APPROVING SUPERVISOR	PEMBROKE PINES POLICE DEPARTMENT PPPD\PATROL\PINDER_A

The undersigned certifies and swears that he/she has just and reasonable grounds to believe that the above named Defendant, committed violation(s), of law, on the below date(s) and time(s), as listed in the narratives associated with this report:

Officer: Reporting Officer (Supplement01)

Officer Name HERNANDEZ, JONATHAN	Office Rank OFFICER	Officer ID No 0882	Subscribed and sworn before me this the _____ day of _____ A.D., by _____ who is _____ personally known to me or his produced _____ as identification. _____, Notary Public _LEO_ CO Commission No: _____ My Commission Expires: _____
Officer Agency PEMBROKE PINES POLICE DEPARTMENT	Officer Signature 		

**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: f3b82ed8
PartsShare: 6G44zJ
Federal ID: 650944183
State ID: 16-8012272601-4
License Number: 075063

Preliminary Estimate

Customer: Soto, Xavier

Job Number:

Written By: Oscar Herrera

Insured: Soto, Xavier
Type of Loss:
Point of Impact: 12 Front

Policy #:
Date of Loss:

Claim #:
Days to Repair: 3

Owner:
Soto, Xavier

7654 N.W. 21st Dr.
Pembroke Pines, FL 33024
(954) 383-1839 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

2021 CHEV Silverado 1500 Custom Crew Cab 147" WB 4D SHORT 4-2.7L Turbocharged Gasoline Direct Injection Black

VIN: 3GCPWBEK5MG325215	Interior Color:	Mileage In:	Vehicle Out:
License:	Exterior Color: Black	Mileage Out:	
State: FL	Production Date:	Condition: Good	Job #:

TRANSMISSION

Automatic Transmission
Overdrive

POWER

Power Steering
Power Brakes
Power Windows
Power Locks
Power Mirrors
Heated Mirrors

DECOR

Dual Mirrors
Privacy Glass

CONVENIENCE

Tilt Wheel
Cruise Control
Rear Defogger
Keyless Entry
Alarm
Message Center
Telescopic Wheel
Backup Camera

Remote Starter

RADIO

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
Communications System

WHEELS

20" Or Larger Wheels

PAINT

Clear Coat Paint

TRUCK

Rear Step Bumper
Trailer Hitch
Trailer Package

Preliminary Estimate

Customer: Soto, Xavier

Job Number:

2021 CHEV Silverado 1500 Custom Crew Cab 147" WB 4D SHORT 4-2.7L Turbocharged Gasoline Direct Injection Black

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1		HOOD					
2	Repl	Hood (ALU)	84610675	1	1,013.13	1.5	3.2
3		Add for Clear Coat					1.3
4		Add for Underside(Complete)					1.6
5	R&I	Front w'strip				Incl.	
6	R&I	Insulator w/o 6.2 liter				Incl.	
7	#	Repl Cover car		1	7.50	0.3	
8	#	Repl Corrosion protection		1	15.00		
9	#	Subl Hazardous waste removal		1	5.00		
SUBTOTALS					1,040.63	1.8	6.1

ESTIMATE TOTALS

Category	Basis			Rate	Cost \$
Parts					1,040.63
Body Labor	1.8 hrs	@	\$ 60.00 /hr		108.00
Paint Labor	6.1 hrs	@	\$ 60.00 /hr		366.00
Paint Supplies	6.1 hrs	@	\$ 30.00 /hr		183.00
Subtotal					1,697.63
Sales Tax	\$ 1,697.63	@	6.0000 %		101.86
County Tax	Tier 1 \$ 1,697.63	@	1.0000 %		16.98
Grand Total					1,816.47
Deductible					0.00
CUSTOMER PAY					0.00
INSURANCE PAY					1,816.47

MyPriceLink Estimate ID / Quote ID:

930128059577671680 / 101868992

This 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.

Customer: Soto, Xavier

Job Number:

2021 CHEV Silverado 1500 Custom Crew Cab 147" WB 4D SHORT 4-2.7L Turbocharged Gasoline Direct Injection Black

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.

Customer: Soto, Xavier

Job Number:

2021 CHEV Silverado 1500 Custom Crew Cab 147" WB 4D SHORT 4-2.7L Turbocharged Gasoline Direct Injection Black

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 DR1GH19, CCC Data Date 03/01/2022, 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 2022 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. 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. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Services 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.

The logo features a stylized 'V' composed of a blue diagonal bar and a grey geometric shape with a white dot. To the right of the 'V' is the word 'Module' in blue and 'isitors' in grey, forming the word 'Visitors' with the 'V' as the first letter.

Module isitors

Prepared for:

Walnut Creek Community

7500 NW 20th St.
Pembroke Pines, FL 33024

Special District Services, Inc.

Contact Person:

Gloria Perez
(786) 985-8848
gperez@sdsinc.org

Prepared by:

Luis Gonzalez
1867 NW 97th Ave Ste 105
Miami FL 33172
(786) 342-7323 / (786) 287-4726

Prepared on:

October 19, 2021
Proposal: 091021-098
To be presented in the state of Florida
Valid thru: November 31, 2021

What's Inside:

About us	2
Our Software	2
Proposal	3
Terms & Conditions	4

Thank you for your interest in using our Visitors Module integration.

Simplicity, Innovation & Confidence...

About Us

The company specializes in the development of software solutions to improve the effectiveness of daily duties by making those processes simple and innovative, which brings creative confidence to our clients.

Thanks to our research and development department, our solutions are refined every day to meet our customers' expectations.

"Simple and Innovative Software Warehouse that you can Trust."

Visitors Platform

The Visitors Module is a friendly and easy to use integrated software; to register people and vehicles accessing your property, allowing and maximizing the security controls, expedite processing registration time for guests and visitors, allowing real-time reports necessary for making decisions, connecting the Security Company, Homeowners Association, and the Property Management in the same environment.

Advantages

- No Contract required.
- 24/7 dedicated Amazon servers.
- Automatic daily backups in secure locations, keeping data and information safe.
- Web-based system with multi-platform design.
- Intuitive navigation and user-friendly.
- Access through different portals according to the type of user.
- Control and manage resident information, permanent visitors, realtors, contractors, and others.
- Configuration with different levels of control to suit the needs and community requirements.
- Helps to identify excessive & irregular traffic patterns into the property.
- Reduces data entry errors and grammar mistakes.
- Streamlines Visitor processing.
- Integration capability to the Security Online Solutions app.
- Possible hardware integration capabilities.
- Cost efficiency.

"Improve workflow, save money and increase the overall efficiency."

Proposal

Visitors Module Package

Service Description: 24/7 Web-based Visitors Module management for: Residential HOA.

Total Units #: 895

Total Gatehouses #: 01

Description Details:	Charges & Fees
<ul style="list-style-type: none">Complete “Visitors Module” Monthly Service package<ul style="list-style-type: none">✓ Security Guardhouse Web-Portal✓ Security Guardhouse App-Smartphone Version✓ Security Company Admin Web-Portal✓ Property Admin Web-Portal✓ Residents Web Portal (My Property Access)✓ Residents App Access (My Property Access)✓ Reports ModuleVisitors Module Annual ContractOne-time configuration and setup feesDriver’s License Barcode Scan <u>Corded</u> (01 Device)*Phone call integration over PC (01 fixed line number)Communications Mobile & Landline Services (US Only)Thermal Printer (Citizen CT Series) (01 Device)*Remote Visitors Platform Training	<p>USD 895.00 Monthly fee</p> <p>Included</p> <p>Included</p> <p>Included</p> <p>Included</p> <p>Included</p> <p>Included</p> <p>Included</p> <p>No Contract required</p> <p>USD 1,495.00</p> <p>USD 495.00</p> <p>Included</p> <p>Included</p> <p>USD 495.00</p> <p>Included up to 04 hours</p>
<p>❖ <i>Minimum monthly rate has been applied to this community.</i></p>	
Total Estimate Installation	USD 2,485.00
Total Monthly fee	USD 895.00
Total First Payment	USD 3,380.00

General System Requirements:

- | | |
|--|--------------------|
| • Computer with Windows 10 or up | Provided by Client |
| • Monitor minimum 22’ or up (touch screen recommended) | Provided by Client |
| • Internet (High Speed 100/25 Mbps (recommended)) | Provided by Client |
| • APC Battery Backup (600VA) | Provided by Client |
| • Smartphone 32gb or up, Samsung (recommended) | Provided by Client |

Note: Security Online Solutions do not set up any brand-new computer. Computer must be fully operative by the IT Community.

Terms & Conditions

1. We provide a monthly subscription service; we do NOT sell our platform or any software. Please be aware that you are NOT buying any software.
2. The data always belongs to the community association, NOT to the Property Manager nor the Security Company.
3. **NO Annual contract is required.**
4. All service fees are billable in advance every first (01) day of the month on a recurring billing cycle. Any overage fees or additional subscription fees are also billable in the next billing cycle.
5. **Payment is accepted only by Credit Card or E-Check (ACH Bank).** Any payment received by mailed check will incur an additional administration fee charge of \$35.00; The administration fee will be charged on the next monthly billing cycle.
6. Any Credit Card or E-Check that is declined or returned will incur an additional administration fee charge of \$35.00; The return fees will be charged on the next monthly billing cycle.
7. On-time configuration fee is NON-refundable.
8. Remote customer support is included. Administrator or Supervisor re-training will be billed at 45.00 USD per hour.
9. Security Online Solutions is **NOT** responsible for:
 - a. Equipment supplied by the client, loss or damages by misuse: water, electrical overload, etc.
 - b. Hardware support, software updates or other updates not related to "Visitors Module"
 - c. Barcode Scan-reader equipment warranty is valid for the first 90 days.
 - d. Managing any data and/or information after initial setup and configuration.
10. One-time configuration and setup fees:
 - a. Client must provide all digital data to import and setup community-provided Excel data including residents full name, address, telephone, e-mail, "Permanent Visitors", vehicles and other such information needed to be in the community database to be uploaded to the platform.
 - i. Data transcription and/or verification is NOT included.
 - ii. Paper to digital data transcription requires a preliminary analysis and a service quote approval.
 - b. Site platform configuration.
 - c. Daily data backup configuration.
 - d. Initial training of administration/officers and staff.
 - e. Test to ensure that the database meets the community's needs.
11. Occasionally, access to the website may be unavailable, delayed, limited, responding slow, or have service interruption due to causes beyond the control and/or responsibility of "SOS". Examples are as follows:
 - a. Equipment failure, including but not limited to the fault of computers and mobile phones (including yours), servers, networks, telecommunication lines and connections, and other electronic and mechanical equipment.
 - b. Flaws in computer programs, including inter alia programming errors, viruses, configuration problems, incompatibility of systems, utilities or applications, application firewall or screening programs, unreadable codes, or irregularities within certain documents or other content.
 - c. Overload capabilities of the system.
 - d. Any damage caused by inclement weather, earthquake, war, insurrection, riot, civil commotion, casualty, accident, fire, water damage, explosion, mechanical breakdown or natural disaster.
 - e. Interruption (total or partial) of the power supply or other public service.
12. Optional hardware prices may change without notification.
13. Pricing is subject to applicable sales and use tax rates*.
14. Orders will not be processed until payment is received, unless otherwise stated or pre-approved.
15. To use the platform, you accept our privacy policies, terms of use and sales terms.



| BENEFITS

- ✔ *User-friendly*
- ✔ *Paperless record-keeping*
- ✔ *Daily data backup*
- ✔ *Improve the services to the Community*
- ✔ *Keeps Property Management informed*
- ✔ *Lowers traffic volumes*
- ✔ *Expedite process*
- ✔ *Monitor from anywhere*
- ✔ *Gatehouse Portal*
- ✔ *Data always encrypt*
- ✔ *Unlimited data storage*

| FEATURES

- ▶ *Multiplatform Design*
- ▶ *Web-based solution*
- ▶ *Visitor tracking*
- ▶ *Security Company Portal*
- ▶ *Property Management Portal*
- ▶ *Community Access Portal*
- ▶ *Quick search information*
- ▶ *Powerful reporting & statistics*
- ▶ *Driver's license scanning*
- ▶ *Secure Servers*
- ▶ *Improve workflow*

| REPORTS

- ▶ *Visitors search*
- ▶ *Visitor access by unit*
- ▶ *Vehicle search*
- ▶ *Occupant information*
- ▶ *Permanent visitor search*
- ▶ *Traffic statistics by date range*
- ▶ *Occupant search*
- ▶ *Identify abnormal unit activity*

ADVANTAGES

- 1 Web-based system
- 2 Identifies excessive traffic patterns
- 3 Tracks call information & results
- 4 Non working phone number notification
- 5 Simplified data management portal
- 6 Cost efficiency
- 7 Streamlines visitor processing



SCHEDULE A
FREE DEMO NOW

Module
Visitors



Security Online Solutions.
📍 1867 NW 97th Ave, Suite # 105
Doral, FL 33172
☎ +1 (786) 618-2267
✉ info@SecurityOnlineSolutions.com

THE BEST TOOL TO CONTROL

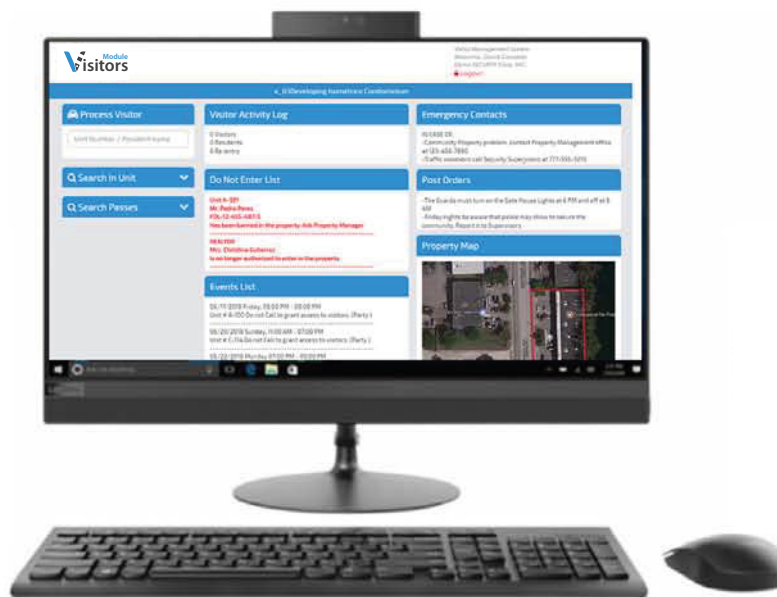
Your *security*
gatehouse



Module
Visitors

*Register and announce guest,
vendors and vehicles.*





| VISITORS MODULE

The Online Visitors Management platform, maximize the security controls and improve the visitors registration time, allowing real-time reports necessary for making decisions, connecting the Security Company, Homeowners Association and the Property Management in the same environment.

ADVANTAGES FOR





SECURITY COMPANIES ADVANTAGES

- 1** Intuitive navigation, touch screen and user-friendly multi-platform design.
- 2** Minimize officers training time.
- 3** Expedite the visitor registration and waiting time.
- 4** Reduces the data entry errors & misspellings.
- 5** Real-Time email paperless reports.
- 6** Analytical and statistical reports to determine specific unit issues.
- 7** Helps to identify irregular traffic patterns into the property.
- 8** Money saving in transferring, filing and storage documents.
- 9** Detailed real-time Post Orders. (Detailed activities instructions to be carried out by the security personnel).
- 10** Integration capability to the Security Online Solutions app.

Visitors Module Keeps your Property Manager informed and in control of the units, occupants, authorized vehicles and number of registered permanent visitors. Improving the services to the Community and Property Management.



PROPERTY MANAGEMENT ADVANTAGES

- 1** Free access with an independent portal for registration and management the community data.
- 2** Unlimited uploading PDF files. (leasing agreements, driver licenses, warnings, images, etc.).
- 3** Community configuration with different levels of control to suit the needs and community requirements. (Monthly vehicle overnight passes per unit, number of registered permanent visitors, etc.).
- 4** Control and manage residents information, permanent visitors, realtors, and others.
- 5** Capability to register units warnings, notes, comments, etc. To alert security officers in their guard portal, about the units, their residents, as well as about the rules, restrictions of visitors and / or contractors and other relevant information or warnings.
- 6** Inventory of vacant, rented, for rent or occupied units, as well as the ones that require profile update.

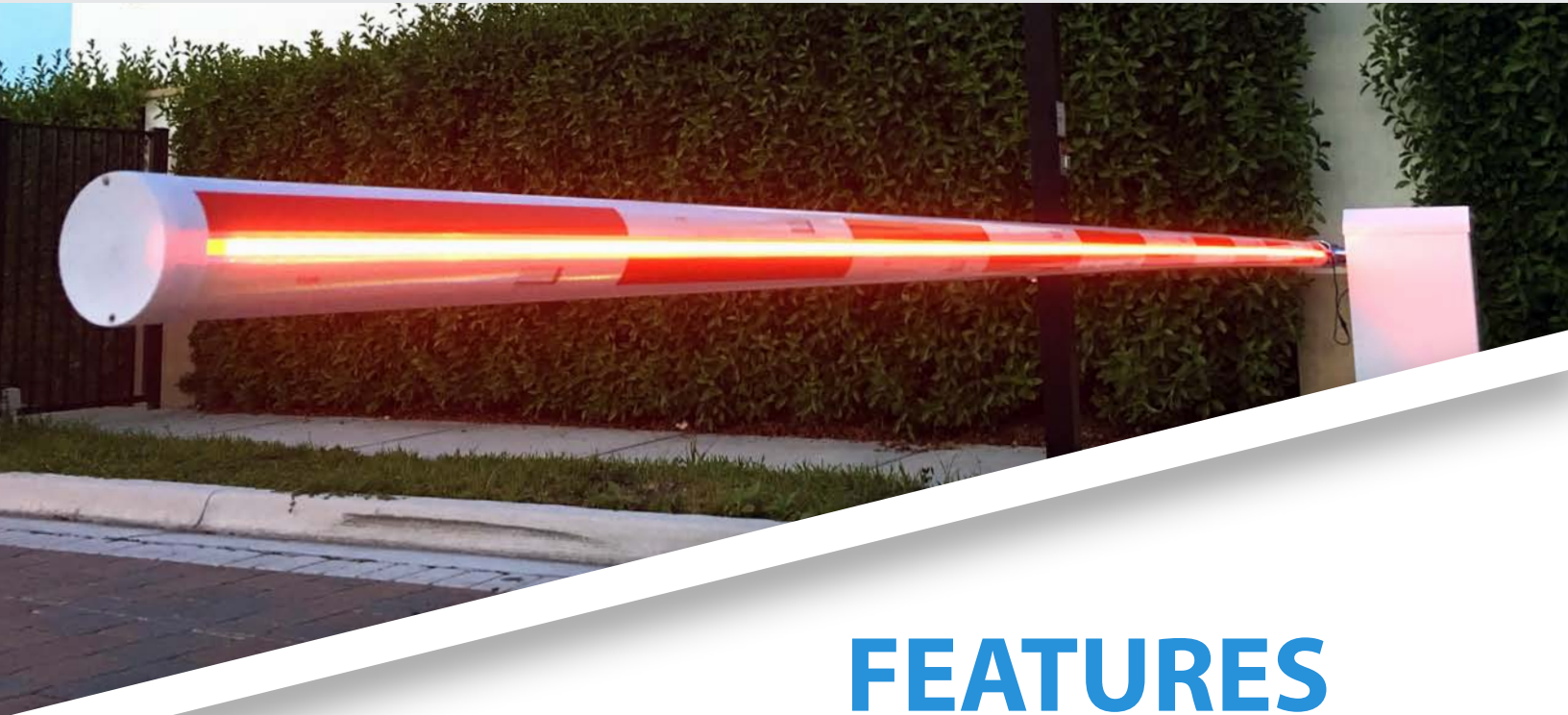
Visitors Module increases the management control of the unit's information, the residents, their vehicles and their visitors; expedite processing at the gate, lowers the traffic volume in the line and improve the services to the residents.



HOMEOWNER AND RESIDENTS ADVANTAGES

- 1** Free access to an independent portal for their own data review and registration 24/7.
www.mypropertyaccess.com/communityname.
- 2** Customized residents community portal with unique login access.
- 3** Streamline access times to expedite community guest and visitors registration.
- 4** Registration and removal of permanent visitors, contractors, therapist, etc. Expediting their registration and access at the security gate.
- 5** Access to search and review their individual unit historical Visitors registration log.
- 6** Allows the resident to update their own phone numbers that they would like the Security to call and announce their visitor.

Visitors Module allows residents to review their occupants, registered vehicles, manage their permanent visitors and also review on their visitors traffic log.



FEATURES

- ▶ **Online cloud platform.**
- ▶ **Easy to use,** intuitive design.
- ▶ **Touchscreen design.**
- ▶ Automatic daily Remote Backups in secure locations.
- ▶ 24x7 Dedicated Servers located in Ashburn, Virginia, with multi internet service providers and power generators.
- ▶ Search by different fields parameters.
- ▶ Access through different portals according to the type of user.
- ▶ **Available for any device** (Desktop, tablet, mobile).
- ▶ Multiple analytical and statistical reports.
- ▶ Allows visitor's passes printing.
- ▶ Process the driver license data capture.
- ▶ Driver's license scan and automatic data capture to expedite processing and minimize misspellings.



Security Online Solutions.

📍 1867 NW 97th Ave, Suite # 105

Doral, FL 33172

☎ +1 (786) 342-7323

Office Hours Monday - Saturday 7 AM - 10 PM

Sunday 10 AM - 5PM

✉ info@SecurityOnlineSolutions.com

🌐 www.SecurityOnlineSolutions.com