



**WALNUT CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**BROWARD COUNTY  
REGULAR BOARD MEETING  
JANUARY 17, 2023  
6:00 P.M.**

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

[www.walnutcreekcdd.org](http://www.walnutcreekcdd.org)  
786.347.2711 ext. 2011 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**WALNUT CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Walnut Creek Clubhouse  
7500 NW 20<sup>th</sup> Street  
Pembroke Pines, Florida 33024  
**REGULAR BOARD MEETING**  
**January 17, 2023**  
**6:00 p.m.**

- A. Call to Order**
- B. Proof of Publication.....Page 1**
- C. Welcome and Seat Newly Elected Board Members followed by Oath of Office**
- D. Establish Quorum**
- E. Declare Vacancy to Seat #1**
- F. Appointment to Vacancy**
  - 1. Allan Beckmann Request for Appointment Consideration Letter.....Page 2
- G. Administer Oath of Office and Review Board Member Duties and Responsibilities**
- H. Election of Officers**
- I. Additions or Deletions to Agenda**
- J. Comments from the Public for Items Not on the Agenda**
- K. Approval of Minutes**
  - 1. November 15, 2022 Regular Board Meeting Minutes.....Page 3
- L. Administrative Matter**
  - 1. Financial Update.....Page 9
- M. New/Additional Business**
  - 1. Ratify and Approve AT&I Systems Proposal.....Page 26
  - 2. Ratify and Approve Regions Gate System Repairs Proposal 2023-1730.....Page 27
  - 3. Ratify and Approve Guardhouse Refrigerator Replacement .....Page 28
  - 4. Consider Approval of Monument Repairs Proposals.....Page 30
  - 5. Consider Approval of Guardhouse Awning Proposals.....Page 49
  - 6. Discussion Regarding Identified Lake Erosion Control Failures.....Page 58
  - 7. Consider Approval of Caltran Engineering Group Proposal for the Taft Street Visitor Entrance Services..Page 60
  - 8. Consider Approval of Pavilion Area Wall Sconce Lighting Replacement.....Page 64
- N. Security Systems/Services**
  - 1. Security Report.....Page 70
  - 2. Discussion Regarding Visitor Entrance Gate Incident that Occurred on December 28, 2022.....Page 71
  - 3. Update on Agreement between District and the HOA for Security Administration Services
- O. Old Business**
  - 1. Update on Shekinah Fence Installation Project Surrounding the Canal
- P. Additional Staff Updates/Requests**
  - 1. Attorney
  - 2. District Manager

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

**R. Adjourn**

**[www.walnutcreekcdd.org](http://www.walnutcreekcdd.org)**

## BROWARD

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 2022/2023 REGULAR MEETING SCHEDULE

in the XXXX Court,  
was published in said newspaper by print in the issues of  
and/or by publication on the newspaper's website, if  
authorized, on

11/03/2022

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

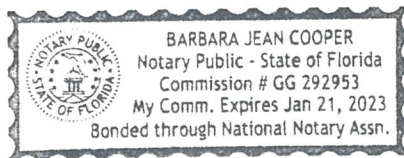
*Scherrie A Thomas*

Sworn to and subscribed before me this  
3 day of NOVEMBER, A.D. 2022

*Barbara Jean Cooper*

(SEAL)

SCHERRIE A. THOMAS personally known to me



### WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023 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 15, 2022  
January 17, 2023  
February 21, 2023  
April 18, 2023  
May 16, 2023  
June 20, 2023  
August 15, 2023  
September 19, 2023

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  
11/3 22-21/0000628511B

Allan Beckmann

November 19, 2022

To Whom It May Concern:

It has come to my attention that there will be a vacancy on the Walnut Creek CDD Board of Supervisors due to the resignation of Board Member Alex Perez. As a resident of Walnut Creek, I would be interested in filling the vacated position for the rest of the term.

When my wife and I moved to Walnut Creek eight years ago, I quickly began attending HOA and CDD meetings on a regular basis so that I would be informed about our community. While I was a Director on the HOA Board, I interacted with the CDD on several items of overlapping interest. Since my HOA term has ended, I have continued to provide input to the CDD and to stay informed on their actions by attending meetings of the CDD.

Prior to moving to Walnut Creek, I was employed by IBM as a Senior Software Engineer. In that capacity I had the responsibility for financial budgeting for my area. In my last role, I was in charge of an international team of IBM employees responsible for testing software for the IBM Mainframe. In this capacity, I interacted with executives from several Fortune 500 companies. Since my retirement, I provide volunteer budget assessment, tax preparation and filing for a nonprofit orchestra.

Thank you for your attention.

Allan Beckmann

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 15, 2022**

**A. CALL TO ORDER**

District Manager, Gloria Perez, called the November 15, 2022, Regular Board Meeting of the Walnut Creek Community Development District (the “District”) to order at 6:02 p.m. in the Walnut Creek Clubhouse located at 7500 NW 20<sup>th</sup> Street, Pembroke Pines, Florida 33024.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Broward Daily Business Review* on November 3, 2022, as part of the District’s Fiscal Year 2022/2023 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 Chairperson Elina Levenson and Supervisors Zalman Kagan, Allan Beckmann 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.

Also present was Cliff Cole, Property Manager for the HOA; and several members of the public.

**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.

**F. APPROVAL OF MINUTES**

**1. August 16, 2022, Regular Board Meeting**

The minutes from the August 16, 2022, Regular Board Meeting were presented for consideration. Mrs. Perez noted that Allan Beckmann’s name was corrected, and the signature set of the minutes had been corrected prior to the meeting.

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Ross and unanimously passed approving the minutes of the August 16, 2022, Regular Board Meeting, as corrected.

**G. ADMINISTRATIVE MATTERS**

**1. Financial Update**

As is procedurally done, Financial Reports were presented in the meeting book and reviewed: Monthly Financial Report-Operating Fund (actual revenues and expenditures with fund balances and availability); Check Registers; Balance Sheet; Debt Service Profit and Loss YTD Comparisons/Report(s); Tax/Assessment Collections; Expenditure Recap. Available Funds as of September 30, 2022, reflect \$1,538,976.43.

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

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

## **H. NEW/ADDITIONAL BUSINESS**

### **1. Consider Iguana Control Proposal**

Mrs. Perez noted that the proposals presented came in at the same amount as is currently being paid, which is \$24,000/annually to service all the lakes and canals and \$2,900 for the same service to the main entrance waterfall features.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Levenson and passed unanimously approving the Iguana Control Proposals with the current rates. Simultaneously authoring District Counsel to prepare an agreement and authorizing District management to execute same on behalf of the District.

### **2. Consider Pest Control Service Agreement**

Mrs. Perez noted that the proposal presented came in at the same amount as is currently being paid, which is \$140 for bi-monthly service.

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Fateyev and passed unanimously approving the pest control service with REAS Pest Control a/k/a 1<sup>st</sup> Solutions Pest Control, with the current rates, as presented.

### **3. Consider Turf Management Proposal**

It was noted that Turf Management proposal, dated August 26, 2022, was in the amount of \$3,760 and was for repairs to prevent runoff and to add rocks at the main entrance waterfalls.

A **MOTION** was made Supervisor Levenson, seconded by Supervisor Ross and passed unanimously approving the Turf Management proposal, dated August 26, 2022, in the amount of \$3,760 for repairs to prevent runoff and to add rocks at the main entrance waterfalls as specified.

### **4. Consider Resolution No. 2022-04 – Adopting an Amended Fiscal Year 2021/2022 Budget**

Mrs. Perez presented Resolution No. 2022-04, entitled:

#### **RESOLUTION NO. 2022-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2022. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Beckmann and unanimously passed adopting Resolution No. 2022-04, adopting a Fiscal Year 2021/2022 Amended Budget.

**5. Consider Ratification of Arking Solutions CO#1**

A **MOTION** was made by Supervisor Beckmann, seconded by Supervisor Ross and passed unanimously ratifying the Arking Solutions CO#1 in the amount of \$800 for drywall repairs.

**6. Consider Ratification of Arking Solutions CO#2**

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Beckmann and passed unanimously ratifying the Arking Solutions CO#2 in the amount of \$2,350 for various items, as specified in the Change Order.

**7. Broward County 2022 Supervisor of Elections’ Results**

Mrs. Perez announced that the 2022 General Election results were still pending certification and pursuant to Section 190.006, Florida Statutes, incumbents will serve no longer than ninety (90) days from November 22, 2022, or until an appointment to the vacancy has been made.

Mrs. Perez noted that incumbents Allan Beckmann, holding Seat #1, and Igor Fateyev (who appears as active and unopposed via the 2022 Qualifications Election Process), holding Seat #3, will remain holdovers until the next scheduled meeting.

Mrs. Perez added that Seat #2 had two qualifiers, Incumbent Betty Ross and Qualified Elector Nachmen Glazer and, pursuant to the General Election Process held on November 8, 2022, it appears that Betty Ross had a substantial lead. Therefore, Incumbent Ross currently holding Seat #2, will remain a holdover until after the votes are certified on November 22, 2022, after which the oath of office can be taken at an upcoming meeting.

**I. SECURITY SYSTEMS/SERVICES**

**1. Comments from the Public Regarding Security**

All the members of the public present were given multiple opportunities to approach the Board with comments regarding security services and the gate systems’ newly installed kiosk located at the Taft Street visitor entrance.

The Board heard comments, concerns and questions from several members of the community such as: Andy Rose, Adriana Alcazar, C. Wood, Jorge P., Marion, Mr. and Mrs. Flores, Tammy Schwartz, Jean Nolen, Joan Nolen, Barry, and several others. Several members of the public expressed dissatisfaction with the kiosk services that had been newly installed and that the daytime rover services that had been cancelled, noting concerns for safety. One of the main comments made by several individuals was the request that the Daytime Rover be brought back to service. Someone provided comments regarding pedestrians entering through the Taft Street sidewalks. In addition, some members of the public commented on the traffic backing up at the Taft Street visitor entrance. Comments were made regarding the gate system failures that have been occurring more so than usual. Comments were made regarding the dissatisfaction of the security services being rendered including visitors being granted access without the resident being notified. Suggestions were made for a trap system to be considered at the Taft Street visitor entrance to be used when the kiosk is in service in order to avoid tailgating. Comments were heard regarding the lack of parking violations being handed out during the day due to the lack of a daytime rover, etc. The public also had comment regarding none District related concerns including but not limited to speeding, parking violations, etc.

*These comments are in summary as everyone from the public was given several minutes to address the Board and several of the individuals repeated the same comments and concern.*

The Board Members responded to the public's comments and concerns individually. The District Manager also responded as well as Regions Security Representatives. Regions' staff noted that they would remain after the meeting adjourned to assist and answer any additional questions anyone may have. Clarification was provided regarding the public's concerns regarding the following:

It was noted that the changes were made for various reasons supported by data with regard to providing services considering that the future cost of security will continue to rise and that the Board was seeking a solution to help prevent assessment increases in the coming years. The kiosk option offered a substantial savings and would only be used during the evening hours between 10 pm and 7 am (correcting the misconception as to the kiosk hours of operation), when the guards were not processing a high volume of visitors, which was supported by data at previous meetings. Clarification was provided that, historically, pedestrians have never been stopped from entering through the Taft Street entrance. Additionally, the Board addressed the concerns with regards to the daytime rover, noting that it was determined that the daytime rover's primary task was assisting the Association with the parking violations for which it was determined that the District would not be able to pay for. Therefore, the Association can engage in an agreement for said security services with regards to the parking violations. It was confirmed that traffic during the daytime at the Taft Street entrance had substantially increased over the years and especially since the pandemic, due to the increase of delivery services to the community (Uber, FedEx, UPS, buses, food deliveries, etc.). The public was also advised that the District was looking to enter into an agreement with the onsite Association to share in service for an onsite Security Administrator. It was also noted that the Board would be considering a change of service provider for the gate systems already on the agenda to be address under line-item I.4, during this meeting. The Board also touched upon its intentions to enter into an agreement with the HOA to share an onsite Security Service Administrator.

*These comments have been summarized.*

After hearing the Public's comments and lengthy discussion ensued and the Board directed District management to schedule a Workshop with the Association, which was approved via a motion under a separate agenda item I.6. District management and Regions Security was also directed to investigate the possibility of having a trap system installed at the Taft Street visitor entrance to avoid tailgating.

## **2. Discussion Regarding Taft Visitor Entrance Gate Incident of October 3, 2022**

Presented in the meeting book was the incident report prepared by Regions Security, followed by email communications to and from Ms. Julia Ehrlich, Regions Security and District management regarding the incident that occurred on October 3, 2022, and was reported by Ms. Ehrlich on October 20, 2022. A police report was issued once the video footage was made available and the same was shared with Ms. Ehrlich.

Ms. Perez noted that the video footage was circulated to the Board Members in advance of today's meeting. She noted that the signage presented in the video clearly shows that the gate arm closes after each vehicle and added that AT&I confirmed that the gate arm system did not malfunction.

It appears that Ms. Ehrlich was a visitor to the community and did not cause and damage to the system.

No further is to be taken regarding this item.

## **3. Consider Ratification of ABDI Termination**

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Fateyev and passed unanimously ratifying the termination of ABDI, effective October 26, 2022.

## **4. Consider Gate Maintenance Service Proposals**

Presented in the meeting book were two proposals from AT&I, AT&I did not agree to extending the terms of the existing agreement for two reasons: (1) the cost increased for the regular maintenance services and (2) the regular maintenance services no longer include the maintenance service of the loops.

The proposal dated October 28, 2022, provides an all-inclusive option (shown on page 66) in the monthly amount of \$1,613, which includes the maintenance of the underground loops.

The second proposal dated October 26, 2022, provides an all-inclusive option (shown on page 74) in the monthly amount of \$863, which does not include the maintenance of the underground loops.

Regions Security provided a proposal for the service via handout and Mr. Rivero of Regions made a presentation on same.

*Supervisor Kagan excused himself from the meeting at approximately 7:36pm*

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann and passed unanimously approving the Regions Security, proposal dated November 16, 2022, which provides gate maintenance services in the amount of \$825.00, as presented and simultaneously authorizing District Counsel to prepare an agreement and further authorizing District management to executed same on behalf of the District.

## **5. Security Update – Regions**

The Security Update was presented via handout by Regions.

## **6. Consider Security Workshop with HOA for January 2023**

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Fateyev and passed unanimously scheduling a Security Workshop for January 31, 2023, at 6:00 p.m.

**J. OLD BUSINESS**

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

**K. ADDITIONAL STAFF UPDATES/REQUESTS**

**1. Attorney**

There were no additional updates from the attorney.

**2. District Manager**

There were no additional updates from the District Manager.

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

**1. District Counsel Update on 2022 Florida Legislative Session**

**NOTE:** Not all agenda items were addressed in the order presented.

**M. ADJOURNMENT**

There being no further business to come before the Board a **MOTION** was made by Supervisor Ross, seconded by Supervisor Fateyev and passed unanimously adjourning the meeting at 8:00 p.m.

**ATTESTED BY:**

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

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

Walnut Creek  
Community Development District

**Financial Report For  
December 2022**

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

|  | <b>Annual<br/>Budget<br/>10/1/22 - 9/30/23</b> | <b>Actual<br/>Dec-22</b> | <b>Year<br/>To Date<br/>Actual<br/>10/1/22 - 12/31/22</b> |
|--|--|--------------------------|---|
| <b>REVENUES</b>                          |  |                          |   |
| ADMINISTRATIVE ASSESSMENTS               | 178,871  | 125,097                  | 149,291   |
| MAINTENANCE ASSESSMENTS                  | 1,100,128                                      | 769,706                  | 918,567   |
| DEBT ASSESSMENTS (2010)                  | 130,015  | 90,989                   | 108,586   |
| OTHER REVENUE                            | 0  | 0                        | 1,201   |
| INTEREST INCOME                          | 1,500  | 0                        | 6,495   |
|  |  |                          |   |
| <b>TOTAL REVENUES</b>                    | <b>\$ 1,410,514</b>                            | <b>\$ 985,792</b>        | <b>\$ 1,184,140</b>                                       |
|  |  |                          |   |
| <b>EXPENDITURES</b>                      |  |                          |   |
| <b>ADMINISTRATIVE EXPENDITURES</b>       |  |                          |   |
| SUPERVISOR FEES                          | 10,000   | 1,200                    | 1,200   |
| PAYROLL TAXES (EMPLOYER)                 | 800  | 92                       | 92  |
| ENGINEERING                              | 45,000   | 0                        | 2,510   |
| LEGAL FEES                               | 19,000   | 0                        | 0   |
| AUDIT FEES                               | 4,000  | 0                        | 3,031   |
| MANAGEMENT                               | 47,664   | 3,972                    | 11,916  |
| POSTAGE                                  | 1,250  | 57                       | 145   |
| OFFICE SUPPLIES/PRINTING                 | 5,700  | 162                      | 191   |
| INSURANCE                                | 14,000   | 0                        | 16,536  |
| LEGAL ADVERTISING                        | 1,200  | 0                        | 120   |
| MISCELLANEOUS                            | 9,000  | 2,064                    | 2,421   |
| DUES & SUBSCRIPTIONS                     | 175  | 0                        | 175   |
| ASSESSMENT ROLL                          | 7,500  | 0                        | 0   |
| TRUSTEE FEES                             | 2,000  | 1,420                    | 1,420   |
| CONTINUING DISCLOSURE FEE                | 350  | 0                        | 0   |
| WEBSITE MANAGEMENT                       | 2,000  | 167                      | 500   |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b> | <b>\$ 169,639</b>                              | <b>\$ 9,134</b>          | <b>\$ 40,257</b>  |
|  |  |                          |   |
| <b>MAINTENANCE EXPENDITURES</b>          |  |                          |   |
| FIELD MANAGEMENT                         | 5,000  | 1,000                    | 4,500   |
| OPERATIONS MANAGEMENT                    | 12,000   | 0                        | 1,000   |
| SECURITY SERVICES                        | 405,760  | 2,514                    | 54,638  |
| SECURITY SERVICES - ABDI                 | 12,000   | 0                        | 810   |
| SECURITY CAMERAS & MAINTENANCE           | 8,000  | 23,854                   | 23,854  |
| SECURITY ONLINE SOLUTIONS                | 12,800   | 0                        | 0   |
| TELEPHONE                                | 11,000   | 883                      | 2,617   |
| ELECTRIC                                 | 82,500   | 6,953                    | 20,509  |
| WATER & SEWAGE                           | 17,000   | 563                      | 2,366   |
| GUARD HOUSE - VISITOR PASSES             | 6,700  | 0                        | 0   |
| GATE SYSTEM MAINTENANCE                  | 30,000   | 2,239                    | 6,683   |
| GATEHOUSE MAINTENANCE                    | 0  | 2,048                    | 3,061   |
| GUARD HOUSE INT/EXT MAINTENANCE          | 22,500   | 0                        | 0   |
| LAKE & PRESERVE MAINTENANCE              | 45,000   | 2,838                    | 8,514   |
| SIGNAGE                                  | 2,000  | 0                        | 0   |
| STREETLIGHT MAINTENANCE                  | 5,000  | 0                        | 0   |
| WATERFALL MAINTENANCE                    | 75,000   | 4,907                    | 14,972  |

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

|  | <b>Annual<br/>Budget<br/>10/1/22 - 9/30/23</b> | <b>Actual<br/>Dec-22</b> | <b>Year<br/>To Date<br/>Actual<br/>10/1/22 - 12/31/22</b> |
|--|--|--------------------------|---|
| HOLIDAY LIGHTING   | 10,000   | 0                        | 4,995   |
| LAKE RESTORATION & MAINTENANCE                               | 0  | 0                        | 0   |
| IGUANA REMOVAL SERVICES                                      | 27,000   | 0                        | 2,242   |
| MISCELLANEOUS MAINTENANCE                                    | 10,000   | 0                        | 12  |
| STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY        | 74,800   | 0                        | 0   |
| 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 | 80,000   | 0                        | 0   |
| TREE TRIMMING SERVICES                                       | 0  | 0                        | 0   |
| OPERATING RESERVE/CONTINGENCY                                | 26,060   | 0                        | 0   |
| TAFT STREET STRUCTURE MAINTENANCE                            | 20,000   | 0                        | 0   |
| <b>TOTAL MAINTENANCE EXPENDITURES</b>                        | <b>\$ 1,034,120</b>                            | <b>\$ 47,799</b>         | <b>\$ 150,773</b>   |
| <b>TOTAL EXPENDITURES</b>                                    | <b>\$ 1,203,759</b>                            | <b>\$ 56,933</b>         | <b>\$ 191,030</b>   |
| <b>EXCESS OR (SHORTFALL)</b>                                 | <b>\$ 206,755</b>                              | <b>\$ 928,859</b>        | <b>\$ 993,110</b>   |
| PAYMENT TO TRUSTEE (2010)                                    | (122,214)                                      | (85,602)                 | (102,147)   |
| <b>BALANCE</b>   | <b>\$ 84,541</b>                               | <b>\$ 843,257</b>        | <b>\$ 890,963</b>   |
| COUNTY APPRAISER & TAX COLLECTOR FEE                         | (28,180)                                       | (18,927)                 | (22,586)  |
| DISCOUNTS FOR EARLY PAYMENTS                                 | (56,361)                                       | (39,432)                 | (47,174)  |
| <b>EXCESS/ (SHORTFALL)</b>                                   | <b>\$ -</b>                                    | <b>\$ 784,898</b>        | <b>\$ 821,203</b>   |
| FUNDS FROM IMPROVEMENT ACCOUNT (FOR S-8 CANAL PROJECT)       | 0  | 0                        | 0   |
| <b>NET EXCESS/ (SHORTFALL)</b>                               | <b>\$ -</b>                                    | <b>\$ 784,898</b>        | <b>\$ 821,203</b>   |

**Note: Reserves Set-Up For Un-Used Budgeted Fiscal Year 2020/2021 & 2021/2022 Maintenance Projects.  
Improvement/Emergency Funds May Be Needed To Fund A Portion Of The Projects.**

|   |                        |
|---|------------------------|
| <b>Bank Balance As Of 12/31/22</b>                                  | <b>\$ 1,861,973.31</b> |
| <b>Accounts Payable As Of 12/31/22</b>                              | <b>\$ 162,707.99</b>   |
| <b>Accounts Receivable As Of 12/31/22</b>                           | <b>\$ 1,200.00</b>     |
| <b>Reserve For Headwall Stabilization As Of 12/31/22</b>            | <b>\$ 50,000.00</b>    |
| <b>Reserve For Lake Slope Soil Maintenance As Of 12/31/22</b>       | <b>\$ 20,000.00</b>    |
| <b>Reserve For Stormwater Maint/Pipe Replacement As Of 12/31/22</b> | <b>\$ 91,000.00</b>    |
| <b>Reserve For S-8 Canal Reconstruction As Of 12/31/22</b>          | <b>\$ 260,000.00</b>   |
| <b>Operating Account Available Funds As Of 12/31/22</b>             | <b>\$ 1,279,465.32</b> |
| <b>Improvements/Emergency Funds As Of 12/31/22</b>                  | <b>\$ 876,757.61</b>   |
| <b>Total Available Funds As Of 12/31/22</b>                         | <b>\$ 2,156,222.93</b> |

**Walnut Creek Community Development District**  
**Budget vs. Actual**  
**October through December 2022**

|   | <b>Oct - Dec 22</b> | <b>22/23 Budget</b> | <b>\$ Over Budget</b> | <b>% of Budget</b> |
|---|---------------------|---------------------|-----------------------|--------------------|
| <b>Income</b>                             |                     |                     |                       |                    |
| 01-3100 · Administrative Assessment       | 149,290.66          | 178,871.00          | -29,580.34            | 83.46%             |
| 01-3200 · Maintenance Assessment          | 918,567.45          | 1,100,128.00        | -181,560.55           | 83.5%              |
| 01-3811 · Debt Assessments (Series 2010)  | 108,585.85          | 130,015.00          | -21,429.15            | 83.52%             |
| 01-3821 · Debt Assess-Paid To Trustee-10  | -102,147.10         | -122,214.00         | 20,066.90             | 83.58%             |
| 01-3830 · Assessment Fees                 | -22,585.40          | -28,180.00          | 5,594.60              | 80.15%             |
| 01-3831 · Assessment Discounts            | -47,174.44          | -56,361.00          | 9,186.56              | 83.7%              |
| 01-9400 · Miscellaneous Revenue           | 1,200.66            | 0.00                | 1,200.66              | 100.0%             |
| 01-9410 · Interest Income                 | 6,495.44            | 1,500.00            | 4,995.44              | 433.03%            |
| <b>Total Income</b>                       | <b>1,012,233.12</b> | <b>1,203,759.00</b> | <b>-191,525.88</b>    | <b>84.09%</b>      |
| <b>Expense</b>                            |                     |                     |                       |                    |
| 01-1307 · Payroll tax expense             | 91.80               | 800.00              | -708.20               | 11.48%             |
| 01-1308 · Supervisor Fees                 | 1,200.00            | 10,000.00           | -8,800.00             | 12.0%              |
| 01-1310 · Engineering                     | 2,510.00            | 45,000.00           | -42,490.00            | 5.58%              |
| 01-1311 · Management Fees                 | 11,916.00           | 47,664.00           | -35,748.00            | 25.0%              |
| 01-1315 · Legal Fees                      | 3,030.74            | 19,000.00           | -15,969.26            | 15.95%             |
| 01-1318 · Assessment/Tax Roll             | 0.00                | 7,500.00            | -7,500.00             | 0.0%               |
| 01-1320 · Audit Fees                      | 0.00                | 4,000.00            | -4,000.00             | 0.0%               |
| 01-1450 · Insurance                       | 16,536.00           | 14,000.00           | 2,536.00              | 118.11%            |
| 01-1480 · Legal Advertisements            | 120.49              | 1,200.00            | -1,079.51             | 10.04%             |
| 01-1512 · Miscellaneous                   | 2,421.18            | 9,000.00            | -6,578.82             | 26.9%              |
| 01-1513 · Postage and Delivery            | 145.44              | 1,250.00            | -1,104.56             | 11.64%             |
| 01-1514 · Office Supplies                 | 191.30              | 5,700.00            | -5,508.70             | 3.36%              |
| 01-1540 · Dues, License & Subscriptions   | 175.00              | 175.00              | 0.00                  | 100.0%             |
| 01-1550 · Trustee Fees (GF)               | 1,420.00            | 2,000.00            | -580.00               | 71.0%              |
| 01-1551 · Continuing Disclosure Fee       | 0.00                | 350.00              | -350.00               | 0.0%               |
| 01-1570 · Website Management              | 499.98              | 2,000.00            | -1,500.02             | 25.0%              |
| 01-1601 · Security Services               | 54,638.23           | 405,760.00          | -351,121.77           | 13.47%             |
| 01-1604 · Guardhouse Int/Ext Maintenance  | 3,060.56            | 22,500.00           | -19,439.44            | 13.6%              |
| 01-1605 · Gate System Maintenance         | 6,682.85            | 30,000.00           | -23,317.15            | 22.28%             |
| 01-1606 · Guard house-Visitor Passes      | 0.00                | 6,700.00            | -6,700.00             | 0.0%               |
| 01-1608 · Security Services - ABDI        | 810.00              | 12,000.00           | -11,190.00            | 6.75%              |
| 01-1609 · Security Cameras & Maintenance  | 23,854.40           | 8,000.00            | 15,854.40             | 298.18%            |
| 01-1610 · Security Online Solutions       | 0.00                | 12,800.00           | -12,800.00            | 0.0%               |
| 01-1803 · Lake & Preserve Maintenance     | 8,514.00            | 45,000.00           | -36,486.00            | 18.92%             |
| 01-1805 · Stormwater Mgt/Pipe Replacement | 0.00                | 74,800.00           | -74,800.00            | 0.0%               |
| 01-1812 · Signs                           | 0.00                | 2,000.00            | -2,000.00             | 0.0%               |
| 01-1814 · Electricity                     | 20,508.61           | 82,500.00           | -61,991.39            | 24.86%             |
| 01-1815 · Miscellaneous Maintenance       | 11.24               | 10,000.00           | -9,988.76             | 0.11%              |
| 01-1816 · Telephone                       | 2,617.42            | 11,000.00           | -8,382.58             | 23.8%              |
| 01-1817 · Water & sewer                   | 2,366.01            | 17,000.00           | -14,633.99            | 13.92%             |
| 01-1818 · Field Management                | 4,500.00            | 5,000.00            | -500.00               | 90.0%              |
| 01-1821 · Waterfall Maintenance           | 14,972.00           | 75,000.00           | -60,028.00            | 19.96%             |
| 01-1825 · Tree Trimming Services          | 0.00                | 5,000.00            | -5,000.00             | 0.0%               |
| 01-1826 · Holiday Lighting                | 4,995.00            | 10,000.00           | -5,005.00             | 49.95%             |

**Walnut Creek Community Development District**  
**Budget vs. Actual**  
**October through December 2022**

|   | <b>Oct - Dec 22</b> | <b>22/23 Budget</b> | <b>\$ Over Budget</b> | <b>% of Budget</b> |
|---|---------------------|---------------------|-----------------------|--------------------|
| 01-1835 · Pressure Clean & Paint Ext Strc | 0.00                | 14,000.00           | -14,000.00            | 0.0%               |
| 01-1839 · Iguana Removal Services         | 2,241.67            | 27,000.00           | -24,758.33            | 8.3%               |
| 01-1840 · Headwall Stabilization Project  | 0.00                | 10,000.00           | -10,000.00            | 0.0%               |
| 01-1841 · Lake Slope Soil Maintenance     | 0.00                | 10,000.00           | -10,000.00            | 0.0%               |
| 01-1842 · S-8 Canal Reconstructn-Eng Dsgn | 0.00                | 80,000.00           | -80,000.00            | 0.0%               |
| 01-1843 · Taft Street Structure Maint     | 0.00                | 20,000.00           | -20,000.00            | 0.0%               |
| 01-1899 · Operating Maint Resrve/Contngcy | 0.00                | 26,060.00           | -26,060.00            | 0.0%               |
| 01-2311 · Operations Management           | 1,000.00            | 12,000.00           | -11,000.00            | 8.33%              |
| <b>Total Expense</b>                      | <b>191,029.92</b>   | <b>1,203,759.00</b> | <b>-1,012,729.08</b>  | <b>15.87%</b>      |
| <b>Net Income</b>                         | <b>821,203.20</b>   | <b>0.00</b>         | <b>821,203.20</b>     | <b>100.0%</b>      |

**Walnut Creek Community Development District**  
**Check Register**  
**October 2022 - December 2022**

| <b>Date</b> | <b>Reference #</b> | <b>Vendor</b>                            | <b>Amount</b> |
|-------------|--------------------|--|---------------|
| 10/3/2022   | 10-1               | Billing, Cochran, Lyles, Mauro, & Ramsey | 3,152.50      |
| 10/4/2022   | 10-2               | Allstate Resource Management, Inc.       | 2,838.00      |
| 10/4/2022   | 10-3               | Applications by Design, Inc.             | 810.00        |
| 10/4/2022   | 10-4               | Arking Solutions Inc                     | 7,381.20      |
| 10/4/2022   | 10-5               | AT&I Systems                             | 502.68        |
| 10/4/2022   | 10-6               | Blue Iguana Pest Control Inc             | 2,241.67      |
| 10/4/2022   | 10-7               | Comcast (Voice 8931)                     | 152.20        |
| 10/4/2022   | 10-8               | Crystal Pool Service Inc                 | 4,650.00      |
| 10/4/2022   | 10-9               | Egis Insurance and & Risk Advisors       | 16,536.00     |
| 10/4/2022   | 10-10              | FPL                                      | 7,033.26      |
| 10/4/2022   | 10-11              | Regions Security                         | 444.00        |
| 10/4/2022   | 10-12              | Special District Services                | 7,850.00      |
| 10/7/2022   | 10-13              | Craig A Smith & Associates LLC           | 1,105.00      |
| 10/7/2022   | 10-14              | Special District Services                | 7,496.79      |
| 10/12/2022  | 10-15              | 1st Solution Pest Control                | 140.00        |
| 10/12/2022  | 10-16              | AT&I Systems                             | 669.00        |
| 10/12/2022  | 10-17              | City of Pembroke Pines                   | 1,026.47      |
| 10/12/2022  | 10-18              | Comcast (8939)                           | 355.42        |
| 10/12/2022  | 10-19              | Comcast (9044)                           | 355.42        |
| 10/12/2022  | 10-20              | Craig A Smith & Associates LLC           | 4,685.00      |
| 10/12/2022  | 10-21              | Walnut Creek Community Association, Inc. | 2,500.00      |
|             |                    |  |               |
| 11/1/2022   | 11-1               | Billing, Cochran, Lyles, Mauro, & Ramsey | 525.00        |
| 11/1/2022   | 11-2               | Comcast (Voice 8931)                     | 152.48        |
| 11/2/2022   | 11-3               | Allstate Resource Management, Inc.       | 2,838.00      |
| 11/2/2022   | 11-4               | Amazon Capital Services                  | 199.99        |
| 11/2/2022   | 11-5               | Applications by Design, Inc.             | 810.00        |
| 11/2/2022   | 11-6               | Arking Solutions Inc                     | 1,845.70      |
| 11/2/2022   | 11-7               | AT&I Systems                             | 660.00        |
| 11/2/2022   | 11-8               | Blue Iguana Pest Control Inc             | 2,241.67      |
| 11/2/2022   | 11-9               | Crystal Pool Service Inc                 | 5,414.00      |
| 11/2/2022   | 11-10              | Department of Economic Opportunity       | 175.00        |
| 11/2/2022   | 11-11              | FPL                                      | 6,779.57      |
| 11/2/2022   | 11-12              | Regions Security                         | 7,672.76      |
| 11/2/2022   | 11-13              | Richie Rich Services LLC                 | 250.00        |
| 11/2/2022   | 11-14              | Shekinah Fence Services LLC              | 423.00        |
| 11/2/2022   | 11-15              | Special District Services                | 5,446.01      |
| 11/4/2022   | 11-16              | Comcast (8939)                           | 354.93        |
| 11/4/2022   | 11-17              | Comcast (9044)                           | 354.93        |
| 11/7/2022   | 11-18              | Applications by Design, Inc.             | 660.00        |
| 11/7/2022   | 11-19              | City of Pembroke Pines                   | 1,657.39      |
|             |                    |  |               |
| 12/1/2022   | 12-1               | ALM Media, LLC                           | 120.49        |
| 12/1/2022   | 12-2               | Billing, Cochran, Lyles, Mauro, & Ramsey | 780.74        |

**Walnut Creek Community Development District**  
**Check Register**  
**October 2022 - December 2022**

| <b>Date</b> | <b>Reference #</b> | <b>Vendor</b>                      | <b>Amount</b>     |
|-------------|--------------------|------------------------------------|-------------------|
| 12/1/2022   | 12-3               | Comcast (Voice 8931)               | 152.48            |
| 12/2/2022   | 12-4               | Allstate Resource Management, Inc. | 2,838.00          |
| 12/2/2022   | 12-5               | Arking Solutions Inc               | 2,350.00          |
| 12/2/2022   | 12-6               | AT&I Systems                       | 2,666.35          |
| 12/2/2022   | 12-7               | Blue Iguana Pest Control Inc       | 2,241.67          |
| 12/2/2022   | 12-8               | Crystal Pool Service Inc           | 4,650.00          |
| 12/2/2022   | 12-9               | FPL                                | 6,776.00          |
| 12/2/2022   | 12-10              | Regions Security                   | 74,919.73         |
| 12/2/2022   | 12-11              | Special District Services          | 5,317.78          |
| 12/12/2022  | 12-12              | Comcast (8939)                     | 354.93            |
| 12/12/2022  | 12-13              | Comcast (9044)                     | 364.93            |
| 12/13/2022  | 12-14              | AT&I Systems                       | 1,871.00          |
| 12/13/2022  | 12-15              | City of Pembroke Pines             | 145.37            |
| 12/13/2022  | 12-16              | Regions Security                   | 23,854.40         |
| 12/13/2022  | 12-17              | Tirone Electric                    | 990.00            |
| 12/16/2022  | 12-18              | Traffic Cones for Less             | 732.75            |
|             |                    |                                    | <b>241,511.66</b> |

**Walnut Creek Community Development District**  
**Expenditures**  
**October through December 2022**

|                                       | <u>Date</u> | <u>Invoice #</u> | <u>Vendor</u>                            | <u>Memo</u>                                  | <u>Amount</u> |
|---------------------------------------|-------------|------------------|--|--|---------------|
| <b>Expenditures</b>                   |             |                  |  |  |               |
| <b>01-1307 · Payroll tax expense</b>  |             |                  |  |  |               |
|                                       | 12/06/2022  | PR 11-15-22      |  | mtg 11/15/22 PR 12/7/22 (Payroll Taxes)      | 91.80         |
| Total 01-1307 · Payroll tax expense   |             |                  |  |  | 91.80         |
| <b>01-1308 · Supervisor Fees</b>      |             |                  |  |  |               |
|                                       | 12/06/2022  | PR 11-15-22      |  | mtg 11/15/22 PR 12/7/22 (Supervisor Fees)    | 1,200.00      |
| Total 01-1308 · Supervisor Fees       |             |                  |  |  | 1,200.00      |
| <b>01-1310 · Engineering</b>          |             |                  |  |  |               |
|                                       | 11/30/2022  | CASA-INV-522     | Craig A Smith & Associates LLC           | map of topographic survey                    | 1,860.00      |
|                                       | 11/30/2022  | CASA-INV-000526  | Craig A Smith & Associates LLC           | services November 2022                       | 650.00        |
| Total 01-1310 · Engineering           |             |                  |  |  | 2,510.00      |
| <b>01-1311 · Management Fees</b>      |             |                  |  |  |               |
|                                       | 10/31/2022  | 2022-1661        | Special District Services                | management fee October 2022                  | 3,972.00      |
|                                       | 11/30/2022  | 2022-1765        | Special District Services                | management fee November 2022                 | 3,972.00      |
|                                       | 12/31/2022  | 2022-1975        | Special District Services                | management fee December 2022                 | 3,972.00      |
| Total 01-1311 · Management Fees       |             |                  |  |  | 11,916.00     |
| <b>01-1315 · Legal Fees</b>           |             |                  |  |  |               |
|                                       | 10/31/2022  | 177820           | Billing, Cochran, Lyles, Mauro, & Ramsey | legal fees October 2022                      | 780.74        |
|                                       | 11/30/2022  | 178127           | Billing, Cochran, Lyles, Mauro, & Ramsey | legal fees November 2022                     | 2,250.00      |
| Total 01-1315 · Legal Fees            |             |                  |  |  | 3,030.74      |
| <b>01-1450 · Insurance</b>            |             |                  |  |  |               |
|                                       | 10/01/2022  | 16647            | Egis Insurance and & Risk Advisors       | policy #100122507 10/1/22 - 10/1/23          | 16,536.00     |
| Total 01-1450 · Insurance             |             |                  |  |  | 16,536.00     |
| <b>01-1480 · Legal Advertisements</b> |             |                  |  |  |               |
|                                       | 11/03/2022  | I0000628511-1103 | ALM Media, LLC                           | FY 22/23 Mtg Schedule                        | 120.49        |
| Total 01-1480 · Legal Advertisements  |             |                  |  |  | 120.49        |
| <b>01-1512 · Miscellaneous</b>        |             |                  |  |  |               |
|                                       | 10/31/2022  | 2022-1661        | Special District Services                | Document Storage September 2022              | 78.24         |
|                                       | 10/31/2022  | 2022-1661        | Special District Services                | travel September                             | 138.88        |
|                                       | 11/30/2022  | 2022-1765        | Special District Services                | Document Storage October 2022                | 54.44         |
|                                       | 11/30/2022  | 2022-1765        | Special District Services                | travel October 2022                          | 85.93         |
|                                       | 12/06/2022  | PR 11-15-22      |  | mtg 11/15/22 PR 12/7/22 (Payroll Processing) | 53.25         |
|                                       | 12/08/2022  | 12/8/22          | Broward County Property Appraiser        | annual property appraiser fee                | 1,790.00      |
|                                       | 12/31/2022  | 2022-1975        | Special District Services                | Document Storage November 2022               | 54.45         |
|                                       | 12/31/2022  | 2022-1975        | Special District Services                | travel November 2022                         | 165.99        |
| Total 01-1512 · Miscellaneous         |             |                  |  |  | 2,421.18      |
| <b>01-1513 · Postage and Delivery</b> |             |                  |  |  |               |
|                                       | 10/31/2022  | 2022-1661        | Special District Services                | FedEx September 2022                         | 67.89         |
|                                       | 11/30/2022  | 2022-1765        | Special District Services                | FedEx October 2022                           | 4.66          |
|                                       | 11/30/2022  | 2022-1765        | Special District Services                | postage October 2022                         | 15.64         |
|                                       | 12/31/2022  | 2022-1975        | Special District Services                | FedEx November 2022                          | 56.68         |

**Walnut Creek Community Development District**  
**Expenditures**  
**October through December 2022**

|  | <u>Date</u> | <u>Invoice #</u> | <u>Vendor</u>                      | <u>Memo</u>   | <u>Amount</u> |
|--|-------------|------------------|------------------------------------|---|---------------|
|  | 12/31/2022  | 2022-1975        | Special District Services          | postage November 2022   | 0.57          |
| Total 01-1513 · Postage and Delivery               |             |                  |                                    |   | 145.44        |
| <b>01-1514 · Office Supplies</b>                   |             |                  |                                    |   |               |
|  | 10/31/2022  | 2022-1661        | Special District Services          | copier charges September 2022   | 11.10         |
|  | 11/30/2022  | 2022-1765        | Special District Services          | copier charges October 2022   | 18.45         |
|  | 12/31/2022  | 2022-1975        | Special District Services          | copier charges November 2022  | 129.75        |
|  | 12/31/2022  | 2022-1975        | Special District Services          | Meeting books November 2022   | 32.00         |
| Total 01-1514 · Office Supplies                    |             |                  |                                    |   | 191.30        |
| <b>01-1540 · Dues, License &amp; Subscriptions</b> |             |                  |                                    |   |               |
|  | 10/03/2022  | 86553            | Department of Economic Opportunity | special district fee FY 22/23   | 175.00        |
| Total 01-1540 · Dues, License & Subscriptions      |             |                  |                                    |   | 175.00        |
| <b>01-1550 · Trustee Fees (GF)</b>                 |             |                  |                                    |   |               |
|  | 12/15/2022  | 39876            | Hancock Bank (Trustee Fee)         | trustee fee 01/01/2023 - 12/31/2023   | 1,420.00      |
| Total 01-1550 · Trustee Fees (GF)                  |             |                  |                                    |   | 1,420.00      |
| <b>01-1570 · Website Management</b>                |             |                  |                                    |   |               |
|  | 10/31/2022  | 2022-1661        | Special District Services          | website fee October 2022  | 166.66        |
|  | 11/30/2022  | 2022-1765        | Special District Services          | website fee November 2022   | 166.66        |
|  | 12/31/2022  | 2022-1975        | Special District Services          | website fee December 2022   | 166.66        |
| Total 01-1570 · Website Management                 |             |                  |                                    |   | 499.98        |
| <b>01-1601 · Security Services</b>                 |             |                  |                                    |   |               |
|  | 10/13/2022  | 26423            | Regions Security                   | visitor module project  | 5,158.76      |
|  | 10/31/2022  | 26322            | Regions Security                   | security 10/1/22 - 10/31/22 (virtual guard kiosk, maint service, software subscription & i... | 2,514.00      |
|  | 10/31/2022  | 26571            | Regions Security                   | service period 10/1/22 - 10/31/22   | 21,099.03     |
|  | 11/30/2022  | 26542            | Regions Security                   | service period 11/1/22 - 11/30/22   | 2,514.00      |
|  | 11/30/2022  | 26776            | Regions Security                   | security services 11/1/22 - 11/30/22  | 20,838.44     |
|  | 12/31/2022  | 26749            | Regions Security                   | security services 12/1/22 - 12/31/22  | 2,514.00      |
| Total 01-1601 · Security Services                  |             |                  |                                    |   | 54,638.23     |
| <b>01-1604 · Guardhouse Int/Ext Maintenance</b>    |             |                  |                                    |   |               |
|  | 10/03/2022  | 114727           | 1st Solution Pest Control          | bi-monthly regular service of pest control  | 140.00        |
|  | 10/11/2022  | 4243             | Shekinah Fence Services LLC        | install and manufacture double gate chain link fence  | 423.00        |
|  | 10/13/2022  | 20429            | Richie Rich Services LLC           | AC service  | 250.00        |
|  | 10/16/2022  | 1TKJ-MNVV-1FCK   | Amazon Capital Services            | back up battery   | 199.99        |
|  | 12/01/2022  | 52926            | Tirone Electric                    | GFI replacement   | 990.00        |
|  | 12/08/2022  | 119187           | 1st Solution Pest Control          | bi-monthly regular service of pest control  | 140.00        |
|  | 12/15/2022  | 1059343          | Traffic Cones for Less             | traffic delineators   | 732.75        |
|  | 12/17/2022  | 4254             | Shekinah Fence Services LLC        | reinstall chain link gate   | 150.00        |
|  | 12/31/2022  | 2022-1975        | Special District Services          | Home Depot door sweeps  | 34.82         |
| Total 01-1604 · Guardhouse Int/Ext Maintenance     |             |                  |                                    |   | 3,060.56      |
| <b>01-1605 · Gate System Maintenance</b>           |             |                  |                                    |   |               |
|  | 10/01/2022  | 47708            | AT&I Systems                       | monthly all inclusive service gate maintenance contract October 2022                          | 660.00        |
|  | 10/02/2022  | WO-040045        | AT&I Systems                       | right hand exit arm knocked off, visitor entry are knocked loose - vandalism                  | 90.00         |

**Walnut Creek Community Development District**  
**Expenditures**  
**October through December 2022**

|   | <u>Date</u> | <u>Invoice #</u> | <u>Vendor</u>                      | <u>Memo</u>  | <u>Amount</u> |
|---|-------------|------------------|------------------------------------|--|---------------|
|   | 11/01/2022  | 49286            | AT&I Systems                       | replacement of gearbox and 12 ft LED arm and residents lane toggle switch    | 660.00        |
|   | 11/10/2022  | WO-040903        | AT&I Systems                       | Hurricane Prep   | 375.00        |
|   | 11/16/2022  | WO-040980        | AT&I Systems                       | visitor barrier are at Taft was hit by vehicle                               | 1,541.35      |
|   | 11/18/2022  | WO-041096        | AT&I Systems                       | Sheridan exit arm - vandalism  | 90.00         |
|   | 11/28/2022  | WO-041196        | AT&I Systems                       | Sheridan St and Taft arms remounted  | 90.00         |
|   | 11/30/2022  | WO-041234        | AT&I Systems                       | Sheridan exit arm broken, replaced. RH resident entry arm replaced           | 938.00        |
|   | 12/01/2022  | 49708            | AT&I Systems                       | gate service maintenance contract December 2022                              | 660.00        |
|   | 12/06/2022  | WO-041361        | AT&I Systems                       | fallen gate arm Taft St resident gate, remounted: Sheridan replace LED strip | 183.00        |
|   | 12/08/2022  | WO-041401        | AT&I Systems                       | Taft St exit gate - remount arm  | 90.00         |
|   | 12/12/2022  | WO-041454        | AT&I Systems                       | Taft St entry gate - remount arm   | 90.00         |
|   | 12/29/2022  | WO-041808        | AT&I Systems                       | 1 - 12ft LED , 1 - 15ft LED, and 1 - 15ft gate arm counterweight             | 1,215.50      |
| Total 01-1605 · Gate System Maintenance             |             |                  |                                    |  | 6,682.85      |
| <b>01-1608 · Security Services - ABDI</b>           |             |                  |                                    |  |               |
|   | 10/01/2022  | 67641            | Applications by Design, Inc.       | monitor virus and malware protection software October 2022                   | 810.00        |
| Total 01-1608 · Security Services - ABDI            |             |                  |                                    |  | 810.00        |
| <b>01-1609 · Security Cameras &amp; Maintenance</b> |             |                  |                                    |  |               |
|   | 12/02/2022  | 26789            | Regions Security                   | security camera system front and back guardhouses (70%, 2nd payment)         | 17,998.40     |
|   | 12/02/2022  | 26789            | Regions Security                   | virtual guard equipment (50%, 2nd payment)                                   | 5,856.00      |
| Total 01-1609 · Security Cameras & Maintenance      |             |                  |                                    |  | 23,854.40     |
| <b>01-1803 · Lake &amp; Preserve Maintenance</b>    |             |                  |                                    |  |               |
|   | 10/01/2022  | 188413           | Allstate Resource Management, Inc. | mitigation area maintenance and lake mgmt services October 2022              | 2,838.00      |
|   | 11/01/2022  | 189120           | Allstate Resource Management, Inc. | mitigation area maintenance and lake mgmt services November 2022             | 2,838.00      |
|   | 12/01/2022  | 189831           | Allstate Resource Management, Inc. | mitigation area maintenance and lake mgmt services December 2022             | 2,838.00      |
| Total 01-1803 · Lake & Preserve Maintenance         |             |                  |                                    |  | 8,514.00      |
| <b>01-1814 · Electricity</b>                        |             |                  |                                    |  |               |
|   | 10/19/2022  | 54061-43023 1022 | FPL                                | acct# 54061-43023 9/19/22 - 10/19/22   | 143.94        |
|   | 10/19/2022  | 04574-72025 1022 | FPL                                | acct# 04574-72025 9/19/22 - 10/19/22   | 470.06        |
|   | 10/19/2022  | 36358-71365 1022 | FPL                                | acct# 36358-71365 9/19/22 - 10/19/22   | 4,886.14      |
|   | 10/19/2022  | 63714-09001 1022 | FPL                                | acct# 63714-09001 9/19/22 - 10/19/22   | 32.95         |
|   | 10/19/2022  | 63522-34022 1022 | FPL                                | acct# 63522-34022 9/19/22 - 10/19/22   | 157.11        |
|   | 10/19/2022  | 91603-83023 1022 | FPL                                | acct# 91603-83023 9/19/22 - 10/19/22   | 1,089.37      |
|   | 11/17/2022  | 54061-43023 1122 | FPL                                | acct# 54061-43023 10/19/22 - 11/17/22  | 123.06        |
|   | 11/17/2022  | 04574-72025 1122 | FPL                                | acct# 04574-72025 10/19/22 - 11/17/22  | 447.09        |
|   | 11/17/2022  | 91603-83023 1122 | FPL                                | acct# 91603-83023 10/19/22 - 11/17/22  | 1,111.37      |
|   | 11/17/2022  | 36358-71365 1122 | FPL                                | acct# 36358-71365 10/19/22 - 11/17/22  | 4,886.14      |
|   | 11/17/2022  | 63714-09001 1122 | FPL                                | acct# 63714-09001 10/19/22 - 11/17/22  | 33.04         |
|   | 11/17/2022  | 63522-34022 1122 | FPL                                | acct# 63522-34022 10/19/22 - 11/17/22  | 175.30        |
|   | 12/17/2022  | 91603-83023 1222 | FPL                                | acct# 91603-83023 11/17/22 - 12/17/22  | 1,163.76      |
|   | 12/17/2022  | 04574-72025 1222 | FPL                                | acct# 04574-72025 11/17/22 - 12/17/22  | 457.79        |
|   | 12/17/2022  | 63522-34022 1222 | FPL                                | acct# 63522-34022 10/17/22 - 12/17/22  | 292.77        |
|   | 12/17/2022  | 63714-09001 1222 | FPL                                | acct# 63714-09001 11/17/22 - 12/17/22  | 34.19         |

**Walnut Creek Community Development District**  
**Expenditures**  
**October through December 2022**

|  | <u>Date</u> | <u>Invoice #</u> | <u>Vendor</u>                            | <u>Memo</u>   | <u>Amount</u> |
|--|-------------|------------------|--|---|---------------|
|  | 12/17/2022  | 36358-71365 1222 | FPL                                      | acct# 36358-71365 11/17/22 - 12/17/22                                   | 4,886.14      |
|  | 12/17/2022  | 54061-43023 1222 | FPL                                      | acct# 54061-43023 11/17/22 - 12/17/22                                   | 118.39        |
| Total 01-1814 · Electricity                |             |                  |  |   | 20,508.61     |
| <b>01-1815 · Miscellaneous Maintenance</b> |             |                  |  |   |               |
|  | 10/31/2022  | 2022-1661        | Special District Services                | Home Depot air folters  | 11.24         |
| Total 01-1815 · Miscellaneous Maintenance  |             |                  |  |   | 11.24         |
| <b>01-1816 · Telephone</b>                 |             |                  |  |   |               |
|  | 10/15/2022  | 157236624        | Comcast (Voice 8931)                     | acct# 904688931 inv# 157236624 (10/15/22 - 11/14/22)                    | 152.48        |
|  | 10/24/2022  | 8495751000518939 | Comcast (8939)                           | acct# 8495751000518939 (11/4/22 - 12/3/22)                              | 354.93        |
|  | 10/24/2022  | 8495751000519044 | Comcast (9044)                           | acct# 8495751000519044 (11/4/22 - 12/3/22)                              | 354.93        |
|  | 11/15/2022  | 159432385        | Comcast (Voice 8931)                     | acct# 904688931 inv# 159432385 (11/15/22 - 12/14/22)                    | 152.48        |
|  | 11/24/2022  | 8495751000518939 | Comcast (8939)                           | acct# 8495751000518939 (12/4/22 - 1/3/23)                               | 354.93        |
|  | 11/24/2022  | 8495751000519044 | Comcast (9044)                           | acct# 8495751000519044 (12/4/22 - 1/3/23)                               | 364.93        |
|  | 12/15/2022  | 161647891        | Comcast (Voice 8931)                     | acct# 904688931 inv# 161647891 (12/15/22 - 01/14/23)                    | 152.48        |
|  | 12/24/2022  | 8495751000518939 | Comcast (8939)                           | acct# 8495751000518939 (01/4/23 - 02/3/23)                              | 365.13        |
|  | 12/24/2022  | 8495751000519044 | Comcast (9044)                           | acct# 8495751000519044 (01/4/23 - 02/3/23)                              | 365.13        |
| Total 01-1816 · Telephone                  |             |                  |  |   | 2,617.42      |
| <b>01-1817 · Water &amp; sewer</b>         |             |                  |  |   |               |
|  | 10/20/2022  | 536647-716438    | City of Pembroke Pines                   | 1800 NW 76 Ave E (9/20/22 - 10/20/22)                                   | 424.50        |
|  | 10/20/2022  | 536645-248297    | City of Pembroke Pines                   | 1800 NW 76 Ave W (9/21/22 - 10/20/22)                                   | 831.23        |
|  | 10/24/2022  | 536646-248298    | City of Pembroke Pines                   | 1800 NW 76 Ave W (9/20/22 - 10/20/22)                                   | 401.66        |
|  | 11/16/2022  | 536647-248299    | City of Pembroke Pines                   | 1800 NW 76 Ave E (10/20/22 - 11/16/22)                                  | 8.21          |
|  | 11/16/2022  | 536646-248298    | City of Pembroke Pines                   | 1800 NW 76 Ave W (10/20/22 - 11/16/22)                                  | 137.16        |
|  | 12/16/2022  | 536646-248298    | City of Pembroke Pines                   | 1800 NW 76 Ave W (11/16/22 - 12/16/22)                                  | 324.32        |
|  | 12/16/2022  | 536647-248299    | City of Pembroke Pines                   | 1800 NW 76 Ave E (11/16/22 - 12/16/22)                                  | 225.98        |
|  | 12/21/2022  | 21393886 122122  | Crystal Springs                          | water for guardhouse  | 12.95         |
| Total 01-1817 · Water & sewer              |             |                  |  |   | 2,366.01      |
| <b>01-1818 · Field Management</b>          |             |                  |  |   |               |
|  | 10/15/2022  | 10/15/2022       | Walnut Creek Community Association, Inc. | 1st payment for 2022-2023 FY  | 2,500.00      |
|  | 11/30/2022  | 2022-1765        | Special District Services                | field management November 2022  | 1,000.00      |
|  | 12/31/2022  | 2022-1975        | Special District Services                | field management December 2022  | 1,000.00      |
| Total 01-1818 · Field Management           |             |                  |  |   | 4,500.00      |
| <b>01-1821 · Waterfall Maintenance</b>     |             |                  |  |   |               |
|  | 10/01/2022  | 2215181000       | Crystal Pool Service Inc                 | October 2022 service  | 4,650.00      |
|  | 10/19/2022  | 2215191100       | Crystal Pool Service Inc                 | install 240 V timer (west) & clean all 3 fountains due to tree trimming | 764.00        |
|  | 11/01/2022  | 2215181100       | Crystal Pool Service Inc                 | November service charges  | 4,650.00      |
|  | 12/01/2022  | 2215181200       | Crystal Pool Service Inc                 | December service charges  | 4,650.00      |
|  | 12/15/2022  | 2315190100       | Crystal Pool Service Inc                 | new filter cartridge for guardhouse waterfall                           | 258.00        |
| Total 01-1821 · Waterfall Maintenance      |             |                  |  |   | 14,972.00     |
| <b>01-1826 · Holiday Lighting</b>          |             |                  |  |   |               |
|  | 11/08/2022  | 10879            | Randy's Holiday Lighting                 | 2022 holiday lights   | 4,995.00      |

**Walnut Creek Community Development District**  
**Expenditures**  
**October through December 2022**

|  | <u>Date</u> | <u>Invoice #</u> | <u>Vendor</u>                | <u>Memo</u>                                      | <u>Amount</u>            |
|--|-------------|------------------|------------------------------|--|--------------------------|
| Total 01-1826 · Holiday Lighting         |             |                  |                              |  | 4,995.00                 |
| <b>01-1839 · Iguana Removal Services</b> |             |                  |                              |  |                          |
|  | 10/31/2022  | 3479             | Blue Iguana Pest Control Inc | monitoring Taft Entrance waterfalls October 2022 | 241.67                   |
|  | 10/31/2022  | 3480             | Blue Iguana Pest Control Inc | monitoring Lakes and canals October 2022         | 2,000.00                 |
| Total 01-1839 · Iguana Removal Services  |             |                  |                              |  | <u>2,241.67</u>          |
| <b>01-2311 · Operations Management</b>   |             |                  |                              |  |                          |
|  | 10/31/2022  | 2022-1661        | Special District Services    | field management October 2022                    | 1,000.00                 |
| Total 01-2311 · Operations Management    |             |                  |                              |  | <u>1,000.00</u>          |
| <b>Total Expenditures</b>                |             |                  |                              |  | <b><u>191,029.92</u></b> |

**Walnut Creek Community Development District**  
**Balance Sheet**  
**As of December 31, 2022**

|                                       | Operating Fund      | Debt Service (2010) Fund | General Fixed Assets | Long Term Debt      | TOTAL                |
|---------------------------------------|---------------------|--------------------------|----------------------|---------------------|----------------------|
| <b>ASSETS</b>                         |                     |                          |                      |                     |                      |
| Current Assets                        |                     |                          |                      |                     |                      |
| Checking/Savings                      |                     |                          |                      |                     |                      |
| Operating Fund                        | 1,861,973.31        | 0.00                     | 0.00                 | 0.00                | 1,861,973.31         |
| Improvements/Emergency Funds          | 876,757.61          | 0.00                     | 0.00                 | 0.00                | 876,757.61           |
| Total Checking/Savings                | 2,738,730.92        | 0.00                     | 0.00                 | 0.00                | 2,738,730.92         |
| Total Current Assets                  | 2,738,730.92        | 0.00                     | 0.00                 | 0.00                | 2,738,730.92         |
| Other Assets                          |                     |                          |                      |                     |                      |
| Investments - Interest Account        | 0.00                | 2.32                     | 0.00                 | 0.00                | 2.32                 |
| Investments - Reserve Fund            | 0.00                | 124,239.17               | 0.00                 | 0.00                | 124,239.17           |
| Investments - Revenue Account         | 0.00                | 86,570.59                | 0.00                 | 0.00                | 86,570.59            |
| Investments - Prepayment Fund         | 0.00                | 0.00                     | 0.00                 | 0.00                | 0.00                 |
| Investments - Redemption Account      | 0.00                | 490.84                   | 0.00                 | 0.00                | 490.84               |
| Investments - Principal               | 0.00                | 0.27                     | 0.00                 | 0.00                | 0.27                 |
| 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           | 55.58               | 102,147.10               | 0.00                 | 0.00                | 102,202.68           |
| 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                     | -2,758,261.00        | 0.00                | -2,758,261.00        |
| 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                 | 313,450.29          | 313,450.29           |
| Amount To Be Provided                 | 0.00                | 0.00                     | 0.00                 | 731,549.71          | 731,549.71           |
| Total Other Assets                    | 1,255.58            | 313,450.29               | 8,505,281.00         | 1,045,000.00        | 9,864,986.87         |
| <b>TOTAL ASSETS</b>                   | <b>2,739,986.50</b> | <b>313,450.29</b>        | <b>8,505,281.00</b>  | <b>1,045,000.00</b> | <b>12,603,717.79</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                     |                          |                      |                     |                      |
| Liabilities                           |                     |                          |                      |                     |                      |
| Current Liabilities                   |                     |                          |                      |                     |                      |
| Accrued Expense Sundry                | 0.00                | 0.00                     | 0.00                 | 0.00                | 0.00                 |
| Maintenance Projects Reserves         | 421,000.00          | 0.00                     | 0.00                 | 0.00                | 421,000.00           |
| Accounts Payable                      | 162,707.99          | 0.00                     | 0.00                 | 0.00                | 162,707.99           |
| Total Current Liabilities             | 583,707.99          | 0.00                     | 0.00                 | 0.00                | 583,707.99           |
| 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                 | 1,045,000.00        | 1,045,000.00         |
| Total Long Term Liabilities           | 0.00                | 0.00                     | 0.00                 | 1,045,000.00        | 1,045,000.00         |
| Total Liabilities                     | 583,707.99          | 0.00                     | 0.00                 | 1,045,000.00        | 1,628,707.99         |
| Equity                                |                     |                          |                      |                     |                      |
| Retained Earnings                     | 1,335,075.31        | 240,067.30               | -2,788,795.00        | 0.00                | -1,213,652.39        |
| Net Income                            | 821,203.20          | 73,382.99                | 0.00                 | 0.00                | 894,586.19           |
| Current Year Depreciation             | 0.00                | 0.00                     | 0.00                 | 0.00                | 0.00                 |
| Investment In Gen Fixed Assets        | 0.00                | 0.00                     | 11,294,076.00        | 0.00                | 11,294,076.00        |
| Total Equity                          | 2,156,278.51        | 313,450.29               | 8,505,281.00         | 0.00                | 10,975,009.80        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>2,739,986.50</b> | <b>313,450.29</b>        | <b>8,505,281.00</b>  | <b>1,045,000.00</b> | <b>12,603,717.79</b> |

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

|                               | <b>Annual<br/>Budget<br/>10/1/22 - 9/30/23</b> | <b>Actual<br/>Dec-22</b> | <b>Year<br/>To Date<br/>Actual<br/>10/1/22 - 12/31/22</b> |
|-------------------------------|--|--------------------------|---|
| <b>Revenues</b>               |  |                          |   |
| Interest Income               | 25   | 300                      | 1,292   |
| NAV Tax Collection            | 122,214  | 85,602                   | 102,147   |
| Bond Prepayments              | 0  | 0                        | 0   |
| <b>Total Revenues</b>         | <b>\$ 122,239</b>                              | <b>\$ 85,902</b>         | <b>\$ 103,439</b>   |
|                               |  |                          |   |
| <b>Expenditures</b>           |  |                          |   |
| Principal Payments            | 50,000   | 0                        | 0   |
| Additional Principal Payments | 12,819   | 0                        | 0   |
| Interest Payments             | 59,420   | 0                        | 30,056  |
| <b>Total Expenditures</b>     | <b>\$ 122,239</b>                              | <b>\$ -</b>              | <b>\$ 30,056</b>  |
|                               |  |                          |   |
| <b>Excess/ (Shortfall)</b>    | <b>\$ -</b>                                    | <b>\$ 85,902</b>         | <b>\$ 73,383</b>  |

**WALNUT CREEK CDD  
TAX COLLECTIONS  
2022 - 2023**

| #  | 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 |
|----|-----|---------------------------|----------|-----------|----------------------------|-------------------|-----------------|----------------|------------------------|---|---|--|--|--|---|---|
|    |     |                           |          |           |                            |                   |                 |                | \$1,409,014            | \$178,871   | \$1,100,128   | \$130,015  | \$178,871  | \$1,100,128  | \$130,015   |   |
|    |     |                           |          |           |                            |                   |                 |                | \$1,324,473            | \$168,139   | \$1,034,120   | \$122,214  | \$168,139  | \$1,034,120  | \$122,214   | \$122,214                                   |
| 1  | 1   | Broward Cty Tax Collector | 11/25/22 | NAV Taxes | \$ 190,652.40              |                   | \$ (3,658.20)   | \$ (7,742.28)  | \$ 179,251.92          | \$ 24,193.75                                      | \$ 148,861.40   | \$ 17,597.25   | \$ 22,746.97                                     | \$ 139,959.95  | \$ 16,545.00  | \$ 16,545.00                                |
| 2  | 2   | Broward Cty Tax Collector | 12/12/22 | NAV Taxes | \$ 985,791.56              |                   | \$ (18,927.20)  | \$ (39,432.16) | \$ 927,432.20          | \$ 125,096.91                                     | \$ 769,706.05   | \$ 90,988.60   | \$ 117,691.00                                    | \$ 724,139.10  | \$ 85,602.10  | \$ 85,602.10                                |
| 3  |     |                           |          |           |                            |                   |                 |                | \$ -                   |   |   |  |  |  |   | \$ -  |
| 4  |     |                           |          |           |                            |                   |                 |                | \$ -                   |   |   |  |  |  |   | \$ -  |
| 5  |     |                           |          |           |                            |                   |                 |                | \$ -                   |   |   |  |  |  |   | \$ -  |
| 6  |     |                           |          |           |                            |                   |                 |                | \$ -                   |   |   |  |  |  |   | \$ -  |
| 7  |     |                           |          |           |                            |                   |                 |                | \$ -                   |   |   |  |  |  |   | \$ -  |
| 8  |     |                           |          |           |                            |                   |                 |                | \$ -                   |   |   |  |  |  |   | \$ -  |
| 9  |     |                           |          |           |                            |                   |                 |                | \$ -                   |   |   |  |  |  |   | \$ -  |
| 10 |     |                           |          |           |                            |                   |                 |                | \$ -                   |   |   |  |  |  |   | \$ -  |
| 11 |     |                           |          |           |                            |                   |                 |                | \$ -                   |   |   |  |  |  |   | \$ -  |
| 12 |     |                           |          |           |                            |                   |                 |                | \$ -                   |   |   |  |  |  |   | \$ -  |
| 13 |     |                           |          |           |                            |                   |                 |                | \$ -                   |   |   |  |  |  |   | \$ -  |
| 14 |     |                           |          |           |                            |                   |                 |                | \$ -                   |   |   |  |  |  |   | \$ -  |
| 15 |     |                           |          |           |                            |                   |                 |                | \$ -                   |   |   |  |  |  |   |   |
| 16 |     |                           |          |           |                            |                   |                 |                | \$ -                   |   |   |  |  |  |   |   |
| 17 |     |                           |          |           |                            |                   |                 |                | \$ -                   |   |   |  |  |  |   |   |
| 18 |     |                           |          |           |                            |                   |                 |                | \$ -                   |   |   |  |  |  |   |   |
|    |     |                           |          |           | \$1,176,443.96             | \$ -              | \$ (22,585.40)  | \$ (47,174.44) | \$ 1,106,684.12        | \$ 149,290.66                                     | \$ 918,567.45   | \$ 108,585.85  | \$ 140,437.97                                    | \$ 864,099.05  | \$ 102,147.10   | \$ 102,147.10                               |

22/23 Assessment Roll:  
\$1,409,023.42

Note: \$1,409,014, \$178,871, \$1,100,128 and \$130,015 are 2022/2023 budgeted assessments before discounts and fees.  
\$1,324,473, \$168,139, \$1,034,120 and \$122,214 are 2022/2023 budgeted assessments after discounts and fees.

|                 |                 |
|-----------------|-----------------|
| \$ 1,176,443.96 |                 |
| \$ -            | \$ 1,106,684.12 |
| \$ (149,290.66) | \$ (140,437.97) |
| \$ (918,567.45) | \$ (864,099.05) |
| \$ -            | \$ -            |
| \$ (108,585.85) | \$ (102,147.10) |
| \$ (0.00)       | \$ -            |

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

|  | <b>Annual<br/>Budget<br/>10/1/21 - 9/30/22</b> | <b>Actual<br/>Sep-22</b> | <b>Year<br/>To Date<br/>Actual<br/>10/1/21 - 9/30/22</b> |
|--|--|--------------------------|--|
| <b>REVENUES</b>                          |  |                          |  |
| ADMINISTRATIVE ASSESSMENTS               | 162,648  | 56                       | 163,721  |
| MAINTENANCE ASSESSMENTS                  | 1,116,372                                      | 0                        | 1,115,379  |
| DEBT ASSESSMENTS (2010)                  | 130,015  | 0                        | 129,938  |
| OTHER REVENUE                            | 0  | 0                        | 3,999  |
| INTEREST INCOME                          | 1,500  | 16                       | 201  |
|  |  |                          |  |
| <b>TOTAL REVENUES</b>                    | <b>\$ 1,410,535</b>                            | <b>\$ 72</b>             | <b>\$ 1,413,238</b>                                      |
|  |  |                          |  |
| <b>EXPENDITURES</b>                      |  |                          |  |
| <b>ADMINISTRATIVE EXPENDITURES</b>       |  |                          |  |
| SUPERVISOR FEES                          | 6,000  | 0                        | 6,600  |
| PAYROLL TAXES (EMPLOYER)                 | 480  | 0                        | 505  |
| ENGINEERING                              | 35,000   | 0                        | 11,973   |
| LEGAL FEES                               | 19,000   | 525                      | 23,380   |
| AUDIT FEES                               | 3,800  | 0                        | 3,900  |
| MANAGEMENT                               | 46,284   | 3,857                    | 46,284   |
| POSTAGE                                  | 1,250  | 725                      | 1,941  |
| OFFICE SUPPLIES/PRINTING                 | 5,750  | 937                      | 3,699  |
| INSURANCE                                | 14,000   | 0                        | 15,252   |
| LEGAL ADVERTISING                        | 1,300  | 0                        | 771  |
| MISCELLANEOUS                            | 9,000  | 494                      | 5,932  |
| DUES & SUBSCRIPTIONS                     | 175  | 0                        | 175  |
| ASSESSMENT ROLL                          | 7,500  | 7,500                    | 7,500  |
| TRUSTEE FEES                             | 2,500  | 0                        | 1,420  |
| CONTINUING DISCLOSURE FEE                | 350  | 350                      | 350  |
| WEBSITE MANAGEMENT                       | 2,000  | 167                      | 2,000  |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b> | <b>\$ 154,389</b>                              | <b>\$ 14,555</b>         | <b>\$ 131,682</b>  |
|  |  |                          |  |
| <b>MAINTENANCE EXPENDITURES</b>          |  |                          |  |
| FIELD MANAGEMENT                         | 5,000  | 0                        | 5,000  |
| OPERATIONS MANAGEMENT                    | 12,000   | 1,000                    | 12,000   |
| SECURITY SERVICES                        | 317,000  | 23,713                   | 316,898  |
| SECURITY SERVICES - ABDI                 | 12,000   | 810                      | 10,380   |
| SECURITY CAMERAS & MAINTENANCE           | 5,000  | 0                        | 14,804   |
| TELEPHONE                                | 10,500   | 863                      | 11,385   |
| ELECTRIC                                 | 80,000   | 7,033                    | 81,069   |
| WATER & SEWAGE                           | 17,000   | 1,026                    | 10,107   |
| GUARD HOUSE - VISITOR PASSES             | 6,700  | 0                        | 1,908  |
| GATE SYSTEM MAINTENANCE                  | 26,000   | 1,082                    | 23,717   |
| GUARD HOUSE INT/EXT MAINTENANCE          | 12,500   | 4,996                    | 32,474   |
| LAKE & PRESERVE MAINTENANCE              | 41,000   | 2,838                    | 36,905   |
| SIGNAGE                                  | 2,000  | 0                        | 0  |
| STREETLIGHT MAINTENANCE                  | 5,000  | 0                        | 190  |
| WATERFALL MAINTENANCE                    | 60,000   | 4,650                    | 74,242   |
| HOLIDAY LIGHTING                         | 6,600  | 4,995                    | 8,286  |
| LAKE RESTORATION & MAINTENANCE           | 5,000  | 0                        | 7,790  |

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

|  | <b>Annual<br/>Budget<br/>10/1/21 - 9/30/22</b> | <b>Actual<br/>Sep-22</b> | <b>Year<br/>To Date<br/>Actual<br/>10/1/21 - 9/30/22</b> |
|--|--|--------------------------|--|
| IGUANA REMOVAL SERVICES                                      | 27,000   | 2,242                    | 26,900   |
| MISCELLANEOUS MAINTENANCE                                    | 5,000  | 317                      | 7,053  |
| STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY        | 74,800   | 0                        | 25,210   |
| 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                        | 8,010  |
| TAFT STREET STRUCTURE MAINTENANCE                            | 0  | 0                        | 8,402  |
| <b>TOTAL MAINTENANCE EXPENDITURES</b>                        | <b>\$ 1,049,390</b>                            | <b>\$ 55,565</b>         | <b>\$ 722,730</b>  |
| <b>TOTAL EXPENDITURES</b>                                    | <b>\$ 1,203,779</b>                            | <b>\$ 70,120</b>         | <b>\$ 854,412</b>  |
| <b>EXCESS OR (SHORTFALL)</b>                                 | <b>\$ 206,756</b>                              | <b>\$ (70,048)</b>       | <b>\$ 558,826</b>  |
| PAYMENT TO TRUSTEE (2010)                                    | (122,214)                                      | 0                        | (122,564)  |
| <b>BALANCE</b>   | <b>\$ 84,542</b>                               | <b>\$ (70,048)</b>       | <b>\$ 436,262</b>  |
| COUNTY APPRAISER & TAX COLLECTOR FEE                         | (28,181)                                       | 0                        | (27,123)   |
| DISCOUNTS FOR EARLY PAYMENTS                                 | (56,361)                                       | 0                        | (52,778)   |
| <b>EXCESS/ (SHORTFALL)</b>                                   | <b>\$ -</b>                                    | <b>\$ (70,048)</b>       | <b>\$ 356,361</b>  |
| FUNDS FROM IMPROVEMENT ACCOUNT (FOR S-8 CANAL PROJECT)       | 0  | 0                        | 0  |
| <b>NET EXCESS/ (SHORTFALL)</b>                               | <b>\$ -</b>                                    | <b>\$ (70,048)</b>       | <b>\$ 356,361</b>  |

**Note: Reserves Set-Up For Un-Used Budgeted Fiscal Year 2020/2021 & 2021/2022 Maintenance Projects.  
Improvement/Emergency Funds May Be Needed To Fund A Portion Of The Projects.**

|  |                        |
|--|------------------------|
| <b>Bank Balance As Of 9/30/22</b>                                  | <b>\$ 993,591.66</b>   |
| <b>Accounts Payable As Of 9/30/22</b>                              | <b>\$ 112,387.68</b>   |
| <b>Accounts Receivable As Of 9/30/22</b>                           | <b>\$ 1,255.58</b>     |
| <b>Reserve For Headwall Stabilization As Of 9/30/22</b>            | <b>\$ 50,000.00</b>    |
| <b>Reserve For Lake Slope Soil Maintenance As Of 9/30/22</b>       | <b>\$ 20,000.00</b>    |
| <b>Reserve For Stormwater Maint/Pipe Replacement As Of 9/30/22</b> | <b>\$ 91,000.00</b>    |
| <b>Reserve For S-8 Canal Reconstruction As Of 9/30/22</b>          | <b>\$ 260,000.00</b>   |
| <b>Operating Account Available Funds As Of 9/30/22</b>             | <b>\$ 461,459.56</b>   |
| <b>Improvements/Emergency Funds As Of 9/30/22</b>                  | <b>\$ 873,615.75</b>   |
| <b>Total Available Funds As Of 9/30/22</b>                         | <b>\$ 1,335,075.31</b> |

AT&I SYSTEMS  
12260 SW 53rd Street, Suite 608  
Cooper City, FL 33330  
Tel: 866-436-3516 Fax: 866-316-3596  
www.ATISecuritySystems.com



# PROPOSAL

|            |             |
|------------|-------------|
| DATE       | PROPOSAL #  |
| 12/29/2022 | 12984       |
| REQUEST BY | PREPARED BY |

RZ

## BILL TO

Walnut Creek CDD  
c/o Special District Services, Inc  
2501A Burns Rd.  
Palm Beach Gardens, FL 33410

## SHIP TO/SITE LOCATION

7500 NW 20th St  
Pembroke Pines, FL 33024

| QTY | DESCRIPTION   | Each   | Total   |
|-----|---|--------|---------|
|     | This proposal is for 1 12ft LED and 1 17ft LED barrier arms for Taft street.  |        |         |
| 1   | 15" LED Red/Red/Green Gate Arm  | 479.00 | 479.00T |
| 1   | 15" Gate Arm Counterweight  | 138.50 | 138.50T |
| 1   | 12' LED Red/Red/Green Gate Arm  | 449.00 | 449.00T |
| 1   | Installation  | 149.00 | 149.00  |
|     | Thank you for allowing us to provide this proposal. If you have any questions, please contact our service department at service@atisecuritysystems.com or 954-727-1724. |        |         |

**SUBTOTAL** \$1,215.50

**SALES TAX (0.0%)** \$0.00

**TOTAL** \$1,215.50

Date: Print Name: Signature:

**We hereby propose to furnish materials in accordance with the above specifications.**

**Unless prior arrangements are made, payment to be made as follows: 50% Deposit, 50% Balance due upon completion.**

Warranty Policy: A standard manufacturer warranty is included on the equipment (manufacturer defect) and one (1) year warranty on services (workmanship) for installation on new complete units. A thirty (30) day warranty applies to equipment and labor for all other service related repairs. This warranty does not cover vandalism, damage due to gates being pushed/pulled open, acts of nature such as lightning damage, floods, hurricanes etc., voltage wiring problems etc. Unless otherwise stated, invoice amount does not include electrical wiring, control wiring, concrete pads, removal and replacement of paving stone, saw cutting of asphalt, telephone lines, computer, Knox box, permits (if required) or any unforeseen damage. A wiring diagram will be provided upon acceptance of proposal and paid deposit. Footage for linear fencing is approximate and will be confirmed upon acceptance of proposal. Some landscaping or debris may need to be installation. All material is guaranteed to be inspected. AT&I reserves the right to substitute any equipment, that has been discontinued or otherwise made unavailable, with models of equal or superior performance. All work will be completed in a workman like manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays that are beyond our control. Unless otherwise stated, this proposal is subject to acceptance within 30 days and is void otherwise. The above prices, specifications and conditions are hereby accepted upon is authorized to perform work as specified. Payment will be made as outlined above and is due by the Due Date indicated on the invoice. A finance charge of 1.5% per month (minimum \$2.00 charge), an 18% annual percentage rate, shall be applied to invoices that are not paid in full by the Due Date. All materials will remain property of AT&I until all invoices pertaining to this job, including finance charges, are paid in full. Right of access and removal is granted to AT&I in the event of non-payment under the terms of this contract. Client is responsible for any legal fees and/or collection fees associated with collecting the balance owed on the account. If this contract is terminated prior to completion, regardless of reason, the client is obligated to remit payment for services completed prior to the termination.

**THANK YOU FOR YOUR BUSINESS!**



1100 NW 72nd Ave  
Miami, FL 33126

# Proposal

**Proposal Date:** 1/6/2023  
**Proposal #:** 2023-1731

**Requested by:**

Walnut Creek CDD  
c/o Special District Services  
2501A Burns Road  
Palm Beach Gardens, FL 33410  
Attention: Gloria Perez

| Description   | Est. Hours/Qty. | Rate   | Total  |
|---|-----------------|--------|--------|
| <p>TAFT STREET RESIDENT VEHICLE ENTRANCE CARD ACCESS DIAGNOSTIC:</p> <ul style="list-style-type: none"> <li>- Reader- Passed</li> <li>- Relays - Passed</li> <li>- Controller - Passed</li> <li>- Expander Modules- Passed</li> <li>- Input power - Passed</li> <li>- Output power - Passed</li> <li>- Corrosion - Passed</li> <li>- Humidity - Passed</li> <li>- Continuity of each wire - Passed</li> <li>- Mechanism - Passed</li> <li>- Communication - Passed</li> <li>- Arm Gate Motor - Passed</li> <li>- Arm Gate Controller - FAILED</li> </ul> <p>After a thorough diagnostic and assessment, we notice that the first arm barrier control panel contains sulfur in which prevents proper contact in order to perform effectively. Sulfated areas creates a minimum or no contact with the circuitry preventing from operating accordingly. It is currently operating intermittently; however, it will eventually stop working. The replacement of the controller is recommended.</p> |                 |        |        |
| LIFTMASTER MEGA ARM & MAT CONTROL BOARD-K79-60166   | 1               | 554.40 | 554.40 |
| <p>REMOVAL AND REPLACEMENT CONTROLLER</p> <ul style="list-style-type: none"> <li>- DISCONNECTION AND REMOVAL OF DEFECTIVE CONTROL PANEL</li> <li>- INSTALLATION, CONNECTIONS, ADJUSTMENTS AND ALIGNMENT OF NEW CONTROL PANEL</li> </ul>   | 1               | 360.00 | 360.00 |

Thank you for your business.

**Total** \$914.40

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

| Phone:         | Fax:           | E-mail                        | Web Site               |
|----------------|----------------|-------------------------------|------------------------|
| (305) 517-1266 | (305) 517-1267 | accounting@RegionsSecurity.us | www.RegionsSecurity.us |



For customer support, visit [www.amazon.com/contact-us](http://www.amazon.com/contact-us).

Invoice summary

Payment due by February 07, 2023

|                          |               |
|--------------------------|---------------|
| Item subtotal before tax | \$ 466.49     |
| Shipping & handling      | \$ 51.20      |
| Promos & discounts       | (\$ 51.20)    |
| Total before tax         | \$ 466.49     |
| Tax                      | \$ 0.00       |
| Amount due               | \$ 466.49 USD |

Pay by

Electronic funds transfer (EFT/ACH/Wire)

Account name  
Bank name  
ACH routing # (ABA)  
Bank account # (DDA)  
SWIFT code (wire transfer)

Check

Amazon Capital Services  
PO Box 035184  
Seattle, WA 98124-5184

Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or  
Email [ar-businessinvoicing@amazon.com](mailto:ar-businessinvoicing@amazon.com) to submit your remittance detail.

Account #

Payment terms

Purchase date 06-Jan-2023  
Purchased by Ronald Galvis

Registered business name

Special District Services Inc.

Bill to

Walnut Creek CDD  
Tori Shamy  
2501 Burns Rd Ste A  
Palm Beach Gardens, FL 33410

Ship to

Ronald Galvis  
1800 Northwest 76th Avenue  
Guardhouse  
Pembroke Pines, FL 33024

Invoice details

| Description  | Qty | Unit price | Item subtotal before tax | Tax    |
|--|-----|------------|--------------------------|--------|
| 1 Frigidaire EFR751, 2 Door Apartment Size Refrigerator with Freezer, 7.2 cu ft, Platinum Series, Stainless Steel, 7.5 | 1   | \$466.49   | \$466.49                 | 0.000% |
| ASIN: B088G26FRM<br>Order # 111-5437242-5323466  |     |            |                          |        |
| Sold by: Amazon.com Services LLC   |     |            |                          |        |
| 2 Shipping & handling  |     |            | \$51.20                  | 0.000% |
| 3 Promotions & discounts   |     |            | (\$51.20)                | 0.000% |

---

|                   |                 |
|-------------------|-----------------|
| Total before tax  | \$466.49        |
| Tax               | \$0.00          |
| <hr/>             |                 |
| <b>Amount due</b> | <b>\$466.49</b> |

---

**FAQs**

**How is tax calculated?**

Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202036190](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190)

**How are digital products and services taxed?**

Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202074670](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670)

---

## WC Walnut Creek CDD – Monuments Caps EFIS (Foam) Replacement with PRECAST

| Arking Solutions   | Cast-One  | Premier Precast   |
|--|---|---|
| Replace all the 16 Monuments EFIS (Foam) with <b>PRECAST MOLDINGS &amp; CAPS</b> .   |   |   |
| Price: <b>\$63,680.00</b>  | Price: <b>\$80,000.00</b>   | Price: <b>\$119,079.81</b>  |
| Arking agrees in doing this project in phases keeping the same price, i.e., <b>\$3,980.00 per monument</b> .                       | Cast-One agrees in doing this project in phases keeping the same price, but they only do a minimum of <b>8 monuments</b> at the time, for a total of <b>\$40,000.00</b> | Premier only quoted for the whole project. They agree to provide new quotes if to do it by phases. However, they state that, due to the mobilization costs, reducing the number of monuments increases the final cost per each. |
| Along with the project, Arking Solutions offers to pressure washing and repair walls and paint in the monuments, at NO extra cost. |   |   |

Proposals Previously Presented for repairs needed in August 2022.

| <u>Walnut Creek CDD</u><br><u>Monuments and Pavilion EIFS &amp; Stucco Repairs</u>  |                                 |
|---|---------------------------------|
| Ocean Plaster & Paint Corp.   | Elite Property Services         |
| <p>Scope:</p> <p>Rebuild damaged cornices with EIFS and repaint for 2 Monuments (Maple Glen &amp; Sheridan Entrance)</p> <p>Stucco repair and paint for the affected area of the pavilion structure behind East Waterfall by Taft ST. Entrance.</p> |                                 |
| Total Price: <b>\$18,100.00</b>   | Total Price: <b>\$11,500.00</b> |
|   | *50% Deposit Required           |

Proposals Previously Presented for repairs needed in August 2022.







October 7, 2022

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

**Ref: WALNUT CREEK MONUMENT SIGNS IMPROVEMENT.**

ARKING SOLUTIONS INC. is pleased to submit the following proposal to provide the services required for “ PRECAST MONUMENT SIGN”

**SCOPE OF WORK:**

- Remove existing Monument Caps. (16 Un.)
- Furnish and Installation “ Precast Monument Caps “ ( 16 Un.)
- Pressure Washing.
- Repair Walls and Paint.
- Remove debris and trash.

**\$ 3,980= x 16**

**TOTAL \$ 63,680=**

**Not Included:**

Calculations.  
Shop drawings.  
Permits.

**PAYMENT SCHEDULE:**

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

Best Regards,

*Martha L. Arango*

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

**Acceptance:**\_\_\_\_\_

CAST-ONE, INC  
8339 NW 54th St  
Doral, FL US  
(305) 599-3367  
info@cast-one.com



## CAST-ONE, INC

Customized Architectural Precast Stone  
Pavers • Veneer • Columns • Moldings • Precast Fence

8309 NW 70th ST,  
MIAMI, FL 33166

PH: 305-599-3367

FAX: 305-599-3387

WWW.CAST-ONE.COM

## Estimate

### ADDRESS

Walnut Creek CDD

### SHIP TO

Walnut Creek CDD

| ESTIMATE # | DATE       |  |
|------------|------------|--|
| 3652       | 12/02/2022 |  |

### PROJECT NAME

WC monuments

| ACTIVITY  | DATE | QUANTITY | RATE     | AMOUNT     |
|---|------|----------|----------|------------|
| <b>Precast</b><br>Precast monumental - Price includes mold fees |      | 16       | 2,000.00 | 32,000.00T |
| <b>Installation</b><br>Installation                             |      | 16       | 3,000.00 | 48,000.00T |

SUBTOTAL 80,000.00

TAX 0.00

TOTAL **\$80,000.00**

Accepted By

Accepted Date



# PREMIER PRECAST

## ARCHITECTURAL CONCRETE SOLUTIONS

1455 SW 4th Ave. Delray Beach, FL 33444  
tel. 561-330-3737 www.premierprecast.com



|                     |                     |  |
|---------------------|---------------------|--|
| <b>QUOTE TO:</b>    | <b>JOB SITE:</b>    | <b>Bid Date:</b> 12/19/2022              |
| <b>SDS Inc.</b>     | <b>WC Monuments</b> | <b>Bid Number</b><br><br><b>22-199A2</b> |
| Attn: Ronald Galvis | 1800 NW. 76th Ave.  |  |
|                     | Pembroke Pines FL.  |  |
|                     |                     |  |

|  |                  |  |               |                |               |
|--|------------------|--|---------------|----------------|---------------|
|  | <b>Estimator</b> |  | <b>CO No.</b> | <b>ALT No.</b> | <b>PHONE:</b> |
|  | BH               |  |               |                | 786-503-1633  |

| #  | QUANTITY | DESCRIPTION  |  |  |
|----|----------|--|--|--|
| 1  |          | <i>Per E-mail Dated: 10.26.22</i>  |  |  |
| 2  |          |  |  |  |
| 3  |          | <i>Material Proposed: Cast Stone, Limestone Texture</i>                                |  |  |
| 4  |          | <b>TAX EXEMPT</b>  |  |  |
| 5  |          |  |  |  |
| 6  |          | <i>Monument Sign (Typ. of 16)</i>  |  |  |
| 7  | 32 EA    | 45" x 45" x 7" Pier Caps   |  |  |
| 8  | 186 LF   | 9" x 6" Wall Cap   |  |  |
| 9  | 102 LF   | 9" x 6" <b>Radius</b> Wall Cap   |  |  |
| 10 |          |  |  |  |
| 11 |          | <b>Note:</b> This Proposal is based on a maximum number of four (4) mobilizations. Any |  |  |
| 12 |          | additional mobilizations required for any other reason than that of Premier Precast    |  |  |
| 13 |          | will be charged to the customer at a rate of \$750.00 per mobilization                 |  |  |
| 14 |          |  |  |  |
| 15 |          | <b>Note:</b> This Proposal is based on a maximum number of four (4) deliveries. Any    |  |  |
| 16 |          | additional deliveries required for any other reason than that of Premier Precast       |  |  |
| 17 |          | will be charged to the customer at a rate of \$450.00 per delivery.                    |  |  |
| 18 |          |  |  |  |
| 19 |          | CUSTOMER TO VERIFY ALL DIMENSIONS OF PROFILES  |  |  |
| 20 |          |  |  |  |
| 21 |          | <b>Note:</b> Quantities and dimensions for the items above are provided by the         |  |  |
| 22 |          | customer. The customer is ultimately responsible for payment of what is                |  |  |
| 23 |          | specifically ordered based on quantities and dimensions.                               |  |  |
| 24 |          |  |  |  |
| 25 |          | <b>Note:</b> Deposits will be required.  |  |  |



# PREMIER PRECAST

## ARCHITECTURAL CONCRETE SOLUTIONS

1455 SW 4th Ave. Delray Beach, FL 33444  
tel. 561-330-3737 www.premierprecast.com



|                     |                     |  |
|---------------------|---------------------|--|
| <b>QUOTE TO:</b>    | <b>JOB SITE:</b>    | <b>Bid Date:</b> 12/19/2022              |
| <b>SDS Inc.</b>     | <b>WC Monuments</b> | <b>Bid Number</b><br><br><b>22-199A2</b> |
| Attn: Ronald Galvis | 1800 NW. 76th Ave.  |  |
|                     | Pembroke Pines FL.  |  |
|                     |                     |  |

|  |                  |  |               |                |               |
|--|------------------|--|---------------|----------------|---------------|
|  | <b>Estimator</b> |  | <b>CO No.</b> | <b>ALT No.</b> | <b>PHONE:</b> |
|  | BH               |  |               |                | 786-503-1633  |

| #  | QUANTITY | DESCRIPTION   |  |  |
|----|----------|---|--|--|
| 26 |          |   |  |  |
| 27 |          | <b>Note:</b> This proposal is based on access to potable water and electricity on-site. |  |  |
| 28 |          |   |  |  |
| 29 |          | <b>Note:</b> Premier Precast and purchaser agree that the quality standard for all cast |  |  |
| 30 |          | stone product shall be the quality standards established by the Cast Stone              |  |  |
| 31 |          | Institute and that the obligation of Premier Precast to replace any cast stone          |  |  |
| 32 |          | product based upon quality of manufacturing shall be strictly limited to this           |  |  |
| 33 |          | standard.   |  |  |
| 34 |          |   |  |  |
| 35 |          | <b>Color, Texture Profile Match</b>   |  |  |
| 36 |          | <b>Note:</b> Use of a Premier Precast standard color is included in this proposal. If   |  |  |
| 37 |          | Premier Precast must color match a non-standard color provided by customer,             |  |  |
| 38 |          | customer accepts and agrees to pay a \$500.00 color matching charge or some             |  |  |
| 39 |          | greater amount to be determined if the Premier Precast mix design must also be          |  |  |
| 40 |          | altered.  |  |  |
| 41 |          |   |  |  |
| 42 |          | <b>Mock-Up</b>  |  |  |
| 43 |          | <b>Note:</b> Unless specifically quantified in the scope of work above, mock-ups are    |  |  |
| 44 |          | excluded from this proposal. Premier Precast will provide two (2) 12" x 12"             |  |  |
| 45 |          | samples of each color and finish combination for approval by Customer.                  |  |  |
| 46 |          | One sample will be physically signed by Customer as approved and returned to            |  |  |
| 47 |          | Premier Precast for use as a control sample by Quality Control. Any samples or          |  |  |
| 48 |          | mock-ups in addition to the two (2) 12" x 12" samples of each color and texture         |  |  |
| 49 |          | shall be an additional charge paid by Customer.   |  |  |
| 50 |          |   |  |  |



# PREMIER PRECAST

## ARCHITECTURAL CONCRETE SOLUTIONS

1455 SW 4th Ave. Delray Beach, FL 33444  
tel. 561-330-3737 www.premierprecast.com



|                     |                     |  |
|---------------------|---------------------|--|
| <b>QUOTE TO:</b>    | <b>JOB SITE:</b>    | <b>Bid Date:</b> 12/19/2022              |
| <b>SDS Inc.</b>     | <b>WC Monuments</b> | <b>Bid Number</b><br><br><b>22-199A2</b> |
| Attn: Ronald Galvis | 1800 NW. 76th Ave.  |  |
|                     | Pembroke Pines FL.  |  |
|                     |                     |  |

|  |                  |  |               |                |               |
|--|------------------|--|---------------|----------------|---------------|
|  | <b>Estimator</b> |  | <b>CO No.</b> | <b>ALT No.</b> | <b>PHONE:</b> |
|  | BH               |  |               |                | 786-503-1633  |

| #  | QUANTITY | DESCRIPTION  |  |          |
|----|----------|--|--|----------|
| 51 |          | <b>Note: Caulking, waterproofing (including waterproofing accessories),</b>  |  |          |
| 52 |          | <b>sealants and sealing are excluded from this proposal.</b>                 |  |          |
| 53 |          |  |  |          |
| 54 | 1 EA     | <b>General Conditions</b>  |  | Included |
| 55 | 1 EA     | <b>Upcharge for Limestone Texture</b>  |  | Included |
| 56 | 1 EA     | <b>Shop Drawings &amp; Submittals</b>  |  | Included |
| 57 | 1 EA     | <b>Engineering Calculations</b>  |  | N.I.C.   |
| 58 | 1 EA     | <b>Custom Fastening Hardware</b>   |  | Included |
| 59 | 1 EA     | <b>Mold Fees</b>   |  | N/C      |
| 60 | 1 EA     | <b>Bond Fee</b>  |  | N.I.C.   |
| 61 | 1 EA     | <b>Mobilization</b>  |  | Included |
| 62 | 1 EA     | <b>Equipment Rental</b>  |  | Included |
| 63 | 1 EA     | <b>Flagmen</b>   |  | N.I.C.   |
| 64 | 1 EA     | <b>Permits Are Not Included</b>  |  | N.I.C.   |
| 65 |          |  |  |          |
| 66 |          |  |  |          |
| 67 |          |  |  |          |
| 68 |          |  |  |          |
| 69 |          | <b>Prices are installed based on PP standard colors, finishes and shapes</b> |  |          |
| 70 |          |  |  |          |
| 71 |          | <b>Legend: N/C = No Charge; N/A= Not Applicable; N.I.C.= Not In Contract</b> |  |          |



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|  |                  |  |               |                |               |
|--|------------------|--|---------------|----------------|---------------|
|  | <b>Estimator</b> |  | <b>CO No.</b> | <b>ALT No.</b> | <b>PHONE:</b> |
|  | BH               |  |               |                | 786-503-1633  |

| #  | QUANTITY | DESCRIPTION  |  |  |
|----|----------|--|--|--|
| 72 |          |  |  |  |
| 73 |          | <b>STANDARD ATTACHMENT METHODS:</b>  |  |  |
|    |          | <p><b>RESIDENTIAL:</b> Cast stone with Keystone texture is attached using 1/4" stainless steel pins with thinset mud. Where necessary, 1/4" stainless steel tapcons are used instead of pins. Pins and tapcons are installed through the face of the stone. Only wall and pier caps are mudset. Columns are filled approximately 1/3 full with concrete. Baluster pins are epoxy doweled in place. Additional attachment requirements will be subject to additional charges. Limestone texture is installed with hidden fasteners using either a clip fastening system or fiberglass rebar epoxied into the cast stone product and wall surface. Method used shall be determined by the Premier Stoneworks supervisor responsible for the project.</p> <p><b>COMMERCIAL:</b> Cast stone product with Keystone texture is attached using 1/4" Tapcons with thinset mud installed through the face of the stone. Columns are filled approximately 1/3 full with concrete. Baluster pins are epoxy doweled in place. Additional attachment requirements required by engineering or the jurisdictional entity will be subject to additional charges unless included above. Cast stone product is reinforced with # 3 fiberglass rebar at a minimum spacing of 12" on center. Additional reinforcement required by engineering or the jurisdictional entity will be subject to additional charges. Cast stone with Limestone texture is installed with hidden fasteners using either a clip fastening system or stainless steel threaded rod epoxied into the cast stone product and wall surface. Method used shall be determined by the Premier Precast supervisor responsible for the project working in conjunction with the structural engineer.</p> |  |  |
| 74 |          |  |  |  |

**Price subject to change at any time prior to and must be verified at time of  
submittal of written letter of intent, purchase order or contract.**

|            |              |
|------------|--------------|
| Total:     | \$119,079.81 |
| Sales Tax: | Included     |
| Delivery:  | Included     |
| Job Total: | \$119,079.81 |

**ACCEPTED BY:** \_\_\_\_\_

AUTHORIZED PURCHASER SIGNATURE



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| <b>SDS Inc.</b>     | <b>WC Monuments</b> | <b>Bid Number</b><br><br><b>22-199A2</b> |
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|                     |                     |  |

|  |                  |  |               |                |               |
|--|------------------|--|---------------|----------------|---------------|
|  | <b>Estimator</b> |  | <b>CO No.</b> | <b>ALT No.</b> | <b>PHONE:</b> |
|  | BH               |  |               |                | 786-503-1633  |

| #  | QUANTITY | DESCRIPTION   |          |  |
|----|----------|---|----------|--|
| 1  |          | <i>Per E-mail Dated: 10.26.22</i>   |          |  |
| 2  |          |   |          |  |
| 3  |          | <i>Material Proposed: Time &amp; Material</i>   |          |  |
| 4  |          | <b>TAX EXEMPT</b>   |          |  |
| 5  |          |   |          |  |
| 6  |          | <i>Monument Sign (Typ. of 16)</i>   |          |  |
| 7  |          |   |          |  |
| 8  | 1 EA     | 1# Laborer, 1# Installer and 1# Supervisor to demo existing trim finishes at six-       |          |  |
| 9  |          | -teen (16) typical monuments signs.   |          |  |
| 10 |          |   |          |  |
| 11 |          | Supervisor  | \$105.00 |  |
| 12 |          | Installer   | \$85.00  |  |
| 13 |          | Laborer   | \$65.00  |  |
| 14 |          |   |          |  |
| 15 |          | <b>Note:</b> A SDS Inc. Representative will be on site to sign daily work tickets.      |          |  |
| 16 |          |   |          |  |
| 17 |          | <b>Note:</b> Hourly rates listed above are to be approved and signed by the customer    |          |  |
| 18 |          | prior to commencement of demolition.  |          |  |
| 19 |          |   |          |  |
| 20 |          | <b>Note:</b> This proposal is based on access to potable water and electricity on-site. |          |  |
| 21 |          |   |          |  |
| 22 |          | <b>Note:</b> This proposal is based on a dumpster on-site provided by the customer.     |          |  |
| 23 |          |   |          |  |
| 24 |          |   |          |  |
| 25 |          |   |          |  |



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| <b>SDS Inc.</b>     | <b>WC Monuments</b> | <b>Bid Number</b><br><br><b>22-199A2</b> |
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|                     | Pembroke Pines FL.  |  |
|                     |                     |  |

|  |                  |  |               |                |               |
|--|------------------|--|---------------|----------------|---------------|
|  | <b>Estimator</b> |  | <b>CO No.</b> | <b>ALT No.</b> | <b>PHONE:</b> |
|  | BH               |  |               |                | 786-503-1633  |

| #  | QUANTITY | DESCRIPTION  |  |  |
|----|----------|--|--|--|
| 26 |          | <b>Note:</b> This Proposal is based on a maximum number of one (1) mobilizations. Any additional mobilizations required for any other reason than that of Premier Precast will be charged to the customer at a rate of \$750.00 per mobilization |  |  |
| 27 |          |  |  |  |
| 28 |          |  |  |  |
| 29 |          |  |  |  |
| 30 |          | <b>Note:</b> Any stucco repair and/or paint repair required after the demo of existing trim, and installation of new cast stone items is the responsibility of others.   |  |  |
| 31 |          |  |  |  |
| 32 |          |  |  |  |
| 33 |          |  |  |  |
| 34 |          |  |  |  |
| 35 |          |  |  |  |
| 36 |          |  |  |  |
| 37 |          |  |  |  |
| 38 |          |  |  |  |
| 39 |          |  |  |  |
| 40 |          |  |  |  |
| 41 |          |  |  |  |
| 42 |          |  |  |  |
| 43 |          |  |  |  |
| 44 |          |  |  |  |
| 45 |          |  |  |  |
| 46 |          |  |  |  |
| 47 |          |  |  |  |
| 48 |          |  |  |  |
| 49 |          |  |  |  |
| 50 |          |  |  |  |



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|                     |                     |  |

|  |                  |  |               |                |               |
|--|------------------|--|---------------|----------------|---------------|
|  | <b>Estimator</b> |  | <b>CO No.</b> | <b>ALT No.</b> | <b>PHONE:</b> |
|  | BH               |  |               |                | 786-503-1633  |

| #  | QUANTITY | DESCRIPTION  |  |                 |
|----|----------|--|--|-----------------|
| 51 |          | <b>Note: Caulking, waterproofing (including waterproofing accessories),</b>  |  |                 |
| 52 |          | <b>sealants and sealing are excluded from this proposal.</b>                 |  |                 |
| 53 |          |  |  |                 |
| 54 | 1 EA     | <b>General Conditions</b>  |  | <b>N.I.C.</b>   |
| 55 | 1 EA     | <b>Upcharge for Limestone Texture</b>  |  | <b>N/A</b>      |
| 56 | 1 EA     | <b>Shop Drawings &amp; Submittals</b>  |  | <b>N.I.C.</b>   |
| 57 | 1 EA     | <b>Engineering Calculations</b>  |  | <b>N.I.C.</b>   |
| 58 | 1 EA     | <b>Custom Fastening Hardware</b>   |  | <b>N/A</b>      |
| 59 | 1 EA     | <b>Mold Fees</b>   |  | <b>N/A</b>      |
| 60 | 1 EA     | <b>Bond Fee</b>  |  | <b>N.I.C.</b>   |
| 61 | 1 EA     | <b>Mobilization</b>  |  | <b>Included</b> |
| 62 | 1 EA     | <b>Equipment Rental</b>  |  | <b>N.I.C.</b>   |
| 63 | 1 EA     | <b>Flagmen</b>   |  | <b>N.I.C.</b>   |
| 64 | 1 EA     | <b>Permits Are Not Included</b>  |  | <b>N.I.C.</b>   |
| 65 |          |  |  |                 |
| 66 |          |  |  |                 |
| 67 |          |  |  |                 |
| 68 |          |  |  |                 |
| 69 |          | <b>Prices are installed based on PP standard colors, finishes and shapes</b> |  |                 |
| 70 |          |  |  |                 |
| 71 |          | <b>Legend: N/C = No Charge; N/A= Not Applicable; N.I.C.= Not In Contract</b> |  |                 |



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|  | <b>Estimator</b> |  | <b>CO No.</b> | <b>ALT No.</b> | <b>PHONE:</b> |
|  | BH               |  |               |                | 786-503-1633  |

| #  | QUANTITY | DESCRIPTION   |  |  |
|----|----------|---|--|--|
| 72 |          |   |  |  |
| 73 |          | <b>STANDARD ATTACHMENT METHODS:</b>   |  |  |
|    |          | RESIDENTIAL: Cast stone with Keystone texture is attached using 1/4" stainless steel pins with thinset mud. Where necessary, 1/4" stainless steel tapcons are used instead of pins. Pins and tapcons are installed through the face of the stone. Only wall and pier caps are mudset. Columns are filled approximately 1/3 full with concrete. Baluster pins are epoxy doweled in place. Additional attachment requirements will be subject to additional charges. Limestone texture is installed with hidden fasteners using either a clip fastening system or fiberglass rebar epoxied into the cast stone product and wall surface. Method used shall be determined by the Premier Stoneworks supervisor responsible for the project.  |  |  |
|    |          | COMMERCIAL: Cast stone product with Keystone texture is attached using 1/4" Tapcons with thinset mud installed through the face of the stone. Columns are filled approximately 1/3 full with concrete. Baluster pins are epoxy doweled in place. Additional attachment requirements required by engineering or the jurisdictional entity will be subject to additional charges unless included above. Cast stone product is reinforced with # 3 fiberglass rebar at a minimum spacing of 12" on center. Additional reinforcement required by engineering or the jurisdictional entity will be subject to additional charges. Cast stone with Limestone texture is installed with hidden fasteners using either a clip fastening system or stainless steel threaded rod epoxied into the cast stone product and wall surface. Method used shall be determined by the Premier Precast supervisor responsible for the project working in conjunction with the structural engineer. |  |  |
| 74 |          |   |  |  |

**Price subject to change at any time prior to and must be verified at time of  
submittal of written letter of intent, purchase order or contract.**

|            |        |
|------------|--------|
| Total:     | \$0.00 |
| Sales Tax: | N.I.C. |
| Delivery:  | N/A    |
| Job Total: | \$0.00 |

ACCEPTED BY: \_\_\_\_\_

AUTHORIZED PURCHASER SIGNATURE

**PREMIER PRECAST  
STANDARD PROVISIONS**

| <b>Engineering:</b>   | <b>Cast Stone</b> | <b>Comments</b>              |
|---|-------------------|------------------------------|
| Engineered shop drawings and calculations stamped by professional engineer registered in the State of Florida.  | Included          | Minimum 2" thickness         |
| Engineered connections designed by Florida P.E.   | Included          | Minimum 2" thickness         |
| Provide information identifying loads to structure.   | Excluded          |                              |
| Coordinate with design team on joint layout.  | Included          |                              |
| Coordinate with design team on panelization and connection details.   | Excluded          |                              |
| Attend coordination meetings with design team and other trades.   | Included          |                              |
| For product thinner than two inches (2"), pricing does NOT include reinforcing or engineering of attachments. If engineering of attachments is required and added, customer shall be responsible for the additional cost of the increased material thickness, reinforcing, mechanical fasteners and/or engineering via a change order. This requirement must be included in the scope of work of the subcontract agreement. | Excluded          |                              |
| Provide two (2) 12" x 12" samples for each color and finish combination for approval of color and texture. One sample will be physically signed by customer as approved and returned to Premier Precast for use as a control sample by Quality Control. Any samples or mock-ups in addition to the two (2) 12" x 12" samples of each color and texture shall be an additional charge paid by customer.                      | Included          | One signed to PP for QC.     |
| Provide 4' x 4' reference samples once color/texture selected.  | Excluded          | (1) at plant, (1) at jobsite |
| Verify structure adequate to support precast loads.   | By Others         | By Others                    |
| Field dimensioning and verification of structure dimensions.  | As required       |                              |
| Verification survey.  | Excluded          |                              |
| Additional testing beyond APA required testing, materials source inspection and third-party independent inspections.  | Excluded          |                              |
| Structural grouting.  | Excluded          |                              |
| Panelization to facilitate manufacture, shipping and handling.  | N/A               |                              |
| BIM modelling.  | Excluded          |                              |

| <b>Mixes and Finishes:</b>   | <b>Cast Stone</b> | <b>Comments</b>                          |
|--|-------------------|--|
| APA Certified producer adhering to APA specifications and tolerances.  | Included          |  |
| Compliance with ASTM C1364: 6500 psi, <6% absorption, freeze-thaw.   | Included          |  |
| White cement (single source through duration of project).  | Included          |  |
| 17,500 psi minimum UHPC concrete mix supplied by Lafarge Ductals.  | N/A               |  |
| 5,000 psi minimum concrete mix.  | Excluded          |  |
| Grey cement (single source through duration of project).   | Excluded          |  |
| Locally obtained aggregates.   | Included          |  |
| Standard pigment colors and quantities.  | Included          |  |
| Minimum weekly internal testing and 1x / quarter external testing.   | Included          |  |
| Minimum monthly external testing.  | N/A               |  |
| See Proposal for finish on exterior exposed to view surfaces. Some color variation within APA/PCI/Cast Stone Institute tolerances is to be expected.   | Included          |  |
| Trowel finish on interior face. Note: Troweled finish on the interior face, whether acid-etched or sandblasted, will never match the form finish face. | Excluded          |  |
| Polishing of form and/or interior face.  | Excluded          |  |
| Specialty materials (fly ash, silica fume, slag, etc.).  | Excluded          |  |
| Brick, stone or form liner.  | Excluded          |  |
| Mockup: Two 4'x4' mockups (one at plant, jobsite) disposal by G.C.   | Excluded          |  |
| Sealing.   | Excluded          |  |
| Specialty admixtures (crystalline waterproofing, anti graffiti, etc.)  | Excluded          | Excluded Unless Specifically In Proposal |

**PREMIER PRECAST  
STANDARD PROVISIONS**

| <b>Reinforcing and Connection Materials:</b>  | <b>Cast Stone</b> | <b>Comments</b> |
|---|-------------------|-----------------|
| Tolerances per APA specifications.  | Included          |                 |
| Tolerances per Cast Stone Institute guidelines.   | Included          |                 |
| Embeds for CIP provided FOB project site with location drawings for install by others.                                      | Excluded          |                 |
| Loose connection hardware to anchor precast to structure.   | Included          |                 |
| Structural grouting per connection details only.  | Excluded          |                 |
| Supplemental steel framing that does not attach directly to precast panels for stiffening or reinforcing the structure.     | Excluded          |                 |
| Blocking, backing or any other supplemental framing required to build out from building structure to receive scope of work. | Excluded          |                 |
| Prime painted connections (for connections not exposed to exterior).  | Excluded          |                 |
| Hot dipped galvanized connections (for connections exposed to exterior).  | Excluded          |                 |
| Plain, uncoated steel reinforcing.  | Excluded          |                 |
| Fiberglass reinforcing.   | Included          |                 |
| Stainless steel Tapcons, clips and attachment hardware.   | Included          |                 |

| <b>Production:</b>  | <b>Cast Stone</b>         | <b>Comments</b>   |
|---|---------------------------|---|
| Coordination and placement of recesses, blockouts, penetrations and embedded materials for other trades provided adequate location drawings and materials provided to Premier Precast in adequate time to ensure no production delays.  | Excluded                  |   |
| Furnishing embeds or blockouts for other trades.  | Excluded                  |   |
| Cold joints for returns (as required).  | As Required               |   |
| Mitered joints.   | Cut in Field, If Required | Mitered joints, if required, shall be quirk mitered joints. |
| Blockouts as detailed on Premier Precast approved shop drawings.  | Excluded                  |   |
| For precast stairs, unless noted otherwise in the proposal, precast stairs exclude landings, nosings, loose connection hardware, embeds, installation hardware and railings together with railing embed plates. Precast stair runs will have rebar protruding at top and bottom to incorporate into field cast-in-place landings. | Excluded                  |   |
| For pole bases, unless engineering is provided with the request for proposal, pole bases assume five (5) #5 vertical rebar and #3 rebar hoops at 12" on center.   | Excluded                  |   |
| Cutting, coring, altering of precast panels after production.   | Excluded                  |   |

| <b>Delivery:</b>   | <b>Cast Stone</b>          | <b>Comments</b>  |
|--|----------------------------|------------------|
| Delivery of the products to the project site.  | Included                   | Unless FOB Plant |
| For FOB Plant, freight will be based on current rates at time of delivery based on location, weight and other relevant factors with a 10% markup for coordination expenses or, alternatively, customer may make their own shipping arrangements with no markup for coordination. | Included                   |                  |
| Delivery charges included in the proposal are based on full truck loads. If customer requires the delivery of partial loads at any time, the cost of the additional delivery will be paid by customer via change order.  | Included                   |                  |
| Traffic control and MOT.   | Excluded                   |                  |
| Dedicated flagmen.   | Delivery, Overhead Install |                  |
| Barricades.  | Overhead Install           |                  |
| Truck washdown.  | Excluded                   |                  |
| Precast product will be delivered and installed in a clean condition. Supplemental cleaning after installation by others.  | Included                   |                  |
| Adequate all weather access into and within jobsite.   | By Others                  |                  |
| Off site storage.  | Plant Only                 |                  |
| For material only contracts, all quantities and dimensions are sold per the review and approval of customer. Customer is, ultimately, responsible for payment of what is specifically ordered based on actual quantities and dimensions regardless of what is on the proposal.   | Included                   |                  |

**PREMIER PRECAST  
STANDARD PROVISIONS**

| <b>Installation:</b>   | <b>Cast Stone</b>       | <b>Comments</b>           |
|--|-------------------------|---------------------------|
| Premier Precast and customer agree that the quality standard for all architectural precast product shall be the standards, tolerances and specifications established by the APA and that the obligation of Premier Precast to replace any precast product based upon the quality of manufacturing or installation shall be strictly limited to this standard.          | Included                |                           |
| Premier Precast and customer agree that the quality standard for all cast stone product shall be the standards, tolerances and specifications established by the Cast Stone Institute and that the obligation of Premier Precast to replace any cast stone product based upon the quality of manufacturing or installation shall be strictly limited to this standard. | Included                |                           |
| Number of mobilizations.   | As Required             |                           |
| Uninterrupted installation.  | N/A                     |                           |
| Adequate, unencumbered and stabilized equipment access.  | By Others               |                           |
| Hoisting (unless noted otherwise in Comments).   | Included                |                           |
| Full utilization of published crane chart (no reduction assumed).  | Included                |                           |
| Normal work hours are Monday through Friday day shift.   | Included                |                           |
| Saturday, Sunday, holiday and night time work.   | Excluded                |                           |
| Full-time supervision with 30-hour OSHA certification.   | Included                |                           |
| Joint treatment between pieces and between pieces and building structure.  | Non-Structural Grouting |                           |
| Caulking, waterproofing, bituminous coating and sealants.  | Excluded                |                           |
| Venting, weeps or tubes.   | Excluded                |                           |
| Responsibility for supply, coordination and design integrity to secure a weather, water or vapor tight seal with all systems, surfaces and related materials.  | Excluded                |                           |
| Testing related to water permeability, penetration, leakage, product sealing or other related to water or moisture intrusion.  | Excluded                |                           |
| Sealing.   | Excluded                |                           |
| Unencumbered access 10' around inside perimeter of building where installation occurs.   | By Others               |                           |
| Obstructions removed and/or protected by (power/telephone lines, underground utilities, etc.).   | By Others               |                           |
| Protection of roads, sidewalks, parking lots, curbs, pavers, landscaping, etc.   | By Others               |                           |
| Benchmarks and control lines.  | By Others               |                           |
| Permits and inspection fees.   | Excluded                |                           |
| Patching or repairing of fire proofing.  | Excluded                |                           |
| Fire watch.  | Excluded                |                           |
| Core drilling.   | Excluded                |                           |
| Composite cleanup crew participation.  | Included                | 1 per 10 labor 1 day/wk   |
| Site logistics plan.   | By Others               |                           |
| Installation sequencing plan provided by Premier Precast.  | Included                |                           |
| Installation crew will perform a cursory review of embed placement locations prior to mobilization. Discrepancies from provided embed layout drawings to be reported to G.C. and repaired by others. Commencement of installation does not constitute acceptance of misplacement of embeds per drawings and tolerances.  | N/A                     |                           |
| Verification survey of structure.  | By Others               |                           |
| Patching of lifters and damage caused by shipping/installation.  | Included                |                           |
| Dewatering of foundations.   | Excluded                |                           |
| Protection of scope of work after installation. [NOTE: Repair or replacement of all or any portion of Premier Precast scope of work due to damage by others shall be the responsibility of others for which Premier Precast shall be fully reimbursed.]  | Excluded                | Reimburse repair/replace. |
| Protection of glass or aluminum frames from welding or torch cutting operations.   | Excluded                |                           |

**PREMIER PRECAST  
STANDARD PROVISIONS**

| <b>Installation (Continued):</b>  | <b>Cast Stone</b> | <b>Comments</b> |
|---|-------------------|-----------------|
| All proposals including time and materials ("T&M") scope of work are estimates only. The actual time frame and materials cost could be higher or lower than set forth on the proposal. Work tickets will be signed daily by Customer for each day the crew is on site. Customer shall be responsible for the T&M rates set forth in the Unit Price column for the actual number of days required to execute the scope of work. Fractions of days will be counted as full days for billing purposes. Receipts will be provided for material expenses and billed with a markup of 15% combined for overhead and profit. | Included          |                 |
| For scopes of work outside the Tri-County area of South Florida, mobilization expenses of fuel, per diems, lodging and other relevant expenses shall be included in the body of the proposal for the length of time set forth therein. Should the schedule extend beyond the stated length of time for reasons outside the control of Premier Precast, the contract price shall be increased by the cost of the additional time related mobilization expenses. Mobilization rates shall be those published by <a href="http://gsa.gov">gsa.gov</a> .  | Included          |                 |
| Final cleaning of product.  | Excluded          |                 |

| <b>Additional Qualifications:</b>  | <b>Cast Stone</b> | <b>Comments</b> |
|--|-------------------|-----------------|
| Warranty period.   | One Year          |                 |
| Disadvantaged Business Participation (MBE/WBE/SBE).  | Excluded          |                 |
| Miscellaneous precast products (e.g., wheel stops, signs, pavers, scuppers, lintels, etc.).  | Excluded          |                 |
| Production capacity is allocated on a first come first serve basis. Proposal is valid for thirty (30) days. After this period Premier Precast reserves the right to review and revise pricing as necessary.  | Included          |                 |
| Premier Precast and buyer shall mutually agree upon durations for Premier Precast scope of work including submittals, production and installation activities. All versions of the project schedule shall allow Premier Precast these agreed upon durations. Durations, while expressed in work days are in work hours based upon (10) hours per work day. Hours in which Premier is unable to work for reasons outside of its control, including by way of example and not limited to construction interference shall not count against the agreed upon durations. Those hours Premier is unable to work will cause an extension of days. Durations will not be extended if the reason for delay is the sole fault of Premier Precast. | Included          |                 |
| Customer is responsible for the placement and verification of placement of embeds (provided FOB by Premier Precast). Customer shall be responsible for any cost associated with lost, misplaced or missed embeds.  | N/A               |                 |
| Connection materials and hardware to support the precast.  | Included          |                 |
| Design and reinforcement of the structure to support the weight of the precast.  | Excluded          |                 |

**PREMIER PRECAST  
STANDARD PROVISIONS**

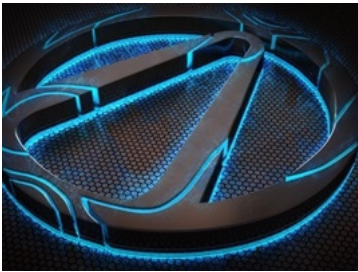
| <b>Payment and Other Contract Terms:</b>   | <b>Cast Stone</b> | <b>Comments</b> |
|--|-------------------|-----------------|
| Premier Precast shall be paid for produced material stored offsite.  | Included          |                 |
| Applicable State and Local taxes.  | Included          |                 |
| Retainage not to exceed 10%. At 50% completion, retainage shall be eliminated such that overall retainage shall not exceed 5% of the contract value at completion of the scope of work of Premier Precast.   | Included          |                 |
| Premier Precast shall be entitled to stop work or terminate its subcontract, at its sole discretion, should it remain unpaid for undisputed amounts for greater than 60 days after submittal of an acceptable application for payment.   | Included          |                 |
| Premier Precast will not be required to relinquish its State of Florida statutory lien rights to collect from the customer or project owner any sums due it for work performed in a manner satisfactory to the owner.  | Included          |                 |
| If change orders involve more or less the same items of scope as in the contracted scope of work, the unit prices upon which the contract was based shall be used as a basis for pricing the change order. If the change order involves different items of scope than the contracted scope of work, change orders will be based on unit prices supplied by Premier Precast due to the difficulty in isolating costs associated with the manufacture of architectural concrete.   | Included          |                 |
| No offset or commingling of funds between different projects.  | Included          |                 |
| Certification of tax exemption and a purchase order is required for tax exempt status.   | Included          |                 |
| Customer and Premier Precast will mutually agree upon reasonable durations for submittal, manufacturing, procurement (if applicable) and installation and such durations shall be incorporated into all versions of the project schedule.  | Included          |                 |
| Premier Precast shall only be responsible for its pro rata share of any delays and/or liquidated damages and, as a condition precedent for such damage to be assessed against Premier Precast, Premier Precast must have been afforded the agreed upon durations for its scope of work, including submittal, manufacturing, procurement and installation, and that portion of delay caused by Premier Precast must have resulted in a delay to the critical path of the project. | Included          |                 |
| Liquidated, consequential and indirect damages.  | Excluded          |                 |

| <b>Insurance and Bonding:</b>   | <b>Cast Stone</b> | <b>Comments</b> |
|---|-------------------|-----------------|
| Payment & Performance Bond. Premier Precast has a bonding capacity of \$6,000,000 per single project and \$12,000,000 aggregate.  | Excluded          | 1.75% Bond Rate |
| OCIP/CCIP   | Excluded          |                 |
| Premier Precast carries a General Liability Policy with limits of \$1,000,000 Each Occurrence, \$1,000,000 Personal and Advertising Injury, \$2,000,000 General Aggregate and \$2,000,000 Products - Completed Operations Aggregate. The General Aggregate limit applies on a "Per Project" basis. The Completed Operations Aggregate is provided for two years after substantial completion of the project. We also carry an Umbrella Liability Policy with limits of \$5,000,000 Each Occurrence and \$5,000,000 Aggregate. | Included          |                 |
| Additionally Insured Endorsements will be provided.   | Included          |                 |
| Architects & Engineers Professional Liability Endorsement has limits of \$1,000,000 Each Wrongful Act and \$1,000,000 Aggregate.  | Included          |                 |
| Premier Precast shall only indemnify, defend or hold harmless any indemnified party under the subcontract agreement to the extent Premier Precast is exclusively determined to be the cause of such damage, claim or liability and, then, only to the extent such damage, claim or liability is otherwise covered by the insurance of Premier Precast.  | Included          |                 |

| Walnut Creek CDD - Awning for Guardhouse   |   |  |  |  |
|--|---|--|--|--|
| AVH Services   | Thompson Architectural /<br>Awnings of Hollywood  | Vita Contractors   |  | Mega Awning  |
| Provide and install a <b>MOTORIZED</b> 8.6" x 4.9" retractable awning (Textilene 80 Fabric), for the area illustrated in the picture attached.<br>*Color Options attached. |   |  |  | Provide and install a <b>MANUAL</b> 9" x 4.9" (aprox.) retractable awning (coastline plus), for the area illustrated in the picture attached.<br>**Color Options attached. |
| 1 year warranty on materials and labor.  | 5-year warranty.  | 5-year warranty on materials<br>1 year warranty on workmanship                                   |  | 2 years warranty on workmanship.   |
| Base Price: <b>\$8,200.00</b><br><br>Plus Options below, if selected.  | Base Price: <b>\$7,200.00</b><br><br>Including the power outlet by their electrician (see below).<br>Excluding the permitting options (See exclusions below). | Base Price: <b>\$4,325.00</b><br><br>Plus Options below, if selected.                            |  | Total Price: <b>\$800.00</b>   |
| Power Outlet by their Electrician ( <b>optional</b> ): <b>\$1,900.00</b> of the total price above.   | Power Outlet by their Electrician ( <b>Not optional</b> ): <b>\$2,000.00</b> (included in presented price).   | Power Outlet by their Electrician ( <b>optional</b> ): <b>\$900.00</b> of the total price above. |  | MANUAL. No power/electrician work needed.  |
| Permit services if required: <b>\$2,500.00</b> (Excluding any County or City Fees).  | Permit services if required: <b>\$75.00 per hour</b> . (Excluding any County or City Fees).<br><b>\$2,500.00</b> CAD Drawing and Engineering (if applicable). | Permit services if required: <b>\$1000.00</b> (Excluding any County or City Fees).               |  | No permit required for manual awning. No Option Offered.   |
| Total price: <b>\$12,600.00</b><br><br>Total if all options are selected.  | Total price: <b>\$9,700.00</b><br><br>Total if all options are selected.<br>(+ <b>\$75.00 per hour</b> on permit processing).                                 | Total price: <b>\$6,225.00</b><br><br>Total if all options are selected.                         |  | Total Price: <b>\$800.00</b>   |



Mount inside of the columns in front of the guard's door.



# ESTIMATE

AVH SERVICES LLC  
United States

BILL TO  
WALNUT CREEK CDD  
1800 NW 76 AVE  
Pembroke Pines, FL

Estimate Number: 1352  
Estimate Date: October 26, 2022  
Expires On: October 26, 2022  
Grand Total (USD): \$12,600.00

| Items   | Quantity | Price      | Amount     |
|---|----------|------------|------------|
| <b>SCOPE</b><br>Fabricate and install motorized roll-up screen for guardhouse exterior. 8.6" x 4.9" (1 year Warranty on Materials and Labor).     | 1        | \$8,200.00 | \$8,200.00 |
| <b>ELECTRICAL SERVICES (Optional)</b><br>Option 1: install a new gfi outlet to plug in the new motor  | 1        | \$1,900.00 | \$1,900.00 |
| <b>MISCELLANEOUS SERVICES (Optional)</b><br>Option 2: Process any permits with City and/or County if required (excluding any city or county fees) | 1        | \$2,500.00 | \$2,500.00 |

Total: \$12,600.00

---

Grand Total (USD): \$12,600.00

JAN 3, 2023

**Ronald Galvis**  
(786)503-1633  
[rgalvis@sdsinc.org](mailto:rgalvis@sdsinc.org)

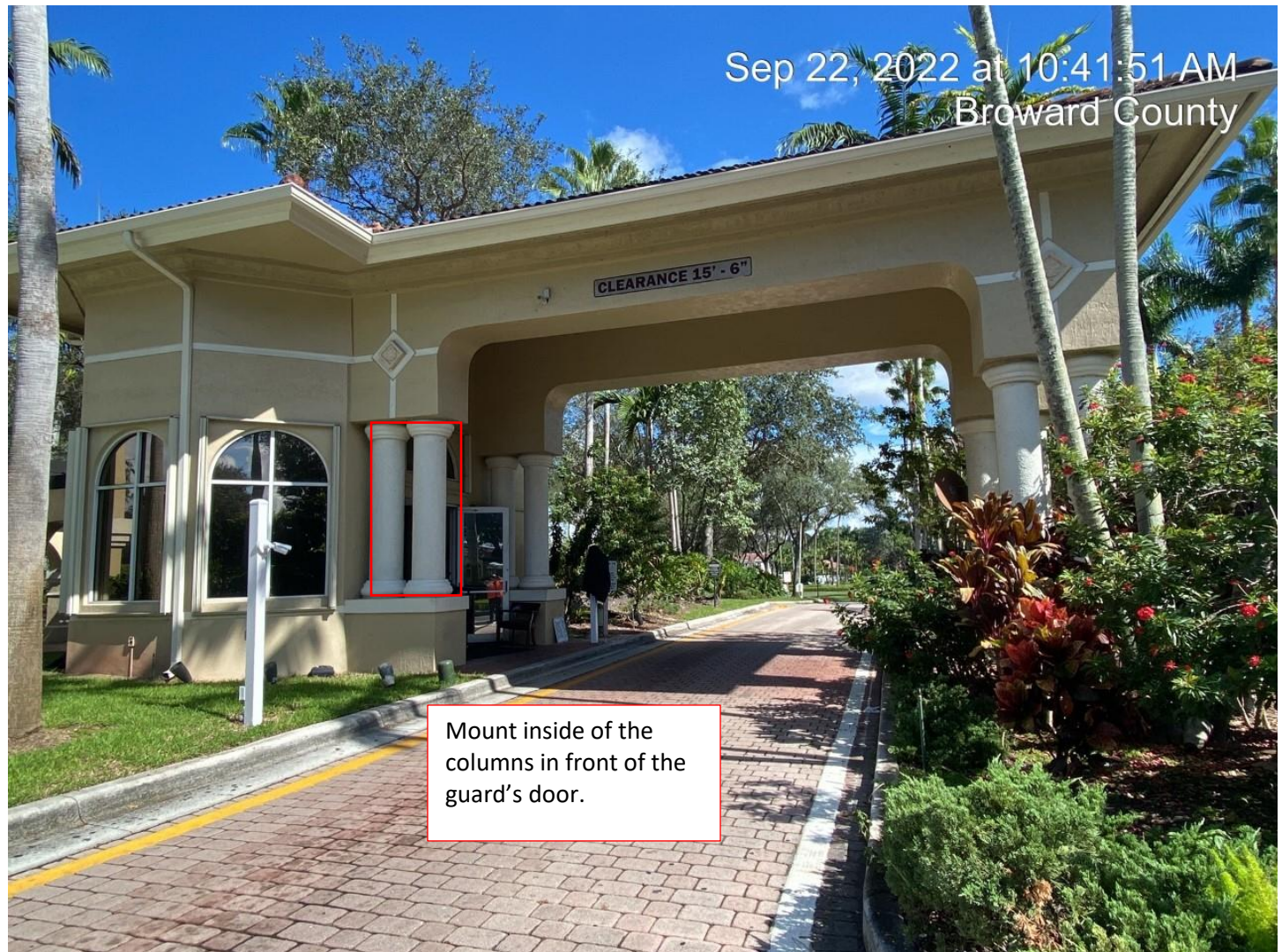
Project: Walnut Creek Guard House  
7601 Taft Street  
Pembroke Pines, FL 33024

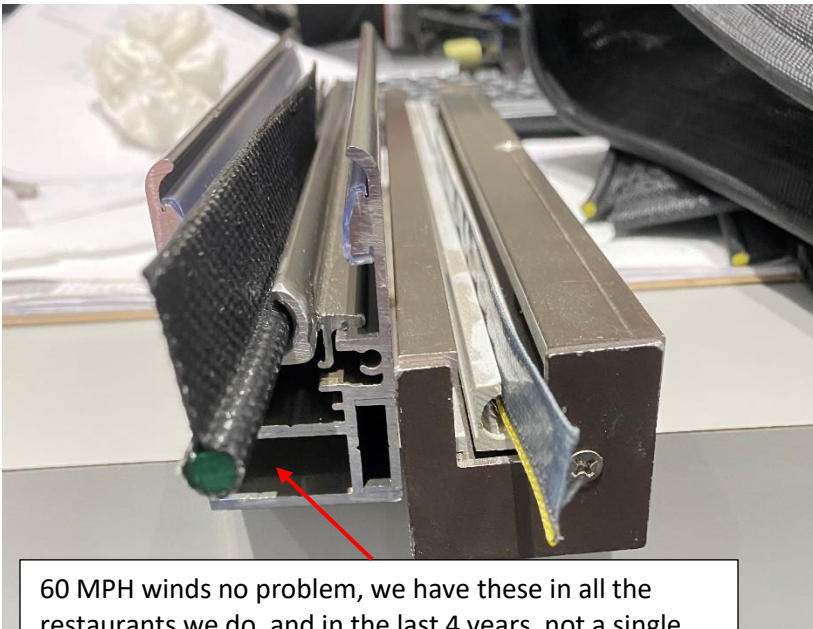
We will fabricate and install new motorized roll up screen system for weather protection of the Guards.  
An Electrical Outlet will need to be added to the face of the wall with a weather proof box to supply electric to the screen motor.

Size: 8'6"high x 4'9"wide

Fasteners all stainless steel.

Textilene 80 % screen, 5 year warranty.  
Price good for 4 weeks





60 MPH winds no problem, we have these in all the restaurants we do, and in the last 4 years, not a single service call. The keder does not come out of the track where the zipper does.

These are the installed prices.

Sizes:

8'6" x 4'9" ----- ~~\$4,500.00~~ New Cost \$5,200.00  
 Electric out let by our Electrician ----- \$2,000.00

**Additional cost;**

- 1.CAD drawing & Engineering \$2,500.00
- 2.City permit at cost.
- 3.Permit is bill at 75.00 per hour for comments and responses. unknow hours, (2&3)Estimate cost of the permit from the city and permit runner is \$2,800.00

 **THOMPSON**  
 ARCHITECTURAL PRODUCTS  
 Everett Waterman- 954-658-8096 C

# Estimate

| Date     | Estimate # |
|----------|------------|
| 1/1/2023 | 7908       |

|  |
|--|
| Name / Address   |
| Walnut Creek CDD<br>C/O Ronald Galvis<br>1800 NW 76 AVE<br>Pembroke Pines, Florida |

| E-mail  | Phone #      | Project                 |
|---|--------------|-------------------------|
| Info@VitaContractors.com  | 305.433.5112 | 1800 NW 76 Ave          |
| Description   |              | Total                   |
| <b>SCOPE OF WORK:</b><br>Fabrication and Installation of Roll up Screen (Guardhouse)<br><br>- Fabricate new awning screen 8'6" high x 4'9" wide<br>- Color to be selected by client<br>- Run electrical to feed motor for awning screen with exterior conduit<br>- Install side rails for motorized screen to prevent it from flying up.<br>- No permit required for placement of roll up screen`<br><br><b>INCLUDES</b><br>- All materials and labor are included in this estimate.<br>- Five (5) Years Manufacturer's Warranty & One (1) Year Workmanship<br>- Upon completion of the project all debris, materials and equipment will be removed from premises and job<br><br><b>EXCLUDES</b><br>- Any area or work not specified herein.<br>- Any survey, plans, or permitting fees and cost.<br>- Architectural/engineering drawing if needed is not included in this price<br>- Electrical / HVAC / Plumbing / Painting work is not included in this price.<br><br><b>PAYMENT TERMS</b><br>- 50 % deposit and balance on completion<br><br><b>NOTE:</b> Additional GFCI outlet without permit \$900 / with Permit \$1900. |              | 4,325.00                |
| Vita Contractors LLC reserves the right to withdraw from the price quoted herein after 30 days. All payments are due upon presentation of the invoice. Interest at the maximum statutory rate shall apply for sums not paid on a timely manner. In the event suit is commenced, customer shall be liable for reasonable attorney fees and cost necessary to collect outstanding debts, including but not limited to filing of any construction lien.  |              | <b>Total</b> \$4,325.00 |

**\*Color Options for AVH – Awnings of Hollywood and Vita Proposals**

**(Textline 80 Fabric):**



# Proposal



Lic. # 07BS01223

1799 E. 11 Ave. Hialeah, FL 33010

Off: 305-681-7727

Fax: 305-888-0882

www.megaawning.com

E-mail: info@megaawning.com

No 12583

Professional Quality & Service Guaranteed

Date: 12-31-22

|   |       |                       |           |
|---|-------|-----------------------|-----------|
| Proposal Submitted To: Ronald Ellis / Walnut Creek Dr |       | Fabric Number: Wilson | Color:    |
| Address: 1800 N.W. 76 AVE                             |       | Valance Style: N/A    | Length:   |
| Penbroke Pine, FL                                     |       | Binding Color:        | Applique: |
| Ph: 786-503-1633                                      | Cell: | Fax:                  | PRICE     |

We hereby submit specifications and estimates for:



Provide and install cable style roller  
contain, manually operated gear style  
for side front Grand House.

W 4'9" X DROP 9'0"

\$800.00

4 weeks to install  
Quoted Fred Viera

Revised Quote # 12502  
10-26-22

|          |         |
|----------|---------|
| PICK ONE | REGULAR |
|          | ROUND   |
|          | ROMAN   |
|          | SWEDISH |
|          | BEACH   |
|          | WAVE    |

Thank You



1/2 DEPOSIT REQUIRED WITH ORDER  
BALANCE TO BE PAID UPON INSTALLATION

|             |  |
|-------------|--|
| Sub-Total   |  |
| Sales Tax   |  |
| Total       |  |
| Deposit     |  |
| Balance Due |  |

## 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.

Date of Acceptance

Signature

Sales Representative

Signature

Buyer or Buyer's Authorized Agent

## \*\*Color Options for Mega Awning Proposal (Coastline Plus):





Dec 21, 2022 at 11:02:41 AM  
Broward County

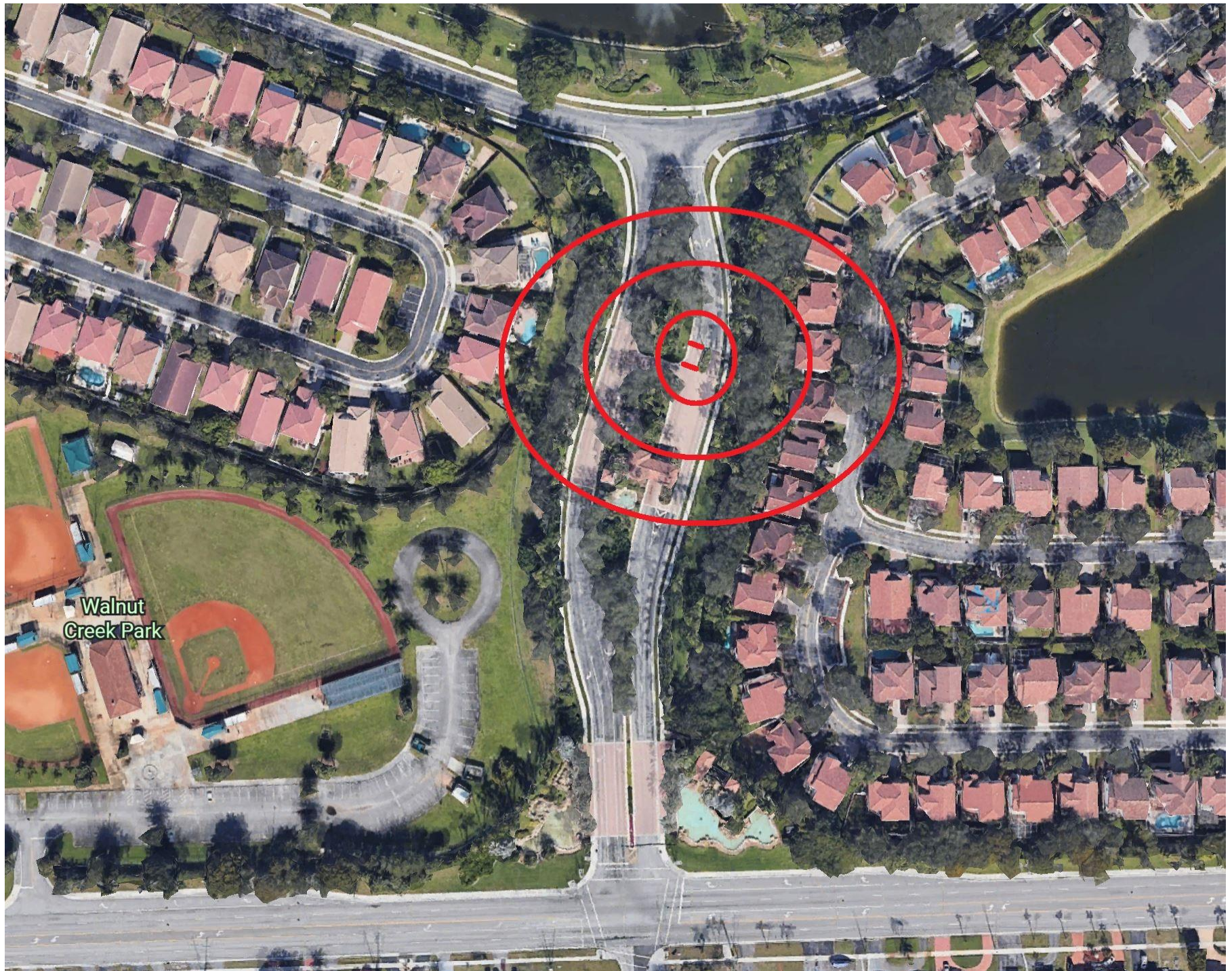


Dec 21, 2022 at 11:02:57 AM  
Broward County

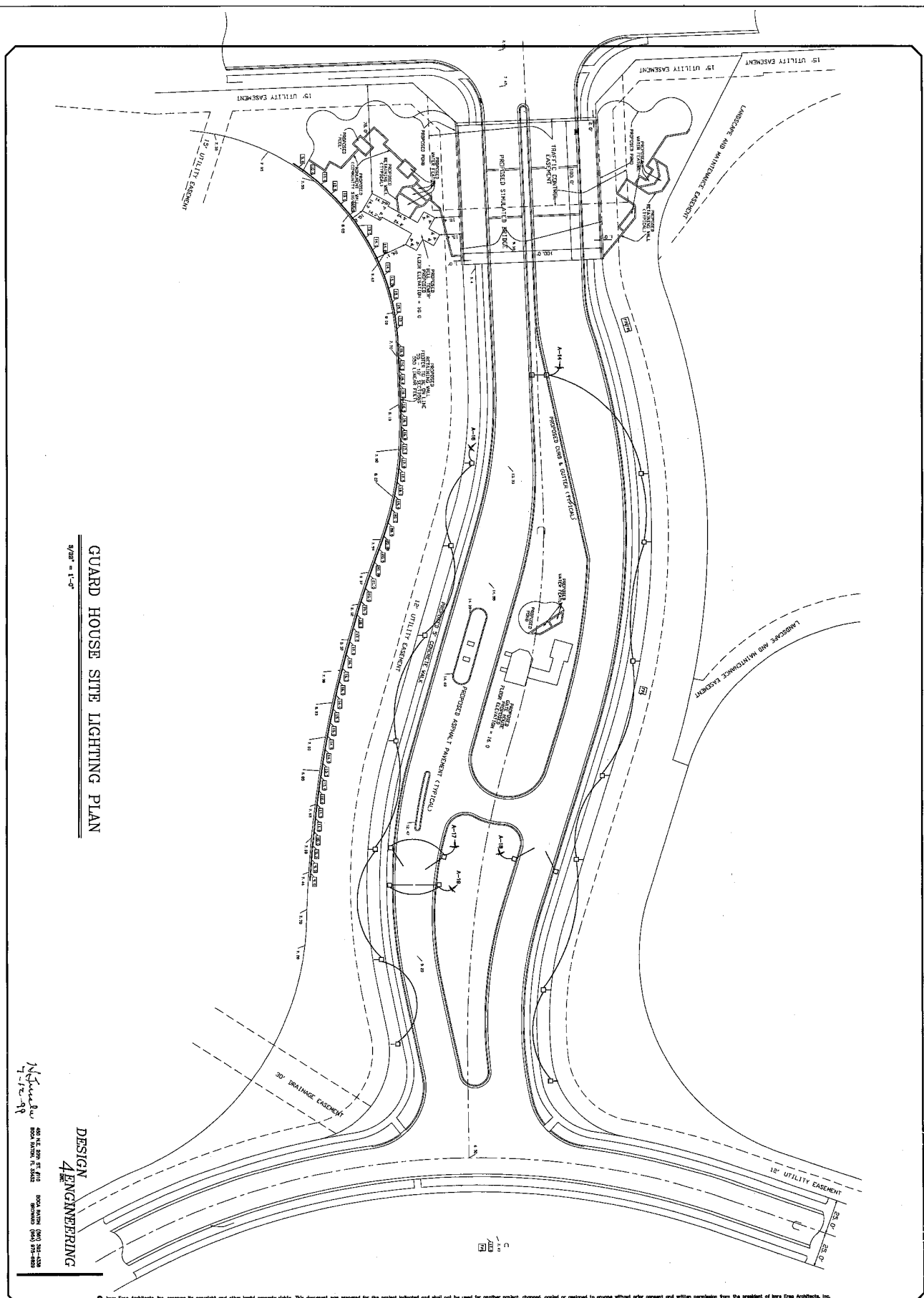


**CONSIDER APPROVAL OF CALTRAN  
ENGINEERING GROUP PROPOSAL FOR THE  
TAFT STREET VISITOR ENTRANCE SERVICES**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**







GUARD HOUSE SITE LIGHTING PLAN

1/8" = 1'-0"

DESIGN  
4 ENGINEERING

7/12/98

200 N.W. 10th St. Suite 100  
Fort Lauderdale, FL 33304  
Phone: (954) 575-8888  
Fax: (954) 575-8889

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| sheet no.           | sheet title   | project name and location                                      | dwg. release | revisions | CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING ONLY OF ANY ERROR OR OMISSIONS IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING THE WORK. |  | IMRE EREG ARCHITECTS, INC.<br>ARCHITECT - PLANNER<br>6422 N.W. 5th WAY<br>FT. LAUDERDALE, FLORIDA 33309<br>PH: (954) 463-8844, FAX: (954) 463-5165, E-MAIL: INFO@IMREEREG.COM |
|---------------------|---------------|--|--------------|-----------|--|--|---|
| E-4                 | SITE LIGHTING | WALNUT CREEK<br>SITE LIGHTING<br>LENNAR HOMES<br>DAVE, FLORIDA |              |           |  |  |   |
| project no.<br>9833 |               |  |              |           |  |  |   |



6151 PEMBROKE RD  
HOLLYWOOD, FL 33023  
MIAMI-DADE (305) 625-2600  
BROWARD (954) 989-7162  
FAX (954) 894-0334

EC0000345 / EC0003059

TIRONE-ELECTRIC.COM

January 9, 2022

Proposal  
6D22-053

**Site: Walnut Creek Community District**

7500 NW 20<sup>th</sup> Street  
Pembroke Pines FL 33024

**RE: Wall Sconce Replacement**

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

- 1) Supply and replace (8) wall sconces by east water fall at Taft Street entrance using existing power.
- 2) Troubleshooting power issues is not included in this quote and will incur additional charges.
- 3) Excessive loss of time due to delays of access to site will be billed at service rates.
- 4) Permits and engineering fees are not included.
- 5) This quote is valid for 30 days from the date above.
- 6) All work to be performed Monday through Friday during normal business hours.
- 7) All material is warranted for 5 years and labor for 1 year from date of install. Any damage due to Mother Nature or vandalism is not warranted.

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

***One Thousand Three Hundred Fifty Dollars, Tax Included.....\$1,350.00***

***TERMS: 50% upon signing and 50% upon completion.***

Approved and Accepted:

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

Signature

Printed Name and Title

PO/Date

Respectfully submitted,

Ralph Bombardiere  
Service Manager



Project Name

Location

Prepared By



## NUVO 60-533

1 LT 10" RECTANGLE CAGE BLK HD

### Notes

[www] 03-22-2021 04:50:52

### General

|                           |                      |
|---------------------------|----------------------|
| Status                    | Active               |
| Finish                    | Architectural Bronze |
| Style                     | Bulk Head            |
| Number of Lamps           | 1                    |
| Height (in.)              | 10.00                |
| Width (in.)               | 6.50                 |
| Extension (in.)           | 4.88                 |
| Indoor or Outdoor Fixture | Outdoor              |

### Specifications

|                      |               |
|----------------------|---------------|
| Base                 | Medium        |
| Bulb Type            | Incandescent  |
| Max Wattage          | 60            |
| Voltage              | 120V          |
| Bulb Included        | No            |
| Glass Description    | Clear Ribbed  |
| Weight (lb.)         | 4.41          |
| Up/Down Installation | Up/Down       |
| Fixture Shape        | Rectangle     |
| Fixture Type         | Bulk Head     |
| Fixture Material     | Glass / Metal |

### Dimensions

|                                   |      |
|-----------------------------------|------|
| Back Plate or Canopy Length (in.) | 9.50 |
| Back Plate or Canopy Width (in.)  | 6.80 |
| Back Plate or Canopy Height (in.) | 1.1  |

### Compliance

|                    |       |
|--------------------|-------|
| Safety Listing     | cULus |
| Location Rating    | Wet   |
| UL Application     | Wall  |
| Energy Star        | No    |
| ADA Compliant      | No    |
| California Prop 65 | Lead  |
| RoHS Compliant     | Yes   |

### Additional Information

|          |                           |
|----------|---------------------------|
| Warranty | 1 Year Limited - Fixtures |
|----------|---------------------------|

Dec 1, 2022 at 9:52:25 AM  
Broward County



Dec 1, 2022 at 9:56:45 AM  
Broward County





6151 PEMBROKE RD  
HOLLYWOOD, FL 33023  
MIAMI-DADE (305) 625-2600  
BROWARD (954) 989-7162  
FAX (954) 894-0334

EC0000345 / EC0003059

TIRONE-ELECTRIC.COM

January 10, 2022

Proposal  
6D22-053R

**Site: Walnut Creek Community District**

7500 NW 20<sup>th</sup> Street  
Pembroke Pines FL 33024

**RE: Wall Sconce Replacement**

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

- 1) Supply and replace (8) wall sconces by east water fall at Taft Street entrance using existing power.
- 2) Troubleshooting power issues is not included in this quote and will incur additional charges.
- 3) Excessive loss of time due to delays of access to site will be billed at service rates.
- 4) Permits and engineering fees are not included.
- 5) This quote is valid for 30 days from the date above.
- 6) All work to be performed Monday through Friday during normal business hours.
- 7) All material is warranted for 5 years and labor for 1 year from date of install. Any damage due to Mother Nature or vandalism is not warrantied.

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

***One Thousand Nine Hundred Dollars, Tax Included.....\$1,900.00***

***TERMS: 50% upon signing and 50% upon completion.***

Approved and Accepted:

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

Signature

Printed Name and Title

PO/Date

Respectfully submitted,

Ralph Bombardiere  
Service Manager





» 60-6591



60-6591

## HOPEWELL 1 LT SMALL LANTERN

Hopewell- 1 Light Small Wall Lantern - with  
Clear Seeded Glass - Matte Black Finish

View Compatibilities

[View Precautions](#)

The Hopewell A-frame lantern is back plate mounted with a single vintage A19 bulb, protected by the clear seeded glass chimney. When illuminated the fixture casts a warm, inviting glow.

- Outdoor decorative residential or hospitality application.
- Fixture dimensional specifications (in inches) Height: 12.00, Width: 6.00, Ext: 7.00
- Hardwire installation. Wet rated for outdoor use. Wall mount installation, mounting hardware included.
- Uses 1 A19 bulb, not included.
- 1 year limited warranty. See manufacturer website for details.

## Specifications

 Minimize

| General         |              |
|-----------------|--------------|
| Status          | Active       |
| Collection      | Hopewell     |
| Finish          | Matte Black  |
| Style           | Transitional |
| Number of Lamps | 1            |
| Height (in.)    | 12.00        |
| Width (in.)     | 6.00         |
| Extension (in.) | 7.00         |

## Documents



## 60-6591 Spec Sheet

Type: PDF Size: 41K



60-6591 Instructions EnSpFr

Type: PDF Size: 25K



60-7375

SULLIVAN 1 LT MED WALL LANTERN

Sullivan; 1 Light Medium Wall Lantern; Matte Black with Clear Seeded Glass

View Compatibilities

View Precautions

The Sullivan outdoor medium wall lantern combines clean lines and minimal details in one versatile design. The seeded clear glass provides subtle diffusion of light and is perfect for lighting the way into your home. The black finish works well with existing fixtures, bringing a stylish yet versatile appeal to your home's exterior.

- Uses one 100-watt incandescent medium base bulb
- Fixture measures 7.5 inch width x 12.5 inch height x 6.25 inch extends
- Rated for wet locations with full exposure
- Finished in matte black with clear seeded glass
- Mounting hardware and installation instructions included
- Limited one year fixture warranty

Specifications

 Minimize

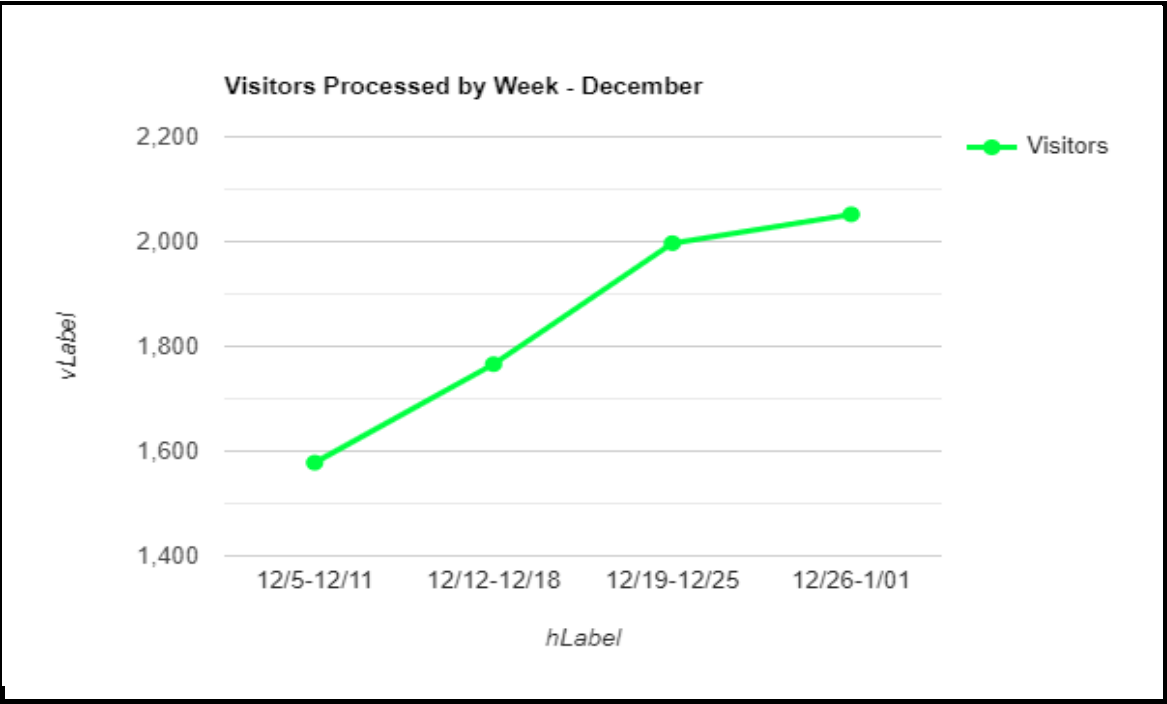
| General                   |             |
|---------------------------|-------------|
| Status                    | Active      |
| Collection                | Sullivan    |
| Finish                    | Matte Black |
| Style                     | Traditional |
| Number of Lamps           | 1           |
| Height (in.)              | 12.500      |
| Width (in.)               | 7.500       |
| Extension (in.)           | 6.250       |
| Indoor or Outdoor Fixture | Outdoor     |

Documents

-  **60-7375 Spec Sheet**  
Type: PDF Size: 41K
-  **60-7375 Instructions**  
Type: PDF Size: 25K

Walnut Creek Guardhouse Statistics, November 15 - January 8th 2022

|   |   |  |
|---|---|--|
| Number of vehicles processed: 15,628          | Number of vehicles processed by physical guard: 9,847 |  |
| Average number of vehicles processed/day: 284 | Number of vehicles processed by virtual guard: 5,781  |  |



|                       |
|-----------------------|
| 12/5 - 12/11 - 1,578  |
| 12/12 - 12/18 - 1,766 |
| 12/19 - 12/25 - 1,997 |
| 12/26 - 1/01 - 2,052  |



|              |   |
|--------------|---|
| Report Type  | <b>General / Accident</b>                       |
| Device ID    | 00010234  |
| Reported By  | Dypson Des Roches [Guard]                       |
| Site Name    | Walnut Creek CDD                                |
| Site Address | 7500 NW 20th st, Pembroke Pines, Florida, 33024 |
| Date / Time  | Wed 12/28/2022 03:33 PM                         |
| Report Ref # | 02120000189699                                  |

#### Report Description:

12/28/2022 .I've Informed Regions Security Staff. around 14.35 a resident came by the guardhouse asking me if I saw the gate arm hit her car. I explained that I didn't as I was busy attending to the visitor lane. I notified her that if she had any damage she should call police and I called police as well. Unfortunately when pd arrived I wasn't able to assist them due to the line of cars. Emergency responders left the property around 1542. I also went by and took pictures of the vehicle and the damage, attached to this report.

#### Emergency Responder Involved

Type: **Public Service Aid**

Name:

Badge:

Case or Alarm #:

Arrival Time: **Wed 12/28/2022 02:50 PM**

Departure Time: **Wed 12/28/2022 03:42 PM**

#### Pictures attached (3):



Reported by:  
**Dypson Des Roches**  
Wed 12/28/2022 04:49 PM