



**WALNUT CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**BROWARD COUNTY  
REGULAR BOARD MEETING  
APRIL 18, 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**  
**April 18, 2023**  
**6:00 p.m.**

<b>A.</b>	<b>Call to Order</b>	
<b>B.</b>	<b>Proof of Publication</b>	Page 1
<b>C.</b>	<b>Establish Quorum</b>	
<b>D.</b>	<b>Additions or Deletions to Agenda</b>	
<b>E.</b>	<b>Comments from the Public for Items Not on the Agenda</b>	
<b>F.</b>	<b>Approval of Minutes</b>	
	1. February 21, 2023 Regular Meeting Minutes	Page 2
<b>G.</b>	<b>Administrative Matter</b>	
	1. Financial Update	Page 17
<b>H.</b>	<b>New/Additional Business</b>	
	1. Caltran Engineering Presentation & Gate Trap Analysis Report	Page 30
	2. Discussion Regarding Possible Modifications to the Taft Street Entrance	
	3. District Engineer Update on the American Shoreline Warranty Repairs	Page 61
	4. District Engineer Canal Embankment Report	Page 66
	5. District Engineer Lake Outfall Pipe Concerns Memo	Page 68
	6. District Engineer Cleaning of Lake Outfall Pipes Memo	Page 88
	7. Consider Approval of HOA Monuments Repairs Proposal	Page 90
	8. Consider Approval of HOA Monuments Ongoing Maintenance Proposal	Page 91
	9. Consider Approval of Taft St Guardhouse Closet Shelves Installation Proposals	Page 92
	10. Consider Approval of Taft St Guardhouse Pavers Project	Page 97
	11. Consider Approval of Sheridan Guardhouse Interior and Exterior Wall Repairs	Page 112
	12. Consider Approval of Hall Fountains, Taft St Waterfall(s) Light Fixture Proposal	Page 118
	13. Consider Approval of Lake Bank Signage Replacement	Page 121
	14. Consider Approval of Storm Drainage Cleaning Proposals	Page 127
	15. Consider Approval of Resolution No. 2023-02 – Approving a Proposed Budget for FY 2023/2024	Page 133
<b>I.</b>	<b>Security Systems/Services</b>	
	1. Security Report	Page 142
	2. Discussion Regarding the Tampering of Sheridan Gate Systems by Rapid Recovery Towing Company	
	Resulting in Damages to	Page 145
	a. Mr. Bercowicz Incident at the Sheridan Entrance Gate	Page 148
	b. Mr. Cotugno Incident at the Sheridan Entrance Gate	Page 150
	3. Consider Approval of Regions Est. 2023-1805 for the Installation of a Wi-Fi Antenna at the Taft St.	
	Guardhouse	Page 154

4. Consider Approval of Regions Est. 2023-1795 for the Installation of Speed Bumps.....Page 155
5. Regions Gate System Assessment Estimates for Work that has Already been completed, Brought back at the Boards Request for Discussion Purposes:
  - a. Ratify and Approve Regions Est. 2023-1744 Individualizing the Function of the Taft St Exit Gates.....Page 158
  - b. Ratify and Approve Regions Est. 2023-1755 CO#1 Taft St Resident Entrance Loop Replacement.....Page 159

**J. Old Business**

1. Update on Shekinah Fence Installation Project Surrounding the Canal

**K. Additional Staff Updates/Requests**

1. Attorney
2. District Manager

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

**M. 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.

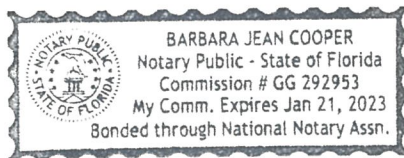
*Scherrie A Thomas*

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



**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 21, 2023**

**A. CALL TO ORDER**

District Manager, Gloria Perez, called the February 21, 2023, 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 (via phone).

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 were the following: Richard Thompson, Violations Coordinator/Security Administrator with Walnut Creek Community Association; Brian Ruiz of Regions Security; and several members of the public.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

Mrs. Perez announced that the following items were added to the agenda under New/Additional Business:

- 10. Discussion Regarding Propex Solutions Alternative Product to the Canal Erosion Restoration Project
- 11. Discussion Regarding FP&L Modifications being made within the Sheridan Utility Easement

**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. January 17, 2023, Regular Board Meeting**

The minutes from the January 17, 2023, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Ross and unanimously passed approving the minutes of the January 17, 2023, Regular Board Meeting, as presented.

*Supervisor Igor Fateyev arrived at approximately 6:04 p.m.*

## **2. January 31, 2023, Workshop**

The minutes from the January 31, 2023, Workshop were presented for consideration.

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Ross and unanimously passed approving the minutes of the January 31, 2023, Workshop, as presented.

### **G. ADMINISTRATIVE MATTERS**

#### **1. Financial Update**

Mrs. Perez distributed a corrected version of the financial information via handout and as 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 January 31, 2023, reflecting: \$1,986,271.52.

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

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

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

#### **1. Consider Resolution No. 2023-01 – Electronic Signature Policy**

Mrs. Perez noted that a correction had been made to the resolution on the first page which corrects the name of the District from Turtle Run to Walnut Creek. She added that the corrections had already been made to the book and the signature pages.

Resolution No. 2023-01 was presented, entitled:

#### **RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN ELECTRONIC SIGNATURE POLICY, PROVIDING DISTRICT MANAGER WITH AUTHORITY AND RESPONSIBILITY FOR APPROVAL OF ELECTRONIC SIGNATURES AND IMPLEMENTATION OF CONTROL PROCESSES AND PROCEDURES TO ENSURE COMPLIANCE, INTEGRITY, AND SECURITY, IN ACCORDANCE WITH CHAPTER 688, FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.**

Ms. Wald went over the resolution with the Board.

*Stephen C. Smith, the District Engineer, arrived at approximately 6:11 p.m.*

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Beckmann and passed unanimously adopting Resolution No. 2023-01, as presented with corrections as specified.

## **2. Consider Attorney Fee Adjustments**

The Attorney Fee Adjustment letter was presented in the meeting book. The proposed rate increase will take effect April 1, 2023.

Attorney	Current Rate	Proposed Rate	Increased Amount
Partner	\$250	\$275	\$25
Associate	\$175	\$225	\$50

Ms. Wald provided an overview.

A **MOTION** was then made by Supervisor Kagan, seconded by Supervisor Levenson and passed unanimously approving the attorney fee adjustments, as presented.

## **3. Discussion on CAS Canal Erosion Restoration Project**

Mrs. Perez noted that this agenda did not require any action or approval at this time. She further noted that a few meetings back, the Board authorized for the District Engineer to gather pricing and provide alternative methods of application in order to determine what the price point would be for this type of project. CAS used the information that was provided by Landshore Enterprises LLC, to budget accordingly. In other words, this information is for discussion purpose as to how the Board will move forward.

Mr. Smith reviewed the letter presented and elaborated on the proposed costs shown on the below chart:



Mr. Smith provided a handout memorandum regarding the lake bank washout at the Clubhouse. He noted that the cause of the erosion had been identified and reported by the HOA and was caused by the HOA pool deck. Repairs and restoration of the area is required. District management was directed to advise the HOA and forward the memorandum to their attention. *The memo has been attached hereto for record purposes.*

## 6. Consider Entrance Structures Pressure Cleaning Proposals

<b>Walnut Creek CDD – Entrances Pressure Cleaning</b>	
<b>The Pressure Cleaning Man</b>	<b>Elite Property Services</b>
<p>Scope:</p> <ul style="list-style-type: none"> <li>• Pressure Cleaning for Taft St. Guardhouse exterior surfaces, walls, and roof tiles.</li> <li>• Pressure Cleaning for Sheridan St. Guardhouse exterior surfaces, walls, and roof tiles. <ul style="list-style-type: none"> <li>• Pressure Cleaning for East Waterfall (Taft St.) pavilion.</li> </ul> </li> <li>• Pressure Cleaning for Sheridan St. fence, entrance and exit gates.</li> </ul>	
Total Cost: <b>\$4,435.00</b>	Total Cost: <b>\$6,900.00</b>

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Ross and passed unanimously approving the Pressure Cleaning Man proposal in the amount of \$4,435 for pressure cleaning services of District owned and maintained structures, as specified; simultaneously authorizing District Counsel to prepare an agreement and for District management to executed on behalf of the District.

## 7. Consider HOA Monument Repair Proposal

Mrs. Perez advised that the HOA would be presenting this proposal at the next meeting. Therefore, this item was tabled.

## 8. Consider HOA Ongoing Monument Maintenance Proposal

Mrs. Perez advised that the HOA would be presenting this proposal at the next meeting. Therefore, this item was tabled.

## 9. Clarification on Taft Street Entrance/Exit Street Pavers Maintenance Responsibilities

Mrs. Perez advised that the District was not responsible for the maintenance of the roads and/or pavers in the areas described in the licensing agreement. She added that the District was responsible for any repairs to either the roads and/or the pavers, as a result of modifications, maintenance and/or repairs to the security gate systems. She further advised that HOA management had been advised of same.

#### **10. Discussion Regarding Propex Solutions Alternative Product for Canal Erosion Restoration Project**

Mrs. Perez provided handouts for this agenda item and asked that the District Engineer elaborate. Mr. Smith advised that he had looked into this option and noted that it would be viable to consider. Mr. Smith further advised that CAS had never worked with this application method before. Mr. Smith went over the bid process and noted that bids could be submitted with alternative application methods.

Mr. Smith was directed to contact Propex to request information for local qualified contractors to submit proposals for this application method for cost purposes.

#### **11. Discussion Regarding FP&L Modifications being made within the Sheridan Utility Easement**

Mrs. Perez advised that an FP&L project was currently underway and noted that District management had left several messages for Engineer Alex Ortiz, who is overseeing the project. The District Engineer was directed to contact the FP&L project lead for timelines.

### **I. SECURITY SYSTEMS/SERVICES**

#### **1. Security Report**

The Security Report was presented in the meeting book for the Board's review.

#### **2. Welcome Newly Hired Clubhouse/On-Site Security Administrator**

Mr. Richard Thompson, the newly hired Violations Coordinator/Security Administrator with Walnut Creek Community Association was introduced to and welcomed by the Board.

#### **3. Update on Caltran Engineering Traffic Study for Taft Street Visitor Entrance Trap System**

Mrs. Perez advised, pursuant to communications today with Caltran Engineering, the cameras had been installed, the information had been collected and the traffic study data was being analyzed.

#### **4. Consider Changes to Current Regions Roving Service Hours**

The Board reviewed the following roving services cost analysis:



**Walnut Creek CDD  
Security Cost Analysis**

**Security Cost Analysis Summary**

**Rover 9/7 - Current Coverage**

Description	Bill Rate	Weekly	Monthly	Annually
Regular Hours	\$23.36	\$1,471.68	\$6,377.28	\$76,527.36
Holiday Hours	\$11.68	\$12.13	\$52.56	\$630.72
Patrol Vehicle (Fuel Excluded)	\$300.00	\$300.00	\$1,300.00	\$15,600.00
Subtotal		\$1,783.81	\$7,729.84	\$92,758.08
Sales Tax	0%	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>\$1,783.81</b>	<b>\$7,729.84</b>	<b>\$92,758.08</b>

**Rover 12/7**

Description	Bill Rate	Weekly	Monthly	Annually
Regular Hours	\$23.36	\$1,962.24	\$8,503.04	\$102,036.48
Holiday Hours	\$11.68	\$16.17	\$70.08	\$840.96
Patrol Vehicle (Fuel Excluded)	\$300.00	\$300.00	\$1,300.00	\$15,600.00
Subtotal		\$2,278.41	\$9,873.12	\$118,477.44
Sales Tax	0%	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>\$2,278.41</b>	<b>\$9,873.12</b>	<b>\$118,477.44</b>

**Rover 14/7**

Description	Bill Rate	Weekly	Monthly	Annually
Regular Hours	\$23.36	\$2,289.28	\$9,920.21	\$119,042.56
Holiday Hours	\$11.68	\$18.87	\$81.76	\$981.12
Patrol Vehicle (Fuel Excluded)	\$300.00	\$300.00	\$1,300.00	\$15,600.00
Subtotal		\$2,608.15	\$11,301.97	\$135,623.68
Sales Tax	0%	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>\$2,608.15</b>	<b>\$11,301.97</b>	<b>\$135,623.68</b>

**Summary**

Description	Monthly	Annually	Savings	Savings %
Rover 9/7 - Current Coverage	\$7,729.84	\$92,758.08	\$0.00	0.00%
Rover 12/7	\$9,873.12	\$118,477.44	(\$25,719.36)	-27.73%
Rover 14/7	\$11,301.97	\$135,623.68	(\$42,865.60)	-46.21%

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Levenson approving the presented changes to the Regions roving service hours thereby selecting the Rover 12/7 Option, with a schedule of 7pm to 7am. Upon being put to a vote, the MOTION carried 4 to 1 and Supervisor Ross dissented.

Supervisor Ross noted that members of the public had requested additional roving hours and she did not agree that the small increase approved by the Board. Adding that she would have preferred an option closer to the previous roving services rendered in the past, consisting of more roving hours.

## 5. Review of Original and Updated Regions' Gate System Assessment

Mrs. Perez presented both the original and the updated Regions' gate system assessment for the Board's review.

## 6. Discussion on Regions' Estimate 2023-1738 Taft Street Visitor Lane Trap Option

Mrs. Perez presented this agenda item for information purposes only and added that it would not be considered until the traffic study has been completed by Caltran Engineering.



**7. Regions' Gate System Assessment Estimates for Work Already Completed**  
**a. Consider Ratification of Regions' Estimate 2023-0782 Junction Box Replacement**

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Kagan and passed unanimously ratifying Regions' Estimate 2023-0782 for the junction box replacement in the amount of \$1,205, as presented.

**b. Consider Ratification of Regions' Estimate 2023-1743 Sheridan Resident Trap Repairs**

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann and passed unanimously ratifying Regions' Estimate 2023-1743 for the Sheridan resident trap repairs in the amount of \$642, as presented.

**c. Consider Ratification of Regions' Estimate 2023-1744 Individualizing Function of Taft Street Exit Gates**

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Fateyev and passed unanimously ratifying Regions' Estimate 2023-1744 for individualizing the function of the Taft Street exit gates in the amount of \$2,430, as presented.

**d. Consider Ratifications of Regions' Estimate 2023-1748 Taft Street Resident Entrance Loop Replacement**

A **MOTION** was made by Supervisor Beckmann, seconded by Supervisor Kagan and passed unanimously ratifying Regions' Estimate 2023-1748 for the Taft Street resident entrance loop replacement in the amount of \$1,908, as presented.

**e. Consider Ratification of Regions' Estimate 2023-1755 CO#1 Taft Street Resident Entrance Loop Replacement**

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Beckmann and passed unanimously ratifying Regions' Estimate 2023-1755 CO#1 for the Taft Street resident entrance loop replacement, as presented.

Discussion ensued regarding Est. 2023-1755 CO#1 due to the work being conducted prior to approval.

A **MOTION** was then made by Supervisor Levenson, seconded by Supervisor Fateyev rescinding the previous **MOTIONS** made regarding Estimate 2023-1744 and Estimate 2023-1755 and deferring both of these items until the next meeting, which will allow for Carlos of Regions to attend and provide explanations for said estimates and the assessment of work. That **MOTION** carried unanimously.

The Board also requested having the gate maintenance team attend the next meeting in order to address the ongoing gate maintenance issues.

**f. Consider Ratification of Regions' Estimate 2023-1751 Gate Arm Replacement**

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Kagan and passed unanimously ratifying Regions' Estimate 2023-1751 for gate arm replacement in the amount of \$2,124, as presented.

**8. Consider Regions' Proposal for Video Camera Installation at Canal Gate Enclosure – Near the Intersection of NW 72<sup>nd</sup> Avenue and Sheridan**

The Board reviewed the Regions proposal options for video camera installations at the canal gate enclosure area near the intersection of NW 72<sup>nd</sup> Avenue and Sheridan. A discussion ensued and no action was taken at this time.

**J. OLD BUSINESS**

**1. Update on Shekinah Fence Installation Project Surrounding the Canal**

Mrs. Perez advised that the District was awaiting the completion of the permitting process.

**2. Update on Pavilion Area Wall Sconce Lighting Replacement Project**

Mrs. Perez advised this this project had been completed.

**K. ADDITIONAL STAFF UPDATES/REQUESTS**

**1. Attorney**

There were no additional updates from the attorney.

**2. District Manager**

Mrs. Perez reminded the Board that the next scheduled meeting was set for April 18, 2023, noting that the proposed budget would be presented and the Public Hearing would be set for June 20, 2023. She further noted that the May 16<sup>th</sup> meeting may be cancelled, if determined not necessary.

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

The Board requested revisiting the possibility of a future project of modifying and expanding the Taft Street entrance in order to accommodate increased traffic. They directed District Counsel and District management to revisit the information previously brought before the Board and to add it as an agenda item for discussion at an upcoming meeting.

A discussion ensued regarding the Taft security visitor entrance and the handheld devices not being used. Mrs. Perez was directed to add this item to the next meeting's agenda for further discussion with Carlos of Regions.

**M. ADJOURNMENT**

There being no further business to come before the Board a **MOTION** was made by Supervisor Ross, seconded by Supervisor Levenson and passed unanimously adjourning the meeting at 7:40 p.m.

**ATTESTED BY:**

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**Secretary /Assistant Secretary**

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**Chairman/Vice-Chair**



**CRAIG A. SMITH & ASSOCIATES**

*Consulting Engineers • Surveyors • Construction Managers • Utility Locators*

21045 Commercial Trail, Boca Raton, FL 33486

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## **MEMO**

To: Gloria Perez, District Manager  
From: Todd Larson  
CC: Stephen Smith  
Date: February 21, 2023  
Re: Walnut Creek, Lake Bank Washout at Club House

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On February 21, 2023 an inspection was conducted on the lake bank adjacent to the Walnut Creek Club House, 7500 NW 20<sup>th</sup> Street, Pembroke Pines, Florida. There is significant erosion of the bank adjacent to the lake.

Pictures were taken of the Washout extending from the landscaping around the deck, under the fence and down the bank to the lake. Pictures show that under the fence there is a solid aluminum panel to prevent loss of the landscape soil from under the fence. Below the aluminum panel is approximately 12 inches of ½ inch wire mesh. In the southwest corner of the fence the surface has eroded ((at the lowest point, allowing the water to escape the pool deck only through a small area. This channeling of the surface flow is causing an erosion of the bank from the corner of the fence to the lake.

I have attached photos to show the conditions on site. The irrigation maintenance man ran the system for me to rule out irrigation washout. A leaking pool can be ruled out because there is no current flow. Therefore, the most probable result is the sheet flow from the pool patio area scouring the surface because flows are restricted to a small area.



The picture shows the inside corner of the fenced in pool area. Notice there is only a small washout spot along the fence.





This picture is taken from the outside of the fence showing the hole under the aluminum and the wire mesh that allows the washout of the surface water and the sand within the planting area.





This picture shows the bank washout from the bank to the fence.





This picture shows the debris washed down the bank into the lake.

Walnut Creek  
Community Development District

**Financial Report For  
March 2023**



**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**MONTHLY FINANCIAL REPORT**  
**OPERATING FUND**  
**MARCH 2023**

	<b>Annual Budget 10/1/22 - 9/30/23</b>	<b>Actual Mar-23</b>	<b>Year To Date Actual 10/1/22 - 3/31/23</b>
<b>REVENUES</b>			
ADMINISTRATIVE ASSESSMENTS	178,871	1,700	169,763
MAINTENANCE ASSESSMENTS	1,100,128	10,463	1,040,725
DEBT ASSESSMENTS (2010)	130,015	1,237	123,027
OTHER REVENUE	0	0	1,235
INTEREST INCOME	1,500	0	24,107
<b>TOTAL REVENUES</b>	<b>\$ 1,410,514</b>	<b>\$ 13,400</b>	<b>\$ 1,358,857</b>
<b>EXPENDITURES</b>			
<b>ADMINISTRATIVE EXPENDITURES</b>			
SUPERVISOR FEES	10,000	0	4,200
PAYROLL TAXES (EMPLOYER)	800	0	321
ENGINEERING	45,000	0	7,029
LEGAL FEES	19,000	0	8,346
AUDIT FEES	4,000	0	0
MANAGEMENT	47,664	3,972	23,832
POSTAGE	1,250	119	579
OFFICE SUPPLIES/PRINTING	5,700	174	519
INSURANCE	14,000	0	16,536
LEGAL ADVERTISING	1,200	0	223
MISCELLANEOUS	9,000	263	4,001
DUES & SUBSCRIPTIONS	175	0	175
ASSESSMENT ROLL	7,500	0	0
TRUSTEE FEES	2,000	0	1,420
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	167	1,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 169,639</b>	<b>\$ 4,695</b>	<b>\$ 68,181</b>
<b>MAINTENANCE EXPENDITURES</b>			
FIELD MANAGEMENT	5,000	1,000	7,500
OPERATIONS MANAGEMENT	12,000	0	1,000
SECURITY SERVICES	405,760	2,514	125,915
HOA SECURITY SERVICES ADMIN	0	2,500	5,000
SECURITY SERVICES - ABDI	12,000	0	810
SECURITY CAMERAS & MAINTENANCE	8,000	0	23,854
SECURITY ONLINE SOLUTIONS	12,800	0	0
TELEPHONE	11,000	896	5,345
ELECTRIC	82,500	8,235	44,934
WATER & SEWAGE	17,000	1,053	4,544
GUARD HOUSE - VISITOR PASSES	6,700	0	0
GATE SYSTEM MAINTENANCE	30,000	8,010	27,066
GATEHOUSE MAINTENANCE	0	0	0
GUARD HOUSE INT/EXT MAINTENANCE	22,500	8,185	15,044
LAKE & PRESERVE MAINTENANCE	45,000	2,960	17,394
SIGNAGE	2,000	0	0
STREETLIGHT MAINTENANCE	5,000	0	0
WATERFALL MAINTENANCE	75,000	4,650	28,922
HOLIDAY LIGHTING	10,000	0	4,995

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**MONTHLY FINANCIAL REPORT**  
**OPERATING FUND**  
**MARCH 2023**

	<b>Annual Budget 10/1/22 - 9/30/23</b>	<b>Actual Mar-23</b>	<b>Year To Date Actual 10/1/22 - 3/31/23</b>
LAKE RESTORATION & MAINTENANCE	0	0	0
IGUANA REMOVAL SERVICES	27,000	0	11,208
MISCELLANEOUS MAINTENANCE	10,000	85	3,858
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>\$ 40,088</b>	<b>\$ 327,389</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,203,759</b>	<b>\$ 44,783</b>	<b>\$ 395,570</b>
<b>EXCESS OR (SHORTFALL)</b>	<b>\$ 206,755</b>	<b>\$ (31,383)</b>	<b>\$ 963,287</b>
PAYMENT TO TRUSTEE (2010)	(122,214)	(1,198)	(115,840)
<b>BALANCE</b>	<b>\$ 84,541</b>	<b>\$ (32,581)</b>	<b>\$ 847,447</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(28,180)	(265)	(25,613)
DISCOUNTS FOR EARLY PAYMENTS	(56,361)	(158)	(52,245)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (33,004)</b>	<b>\$ 769,589</b>
CARRYOVER FROM PRIOR YEAR	0	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (33,004)</b>	<b>\$ 769,589</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.

Bank Balance As Of 3/31/23	\$ 1,710,640.01
Accounts Payable As Of 3/31/23	\$ 68,838.85
Accounts Receivable As Of 3/31/23	\$ 1,200.00
Reserve For Headwall Stabilization As Of 3/31/23	\$ 50,000.00
Reserve For Lake Slope Soil Maintenance As Of 3/31/23	\$ 20,000.00
Reserve For Stormwater Maint/Pipe Replacement As Of 3/31/23	\$ 91,000.00
Reserve For S-8 Canal Reconstruction As Of 3/31/23	\$ 460,000.00
Operating Account Available Funds As Of 3/31/23	\$ 1,022,001.16
Improvements/Emergency Funds As Of 3/31/23	\$ 882,662.66
Total Available Funds As Of 3/31/23	\$ 1,904,663.82

**Walnut Creek Community Development District**  
**Budget vs. Actual**  
**October 2022 through March 2023**

	<b>Oct '22 - Mar 23</b>	<b>22/23 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
01-3100 · Administrative Assessment	169,763.03	178,871.00	-9,107.97	94.91%
01-3200 · Maintenance Assessment	1,040,724.95	1,100,128.00	-59,403.05	94.6%
01-3811 · Debt Assessments (Series 2010)	123,026.50	130,015.00	-6,988.50	94.63%
01-3821 · Debt Assess-Paid To Trustee-10	-115,840.45	-122,214.00	6,373.55	94.79%
01-3830 · Assessment Fees	-25,613.01	-28,180.00	2,566.99	90.89%
01-3831 · Assessment Discounts	-52,245.33	-56,361.00	4,115.67	92.7%
01-9400 · Miscellaneous Revenue	1,235.26	0.00	1,235.26	100.0%
01-9410 · Interest Income	24,107.00	1,500.00	22,607.00	1,607.13%
<b>Total Income</b>	<b>1,165,157.95</b>	<b>1,203,759.00</b>	<b>-38,601.05</b>	<b>96.79%</b>
<b>Expense</b>				
01-1307 · Payroll tax expense	321.30	800.00	-478.70	40.16%
01-1308 · Supervisor Fees	4,200.00	10,000.00	-5,800.00	42.0%
01-1310 · Engineering	7,029.00	45,000.00	-37,971.00	15.62%
01-1311 · Management Fees	23,832.00	47,664.00	-23,832.00	50.0%
01-1315 · Legal Fees	8,345.74	19,000.00	-10,654.26	43.93%
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	223.31	1,200.00	-976.69	18.61%
01-1512 · Miscellaneous	4,001.45	9,000.00	-4,998.55	44.46%
01-1513 · Postage and Delivery	578.59	1,250.00	-671.41	46.29%
01-1514 · Office Supplies	519.25	5,700.00	-5,180.75	9.11%
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	999.96	2,000.00	-1,000.04	50.0%
01-1601 · Security Services	125,914.76	405,760.00	-279,845.24	31.03%
01-1604 · Guardhouse Int/Ext Maintenance	15,044.45	22,500.00	-7,455.55	66.86%
01-1605 · Gate System Maintenance	27,066.25	30,000.00	-2,933.75	90.22%
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	17,394.00	45,000.00	-27,606.00	38.65%
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	44,934.04	82,500.00	-37,565.96	54.47%
01-1815 · Miscellaneous Maintenance	3,856.58	10,000.00	-6,143.42	38.57%
01-1816 · Telephone	5,344.52	11,000.00	-5,655.48	48.59%
01-1817 · Water & sewer	4,543.49	17,000.00	-12,456.51	26.73%
01-1818 · Field Management	7,500.00	5,000.00	2,500.00	150.0%
01-1821 · Waterfall Maintenance	28,922.00	75,000.00	-46,078.00	38.56%
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 2022 through March 2023**

	<b>Oct '22 - Mar 23</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	11,208.35	27,000.00	-15,791.65	41.51%
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%
01-1844 · HOA Security Services Admin	5,000.00	0.00	5,000.00	100.0%
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>395,569.44</b>	<b>1,203,759.00</b>	<b>-808,189.56</b>	<b>32.86%</b>
<b>Net Income</b>	<b>769,588.51</b>	<b>0.00</b>	<b>769,588.51</b>	<b>100.0%</b>

**Walnut Creek Community Development District**  
**Check Register**  
**February 2023 - March 2023**

Date	Reference	Vendor	Amount
2/1/2023	2-1	Billing, Cochran, Lyles, Mauro & Ramsey	400.00
2/1/2023	2-2	Comcast (Voice 8931)	164.58
2/1/2023	2-3	Crystal Springs	27.47
2/2/2023	2-4	Allstate Resource Management, Inc.	2,960.00
2/2/2023	2-5	Amazon Capital Services	545.78
2/2/2023	2-6	Blue Iguana Pest Control Inc	6,725.01
2/2/2023	2-7	City of Pembroke Pines	615.86
2/2/2023	2-8	Craig A Smith & Associates LLC	260.00
2/2/2023	2-9	Crystal Pool Service Inc	4,650.00
2/2/2023	2-10	FPL	8,199.05
2/2/2023	2-11	Hancock Bank (Tax Receipts)	113,172.65
2/2/2023	2-12	Randy's Holiday Lighting	4,995.00
2/2/2023	2-13	Regions Security	5,153.40
2/2/2023	2-14	Special District Services	5,538.01
2/2/2023	2-15	Tirone Electric	610.00
2/2/2023	2-16	Turf Management	3,760.00
2/10/2023	2-17	Comcast (8939)	375.56
2/10/2023	2-18	Comcast (9044)	375.56
2/13/2023	2-19	1st Solution Pest Control	140.00
2/13/2023	2-20	Amazon Capital Services	79.19
2/13/2023	2-21	Lourdes Eugene	553.73
2/13/2023	2-22	Regions Security	44,644.64
2/13/2023	2-23	Richie Rich Services LLC	445.00
3/1/2023	3-1	ALM Media, LLC	102.82
3/1/2023	3-2	Comcast (Voice 8931)	164.58
3/2/2023	3-3	Allstate Resource Management, Inc.	2,960.00
3/2/2023	3-4	Blue Iguana Pest Control Inc	2,241.67
3/2/2023	3-5	Craig A Smith & Associates LLC	4,259.00
3/2/2023	3-6	Crystal Pool Service Inc	4,650.00
3/2/2023	3-7	Crystal Springs	36.96
3/2/2023	3-8	FPL	7,991.54
3/2/2023	3-9	Hancock Bank (Tax Receipts)	1,469.85
3/2/2023	3-10	Regions Security	7,371.00
3/2/2023	3-11	Special District Services	5,983.25
3/2/2023	3-12	Tirone Electric	1,350.00
3/7/2023	3-13	Billing, Cochran, Lyles, Mauro & Ramsey	3,022.50
3/8/2023	3-14	Arking Solutions Inc	380.00
3/8/2023	3-15	City of Pembroke Pines	443.77
3/8/2023	3-16	Comcast (8939)	375.56
3/8/2023	3-17	Comcast (9044)	375.56
3/8/2023	3-18	Regions Security	4,050.00
3/8/2023	3-19	Tirone Electric	350.32
3/8/2023	3-20	Tirone Electric	498.50
3/20/2023	3-21	OES Global Inc	732.75
<b>TOTAL</b>			<b>253,200.12</b>



**Walnut Creek Community Development District**  
**Expenditures**  
**February through March 2023**

	Date	Invoice #	Vendor	Memo	Amount
<b>Expenditures</b>					
<b>01-1307 · Payroll tax expense</b>					
	02/01/2023	PR 01-31-23		mtg 01/17/23 & 01/31/23 PR 02/03/23 (Ross, Levenson, Fateyev, Kagan, Beckman)	153.00
	02/23/2023	PR 02/21/23		mtg 02/21/23 PR 02/24/23 (Ross, Levenson, Fateyev, Kagan, Beckman)	76.50
Total 01-1307 · Payroll tax expense					229.50
<b>01-1308 · Supervisor Fees</b>					
	02/01/2023	PR 01-31-23		mtg 01/17/23 & 01/31/23 PR 02/03/23 (Ross, Levenson, Fateyev, Kagan, Beckman)	2,000.00
	02/23/2023	PR 02/21/23		mtg 02/21/23 PR 02/24/23 (Ross, Levenson, Fateyev, Kagan, Beckman)	1,000.00
Total 01-1308 · Supervisor Fees					3,000.00
<b>01-1311 · Management Fees</b>					
	02/28/2023	2023-0170	Special District Services	management fee February 2023	3,972.00
	03/31/2023	2023-0279	Special District Services	management fee March 2023	3,972.00
Total 01-1311 · Management Fees					7,944.00
<b>01-1315 · Legal Fees</b>					
	02/28/2023	179781	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees February 2023	1,892.50
Total 01-1315 · Legal Fees					1,892.50
<b>01-1512 · Miscellaneous</b>					
	02/01/2023	PR 01-31-23		mtg 01/17/23 & 01/31/23 PR 02/03/23 (Ross, Levenson, Fateyev, Kagan, Beckman)	53.25
	02/23/2023	PR 02/21/23		mtg 02/21/23 PR 02/24/23 (Ross, Levenson, Fateyev, Kagan, Beckman)	53.25
	02/28/2023	2023-0170	Special District Services	Document Storage January 2023	54.45
	02/28/2023	2023-0170	Special District Services	travel January 2023	340.05
	02/28/2023	2023-0170	Special District Services	conference calls - January 2023	13.48
	03/31/2023	2023-0279	Special District Services	Document Storage February 2023	69.93
	03/31/2023	2023-0279	Special District Services	travel February 2023	193.14
Total 01-1512 · Miscellaneous					777.55
<b>01-1513 · Postage and Delivery</b>					
	02/28/2023	2023-0170	Special District Services	FedEx January 2023	171.47
	02/28/2023	2023-0170	Special District Services	postage - January 2023	7.50
	03/31/2023	2023-0279	Special District Services	FedEx February 2023	118.82
Total 01-1513 · Postage and Delivery					297.79
<b>01-1514 · Office Supplies</b>					
	02/28/2023	2023-0170	Special District Services	copier charges January 2023	138.90
	03/31/2023	2023-0279	Special District Services	copier charges February 2023	142.05
	03/31/2023	2023-0279	Special District Services	Meeting books - February 2023	32.00
Total 01-1514 · Office Supplies					312.95
<b>01-1570 · Website Management</b>					
	02/28/2023	2023-0170	Special District Services	website fee February 2023	166.66
	03/31/2023	2023-0279	Special District Services	website fee March 2023	166.66
Total 01-1570 · Website Management					333.32
<b>01-1601 · Security Services</b>					
	02/01/2023	27029	Regions Security	security services 01/01/2023 - 01/31/2023	2,514.00
	02/03/2023	27249	Regions Security	service period 2/1/23 - 2/28/23	2,514.00
	02/04/2023	27260	Regions Security	service period 2/1/23 - 2/28/23	825.00

**Walnut Creek Community Development District**  
**Expenditures**  
**February through March 2023**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
	02/28/2023	27444	Regions Security	security 02/01/2023 - 02/28/2023	19,286.89
	03/01/2023	27375	Regions Security	security 03/01/2023 - 03/31/2023	2,514.00
Total 01-1601 · Security Services					27,653.89
<b>01-1604 · Guardhouse Int/Ext Maintenance</b>					
	02/01/2023	121217	1st Solution Pest Control	bi-monthly regular service of pest control	140.00
	02/03/2023	11R4-63GM-6PG4	Amazon Capital Services	trash can for guardhouse	79.19
	02/21/2023	53633	Tirone Electric	100% completion of job #22-RB031 for wall sconce replacement	1,350.00
	02/28/2023	2023-0170	Special District Services	fire extinguisher, yellow caution tape	118.74
	03/02/2023	53724	Tirone Electric	replaced photo cell and corn bulb in security parking lot	338.50
	03/02/2023	1401	Arking Solutions Inc	guardhouse minor repairs	380.00
	03/10/2023	21344	Richie Rich Services LLC	AC service	110.00
	03/16/2023	1061251	OES Global Inc	traffic delineators	732.75
	03/21/2023	53841	Tirone Electric	work on waterfall contractor	160.00
	03/21/2023	6768	Pressure Cleaning Man Inc.	pressure cleaning of guard house & pavillion	4,435.00
	03/22/2023	53863	Tirone Electric	work on junction box	325.50
	03/29/2023	53928	Tirone Electric	work on wall lantern outside Taft St guardhouse	482.50
	03/31/2023	2023-0279	Special District Services	permit fees, printing	1,220.61
Total 01-1604 · Guardhouse Int/Ext Maintenance					9,872.79
<b>01-1605 · Gate System Maintenance</b>					
	02/04/2023	27263	Regions Security	spare gate arms	2,124.00
	02/04/2023	27266	Regions Security	Sheridan St resident lane right side mantrap repair	642.00
	02/04/2023	27267	Regions Security	junction box replacement	1,205.00
	02/04/2023	27265	Regions Security	Taft St resident gate safety loop installation and rewiring structure	1,908.00
	02/04/2023	27264	Regions Security	Taft St individualize right and left exit gates	2,430.00
	02/23/2023	27359	Regions Security	Taft St individualize right and left exit gates	2,250.00
	03/01/2023	27408	Regions Security	visitor arm barrier gate remounted to arm motor 1/8 3:00 and 7:30	900.00
	03/01/2023	27407	Regions Security	Sheridan residents are barrier cut, repaired and remounted 1/18	450.00
	03/01/2023	27412	Regions Security	resident arm barrier was repaired and remounted 1/31	150.00
	03/01/2023	27409	Regions Security	visitor arm barrier weakened until it broke; cut, repaired and remounted 1/31	150.00
	03/02/2023	27415	Regions Security	visitor arm barrier gate repair and remounted 1/25	150.00
	03/02/2023	27421	Regions Security	resident arm barrier gate repair & remounted 2/19; visitor are barrier was remounted 2/19	450.00
	03/02/2023	27417	Regions Security	service maintenance contract March 2023	825.00
	03/02/2023	27429	Regions Security	visitors are barrier was remounted 2/28	150.00
	03/02/2023	27428	Regions Security	mega arm gear box replaced	1,635.00
	03/02/2023	27422	Regions Security	visitor are barrier was remounted 2/21	150.00
	03/02/2023	27414	Regions Security	visitor arm barrier gate cute repair and remounted 1/26	150.00
	03/02/2023	27416	Regions Security	visitor arm barrier gate repair & remounted 1/29 & resident are barrier cut, repair, and rem...	900.00
	03/02/2023	27419	Regions Security	resident arm barrier gate repair and remounted 2/5	450.00
	03/15/2023	27530	Regions Security	visitors arm barrier remounted 3/7 8:30 am	150.00
	03/15/2023	27532	Regions Security	visitors arm barrier remounted 3/13 8:15 pm	225.00
	03/15/2023	27531	Regions Security	visitors arm barrier remounted 3/7 6:40pm	225.00
	03/20/2023	27534	Regions Security	visitor are barrier remount 3/19/23 @ 3:50 pm	450.00
	03/20/2023	27533	Regions Security	visitor arm remount 3/18/23 6:06 pm	450.00

**Walnut Creek Community Development District**  
**Expenditures**  
**February through March 2023**

	Date	Invoice #	Vendor	Memo	Amount
Total 01-1605 · Gate System Maintenance					18,569.00
<b>01-1803 · Lake &amp; Preserve Maintenance</b>					
	02/01/2023	191450	Allstate Resource Management, Inc.	mitigation area maintenance and lake mgmt services February 2023	2,960.00
	03/01/2023	19097	Allstate Resource Management, Inc.	mitigation area maintenance and lake mgmt services March 2023	2,960.00
Total 01-1803 · Lake & Preserve Maintenance					5,920.00
<b>01-1814 · Electricity</b>					
	02/17/2023	63522-34022 0223	FPL	acct# 91603-83023 ( 01/19/2023 - 02/17/2023)	372.53
	02/17/2023	91603-83023 0223	FPL	acct# 91603-83023 ( 01/19/2023 - 02/17/2023)	1,142.30
	02/17/2023	36358-71365 0223	FPL	acct# 36358-71365 ( 01/19/2023 - 02/17/2023)	5,919.37
	02/17/2023	63714-09001 0223	FPL	acct# 63714-09001 ( 01/19/2023 - 02/17/2023)	32.80
	02/17/2023	54061-43023 0223	FPL	acct# 54061-43023 ( 01/19/2023 - 02/17/2023)	97.55
	02/17/2023	04574-72025 0223	FPL	acct# 04574-72025 ( 01/19/2023 - 02/17/2023)	426.99
	03/20/2023	63522-34022 0323	FPL	acct# 63522-34022 ( 02/17/2023 - 03/20/2023)	510.85
	03/20/2023	54061-43023 0323	FPL	acct# 54061-43023 ( 02/17/2023 - 03/20/2023)	95.58
	03/20/2023	04574-72025 0323	FPL	acct# 69033-61068 ( 02/17/2023 - 03/20/2023)	462.74
	03/20/2023	36358-71365 0323	FPL	acct# 36358-71365 ( 02/17/2023 - 03/20/2023)	5,919.37
	03/20/2023	98603-83023 0323	FPL	acct# 98603-83023 ( 02/17/2023 - 03/20/2023)	1,213.55
	03/20/2023	63714-09001	FPL	acct# 63714-09001 ( 02/17/2023 - 03/20/2023)	32.75
Total 01-1814 · Electricity					16,226.38
<b>01-1815 · Miscellaneous Maintenance</b>					
	03/21/2023	INV-00033692	City of Pembroke Pines (permits)	1800 NW 76 Ave	85.34
Total 01-1815 · Miscellaneous Maintenance					85.34
<b>01-1816 · Telephone</b>					
	02/15/2023	166125063	Comcast (Voice 8931)	acct# 904688931 inv# 166125063 (02/15/23 - 03/14/23)	164.58
	02/24/2023	8495751000518939	Comcast (8939)	acct# 8495751000518939 (03/4/23 - 04/3/23)	375.56
	02/24/2023	8495 75 100 0519044	Comcast (9044)	acct# 8495751000519044 (03/4/23 - 04/3/23)	375.56
	03/15/2023	168388771	Comcast (Voice 8931)	acct# 904688931 inv# 168388771 (03/15/23 - 04/14/23)	164.58
	03/24/2023	8495751000518939	Comcast (8939)	acct# 8495751000518939 (04/4/23 - 05/3/23)	365.56
	03/24/2023	8495751000519044	Comcast (9044)	acct# 8495751000519044 (04/4/23 - 05/3/23)	365.56
Total 01-1816 · Telephone					1,811.40
<b>01-1817 · Water &amp; sewer</b>					
	02/15/2023	21393886	Crystal Springs	water for guardhouse	36.96
	02/21/2023	536646-248298	City of Pembroke Pines	1800 NW 76 Ave W (01/19/23 - 02/15/23)	242.37
	02/21/2023	536647-248299	City of Pembroke Pines	1800 NW 76 Ave E (01/19/23 - 02/15/23)	201.40
	03/15/2023	21393886 031523	Crystal Springs	water for guardhouse	42.96
	03/18/2023	536646-248298	City of Pembroke Pines	1800 NW 76 Ave W (02/15/23 - 03/18/23)	583.08
	03/18/2023	536647-248299	City of Pembroke Pines	1800 NW 76 Ave E (02/15/23 - 03/18/23)	427.38
Total 01-1817 · Water & sewer					1,534.15
<b>01-1818 · Field Management</b>					
	02/28/2023	2023-0170	Special District Services	field management February 2023	1,000.00
	03/31/2023	2023-0279	Special District Services	field management March 2023	1,000.00
Total 01-1818 · Field Management					2,000.00
<b>01-1821 · Waterfall Maintenance</b>					

**Walnut Creek Community Development District**  
**Expenditures**  
**February through March 2023**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
	02/01/2023	2315180200	Crystal Pool Service Inc	February 2023 service	4,650.00
	03/01/2023	2315180300	Crystal Pool Service Inc	March 2023 service	4,650.00
Total 01-1821 · Waterfall Maintenance					9,300.00
<b>01-1839 · Iguana Removal Services</b>					
	02/28/2023	3624	Blue Iguana Pest Control Inc	monitoring Taft Entrance February 2023	241.67
	02/28/2023	3623	Blue Iguana Pest Control Inc	monitoring Lakes and Canal February 2023	2,000.00
Total 01-1839 · Iguana Removal Services					2,241.67
<b>01-1844 · HOA Security Services Admin</b>					
	02/28/2023	401	Walnut Creek Community Association, Inc.	Reimbursement for Thompson's Salary as security coordinator Feb 2023	2,500.00
	03/31/2023	402	Walnut Creek Community Association, Inc.	Reimbursement for Thompson's Salary as security coordinator March 2023	2,500.00
Total 01-1844 · HOA Security Services Admin					5,000.00
<b>Total Expenditures</b>					<b>115,002.23</b>

**Walnut Creek Community Development District**  
**Balance Sheet**  
**As of March 31, 2023**

	Operating Fund	Debt Service (2010) Fund	General Fixed Assets	Long Term Debt	TOTAL
<b>ASSETS</b>					
Current Assets					
Checking/Savings					
Operating Fund	1,710,640.01	0.00	0.00	0.00	1,710,640.01
Improvements/Emergency Funds	882,662.66	0.00	0.00	0.00	882,662.66
Total Checking/Savings	2,593,302.67	0.00	0.00	0.00	2,593,302.67
Total Current Assets	2,593,302.67	0.00	0.00	0.00	2,593,302.67
Other Assets					
Investments - Interest Account	0.00	2.35	0.00	0.00	2.35
Investments - Reserve Fund	0.00	125,395.51	0.00	0.00	125,395.51
Investments - Revenue Account	0.00	201,716.04	0.00	0.00	201,716.04
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00
Investments - Redemption Account	0.00	495.40	0.00	0.00	495.40
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	0.00	1,197.95	0.00	0.00	1,197.95
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	-2,918,969.00	0.00	-2,918,969.00
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	328,807.52	328,807.52
Amount To Be Provided	0.00	0.00	0.00	716,192.48	716,192.48
Total Other Assets	1,200.00	328,807.52	8,344,573.00	1,045,000.00	9,719,580.52
<b>TOTAL ASSETS</b>	<b>2,594,502.67</b>	<b>328,807.52</b>	<b>8,344,573.00</b>	<b>1,045,000.00</b>	<b>12,312,883.19</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	621,000.00	0.00	0.00	0.00	621,000.00
Accounts Payable	68,838.85	0.00	0.00	0.00	68,838.85
Total Current Liabilities	689,838.85	0.00	0.00	0.00	689,838.85
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	689,838.85	0.00	0.00	1,045,000.00	1,734,838.85
Equity					
Retained Earnings	1,135,075.31	240,067.30	-2,949,503.00	0.00	-1,574,360.39
Net Income	769,588.51	88,740.22	0.00	0.00	858,328.73
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	1,904,663.82	328,807.52	8,344,573.00	0.00	10,578,044.34
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,594,502.67</b>	<b>328,807.52</b>	<b>8,344,573.00</b>	<b>1,045,000.00</b>	<b>12,312,883.19</b>

**Walnut Creek CDD**  
**Debt Service (Series 2010) Profit & Loss Report March 2023**

	<b>Annual Budget 10/1/22 - 9/30/23</b>	<b>Actual Mar-23</b>	<b>Year To Date Actual 10/1/22 - 3/31/23</b>
<b>Revenues</b>			
Interest Income	25	710	2,956
NAV Tax Collection	122,214	1,198	115,840
Bond Prepayments	0	0	0
<b>Total Revenues</b>	<b>\$ 122,239</b>	<b>\$ 1,908</b>	<b>\$ 118,796</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>\$ 1,908</b>	<b>\$ 88,740</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	3	Broward Cty Tax Collector	12/19/22	NAV Taxes	\$ 90,580.82		\$ (1,741.82)	\$ (3,489.20)	\$ 85,349.80	\$ 11,494.67	\$ 70,725.50	\$ 8,360.65	\$ 10,830.80	\$ 66,641.15	\$ 7,877.85	\$ 7,877.85
4	4	Broward Cty Tax Collector	12/28/22	NAV Taxes	\$ 19,334.43		\$ (374.46)	\$ (611.54)	\$ 18,348.43	\$ 2,453.53	\$ 15,096.30	\$ 1,784.60	\$ 2,328.38	\$ 14,326.45	\$ 1,693.60	\$ 1,693.60
5	5	Broward Cty Tax Collector	01/13/23	NAV Taxes	\$ 16,587.99		\$ (321.50)	\$ (513.40)	\$ 15,753.09	\$ 2,104.99	\$ 12,951.90	\$ 1,531.10	\$ 1,998.94	\$ 12,300.05	\$ 1,454.10	\$ 1,454.10
6	Int - 1	Broward Cty Tax Collector	01/26/23	Interest		\$ 618.79			\$ 618.79	\$ 618.79			\$ 618.79			\$ -
7	6	Broward Cty Tax Collector	02/15/23	NAV Taxes	\$ 16,548.09		\$ (324.96)	\$ (299.25)	\$ 15,923.88	\$ 2,099.94	\$ 12,920.75	\$ 1,527.40	\$ 2,020.68	\$ 12,433.35	\$ 1,469.85	\$ 1,469.85
8	7	Broward Cty Tax Collector	03/15/23	NAV Taxes	\$ 13,400.40		\$ (264.87)	\$ (157.50)	\$ 12,978.03	\$ 1,700.45	\$ 10,463.05	\$ 1,236.90	\$ 1,646.83	\$ 10,133.25	\$ 1,197.95	\$ 1,197.95
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
					\$1,332,895.69	\$ 618.79	\$ (25,613.01)	\$ (52,245.33)	\$ 1,255,656.14	\$ 169,763.03	\$1,040,724.95	\$ 123,026.50	\$ 159,882.39	\$ 979,933.30	\$ 115,840.45	\$ 115,840.45

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.

\$ 1,332,895.69	
\$ 618.79	
\$ (169,763.03)	\$ (159,882.39)
\$ (1,040,724.95)	\$ (979,933.30)
\$ -	\$ -
\$ (123,026.50)	\$ (115,840.45)
\$ (0.00)	\$ 0.00





## Gate Trap Study

## Walnut Creek Community

**Final**

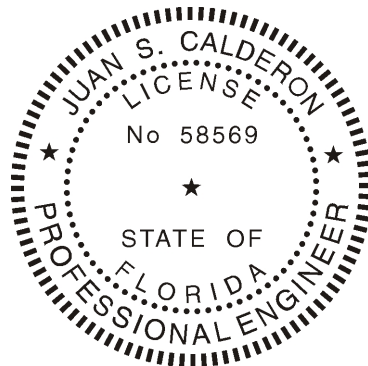
Caltran Engineering Group, Inc.  
790 NW 107 Avenue, Suite 200  
Miami, FL 33172  
Phone: 786-456-7700  
Fax: 786-513-0711

**ENGINEER'S CERTIFICATION**

I, Juan S. Calderon, certify that I currently hold an active Professional Engineer's License in the State of Florida and I am competent through education and experience to provide engineering services in the civil and traffic engineering disciplines contained in this report. I further certify that this report was prepared by me, or under my responsible charge, as required by Chapter 61G15-18, F.A.C. and that all statements, conclusions and recommendations made herein are true and correct to the best of my knowledge and ability.

**Project:** Walnut Creek  
**Location:** Broward County, Florida  
Walnut Creek Community Development District  
**Client:** 2501A Burns Road  
Palm Beach Gardens, FL 33410  
**Report Prepared by:** CALTRAN Engineering Group, Inc.  
790 NW 107<sup>th</sup> Avenue Suite 200  
Miami, FL 33172

I acknowledge that the procedures and references used to develop the results contained in this report are standards to the professional practice of transportation engineering as applied through professional judgement and experience.



THIS ITEM HAS BEEN DIGITALLY SIGNED  
AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL

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CALTRAN ENGINEERING GROUP  
790 NW 107 AVENUE, Suite 200  
MIAMI, FL 33172  
CERTIFICATE OF AUTHORIZATION 29379  
JUAN S. CALDERON, P.E. NO. 58569

# Walnut Creek Gate Analysis

**PREPARED FOR:**

**Walnut Creek Community Development District  
2501A Burns Road  
Palm Beach Gardens, FL 33410**

**PREPARED BY:**

**CALTRAN ENGINEERING GROUP  
790 NW 107 AVENUE, SUITE 200  
MIAMI, FL 33172**

**MARCH 2023**

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## APPENDICES

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Appendix A. Data Collection  
 Appendix B. Simtraffic11/Synchro Simulation Reports



## 1.0 INTRODUCTION

CALTRAN Engineering Group, Inc. was retained by Walnut Creek Community Development District to provide a comprehensive assessment to identify needs, and to develop recommendations for an entrance gate system for Walnut Creek located in Broward County, Florida. The community existing gate location is shown in **Figure 1**.

This gate traffic study documents data collection, traffic engineering analysis, development of conclusions, and recommendations pertaining to the installation of a gate trap access system as required by Broward County. This study also evaluates and considers typical criteria documented as part of procedures for traffic flow modification(s) and street closure(s), as well as gates access control and traffic calming controls for public and private roads considering emergency vehicles response criteria for gates.



**Figure 1: Project Location Map**

## 2.0 BACKGROUND

Walnut Creek is a restricted-access gated community consisting of 895 single family homes and townhouses located at 1800 NW 76<sup>th</sup> Avenue, Pembroke Pines, FL 33025. The association of the mentioned community is looking to improve safety access to the development by incorporating a gate trap at the main gate house entrance along NW 76<sup>th</sup> Avenue.

This study aims to assess the needs to address access and security of the community by providing an operational assessment of a new access system adding another gate arm to create a gate trap that restricts access into the property along the visitors and residents from vehicles “tail-gating”.

### 3.0 ASSESSMENT OF EXISTING CONDITIONS

The assessment of the existing conditions includes an evaluation of the main community access roadway geometry, traffic data collection, existing traffic operations characteristics and main intersection level of service.

#### 3.1 Roadway Segments

##### **Taft Street:**

Typical section characteristics are as follows:

- Posted Speed Limit: 35 mph
- Lane Width: Two 12-foot wide lanes in each direction with auxiliary lanes
- Median: Two-Way Left-Turn Lanes
- Outside Shoulder: 2-foot Curb and Gutter, followed by a concrete sidewalk on the north and south side.

##### **NW 76<sup>th</sup> Avenue Driveway to Walnut Creek Community:**

Typical section characteristics are as follows:

- Posted Speed Limit: 25 mph
- Lane Width: Two 11-foot wide lanes in each direction with auxiliary lanes
- Median: 6-foot to 50-foot-wide raised median with vegetation
- Outside Shoulders: 2-foot Curb and Gutter, followed by sidewalks on the east and west.

#### 3.2 Traffic Data Collection

Traffic Data was collected at the main access point of the community on a typical weekday on Thursday February 16<sup>th</sup>, 2023. The data collection includes the following:

- Vehicular movements at Walnut Creek's community main driveway along NW 76<sup>th</sup> Avenue. The 6-hour traffic data was collected during the AM peak (6:00 AM to 10:00 AM), and PM peak (3:00 PM to 7:00 PM).
- Turning movement counts at the intersection of Taft Street with NW 76<sup>th</sup> Avenue

**Figure 2** shows the peak hour volumes at NW 76<sup>th</sup> Avenue main entrance of Walnut Creek as well as the intersection of Taft Street and NW 76<sup>th</sup> Avenue.

Refer to **Appendix A** for the complete data collection reports.



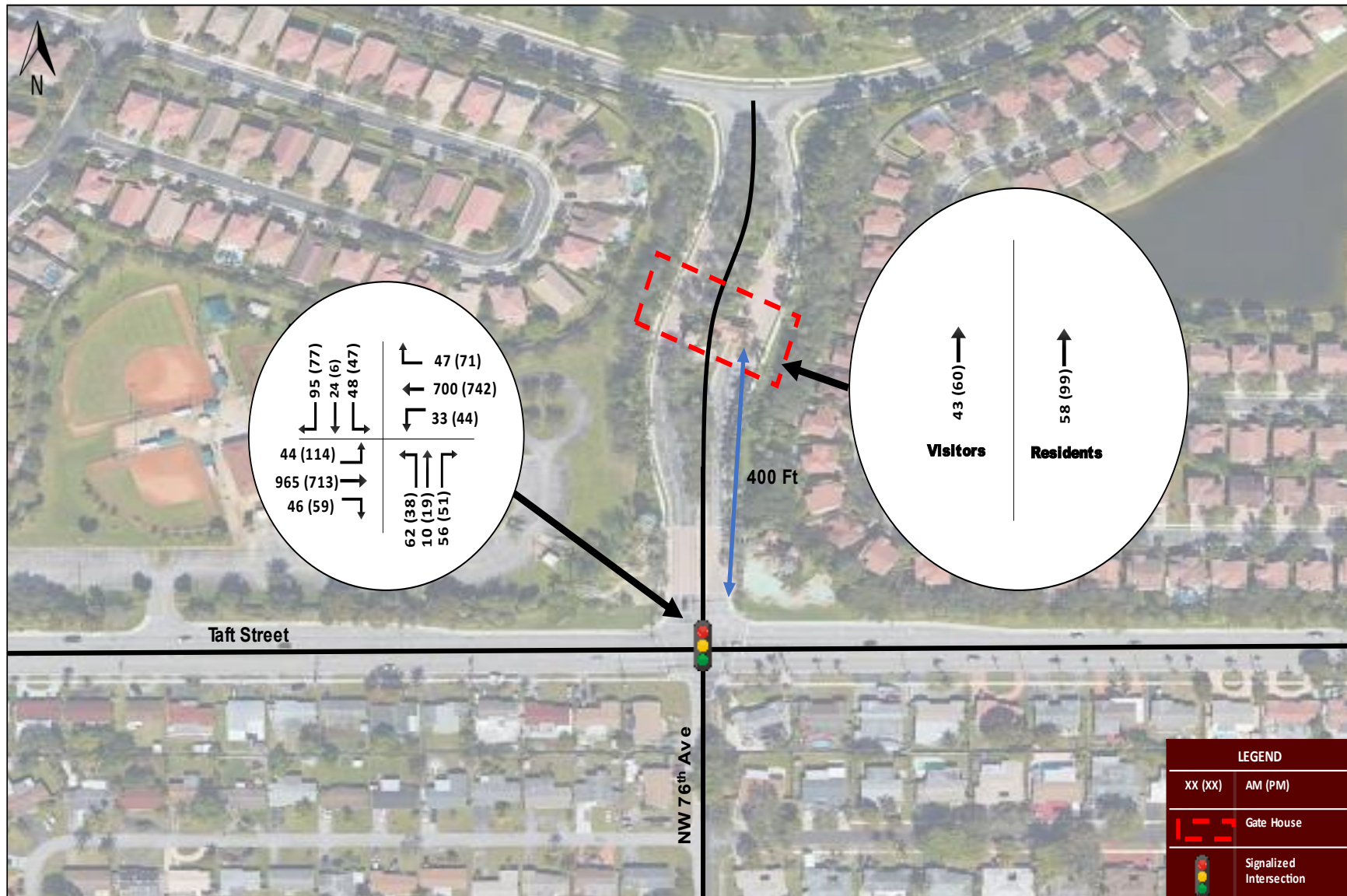


Figure 2: Peak Hour Turning Movement Counts Traffic Volumes

#### 4.0 ANALYSIS OF GATE SERVICE RATES

Based on the gate requirements of the community, trapped gate systems was reviewed as a “Surrogate site”. The existing gated communities examined with similar characteristics as the proposed gate trap for Walnut Creek in Miami-Dade County. The main features and gate operations of the gate systems are described as follows.

##### Typical Community Gate System



Palm Gardens at Doral in Miami-Dade County was selected as a surrogate gated community. The gate system is a typical Bar Code Card control access system including main components of electronic access such as barcode card, bar code card reader, magnetic physical barrier and access operator.

The community of Palm Gardens at Doral presents an extra arm gate prior to the iron gates which will be used as a reference for the proposed gate trap system. **Table 1** below shows collected process rates at the gates visitor entrances.

**Table 1: Gates Processing Rates**

Typical Gate	Palm Gardens Average Service Time	Palm Gardens Service Rate	Walnut Creek Existing Average Service Time	Walnut Creek Service Rate
Visitor	57.3 sec	63 vph	25.4 sec	141 vph

Based on the surrogate gate information a conservative average service time of 60 seconds (Service Rate 60 vph) for visitors under gate trap conditions was selected in order to evaluate processing as part of the trap system by using the latest SYNCHRO 11, SimTraffic model, and Queue Analysis under the Institute of Transportation and Land Development formulation methodologies (ITE).

## 5.0 FUTURE CONDITION QUEUE ANALYSIS

### 5.1 Future Condition Queue Analysis (SimTraffic)

In order to determine the future conditions stacking length accumulation upon the implementation of a gate trap under the existing traffic demands while considering the proposed new processing rates of visitors and residents, a queuing analysis was performed. This analysis encompassed comparing the results obtained from a traffic software simulation using the latest SYNCHRO 11 and SimTraffic model under both scenarios.

During field data collection, the PM peak hour presented the highest peak volumes for entering vehicles. This peak hour presented a total of 60 vehicles entering the property using the visitors' lane.

As a result, the queue' analysis shows that the overall 95<sup>th</sup> percentile queue length is expected to reach 209 feet long, which is less than the available storage distance of 400 feet measured from the intersection on Taft Street to the gate arms.

**Table 2** below shows a summary of the Simtraffic11 simulation results. The complete reports of the simulations are shown in **Appendix B**.

**Table 2: Summary of Simtraffic11 Results with & without Gate Trap**

Smart Gate	Average Service Time	Entry Traffic Volume	Accumulated 95 <sup>th</sup> Percentile Queue from Synchro Simulation
Visitor without Gate Trap	25.4 sec	60 vehicles	90 feet
Visitor with Gate Trap	60 sec	60 vehicles	209 feet

## 5.2 Future Queue Analysis (ITE Methodology)

Queue Analysis was also performed under the Institute of Transportation and Land Development formulation methodologies as follows:

$$M = \left\lceil \frac{\ln P(x > M) - \ln Q_m}{\ln \rho} \right\rceil - 1$$

Where:

$M$  = queue length which is exceed  $p$  percent of the time

$N$  = number of services channels (drive – in positions)

$Q$  = service rate per channel (vehicle per hour)

$$\rho = \frac{\text{demand rate}}{\text{service rate}} = \frac{q}{NQ} = \text{utilization factor}$$

$q$  = demand rate on the system (vehicle per hour)

$Q_m$  = Relationship between queue length, number of channels & utilization factor

Table of  $Q_m$  Values

	$N = 1$	2	3	4	6	8	10
0.0	0.0000	0.0000	0.0000	0.0000			
0.1	.1000	.0182	.0037	.0008	.0000	0.0000	0.0000
.2	.2000	.0666	.0247	.0096	.0015	.0002	.0000
.3	.3000	.1385	.0700	.0370	.0111	.0036	.0011
.4	.4000	.2286	.1411	.0907	.0400	.0185	.0088
.5	.5000	.3333	.2368	.1739	.0991	.0591	.0360
.6	.6000	.4501	.3548	.2870	.1965	.1395	.1013
.7	.7000	.5766	.4923	.4286	.3359	.2706	.2218
.8	.8000	.7111	.6472	.5964	.5178	.4576	.4093
.9	.9000	.8526	.8172	.7878	.7401	.7014	.6687
1.0	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000

$$\rho = \frac{q}{NQ} = \frac{\text{arrival rate, total}}{(\text{number of channels})(\text{service rate per channel})}$$

$N$  = number of channels (service positions)

### Single Lane Entrance (Main Gate – Residents)

$$Q = \frac{3600 \frac{s}{hr}}{20 \frac{s}{service}} = 180 \text{ services per hour}$$

$$q = 41 \text{ vehicles per hour}$$

$$\rho = \frac{41 \text{ veh/hr}}{360 \frac{sev}{hr} (1 \text{ lane})} = 0.2277$$

$$Q_m = 0.2277$$

$$M = \left\lceil \frac{\ln 0.05 - \ln 0.2277}{\ln 0.2277} \right\rceil - 1 = 1 \text{ vehicle or 25 ft queue length}$$

**Single Lane Entrance (Main Gate – Visitors)**

$$Q = \frac{3600 \frac{s}{hr}}{80 \frac{s}{service}} = 45 \text{ services per hour}$$

$$q = 25 \text{ vehicles per hour}$$

$$\rho = \frac{25 \text{ veh/hr}}{45 \frac{sev}{hr} (1 \text{ lane})} = 0.555$$

$$Q_m = 0.555$$

$$M = \left[ \frac{\ln 0.05 - \ln 0.555}{\ln 0.555} \right] - 1 = 3 \text{ vehicles or 75 ft queue length}$$

## 6.0 CONCLUSION AND RECOMENDATIONS

Based on the gate trap operation analysis performed during the development of this report, the following conclusions and recommendations were determined:

- Current data collection at gate system shows a total of 60 vehicles (60 Visitors) ingress through the main community access along NW 76<sup>th</sup> Avenue.
- The queue analysis for the future conditions indicates that by including a gate trap the existing storage available (400 feet) will be able to contain the 95<sup>th</sup> percentile (209 feet) stacking length expected upon implementation.

As a result, based on the expected future operations of the community entrance and the future proposed conditions, it is concluded that implementing the new traffic gate trap system for Walnut Creek in Broward County will not adversely affect traffic conditions along adjacent roadways.

# Appendix A

## Data Collection



# Taft Street at NW 76th Avenue

File Name : TMC-1 Taft Street at NW 76th Avenue  
 Site Code : 00000000  
 Start Date : 2/16/2023  
 Page No : 1

## Groups Printed- Vehicle - Trucks

	NW 76th Avenue Southbound					NW 76th Avenue Northbound					Taft Street Westbound					Taft Street Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
06:00 AM	0	7	1	7	15	0	1	2	5	8	0	1	52	2	55	0	0	41	1	42	120
06:15 AM	3	11	1	13	28	0	6	1	5	12	0	1	55	5	61	0	8	76	3	87	188
06:30 AM	0	6	2	6	14	0	7	1	8	16	0	0	56	3	59	0	1	79	1	81	170
06:45 AM	3	14	2	14	33	0	12	2	5	19	0	1	108	4	113	0	5	115	1	121	286
Total	6	38	6	40	90	0	26	6	23	55	0	3	271	14	288	0	14	311	6	331	764
07:00 AM	2	14	7	26	49	0	12	2	14	28	0	3	99	4	106	0	7	122	4	133	316
07:15 AM	0	22	8	27	57	0	21	0	11	32	0	9	154	8	171	0	9	174	5	188	448
07:30 AM	4	16	14	30	64	0	20	1	17	38	0	7	192	12	211	0	7	295	11	313	626
07:45 AM	0	8	5	19	32	0	21	2	13	36	0	8	192	9	209	1	9	274	7	291	568
Total	6	60	34	102	202	0	74	5	55	134	0	27	637	33	697	1	32	865	27	925	1958
08:00 AM	0	8	2	19	29	0	14	3	15	32	1	8	160	9	178	0	11	181	17	209	448
08:15 AM	1	11	3	27	42	0	7	4	11	22	0	9	156	17	182	0	16	215	11	242	488
08:30 AM	1	14	5	17	37	0	12	2	10	24	0	3	131	11	145	0	15	192	8	215	421
08:45 AM	0	8	4	15	27	0	10	1	11	22	0	4	152	12	168	0	24	233	15	272	489
Total	2	41	14	78	135	0	43	10	47	100	1	24	599	49	673	0	66	821	51	938	1846
09:00 AM	0	8	5	20	33	0	7	1	7	15	0	5	107	11	123	0	16	192	11	219	390
09:15 AM	0	12	4	14	30	0	9	0	8	17	0	6	109	13	128	0	10	132	6	148	323
09:30 AM	1	7	4	19	31	0	5	2	8	15	0	9	112	8	129	0	15	127	6	148	323
09:45 AM	2	6	6	16	30	0	2	1	3	6	0	5	94	14	113	0	7	138	6	151	300
Total	3	33	19	69	124	0	23	4	26	53	0	25	422	46	493	0	48	589	29	666	1336
*** BREAK ***																					
03:00 PM	0	15	2	10	27	0	6	2	9	17	0	10	160	19	189	0	21	178	14	213	446
03:15 PM	0	14	3	14	31	0	6	8	12	26	0	11	151	14	176	0	22	202	7	231	464
03:30 PM	0	12	2	13	27	0	8	1	9	18	0	9	148	24	181	0	26	168	8	202	428
03:45 PM	0	10	4	17	31	0	6	3	11	20	0	7	143	14	164	0	22	212	12	246	461
Total	0	51	11	54	116	0	26	14	41	81	0	37	602	71	710	0	91	760	41	892	1799
04:00 PM	2	10	2	7	21	0	7	10	9	26	0	8	162	19	189	0	20	237	11	268	504
04:15 PM	0	5	4	15	24	0	12	8	10	30	0	14	158	20	192	0	21	171	17	209	455
04:30 PM	1	5	5	21	32	0	8	8	13	29	0	4	148	25	177	0	26	160	11	197	435
04:45 PM	0	10	4	16	30	0	10	11	8	29	0	12	158	20	190	0	26	173	14	213	462
Total	3	30	15	59	107	0	37	37	40	114	0	38	626	84	748	0	93	741	53	887	1856



# Taft Street at NW 76th Avenue

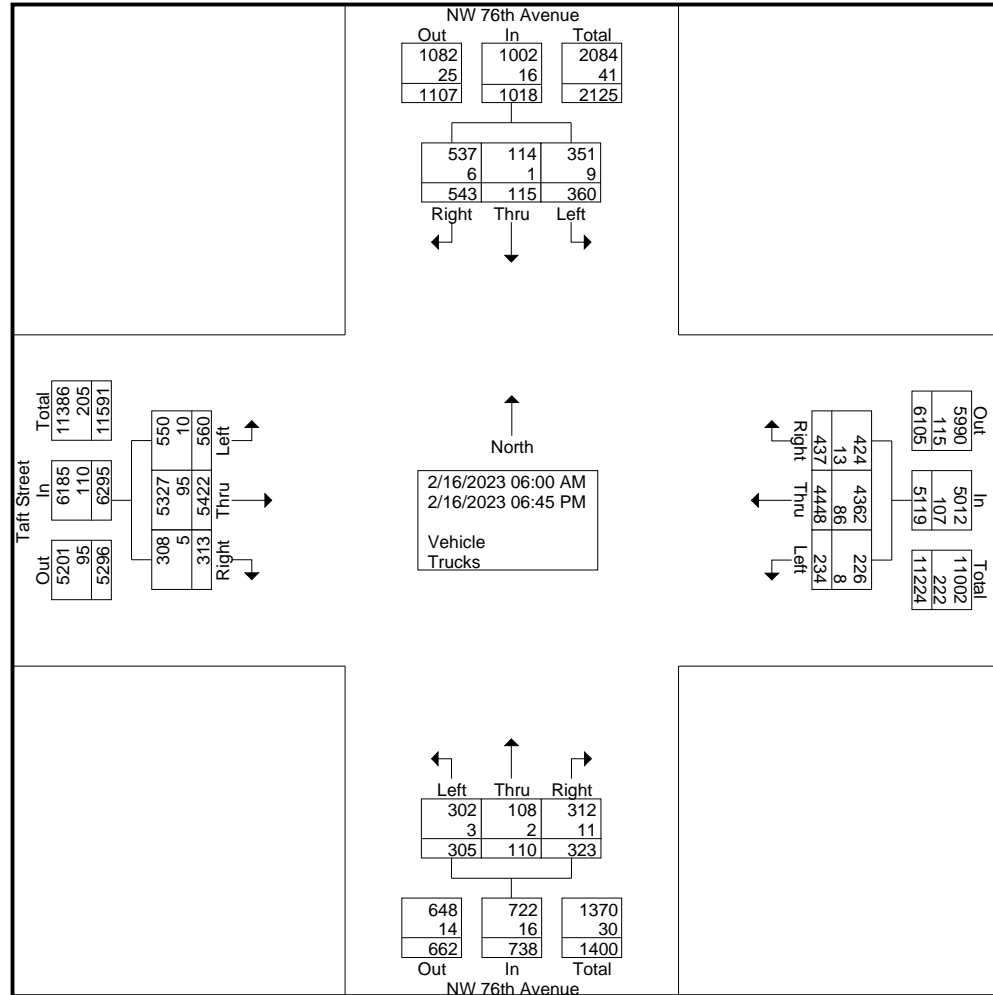
File Name : TMC-1 Taft Street at NW 76th Avenue  
 Site Code : 00000000  
 Start Date : 2/16/2023  
 Page No : 2

## Groups Printed- Vehicle - Trucks

	NW 76th Avenue Southbound					NW 76th Avenue Northbound					Taft Street Westbound					Taft Street Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
05:00 PM	0	10	1	19	30	0	10	2	18	30	0	12	192	13	217	0	27	185	21	233	510
05:15 PM	0	11	2	12	25	0	6	9	11	26	0	20	175	21	216	0	37	187	12	236	503
05:30 PM	1	14	0	31	46	0	9	4	7	20	0	3	198	21	222	0	22	158	9	189	477
05:45 PM	1	10	3	15	29	0	13	4	15	32	0	9	177	16	202	0	28	183	17	228	491
Total	2	45	6	77	130	0	38	19	51	108	0	44	742	71	857	0	114	713	59	886	1981
06:00 PM	0	16	0	19	35	0	13	2	11	26	0	10	135	20	165	0	29	158	14	201	427
06:15 PM	0	11	6	16	33	0	7	3	10	20	0	9	163	16	188	0	22	144	11	177	418
06:30 PM	0	7	3	14	24	0	11	4	8	23	0	8	133	14	155	0	24	147	9	180	382
06:45 PM	2	4	1	15	22	0	7	6	11	24	0	8	118	19	145	0	26	173	13	212	403
Total	2	38	10	64	114	0	38	15	40	93	0	35	549	69	653	0	101	622	47	770	1630
Grand Total	24	336	115	543	1018	0	305	110	323	738	1	233	4448	437	5119	1	559	5422	313	6295	13170
Apprch %	2.4	33	11.3	53.3		0	41.3	14.9	43.8		0	4.6	86.9	8.5		0	8.9	86.1	5		
Total %	0.2	2.6	0.9	4.1	7.7	0	2.3	0.8	2.5	5.6	0	1.8	33.8	3.3	38.9	0	4.2	41.2	2.4	47.8	
Vehicle	24	327	114	537	1002	0	302	108	312	722	1	225	4362	424	5012	1	549	5327	308	6185	12921
% Vehicle	100	97.3	99.1	98.9	98.4	0	99	98.2	96.6	97.8	100	96.6	98.1	97	97.9	100	98.2	98.2	98.4	98.3	98.1
Trucks	0	9	1	6	16	0	3	2	11	16	0	8	86	13	107	0	10	95	5	110	249
% Trucks	0	2.7	0.9	1.1	1.6	0	1	1.8	3.4	2.2	0	3.4	1.9	3	2.1	0	1.8	1.8	1.6	1.7	1.9

# Taft Street at NW 76th Avenue

File Name : TMC-1 Taft Street at NW 76th Avenue  
 Site Code : 00000000  
 Start Date : 2/16/2023  
 Page No : 3



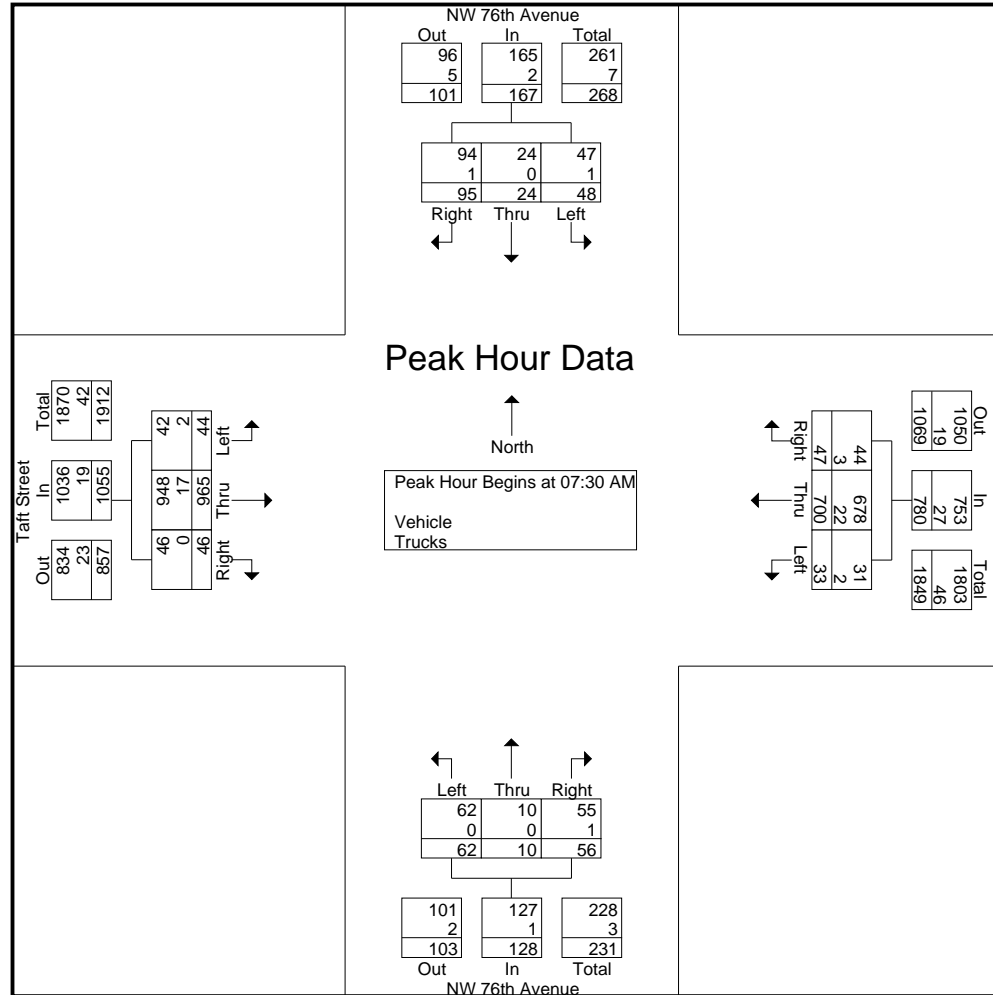
# Taft Street at NW 76th Avenue

File Name : TMC-1 Taft Street at NW 76th Avenue  
 Site Code : 00000000  
 Start Date : 2/16/2023  
 Page No : 4

	NW 76th Avenue Southbound					NW 76th Avenue Northbound					Taft Street Westbound					Taft Street Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 09:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	4	16	14	30	64	0	20	1	17	38	0	7	192	12	211	0	7	295	11	313	626
07:45 AM	0	8	5	19	32	0	21	2	13	36	0	8	192	9	209	1	9	274	7	291	568
08:00 AM	0	8	2	19	29	0	14	3	15	32	1	8	160	9	178	0	11	181	17	209	448
08:15 AM	1	11	3	27	42	0	7	4	11	22	0	9	156	17	182	0	16	215	11	242	488
Total Volume	5	43	24	95	167	0	62	10	56	128	1	32	700	47	780	1	43	965	46	1055	2130
% App. Total	3	25.7	14.4	56.9		0	48.4	7.8	43.8		0.1	4.1	89.7	6		0.1	4.1	91.5	4.4		
PHF	.313	.672	.429	.792	.652	.000	.738	.625	.824	.842	.250	.889	.911	.691	.924	.250	.672	.818	.676	.843	.851
Vehicle	5	42	24	94	165	0	62	10	55	127	1	30	678	44	753	1	41	948	46	1036	2081
% Vehicle	100	97.7	100	98.9	98.8	0	100	100	98.2	99.2	100	93.8	96.9	93.6	96.5	100	95.3	98.2	100	98.2	97.7
Trucks	0	1	0	1	2	0	0	0	1	1	0	2	22	3	27	0	2	17	0	19	49
% Trucks	0	2.3	0	1.1	1.2	0	0	0	1.8	0.8	0	6.3	3.1	6.4	3.5	0	4.7	1.8	0	1.8	2.3

# Taft Street at NW 76th Avenue

File Name : TMC-1 Taft Street at NW 76th Avenue  
 Site Code : 00000000  
 Start Date : 2/16/2023  
 Page No : 5



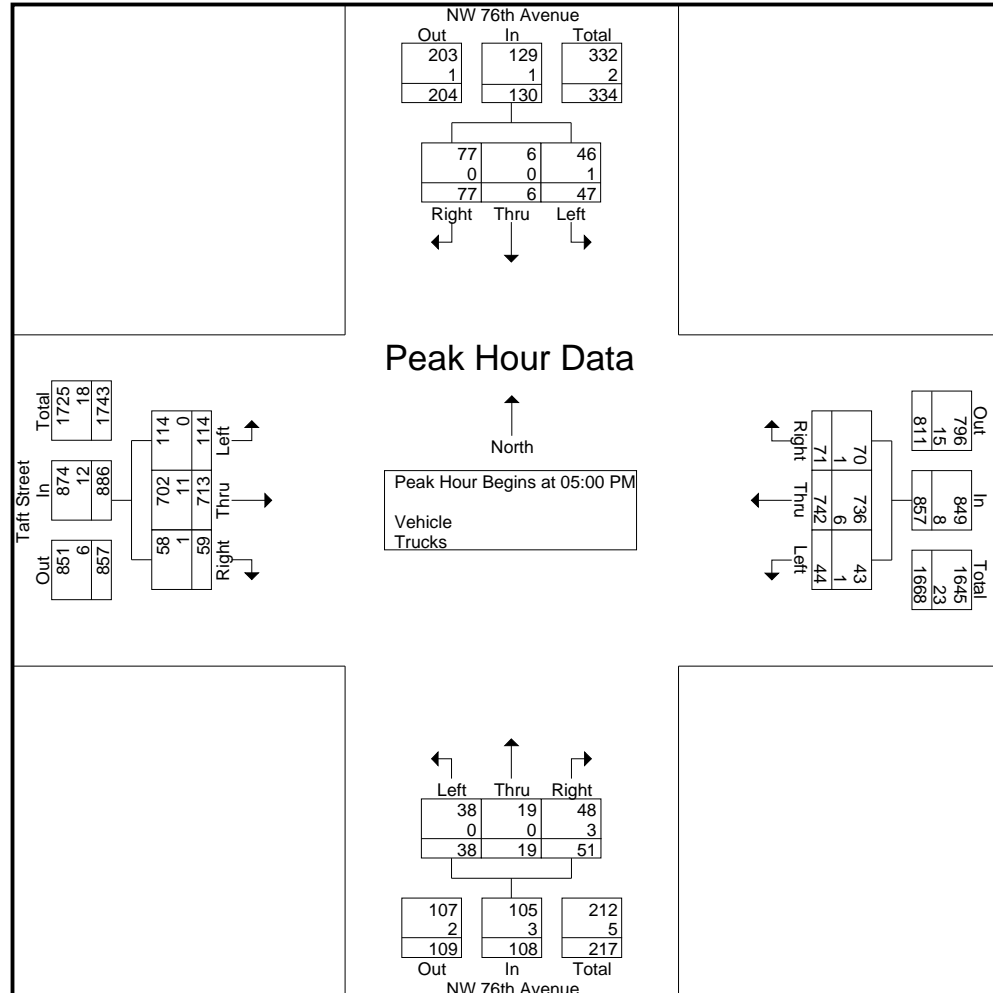
# Taft Street at NW 76th Avenue

File Name : TMC-1 Taft Street at NW 76th Avenue  
 Site Code : 00000000  
 Start Date : 2/16/2023  
 Page No : 6

	NW 76th Avenue Southbound					NW 76th Avenue Northbound					Taft Street Westbound					Taft Street Eastbound					
Start Time	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	U-Turns	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 03:00 PM to 06:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	10	1	19	30	0	10	2	<b>18</b>	30	0	12	192	13	217	0	27	185	<b>21</b>	233	<b>510</b>
05:15 PM	0	11	2	12	25	0	6	<b>9</b>	11	26	0	<b>20</b>	175	<b>21</b>	216	0	<b>37</b>	<b>187</b>	12	<b>236</b>	503
05:30 PM	<b>1</b>	<b>14</b>	0	<b>31</b>	<b>46</b>	0	9	4	7	20	0	3	<b>198</b>	21	<b>222</b>	0	22	158	9	189	477
05:45 PM	1	10	<b>3</b>	15	29	0	<b>13</b>	4	15	<b>32</b>	0	9	177	16	202	0	28	183	17	228	491
Total Volume	2	45	6	77	130	0	38	19	51	108	0	44	742	71	857	0	114	713	59	886	1981
% App. Total	1.5	34.6	4.6	59.2		0	35.2	17.6	47.2		0	5.1	86.6	8.3		0	12.9	80.5	6.7		
PHF	.500	.804	.500	.621	.707	.000	.731	.528	.708	.844	.000	.550	.937	.845	.965	.000	.770	.953	.702	.939	.971
Vehicle	2	44	6	77	129	0	38	19	48	105	0	43	736	70	849	0	114	702	58	874	1957
% Vehicle	100	97.8	100	100	99.2	0	100	100	94.1	97.2	0	97.7	99.2	98.6	99.1	0	100	98.5	98.3	98.6	98.8
Trucks	0	1	0	0	1	0	0	0	3	3	0	1	6	1	8	0	0	11	1	12	24
% Trucks	0	2.2	0	0	0.8	0	0	0	5.9	2.8	0	2.3	0.8	1.4	0.9	0	0	1.5	1.7	1.4	1.2

# Taft Street at NW 76th Avenue

File Name : TMC-1 Taft Street at NW 76th Avenue  
 Site Code : 00000000  
 Start Date : 2/16/2023  
 Page No : 7



File Name: Walnut Creek (Gate Entrance)

Start Date: 2/16/2023

Start Time: 6:00:00 AM

Walnut Creek (Gate Entrance)			
Start Time	Visitor	Resident	Total
6:00:00 AM	3	1	4
6:15:00 AM	5	10	15
6:30:00 AM	1	3	4
6:45:00 AM	7	4	11
7:00:00 AM	7	6	13
7:15:00 AM	14	3	17
7:30:00 AM	7	14	21
7:45:00 AM	13	8	21
8:00:00 AM	13	9	22
8:15:00 AM	18	20	38
8:30:00 AM	11	16	27
8:45:00 AM	16	22	38
9:00:00 AM	16	12	28
9:15:00 AM	11	13	24
9:30:00 AM	15	11	26
9:45:00 AM	15	7	22
10:00:00 AM	0	0	0
10:15:00 AM	0	0	0
10:30:00 AM	0	0	0
10:45:00 AM	0	0	0
11:00:00 AM	0	0	0
11:15:00 AM	0	0	0
11:30:00 AM	0	0	0
11:45:00 AM	0	0	0
12:00:00 PM	0	0	0
12:15:00 PM	0	0	0
12:30:00 PM	0	0	0
12:45:00 PM	0	0	0
1:00:00 PM	0	0	0
1:15:00 PM	0	0	0
1:30:00 PM	0	0	0
1:45:00 PM	0	0	0
2:00:00 PM	0	0	0
2:15:00 PM	0	0	0
2:30:00 PM	0	0	0
2:45:00 PM	0	0	0
3:00:00 PM	19	23	42
3:15:00 PM	19	25	44
3:30:00 PM	19	32	51
3:45:00 PM	16	23	39
4:00:00 PM	19	31	50
4:15:00 PM	16	32	48
4:30:00 PM	24	35	59
4:45:00 PM	23	32	55
5:00:00 PM	20	25	45
5:15:00 PM	25	41	66
5:30:00 PM	15	33	48
5:45:00 PM	22	27	49
6:00:00 PM	23	29	52
6:15:00 PM	19	23	42
6:30:00 PM	15	26	41
6:45:00 PM	17	35	52

# Walnut Creek Visitor Entrance

## Service Time 8:15am - 9:15am

File Name : Service Time Walnut Creek Visitor Entrance 8\_15am-9\_15am  
 Site Code : 00000000  
 Start Date : 2/16/2023  
 Page No : 1

L n.	No.	Joined Queue	Released From Queue	Delay
1	1	8:14:01 AM	8:15:31 AM	90
1	2	8:15:38 AM	8:15:41 AM	3
1	3	8:15:45 AM	8:15:50 AM	5
1	4	8:16:17 AM	8:16:19 AM	2
1	5	8:16:58 AM	8:17:01 AM	3
1	6	8:18:20 AM	8:18:28 AM	8
1	7	8:19:04 AM	8:19:06 AM	2
1	8	8:20:11 AM	8:20:18 AM	7
1	9	8:20:34 AM	8:20:37 AM	3
1	10	8:21:02 AM	8:21:05 AM	3
1	11	8:21:12 AM	8:21:42 AM	30
1	12	8:21:51 AM	8:21:55 AM	4
1	13	8:22:53 AM	8:23:04 AM	11
1	14	8:23:20 AM	8:23:28 AM	8
1	15	8:23:36 AM	8:24:08 AM	32
1	16	8:28:23 AM	8:28:27 AM	4
1	17	8:28:34 AM	8:28:44 AM	10
1	18	8:30:53 AM	8:31:21 AM	28
1	19	8:31:31 AM	8:31:51 AM	20
1	20	8:31:58 AM	8:32:03 AM	5
1	21	8:33:16 AM	8:33:20 AM	4
1	22	8:36:01 AM	8:36:14 AM	13
1	23	8:37:13 AM	8:37:15 AM	2
1	24	8:37:38 AM	8:37:48 AM	10
1	25	8:39:42 AM	8:40:08 AM	26
1	26	8:40:27 AM	8:40:32 AM	5
1	27	8:41:40 AM	8:42:12 AM	32
1	28	8:42:20 AM	8:42:45 AM	25
1	29	8:44:04 AM	8:44:07 AM	3
1	30	8:45:49 AM	8:47:15 AM	86
1	31	8:47:22 AM	8:47:26 AM	4
1	32	8:47:34 AM	8:48:38 AM	64
1	33	8:48:46 AM	8:48:50 AM	4
1	34	8:49:48 AM	8:49:50 AM	2
1	35	8:49:58 AM	8:51:03 AM	65
1	36	8:51:13 AM	8:52:19 AM	66
1	37	8:52:29 AM	8:52:40 AM	11
1	38	8:52:45 AM	8:52:47 AM	2
1	39	8:52:51 AM	8:52:53 AM	2
1	40	8:57:16 AM	8:57:20 AM	4
1	41	8:57:32 AM	8:57:35 AM	3
1	42	8:57:38 AM	8:57:42 AM	4
1	43	8:58:06 AM	8:58:09 AM	3
1	44	8:58:29 AM	8:58:33 AM	4
1	45	8:58:38 AM	8:58:55 AM	17
1	46	8:59:47 AM	8:59:53 AM	6
1	47	9:00:23 AM	9:00:28 AM	5
1	48	9:00:41 AM	9:00:53 AM	12
1	49	9:01:10 AM	9:01:32 AM	22
1	50	9:01:54 AM	9:02:20 AM	26
1	51	9:02:25 AM	9:02:30 AM	5
1	52	9:02:41 AM	9:02:46 AM	5
1	53	9:03:11 AM	9:03:13 AM	2
1	54	9:07:19 AM	9:07:22 AM	3
1	55	9:07:36 AM	9:07:47 AM	11
1	56	9:08:47 AM	9:08:51 AM	4
1	57	9:09:36 AM	9:10:16 AM	40



# Walnut Creek Visitor Entrance

## Service Time 8:15am - 9:15am

File Name : Service Time Walnut Creek Visitor Entrance 8\_15am-9\_15am

Site Code : 00000000

Start Date : 2/16/2023

Page No : 2

L n.	No.	Joined Queue	Released From Queue	Delay
1	58	9:10:22 AM	9:11:03 AM	41
1	59	9:12:21 AM	9:12:44 AM	23
1	60	9:13:07 AM	9:13:44 AM	37

### Summary Information:

8:14:00 AM - 9:14:00 AM	Lane 1
Total Vehicle Count:	60
Delayed Vehicle Count:	60
Through Vehicle Count:	0
Average Stopped Time:	16.35
Maximum Stopped Time:	90
Min. Secs. for Delay:	0
Average Queue:	0.27
Queue Density:	1.00
Maximum Queue:	1
Delay in Vehicle Hour:	0.27
Total Delay:	981

# Walnut Creek Visitor Entrance

## Service Time 4:30pm - 5:30pm

File Name : Service Time Walnut Creek Visitor Entrance 4\_30pm-5\_30pm  
 Site Code : 00000000  
 Start Date : 2/16/2023  
 Page No : 1

L n.	No.	Joined Queue	Released From Queue	Delay
1	1	4:30:00 PM	4:30:05 PM	5
1	2	4:30:10 PM	4:30:12 PM	2
1	3	4:30:17 PM	4:31:05 PM	48
1	4	4:31:17 PM	4:31:51 PM	34
1	5	4:32:00 PM	4:32:02 PM	2
1	6	4:32:06 PM	4:32:09 PM	3
1	7	4:32:17 PM	4:32:19 PM	2
1	8	4:32:23 PM	4:32:30 PM	7
1	9	4:32:35 PM	4:33:27 PM	52
1	10	4:33:40 PM	4:33:44 PM	4
1	11	4:34:31 PM	4:34:38 PM	7
1	12	4:35:48 PM	4:35:49 PM	1
1	13	4:35:54 PM	4:35:55 PM	1
1	14	4:36:02 PM	4:36:02 PM	0
1	15	4:37:52 PM	4:39:23 PM	91
1	16	4:39:32 PM	4:39:34 PM	2
1	17	4:40:35 PM	4:41:07 PM	32
1	18	4:41:14 PM	4:42:09 PM	55
1	19	4:42:15 PM	4:43:06 PM	51
1	20	4:43:11 PM	4:43:24 PM	13
1	21	4:43:28 PM	4:43:49 PM	21
1	22	4:43:57 PM	4:44:04 PM	7
1	23	4:44:11 PM	4:44:59 PM	48
1	24	4:45:09 PM	4:45:45 PM	36
1	25	4:45:55 PM	4:46:02 PM	7
1	26	4:46:08 PM	4:46:10 PM	2
1	27	4:46:16 PM	4:46:19 PM	3
1	28	4:46:48 PM	4:46:50 PM	2
1	29	4:47:15 PM	4:48:49 PM	94
1	30	4:50:08 PM	4:50:12 PM	4
1	31	4:51:14 PM	4:51:37 PM	23
1	32	4:54:14 PM	4:55:13 PM	59
1	33	4:55:21 PM	4:55:57 PM	36
1	34	4:56:03 PM	4:56:05 PM	2
1	35	4:56:46 PM	4:57:03 PM	17
1	36	4:57:29 PM	5:01:05 PM	216
1	37	5:01:10 PM	5:01:53 PM	43
1	38	5:02:00 PM	5:02:49 PM	49
1	39	5:02:53 PM	5:02:57 PM	4
1	40	5:03:02 PM	5:03:29 PM	27
1	41	5:03:37 PM	5:04:32 PM	55
1	42	5:04:36 PM	5:05:18 PM	42
1	43	5:05:24 PM	5:05:27 PM	3
1	44	5:05:33 PM	5:06:25 PM	52
1	45	5:06:31 PM	5:07:58 PM	87
1	46	5:08:03 PM	5:08:06 PM	3
1	47	5:08:12 PM	5:08:30 PM	18
1	48	5:08:38 PM	5:08:43 PM	5
1	49	5:08:49 PM	5:09:22 PM	33
1	50	5:09:31 PM	5:09:32 PM	1
1	51	5:09:37 PM	5:09:39 PM	2
1	52	5:09:45 PM	5:09:48 PM	3
1	53	5:09:53 PM	5:09:56 PM	3
1	54	5:10:02 PM	5:10:03 PM	1
1	55	5:10:09 PM	5:11:18 PM	69
1	56	5:12:51 PM	5:13:42 PM	51
1	57	5:15:34 PM	5:18:00 PM	146

# Walnut Creek Visitor Entrance

## Service Time 4:30pm - 5:30pm

File Name : Service Time Walnut Creek Visitor Entrance 4\_30pm-5\_30pm  
 Site Code : 00000000  
 Start Date : 2/16/2023  
 Page No : 2

L n.	No.	Joined Queue	Released From Queue	Delay
1	58	5:18:04 PM	5:18:06 PM	2
1	59	5:18:20 PM	5:19:47 PM	87
1	60	5:19:54 PM	5:19:57 PM	3
1	61	5:20:04 PM	5:20:10 PM	6
1	62	5:20:16 PM	5:20:23 PM	7
1	63	5:20:39 PM	5:20:54 PM	15
1	64	5:21:12 PM	5:21:47 PM	35
1	65	5:21:55 PM	5:21:59 PM	4
1	66	5:22:16 PM	5:22:21 PM	5
1	67	5:22:36 PM	5:22:41 PM	5
1	68	5:23:10 PM	5:23:16 PM	6
1	69	5:23:22 PM	5:23:32 PM	10
1	70	5:23:34 PM	5:24:41 PM	67
1	71	5:24:51 PM	5:24:54 PM	3
1	72	5:25:44 PM	5:25:48 PM	4
1	73	5:26:25 PM	5:27:21 PM	56
1	74	5:27:27 PM	5:27:33 PM	6
1	75	5:27:40 PM	5:28:12 PM	32
1	76	5:28:20 PM	5:28:24 PM	4
1	77	5:28:31 PM	5:28:32 PM	1
1	78	5:28:37 PM	5:28:41 PM	4
1	79	5:28:47 PM	5:28:49 PM	2
1	80	5:28:57 PM	5:29:02 PM	5
1	81	5:29:07 PM	5:29:09 PM	2

### Summary Information:

4:30:00 PM - 5:30:00 PM	Lane 1
Total Vehicle Count:	81
Delayed Vehicle Count:	81
Through Vehicle Count:	0
Average Stopped Time:	25.40
Maximum Stopped Time:	216
Min. Secs. for Delay:	0
Average Queue:	0.58
Queue Density:	1.00
Maximum Queue:	1
Delay in Vehicle Hour:	0.58
Total Delay:	2057

# **Appendix B**

## **Simtraffic11/Synchro Simulation Reports**

---

Intersection: 3: Visitors

---

Movement	NB
Directions Served	T
Maximum Queue (ft)	141
Average Queue (ft)	41
95th Queue (ft)	90
Link Distance (ft)	391
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

---

Intersection: 7: Residents

---

Movement	NB
Directions Served	T
Maximum Queue (ft)	53
Average Queue (ft)	25
95th Queue (ft)	49
Link Distance (ft)	419
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

---

Network Summary

---

Network wide Queuing Penalty: 0
---------------------------------

---

Intersection: 3: Visitors

---

Movement	NB
Directions Served	T
Maximum Queue (ft)	252
Average Queue (ft)	98
95th Queue (ft)	209
Link Distance (ft)	391
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

---

Intersection: 7: Residents

---

Movement	NB
Directions Served	T
Maximum Queue (ft)	53
Average Queue (ft)	24
95th Queue (ft)	48
Link Distance (ft)	419
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

---

Network Summary

---

Network wide Queuing Penalty: 0
---------------------------------



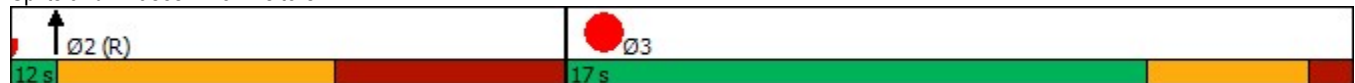
# Timings

## 3: Visitors

03/29/2023

	↑	
Lane Group	NBT	Ø3
Lane Configurations	↑	
Traffic Volume (vph)	60	
Future Volume (vph)	60	
Turn Type	NA	
Protected Phases	2	3
Permitted Phases		
Detector Phase	2	
Switch Phase		
Minimum Initial (s)	1.0	5.0
Minimum Split (s)	12.0	9.5
Total Split (s)	12.0	17.0
Total Split (%)	41.4%	59%
Yellow Time (s)	6.0	3.5
All-Red Time (s)	5.0	1.0
Lost Time Adjust (s)	0.0	
Total Lost Time (s)	11.0	
Lead/Lag		
Lead-Lag Optimize?		
Recall Mode	Max	Max
Act Effct Green (s)	1.0	
Actuated g/C Ratio	0.03	
v/c Ratio	1.02	
Control Delay	148.5	
Queue Delay	0.0	
Total Delay	148.5	
LOS	F	
Approach Delay	148.5	
Approach LOS	F	
Intersection Summary		
Cycle Length: 29		
Actuated Cycle Length: 29		
Offset: 0 (0%), Referenced to phase 2:NBT and 6:, Start of Green		
Natural Cycle: 40		
Control Type: Pretimed		
Maximum v/c Ratio: 1.02		
Intersection Signal Delay: 148.5		Intersection LOS: F
Intersection Capacity Utilization 12.5%		ICU Level of Service A
Analysis Period (min) 15		

Splits and Phases: 3: Visitors



# Timings

## 3: Visitors

03/29/2023

	↑	
Lane Group	NBT	Ø3
Lane Configurations	↑	
Traffic Volume (vph)	60	
Future Volume (vph)	60	
Turn Type	NA	
Protected Phases	2	3
Permitted Phases		
Detector Phase	2	
Switch Phase		
Minimum Initial (s)	1.0	5.0
Minimum Split (s)	12.0	9.5
Total Split (s)	13.0	47.0
Total Split (%)	21.7%	78%
Yellow Time (s)	6.0	3.5
All-Red Time (s)	5.0	1.0
Lost Time Adjust (s)	0.0	
Total Lost Time (s)	11.0	
Lead/Lag		
Lead-Lag Optimize?		
Recall Mode	Max	Max
Act Effct Green (s)	2.0	
Actuated g/C Ratio	0.03	
v/c Ratio	1.05	
Control Delay	166.6	
Queue Delay	0.0	
Total Delay	166.6	
LOS	F	
Approach Delay	166.6	
Approach LOS	F	

### Intersection Summary

Cycle Length: 60	
Actuated Cycle Length: 60	
Offset: 0 (0%), Referenced to phase 2:NBT and 6:, Start of Green	
Natural Cycle: 40	
Control Type: Pretimed	
Maximum v/c Ratio: 1.05	
Intersection Signal Delay: 166.6	Intersection LOS: F
Intersection Capacity Utilization 12.5%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: Visitors





**CRAIG A. SMITH & ASSOCIATES**

*Consulting Engineers • Surveyors • Construction Managers • Utility Locators*

21045 Commercial Trail, Boca Raton, FL 33486

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## **MEMO**

To: Gloria Perez, District Manager  
From: Todd Larson  
CC: Stephen Smith  
Date: March 27, 2023  
Re: Walnut Creek, Lake Bank fabric tie down

---

Between March 16, 2023 and March 27, 2023, the reattachment of the floating or loose fabric in the lake banks was inspected. American Shoreline Restoration increased the number of attachments to anchor the fabric along the banks. Instead of using metallic pins to secure the material, the contractor used two 3-foot-long stakes and a wire attached between the stakes. The 3-foot-long stakes were driven into the bank at the top and bottom of the fabric to secure the fabric in place. Reattachment was done around the perimeter of all the Walnut Creek sections of lake bank. No new material was utilized in the tie-down repair.

I have attached a representative series of pictures showing the construction method and resulting attachment of the fabric. The attachment addresses movement of the fabric, but does not address any bank erosion above the fabric or deterioration of any fabric sections due to sun or Iguana damage. I have attached photos of one section that is showing deterioration.

The fabric material is not designed to have continuous sun exposure and should be covered with either some stabilizing rock and/or plantings to provide long term protection and stability of the bank from erosion.

.



Photo 1: Typical re-attachment of fabric in area of moderate slope. Wire is attached between stakes and an air hammer is used to drive the stakes into the ground near the top and bottom of the exposed fabric.





Photo 2: This photo shows a typical installation along a steeper slope. The stakes with attachment wire are closer together (about 3 feet).





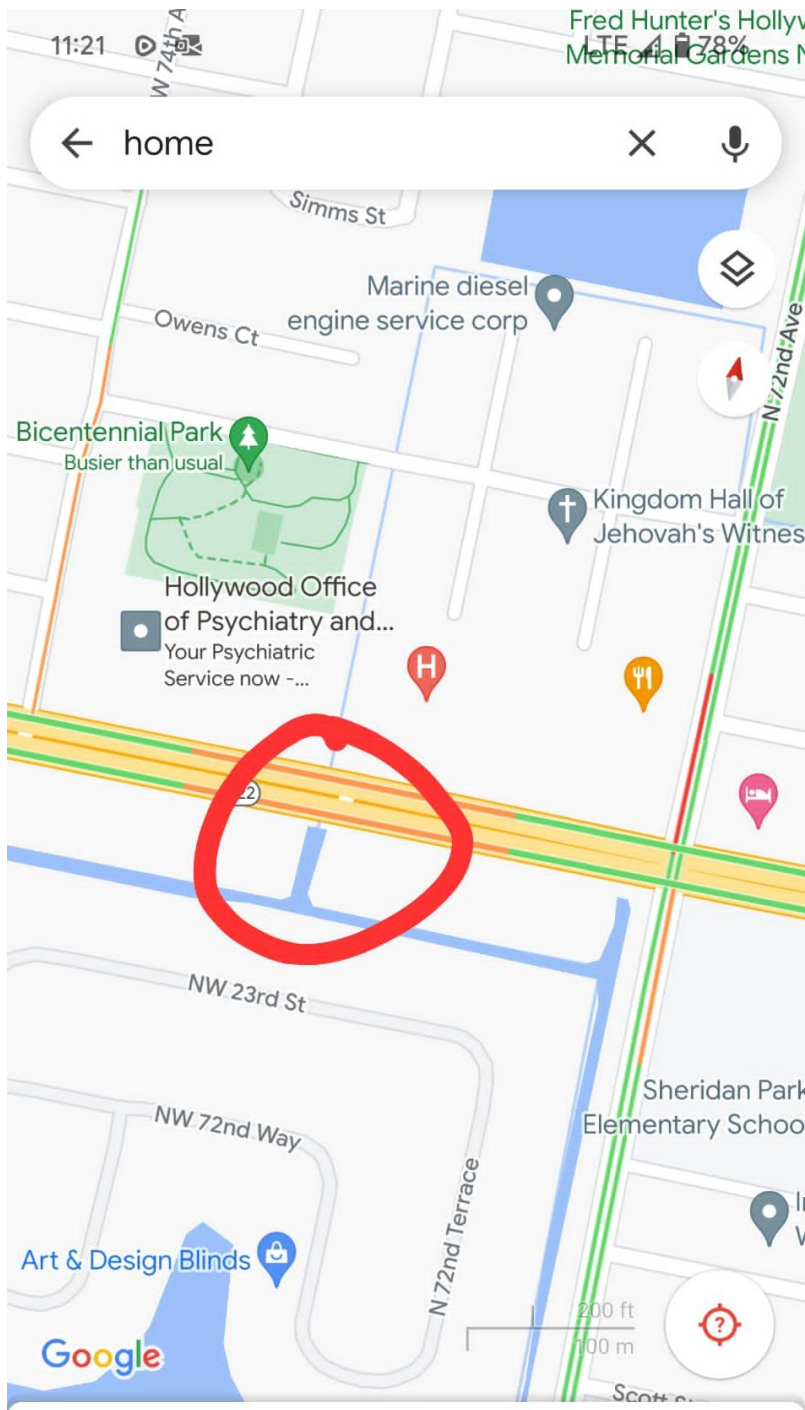
Photo 3: This shows typical completed installation of the attachment. Note the red wires are visible on top of fabric between the stakes that are not clearly visible.



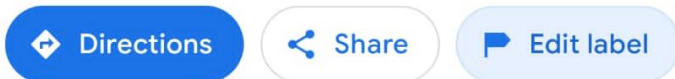


Photo 4: This photo shows section of fabric that is starting to decay due to continuous exposure to the sun. Once the material has been compromised, animals, such as Iguana, can expand these holes to make underground burrows.





Home







## CRAIG A. SMITH & ASSOCIATES

*Consulting Engineers • Surveyors • Construction Managers • Utility Locators*

21045 Commercial Trail, Boca Raton, FL 33486

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# MEMO

To: Gloria Perez, District Manager  
From: Todd Larson  
CC: Stephen Smith  
Date: March 30, 2023  
Re: Walnut Creek - Lake Outfall Pipe Concerns

---

Between March 23, 2023 and March 27, 2023, the visible lake outfall pipes were inspected. Walnut Creek (WCCDD) had received a report from Ronald Galvis, Field Operations Manager with Special District Services, Inc. outlining concerns with pipe failures and silting of additional outfall pipes. To visibly view the outfall pipes, inspections were performed while lake levels were low. CAS inspected the four locations in the report and have included five other locations.

The three areas of concern are:

**1. Silt build up in outfall pipes and loss of flow capacity.** The system has not been thoroughly cleaned in recent history. Normally a regulatory agency, such as NPDES or a local drainage district - Central Broward Water Control District (CBWCD), requires the entire storm water system to be cleaned and inspected a minimum of once every 5 years. WCCDD has hired contractors to clean out drainage structures on a rotational basis. However, if the storm water pipes are not cleaned the sediment remains. Pipe cleaning and televising of the system was recommended last year during sample inspections and needs to be done as part of the renewal of the CBWCD permit. This would greatly reduce the amount of sediment in the pipes that eventually discharge into the lakes. An additional benefit to a maintenance program is that failures within the system, where large amounts of sand and debris infiltrate (i.e., damaged pipe, separated pipe joints), can be detected and repaired.

---

**2. Deterioration of steel or galvanized pipes.** The material of several of the outfall pipes are either galvanized or corrugated steel. These pipes can corrode over time and, at a faster rate, if in close proximity to underground electrical grounding rods. These pipes need to be cleaned and inspected from the lake outfall back to the nearest catch basin. Depending on the findings, the pipes may need to be replaced or lined to prevent collapse.

**3. The extended pipes from the bank to the drop off in the lake.** Some of the pipe outfall extensions, designed to prevent silt build up at the outfall have become detached. The pipes need to be reattached and anchored in place to prevent them from being dislodged during strong storms.

Due to the excessive amount of sediment observed during the sample inspections and recent outfall inspections, CAS recommends that the entire storm water system (IE: outfalls, pipes, manholes and inlets) be cleaned, televised and inspected on a rotating basis. If a street sweeping program does not exist, the WCCDD should enact one. Street sweeping would greatly reduce the amount of sediment entering into the drainage system from the roadway.

CAS has inspected approximately 60% of the lake outfall pipes that were visible. CAS recommends the remaining outfalls be inspected by a diver. It is recommended that the outfall extension pipes be anchored to avoid movement during severe weather conditions.







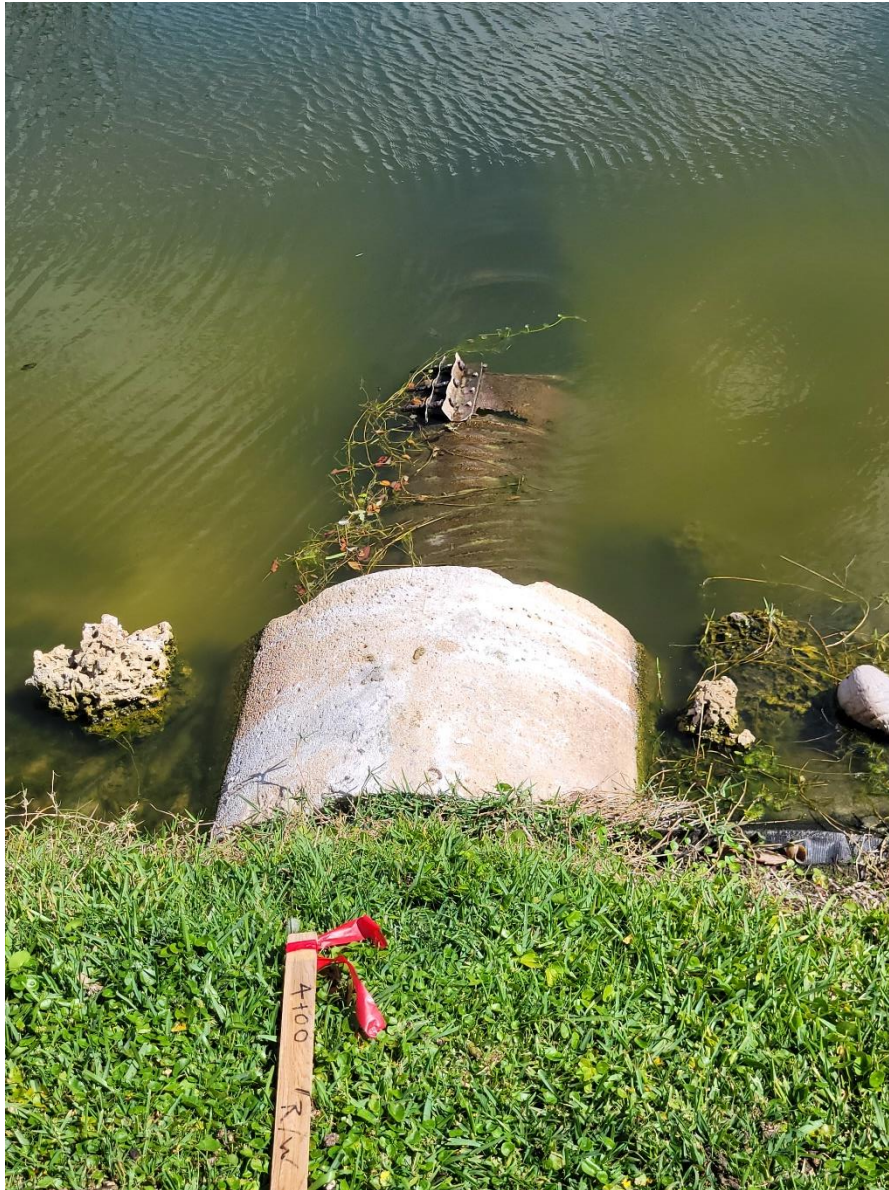


Photo 1: Outfall in lake as shown in Special District Services, Inc. report. The outfall is from the storm drainage on NW 19<sup>th</sup> Drive. Close up detail is shown in photo 2.



Photo 2: This photo shows the deterioration of the outfall pipe off of NW 16<sup>th</sup> Drive. The steel pipe and coupling to the plastic pipe extension has corroded and will need to be replaced. A contractor will need to inspect/televise the pipe between the break and the nearest storm drain and replace the section of corroded pipe.





Photo 3: This photo shows the outfall pipe within lake off NW 76<sup>th</sup> Terrace as shown in the Special District Services, Inc. report. Investigation shows that the corrugated plastic pipe has been completely broken and the pipe extending out into the lake is missing. The pipe will need to be replaced and should be anchored to prevent this from recurring.



Photo 4: This photo shows the outfall pipe in lake off NW 76<sup>th</sup> Terrace. The line is filled with nearly 12 inches of sediment. Last year the storm water system was checked for sediment and recommended to be cleaned and inspected. At the time of those inspections the lake levels were high and most outfalls were not visible.





Photo 5: This photo shows the outfall pipe in lake off NW 20<sup>th</sup> Street. The pipe has 6 inches of sediment requires cleaning. In addition, the outfall pipe may require extending and sediment may need to be removed from the lake bank surrounding the outfall and the line extended to a deeper location within the lake.





Photo 6: This photo shows the outfall pipe in lake off NW 19<sup>th</sup> Court. The pipe has 12 inches of sediment buildup. The outfall pipe needs to be cleaned with a pipe extension into the lake and/or lake sediment removal by means of dredging.





Photo 7: This photo shows the outfall pipe in lake off NW 78<sup>th</sup> Way. The pipe has 12 inches of sediment. The outfall needs to be cleaned, extended into lake and/or lake sediment removal by means of dredging.





Photo 8: This photo shows the outfall pipe in lake off NW 19<sup>th</sup> Court east of NW 74<sup>th</sup> Avenue. The pipe is badly corroded and needs to be repaired and/or replaced.



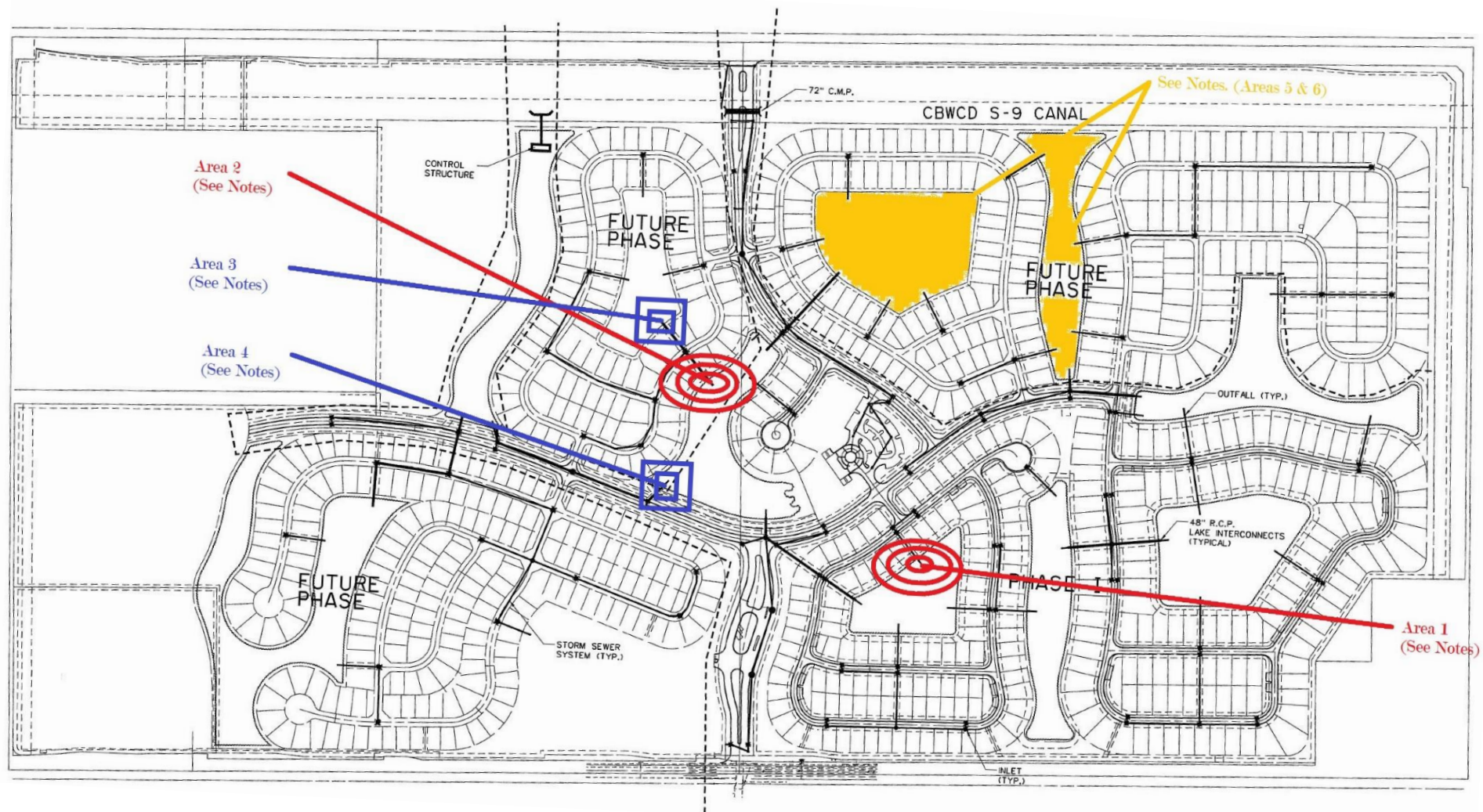


Photo 9: This photo shows the outfall pipe in lake off NW 74<sup>th</sup> Avenue south of NW 19<sup>th</sup> Court. The pipe has severe sediment buildup and needs to be cleaned, extended into lake and/or lake sediment removal by means of dredging.

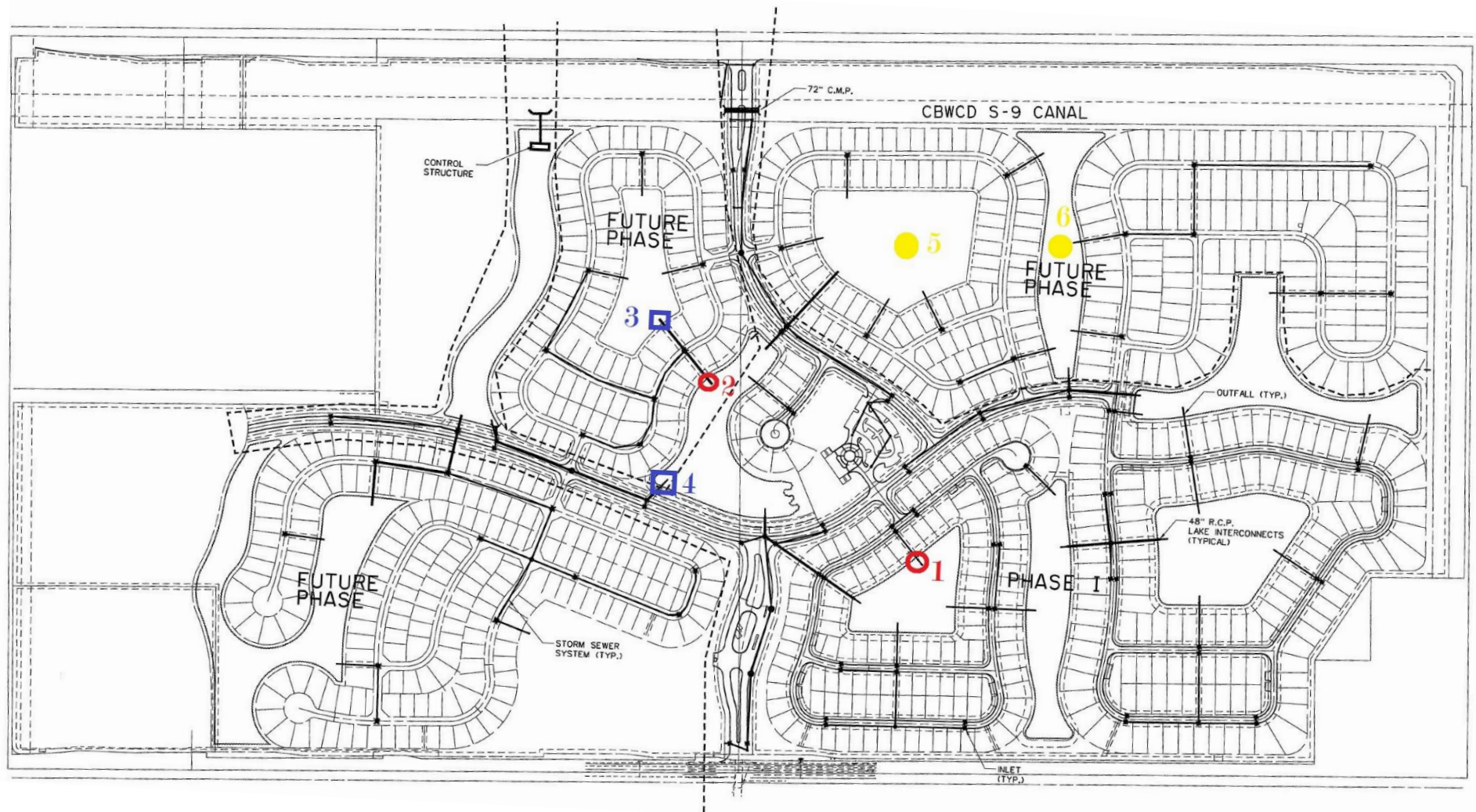




Photo 10: This photo shows the outfall pipe in lake off NW 72nd Way north of NW 18<sup>th</sup> Court. The outfall pipe has completely corroded away and needs to be replaced. The pipe needs to be cleaned and inspected/televised back to the nearest catch basin in the road to determine the condition of the entire pipe. This pipe may collapse if not repaired.









Area 1:

Lake # 2 (Near NW 19<sup>th</sup> Dr.)

Apparent Pipe Failure.

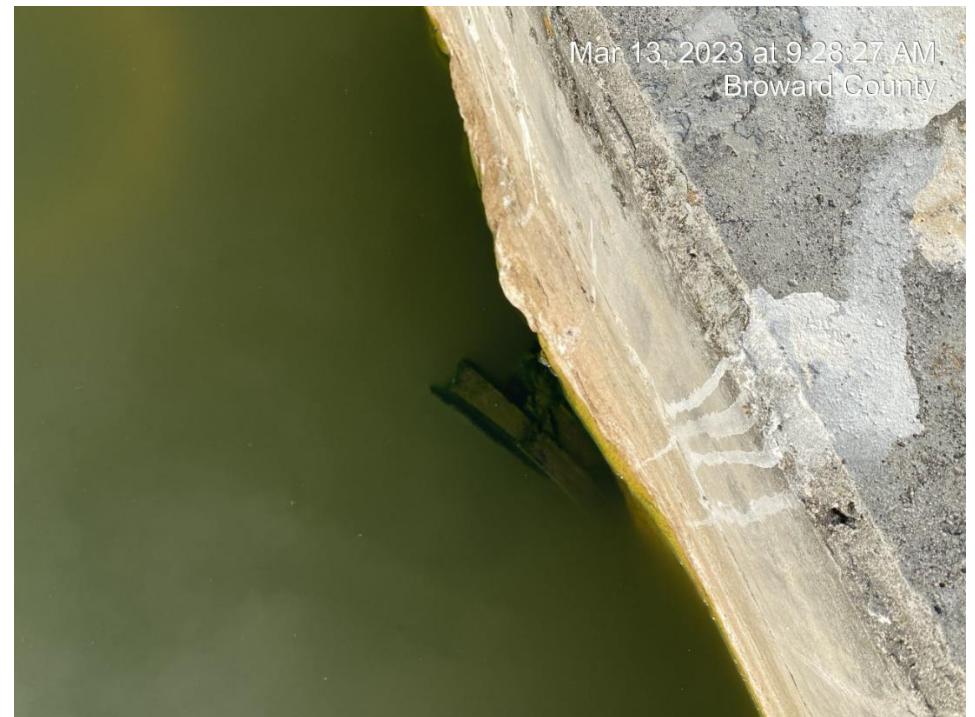




Area 2:

Lake # 5 (Near NW 76<sup>th</sup> Ter.)

Apparent Pipe Failure.



Area 3:

Lake # 9 (Near NW 76<sup>th</sup> Ter.)

Line apparently almost full of sediment. To be inspected.





Area 4:

Lake # 5 (Near NW 20<sup>th</sup> St.)

Pipe to be inspected (Lots of sediment around it, but it is not visible if it is full of it).





Areas 5 & 6:

Lakes # 7 & # 8 (Near NW 74<sup>th</sup> Way.)

Lakes # 7 & # 8 Pipes could not be inspected due to the water level. We will keep monitoring them during our field visits.

See these lakes specific location highlighted in yellow in the first and second images/pages of this report\*



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## MEMO

**TO:** Gloria Perez, District Manager

**FROM:** Al Caruso

**DATE:** 4/10/23

**RE:** CBWCD 5-yr Permit Renewal - Cleaning of Stormwater System

---

Gloria,

As part of the Central Broward Water Control District's 5-Year Recertification of the existing stormwater system, CAS has reviewed the cleaning and repair documents provided by the District. The stormwater structure cleaning by Ameri Clean Pumping, Inc. in May of 2021 and Express Drain and Sewer in February of 2022 did not include any drainage pipes or outfall pipes.

The cleaning of storm structures (i.e., inlets, catch basins and manholes) does not address the silt buildup remaining in the pipe network. Based on the findings of the sediment sampling CAS performed in September of 2022 and the recent reporting on the Lake Outfall Pipes, the amount of sediment within the stormwater system has accumulated beyond acceptable levels.

Hydro jet flushing along with vacuum cleaning and removal will remove silt and debris from within the stormwater pipe network. This will increase flows, reduce the potential for flooding and increase storage within the lakes by capturing sediment before it enters the stormwater system. Video camera pipe inspections will verify any blockage issues and pinpoint any soil infiltration at failed pipes and joints that can occur under roadways.

If the District does not already perform street sweeping on District roadways, it is highly recommended that a program be incorporated into the stormwater maintenance plan. The removal of grass clippings, garbage and sediment prior to entering the stormwater system will avoid future issues and increase the integrity and lifespan of the entire system. Without cleaning and inspection of the stormwater system the Central Broward Water Control District's 5-year permit renewal cannot be certified.

**CONSIDER APPROVAL OF HOA MONUMENTS  
REPAIRS PROPOSAL**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**

**CONSIDER APPROVAL OF HOA MONUMENTS  
ONGOING MAINTENANCE PROPOSAL**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**



**Walnut Creek CDD**  
**Shelves Installation for Taft ST. Guardhouse Closet**

Arking Solutions

AVH Services

The Trusty Handyman

Provide and install 4 custom wood shelves for Taft Guardhouse Storage Closet.

Total Cost:

**\$950.00**

Total Cost:

**\$1850.00**

Total Cost:

**\$720.00**



Picture provided by “The Trusty Handyman” – Only use for reference.



March 15, 2023

**Att. Mr. Ronald Galvis**  
**Fiel Operations Manager.**  
**Special District Services, Inc.**

**Ref: WALNUT CREEK GUARDHOUSE TAFF**  
**SHELVES FOR STORAGE.**

ARKING SOLUTIONS INC. is pleased to submit the following proposal to provide the services required for “4 Wood Shelves for the Storage”

## **SCOPE OF WORK:**

Furnish Material, Tools and Installation.

**Total: \$ 950=**

## **TIME SCHEDULE:**

1 Weeks.

## **PAYMENT SCHEDULE:**

100% Full Payment

## **NOT INCLUDED:**

Design Plans.

Permit.

Inspections.

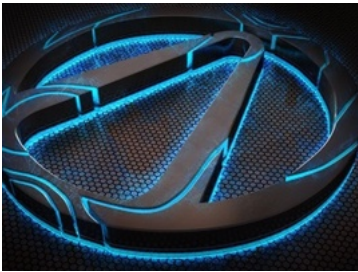
Best Regards,

*Martha L. Arango*

**Martha L. Arango**

**C.G.C.**

**Construction Manager**



# ESTIMATE

REF. WALNUT CREEK GUARDHOUSE TAFF  
SHELFs FOR STORAGE

**AVH SERVICES LLC**  
United States

BILL TO  
**WALNUT CREEK CDD**

**Invoice Number:** 23-016  
**Invoice Date:** March 23, 2023  
**Payment Due:** March 23, 2023

**Amount Due (USD): \$1,850.00**

Items	Quantity	Price	Amount
<b>SCOPE OF WORK</b> 4 WOODS SHELFs FOR THE STORAGE	1	\$1,850.00	\$1,850.00
FURNISH MATERIAL, TOOLS AND INSTALLATIONS			
*** MEASURES TO BE CONFIRMED ***			

**Total:** \$1,850.00

**Amount Due (USD): \$1,850.00**

**Notes / Terms**  
SCHEDULE  
1 WEEK  
PAYMENT  
100% Full payment  
NOT INCLUDE:  
- DISIGN PLAN  
- PERMITS  
- INSPECTIONS

# ESTIMATE





The Trusty Handyman  
9802 NW 80th Ave #16  
Miami Lakes, FL 33016  
rgalvis@sdsinc.org  
(754) 317-3293

**Sales Representative**  
Juan Tomasini  
(754) 317-3293  
juan@thetrustyhandyman.com



**Walnut Creek CDD**  
**Job #1278 - Shelves Installation**  
**1800 NW 76th Ave**  
**Pembroke Pines, FL 33025**

Estimate #	3190
Date	2/16/2023

Item	Description	Amount
Materials	(4) Custom Plywood 3/4" Shelves - White Hooks included Size: 38" 1/2 x 16"  Find attached a picture of how the shelves look installed. Your option will be paint in White.	\$370.00
		
Service	(4) Shelves installation Materials for installation included	\$350.00
  		

Sub Total	\$720.00
Total	\$720.00

## SPECIAL INSTRUCTIONS

- Room/Closet need to be empty by the time of the installation day.
- Room Painting is not included.
- 5G Bottles of water "Can not" go over the shelves.

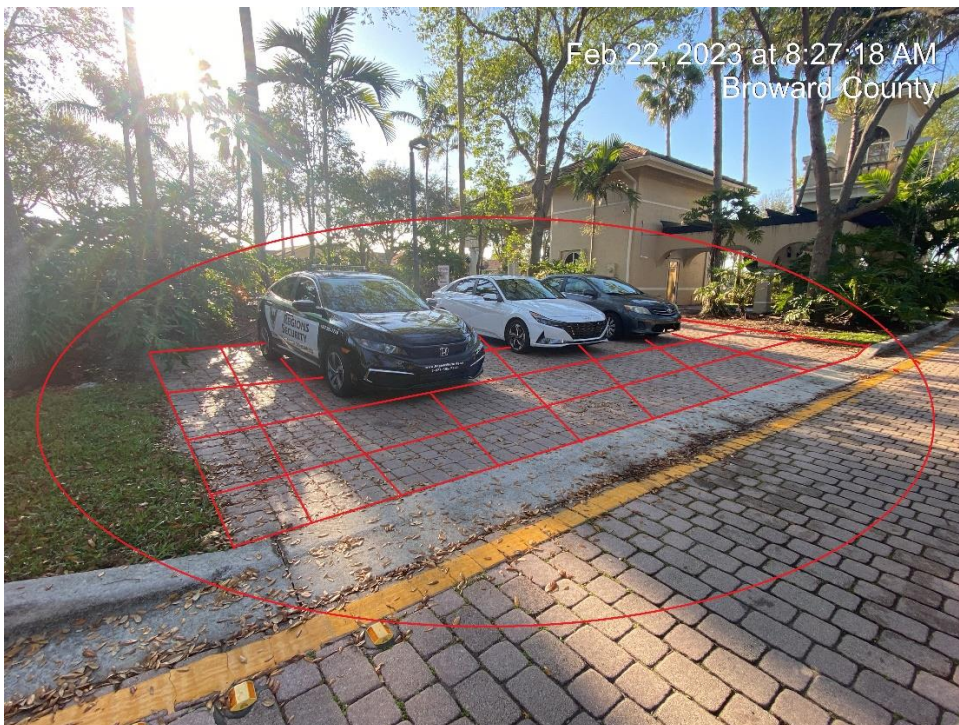
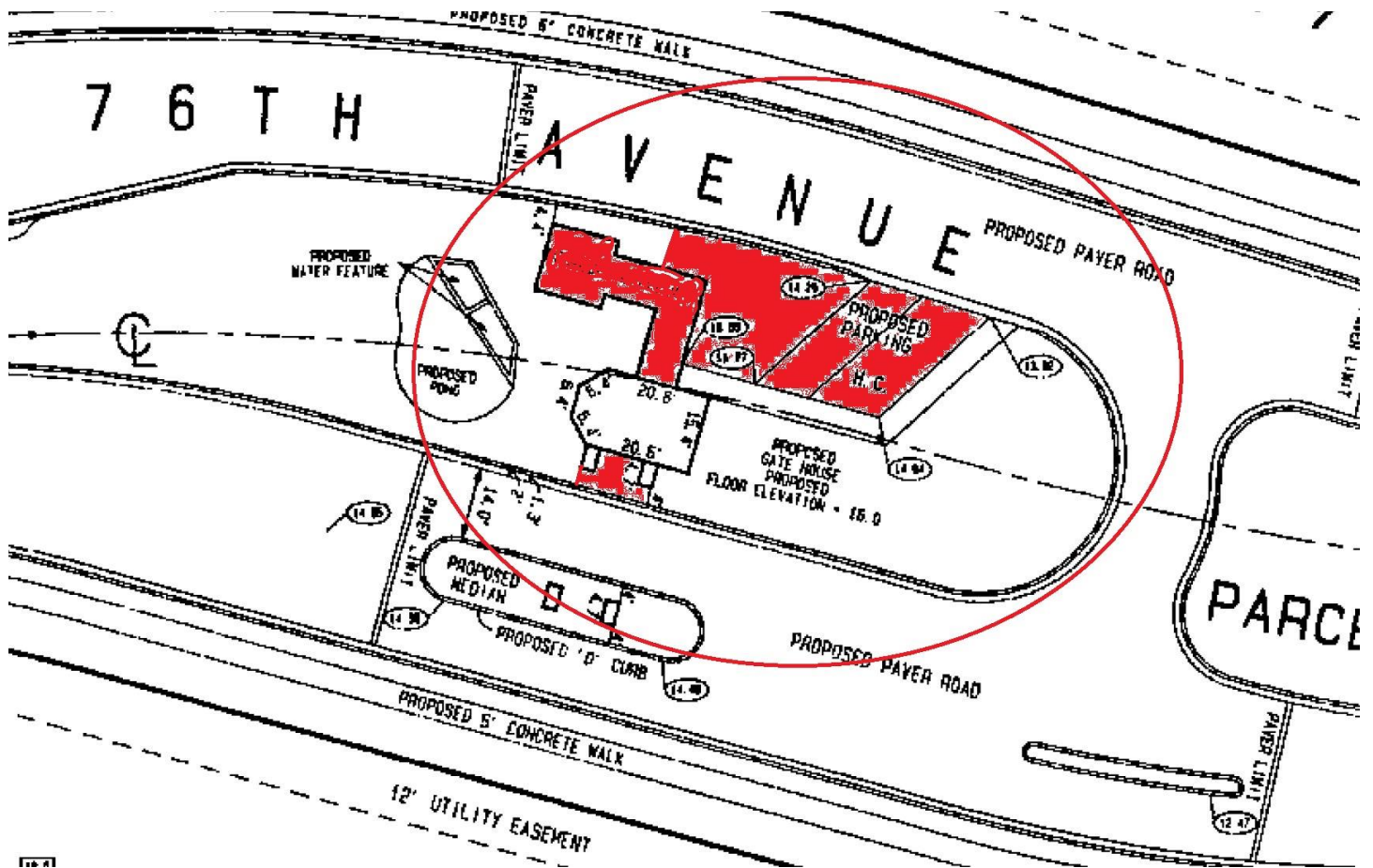


## Walnut Creek CDD - Taft Guardhouse Pavers Replace/Repair

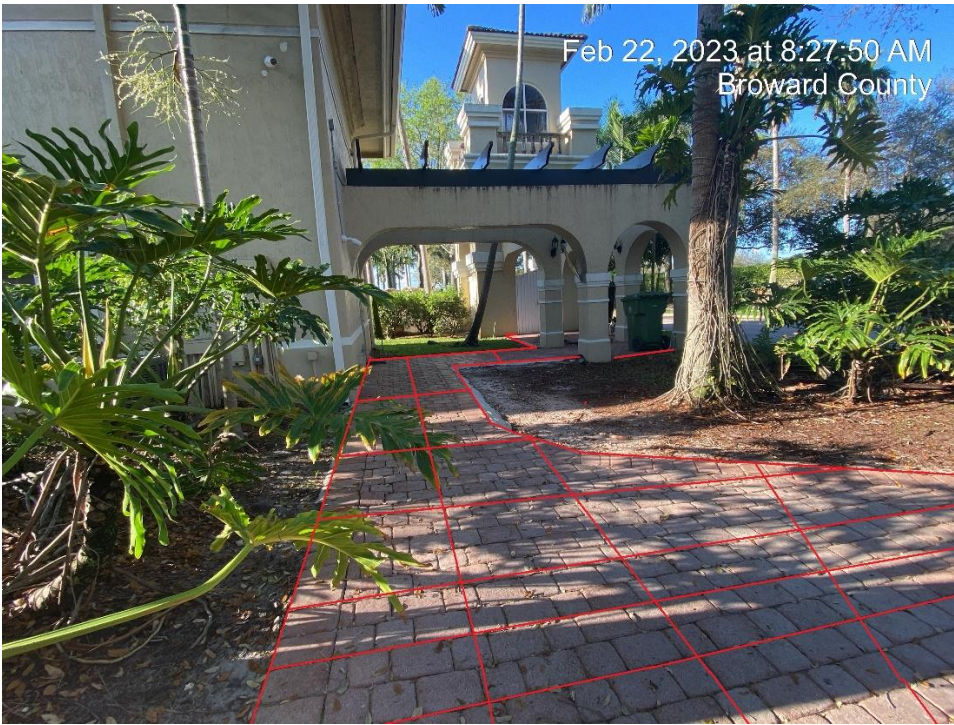
<a href="#"><u>Option 1</u></a> <i>To remove the old pavers, perform the necessary repairs, and <b>ADD NEW PAVERS.</b></i>			<a href="#"><u>Option 2</u></a> <i>To perform the necessary repairs and <b>REINSTALL THE SAME OLD PAVERS.</b></i>		
Arking Solutions	Worldwide Distributors (E Lighting)	Luxome Luxury Builders	Arking Solutions	Worldwide Distributors (E Lighting)	Luxome Luxury Builders
<i>Guardhouse Pavers - Approx 2,500 FT.</i>					
Remove existing pavers from the parking lot, walkway, storage and front access to the guardhouse.  Perform Sand and Compaction, Concrete Border (Edge restrain).  Install new pavers.			Remove existing pavers from the parking lot, walkway, storage and front access to the guardhouse.  Perform Sand and Compaction, Concrete Border (Edge restrain).  Re-Install the same pavers.		
			With this option, Arking also offers pressure wash for the reinstalled pavers.		
Cost: <b>23,625.00</b>	Cost: <b>18,125.00</b>	Cost: <b>41,450.00</b>	Cost: <b>16,800.00</b>	Cost: <b>12,125.00</b>	
*Permit Processing Fee (Optional): <b>\$2,400.00</b> Processing only - Excluding City and/or County Fees.	*Permit Processing Fee (Optional): <b>\$850.00</b> Processing only - Excluding City and/or County Fees.	*Permit Processing Fee Included Excluding City and/or County Fees.	*Permit Processing Fee (Optional): <b>\$2,400.00</b> Processing only - Excluding City and/or County Fees.	*Permit Processing Fee (Optional): <b>\$850.00</b> Processing only - Excluding City and/or County Fees.	

50% Deposit Requested.  30% Progress Payment Requested	No Deposit Requested	6,217.50 Deposit Requested.  24,870 at Permit Issuance  8,290.00 at Roght Inspection.  2,072.50 Final Payment		50% Deposit Requested.  30% Progress Payment Requested	No Deposit Requested	
These companies mentioned that City Permit is optional for pavers repairs.		Work with City Permit - Processing fee already included in their Total Cost for the Project.		These companies mentioned that City Permit is not necessary for pavers repairs.		

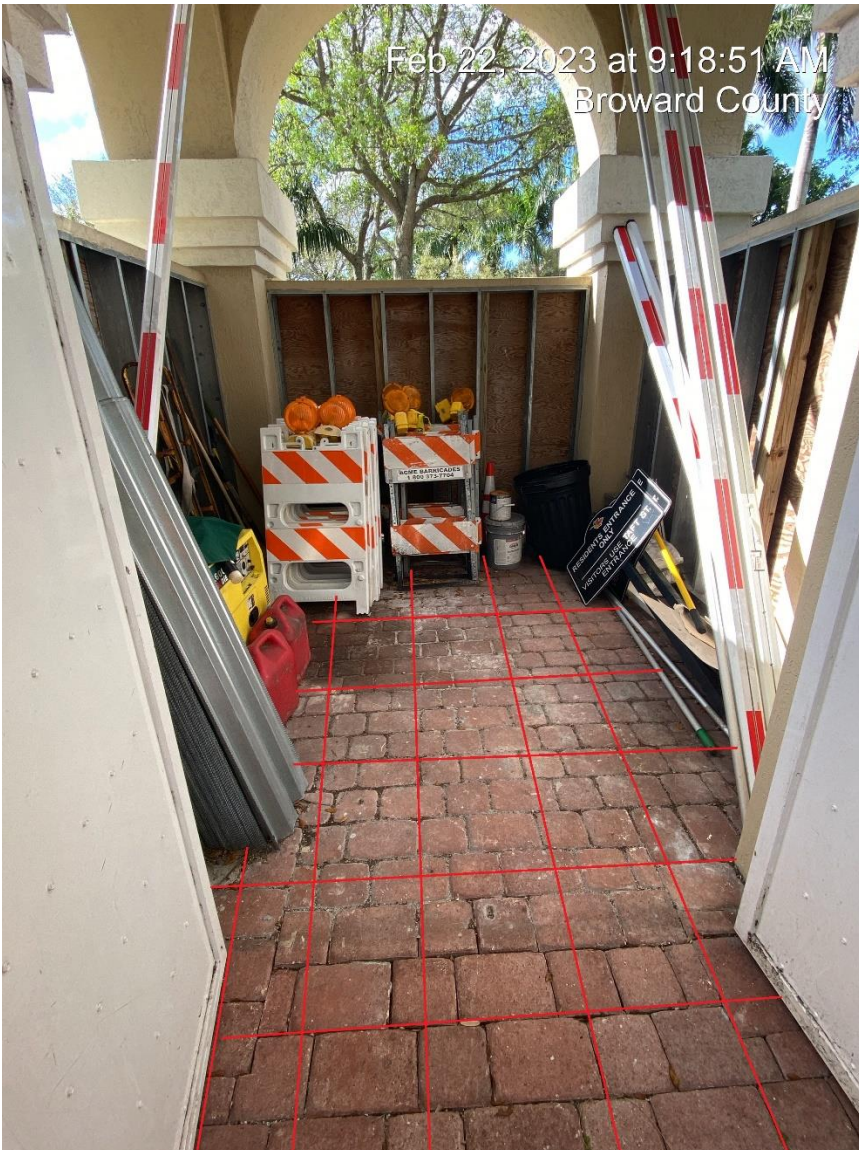
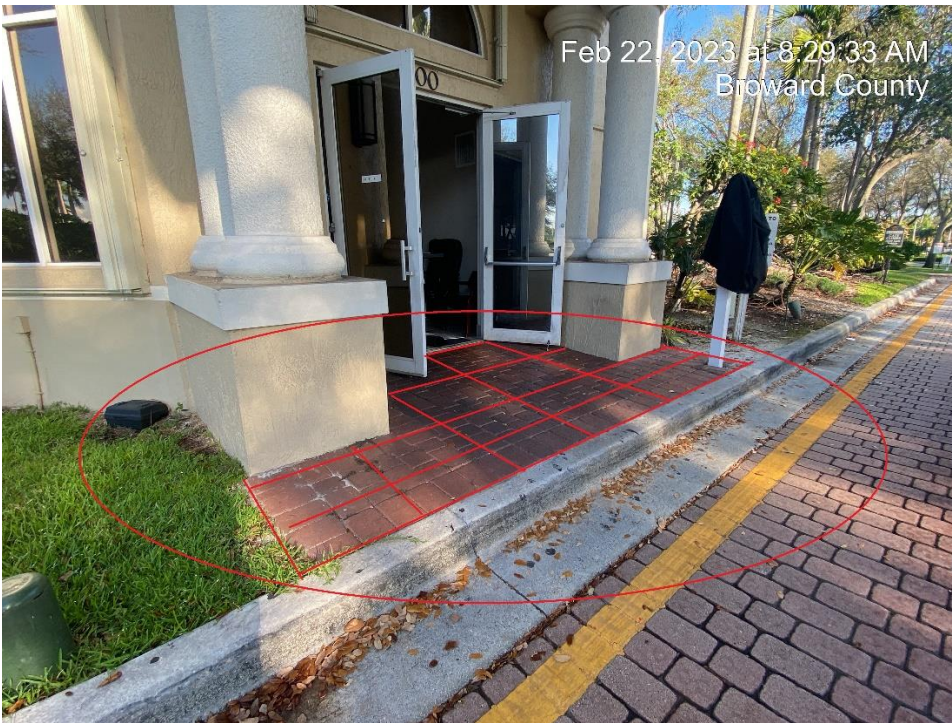
## WC - Pavers Areas in Taft ST. Guardhouse (Red)













## WC Taft ST Guardhouse Pavers - Illustration (Sample) of current Conditions:





March 16, 2023

**Att. Mr. Ronald Galvis**  
**Fiel Operations Manager.**  
**Special District Services, Inc.**

**Ref: WALNUT CREEK GUARDHOUSE TAFF**  
**EXTERIOR PAVERS IMPROVEMENT.**

ARKING SOLUTIONS INC. is pleased to submit the following proposal to provide the services required for “Guardhouse Exterior Pavers improvement”.

## **SCOPE OF WORK: OPTION 1**

Furnish Material, Labor and Tools.

- Remove existing pavers from the parking lot, walkway, storage and front access to the guardhouse.
- Sand and Compaction.
- Concrete border (Edge restrain).
- Installation new pavers.
- Apply Sealer.
- Remove debris, trash and old pavers.
- 

Option 1 New Pavers.	\$ 23,625=
Plus Permit	<u>2,400=</u>
	\$ 26,025=



## OPTION 2

Furnish Material, Labor and Tools.

- Repair, Adjust Pavers area.
- Concrete border ( Edge restrain).
- Sand and Compaction.
- Pression washer.
- Apply Sealer.
- Remove debris and trash.

Option 2 Repair.	\$ 16,800=
Plus Permit	<u>\$ 2,400=</u>
	\$ 19,200=

## TIME SCHEDULE:

8 Weeks.

## PAYMENT SCHEDULE:

50% Deposit Payment  
30% As per Progress Work  
20% Final Payment

## PERMIT PLAN & PROCESS

Prepare Partial Survey  
Prepare Drawings and Details.  
Permit process with Pembroke Pines and Broward County.

\$2,400= Mentioned in each option.

## NOT INLCUED

Agencies Fees.

Best Regards,

*Martha L. Arango*

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





Worldwide Distributors Inc. dba Elighting  
10300 SW 72 Street, Ste 235  
Miami, FL 33173  
(305) 969-8754  
info@elighting.org  
<https://worldwidedistributors.co/>

**ADDRESS**

Walnut Creek CDD  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**SHIP TO**

Walnut Creek CDD  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**Estimate 9638****DATE 03/24/2023**

Walnut Creek

**DESCRIPTION****QTY****AMOUNT**

Scope of work

18,125.00

- Remove and Dispose existing pavers
- Remove and dispose roots that are causing pavers to be lifted.
- Install sand base where needed with compaction
- Install New pavers (Approx. 2500 SqFt)

**TOTAL****\$18,125.00**

\$850.00 Permit Processing Fee - Does not Include any City/County Fees.

Accepted By

Accepted Date



Worldwide Distributors Inc. dba Elighting  
10300 SW 72 Street, Ste 235  
Miami, FL 33173  
(305) 969-8754  
info@elighting.org  
<https://worldwidedistributors.co/>

**ADDRESS**

Walnut Creek CDD  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**SHIP TO**

Walnut Creek CDD  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**Estimate 9621****DATE 03/24/2023**

Walnut Creek

**DESCRIPTION****QTY****AMOUNT**

Scope of work

12,125.00

- Remove and set aside existing pavers
- Remove / dispose roots that are causing pavers to be lifted.
- Install sand base where needed with compaction
- Reinstall existing pavers (2500 SqFt)

\*\* If new pavers are needed / will be change order \*\*

**TOTAL****\$12,125.00**

\$850.00 Permit Processing Fee - Does not Include any City/County Fees.

Accepted By

Accepted Date



# GENERAL CONTRACTOR SERVICES

PROPOSAL & CONTRACT NO. 0000005

DATE: 02/23/2023

9802 NW 80<sup>th</sup> Ave #16  
Hialeah Garden, FL  
33016

T: (321) 344-2011  
[info@Luxomefl.com](mailto:info@Luxomefl.com)

**CGC1532537**  
[www.Luxomefl.com](http://www.Luxomefl.com)

Owner's Agent/Owner's Name: <b>Walnut Creek CDD – Ronald Galvis</b>		Owner's Agent/Owner's Address: 1800 NW 76th Ave	
Phone <b>7865031633</b>	Fax <b>N/A</b>	City <b>Pembroke Pines</b>	Zip Code <b>33025</b>

Project at: <b>Walnut Creek – Pavers (Guardhouse)</b>	Email: <b>rgalvis@sdsinc.org</b>
--	-------------------------------------

I/WE, the Owner(s), of the premises described above, authorize **LUXOME** "Contractor", to furnish all materials and labor necessary to repair and/or improve these premises in a good and workmanlike manner according to the following terms:

## Services cost:

Activity	Description	cost
<b>Demolition</b>	Pavers Demolition Guardhouse paver lanes, paver sidewalks, pathway, and gazebo paver areas.	\$6,300.00
<b>Disposal</b>	Disposal of the debris during & post the project is completed.	\$5,000.00
<b>Installation</b>	Paver's installation Guardhouse paver lanes, paver sidewalks, pathway, and gazebo paver areas.	\$15,200.00
<b>Materials</b>	2,326 sq ft of New Miami 6"x6" & 9"x6" traffic rated pavers. Sample will be provided for prior approval. Delivery & handling included	\$11,000.00
<b>Permit services</b>	Permit handling & inspection scheduling Permit costs are not included. We can pay the cost, but we will send a separate invoice for the same amount.	\$1,250.00
<b>General Requirements &amp; Project Staff</b>	Superintended fee General Contractor fee	\$2,700.00

**Scope of Work to be perform:**

**PHASE I – HOA & City of Pembroke Pines permit approved.**

1. Dig down and dispose of existing concrete pavers along Guardhouse paver sidewalks, pathway to gazebo and paver areas of the gazebo to allow space for proposed installations.
2. Compact area with plate compactor.
3. Install lime rock over former paver footprint.
4. Compact area with plate compactor
5. Contact City of Pembroke Pines for base inspection

**PHASE II – Initial City of Pembroke Pines inspection passed.**

6. After the City has inspected, install sand bedding over proposed Guardhouse, paver sidewalks, pathway to gazebo and paver areas of the gazebo.
7. Install 2,326 Sq Ft of New Miami 6"x6" & 9"x6" traffic rated pavers on Guardhouse, paver sidewalks, pathway to gazebo and paver areas of the gazebo (10 % cutting and waste included).
8. Install new cement borders to prevent shifting of pavers.
9. Apply sugar sand to joints to prevent movement
10. Apply compaction for uniformity.
11. Clean up job site
12. Contact City of Pembroke Pines for final City inspection and permit close out

**Notes:**

Luxome is not responsible for any irrigation, electrical or any other underground damage.

Above estimate as per plants provided on Feb 20th, 2023. Surveying fees not included Above quote is valid for until March 23th, 2023.

All lane closure required, and any off-duty law enforcement required are not included in this estimate.

All maintenance of traffic devices required are not included in this estimate.

This quote does not include any bond.

No items quoted herein may be "broken out" without prior approval in writing.

Quote does not include restoration of concrete, asphalt, or sodding.



**Payments:**

<b>Contract Price:</b>	
Contractor will perform the work described herein in Section A above for the sum of	<b>\$ 41,450.00</b>
Owner agrees to tender payments due to the Contractor as follows, and payable in U.S. Dollars:	
a. Deposit due upon signing of contract:	\$ 6,217.50
c. Second payment due upon Permits issuances:	\$ 24,870.00
D. Third payment due upon rough inspection:	\$ 8,290.00
d. Balance due upon passing final inspection:	\$ 2,072.50

**Commencement and Completion of Work:**

Commencement of work shall mean the physical delivery of materials to and/or the performance of any labor on the premises. Commencement and completion shall be subject to permissible delays due to potential, shortages of material and/or labor, bad weather, epidemics, fire, strike, war, governmental regulations, or any other contingencies unforeseen by Contractor or beyond Contractor's reasonable control. The dates below are an estimate of the start and completion dates and are subject to the conditions set forth herein.

**Approximate Start Date:** 5-9 days after permit issuance.

**Approximate Completion Date:** 12 – 20 Days (Subject to change based on the season the project begins.)

**Acceptance of Contract and Change Orders:**

This contract is approved and accepted as set forth with the signatures below. The owner understands there are no oral agreements or understandings between the parties of this agreement. The written terms, provisions, plans (if any) and specifications in this contract is the entire agreement between the parties. Changes in this agreement shall be made by written change order, including any additional charges, approved by both parties, and incorporated into this agreement.

**Additional Terms and Conditions:**

Additional terms and conditions to this Contract are set forth on the following page(s) and are incorporated herein, unless otherwise specified.

**Warranty:**

Luxome reserves the exclusive right to cure any defects within 60 days of receipt of said notice. Luxome must be provided reasonable and scheduled to complete the work. No callback repairs will be considered on any account with an outstanding past due balance.

\_\_\_\_\_  
OWNER Date

\_\_\_\_\_  
CONTRACTOR – LUXOME Date

## **ADDITIONAL TERMS AND CONDITIONS**

### **1. Plans and Specifications and Access**

The work described in this contract shall be done according to the plans and plan specifications (if any), except in the case of conflict, when the provisions of this contract shall have control over both the plans and the plan specifications. The work is limited to the scope set forth herein and any additional work shall be agreed to in a written change order. The contractor shall have the right to subcontract any part of, or all of, the work herein. The owner agrees to provide reasonable access to all areas of work. The owner will provide water and electricity needed for the operation of tools, mixing materials and cleanup.

### **2. Permits**

Permit, permit processing fees and all other charges, taxes, assessments, fees etc., of any kind whatsoever, required by any government body or utility company or the like shall be paid for by Owner.

### **3. Change Orders.**

Should any condition arise which requires that there be a modification to the work performed hereunder including, but not limited to, modifications sought by the Owner, construction lender, and/or any government entity, any cost incurred by Contractor shall be added to the contract price and Owner agrees to pay such additional costs with a signed change order. All extra work as well as any other modifications to the original contract shall be specified and approved by both parties in a written change order. All change orders shall become a part of this contract and shall be incorporated herein.

### **4. Concealed Conditions**

Contractor reserves the right to amend repair procedures if unforeseen or concealed conditions appear or if it is determined that there is a more appropriate repair method once repairs commence. The contractor is not responsible to repair any such discovered deterioration and any such repairs shall be agreed to in a written change order.

### **5. Limited Warranty**

Unless stated otherwise, labor and material of this work is guaranteed for 10 years from the date of this contract. Contractor is not responsible for any manufacturer warranties and Owner is responsible for seeking any manufacturer warranty claims. Warranty shall terminate and be voided in the event that any work is done on the area by any person, firm, or entity other than Luxome or its authorized representative. Maintenance is Owner's responsibility, and lack of maintenance may result in the termination and unenforceability of this warranty.

### **6. Property Damage**

Contractor will not be held responsible for any cracks on driveways, sidewalks, decks, damage to lawn/landscaping and fences. Upon completion, and after removing all debris and surplus materials, wherever possible, Contractor will leave premises in a neat, broom clean condition. Any debris consisting of dust, dirt, asphalt, or small bits of material that settle into attics, garage areas, or any other area with open beam ceilings or no attic, is unavoidable and Contractor shall not be responsible. Contractor recommends that Owner lay out drop cloths to protect such areas where debris infiltration may occur.

### **7. Delay**

Contractor shall not be held responsible for any damage occasioned by delays resulting from: work done by Owner's subcontractors, extra work, acts of owner or owner's agent including failure of owner to make timely progress payments or payments for extra work, shortages of material and/or labor, bad weather, fire, strike, war, epidemics, governmental regulations, or any other contingencies unforeseen by Contractor or beyond Contractor's reasonable control.

### **8. Advertising**

Owner hereby grants to Contractor the right to display signs and advertise at the job site for the period of time starting at the date of signing of this contract and continuing uninterrupted until fourteen (14) days past the date the job is completed and payment in full has been made. Owner grants Contractor the right to publish the project street address on a "references" list which may be given to prospective customers and post pictures of the work performed in its marketing materials, website, and/or social media platforms.

### **9. Pests & Hazardous Substances**

Owner understands that Contractor is not qualified or licensed as an inspector or abatement contractor for Hazardous Materials (as defined by the government), or for Pests (including Termites). Should any such hazardous substances or Pest be suspected to be present on the premises, it is the Owners' responsibility to arrange and pay for inspection and abatement. Contractor cannot certify or warrant your building as being free of hazardous substances or pests.

### **10. Right to Stop Work and to Withhold Payment on Labor and Materials**

If any payment is not made to Contractor as is set forth herein, Contractor shall have the right to stop work and keep the job idle until all past due progress payments are received. The contractor is further excused by Owner from paying for any material, equipment and/or labor suppliers or any subcontractors (hereinafter collectively called "suppliers"), during the period that Owner is in arrears in making payments to Contractor. If these same "suppliers" make demand upon Owner for payment, Owner may make such payment on behalf of Contractor and Contractor shall reimburse Owner for this amount at such time that Owner becomes current with Contractor for all past due payments. Owner is responsible to verify the true amounts owed by Contractor to these same "suppliers", prior to making payment on behalf of Contractor. Owner shall not be entitled, under any circumstances, to collect as reimbursement from Contractor any amount greater than that exact amount actually and truly owed by Contractor to these same "suppliers", for work done or materials supplied on Owner's job.

### **11. Collection.**

Owner agrees to pay all collection fees and charges including but not limited to all legal and attorney fees that result should Owner default in payment of this contract. Overdue accounts are subject to interest charged at the rate of 18% per annum or at the highest rate allowed by law. Contractor reserves the right to assert a Claim of Lien against the Owner's property for all unpaid amounts until paid in full plus payment for attorney's fees and costs to prepare and record the Claim of Lien.

### **12. Disputes.**

Prior to initiating litigation, written notice of the dispute must be provided to the other party (via email or U.S. Mail to the address listed herein) outlining the basis of the dispute. The other party will then have 15 days within which to remedy the dispute. In the event litigation arises out of this contract, all actions must be filed in a court of competent jurisdiction in the 17<sup>th</sup> Judicial Circuit in and for Broward County, Florida. The prevailing party shall be entitled to recovery of its attorney fees and costs incurred.

13. *Legal Disclosures (for Residential Properties).*

**FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND**

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

Construction Industry Licensing Board  
2601 Blairstone Road  
Tallahassee, FL 32399-1039  
850-487-1395

OWNER SIGNATURE: \_\_\_\_\_

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

---

**FLORIDA CONSTRUCTION LIEN DISCLOSURE**

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

OWNER SIGNATURE: \_\_\_\_\_

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

---

**FLORIDA CONSTRUCTION DEFECT DISCLOSURE**

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

OWNER SIGNATURE: \_\_\_\_\_

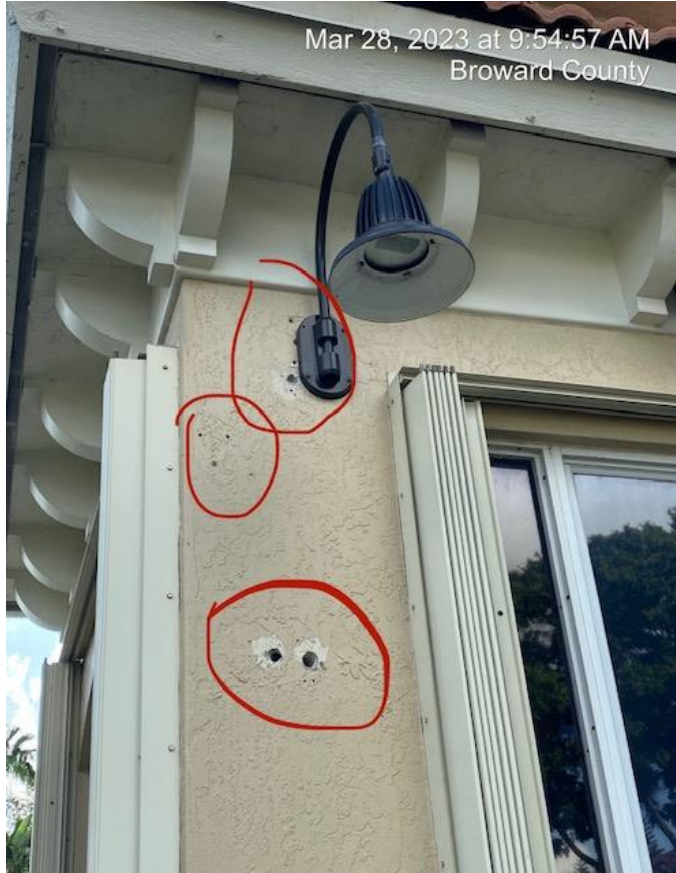
DATE: \_\_\_\_\_

WC - Minor Wall Repairs on Sheridan Guardhouse Interior & Exterior Walls		
Arking Solutions	The Trusty Handyman	Worldwide Distributors (E Lighting)
<p>Correct (Patch) and Paint exterior and interior affected walls/areas where the previous cameras system were removed (holes).</p> <p>Location: Sheridan Guardhouse (See attached Pictures).</p>		
Total Cost: <b>\$1,980.00</b>	Total Cost: <b>\$1,435.00</b>	Total Cost: <b>\$1,300.00</b>





Mar 28, 2023 at 9:44:24 AM  
Broward County



Mar 28, 2023 at 9:54:57 AM  
Broward County



Mar 28, 2023 at 9:55:06 AM  
Broward County

Mar 28, 2023 at 9:41:35 AM  
Broward County



Mar 28, 2023 at 9:41:28 AM  
Broward County





April 06, 2023

**Att. Mr. Ronald Galvis**  
**Fiel Operations Manager.**  
**Special District Services, Inc.**

**Ref: SHERIDAN GUARDHOUSE**  
**Minor Interior and Exterior Wall Repairs**  
**and Paint.**

ARKING SOLUTIONS INC. is pleased to submit the following proposal to provide the services required for "General wall repairs" as per your request.

## **SCOPE OF WORK:**

Furnish Labor, Material, & Tools.  
We paint only the section affected.

**Total: \$ 1,980=**

## **TIME SCHEDULE:**

1 Weeks.

## **PAYMENT SCHEDULE:**

100% Full Payment

## **NOT INCLUDED:**

Design Plans.  
Permit.  
Inspections.

Best Regards,

*Martha L. Arango*

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

# ESTIMATE

The Trusty Handyman  
9802 NW 80th Ave #16  
Miami Lakes, FL 33016  
rgalvis@sdsinc.org  
(754) 317-3293

**Sales Representative**  
Daniel Guerra  
(754) 946-8687  
Daniel@thetrustyhandyman.com



**Walnut Creek CDD**  
**Job #1443 - Guardhouse Patches**  
**2501 a Burns Rd**  
**Palm Beach Gardens, FL 33410**

Estimate #	3349
Date	3/29/2023

Item	Description	Amount
<b>Interior Patches</b>	<b>Interior Patches</b>	<b>\$600.00</b>
Drywall repair	(2) Corners Corner bead repair Drywall Repair Smooth finish Painting  Building materials included White paint included (Paint will be a different tone than the existing one)	\$600.00
<b>Exterior Patches</b>	<b>Exterior Patches</b>	<b>\$835.00</b>
Repairs	(8) patches Knockdown texture matching Painting  Building materials included Paint included (Paint will be a different tone than the existing one)	\$835.00

<b>Sub Total</b>	\$1,435.00
------------------	------------

**When Paying by Cash or Check**

<b>Total</b>	\$1,435.00
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**When Paying by Credit/Debit Card**

<b>Convenience Fee</b>	\$46.21
<b>Balance Due*</b>	\$1,481.21

\*Credit/Debit card payments include a convenience fee of 3.2%+29¢ per transaction.

## SPECIAL INSTRUCTIONS

(Paint will be a different tone than the existing one)





Worldwide Distributors Inc. dba Elighting  
10300 SW 72 Street, Ste 235  
Miami, FL 33173  
(305) 969-8754  
info@elighting.org  
<https://worldwidedistributors.co/>

**ADDRESS**

Ronald Galvis  
Walnut Creek CDD  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**SHIP TO**

Ronald Galvis  
Walnut Creek CDD  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**Estimate 9656****DATE 04/05/2023****DESCRIPTION****QTY****AMOUNT**

RE: WALNUT CREEK

1,300.00

- PATCH EXTERIOR WITH STUCCO
- PATCH INTERIOR WITH COMPOUND
- PAINT SPOTS THAT WERE PATCHED - MATCH EXISTING COLOR

ANY PAINT JOB OTHER THAN PATCHED AREA IS A CHANGE ORDER

LABOR AND MATERIALS

**TOTAL****\$1,300.00**

Accepted By

Accepted Date

# Quotation

Quote Date

2/28/2023

Quote #

27979

**Bill To**

Walnut Creek Community Development Dist  
c/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, FL 33410

Attention

Cathy D. Deckert

**Ship To**

Walnut Creek CDD  
1800 NW 76th Ave.  
Pembroke Pines, FL 33024

P.O. Number

Terms

Ship Date

Shipped Via

F.O.B.

Project

Net 30

HFI

Item

Description

Qty

Each

Amount

L-250-LED

LED Platter for SL250 Light Fixture, complete with mounting hardware

7

310.00

2,170.00

Labor

Labor to repair and replace parts (includes travel)

1

600.00

600.00

Tax # Year

08/31/2025

Tax Resale No.

85-8012629746C6

**Sales Tax (0.0%)**

\$0.00

This quotation is valid for 60 days.

**Total**

**\$2,770.00**



Feb 14, 2023 at 7:59:48 AM  
Broward County



Feb 14, 2023 at 7:59:52 AM  
Broward County



Feb 14, 2023 at 8:02:53 AM  
Broward County



Feb 14, 2023 at 8:10:57 AM  
Broward County

## WC Lights for Waterfall

Ronald Galvis <rGalvis@sdsinc.org>

Fri 2/24/2023 9:51 AM

To: Adam Hall <adam@hallfountains.com>

Cc: Gloria Perez <gperez@sdsinc.org>; Ronald Galvis <rGalvis@sdsinc.org>

Hello Adam, and Happy Friday,

It was a pleasure speaking with you earlier today.

As per our conversation, please see attached the last approval of a similar job you, guys, did for our District back in 2020. You can use it as a reference for information on our District, and the specific kind of light fixtures used in our waterfalls.

As mentioned, there are 4 of them out (2 in East Waterfall - 1 in West waterfall, and 1 in Guardhouse Waterfall). but there are 3 that are dim (apparently on their way out). So, consequently, we will need to replace 7 of them in total.

I will be very attentive to receive your quote, directed to Walnut Creek CDD.

Thank you. Best regards.



*Ronald Galvis*

Field Operations Manager

(786)503-1633

rgalvis@sdsinc.org

www.sdsinc.org



Walnut Creek CDD - Lake Banks Signs		
Fast Signs	Raptor Vac	The Trusty Handyman
<p>Supply and replace the 6 "No Fishing/Swimming/Boating" Signs (Details in picture attached) and 11 Posts for Lake Banks Signs.</p> <p>Signs identical to the aluminum ones already installed to keep uniformity throughout the community lake banks (specific locations in the map attached).</p>		
Total Cost: <b>1,005.66</b>	Total Cost: <b>2,250.00</b>	Total Cost: <b>3,595.00</b>
50% Deposit	No Deposit Required	

Jan 4, 2023 at 10:12:35 AM  
Broward County

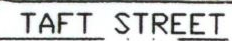
**NO  
SWIMMING  
FISHING  
OR BOATING**

BEWARE OF  
ALLIGATORS &  
POISONOUS SNAKES

18 x 24



Sign in Good Condition.  
Post needs to be replaced.





fastsigns.com/316

Payment Terms: Cash Customer

Created Date: 3/20/2023

**DESCRIPTION:** Lake Signs

**Bill To:** Walnut Creek Community Development  
2501 Burns Road  
Suite A  
Palm Beach Gardens, FL 33410  
US

**Pickup At:** FASTSIGNS of Pembroke  
9909 Pines Blvd  
Pembroke Pines, FL 33024  
US

**Requested By:** Ronald Galvis  
Email: rgalvis@sdsinc.org  
Work Phone: (786) 503-1633  
Tax ID: 85-8012629746c-6

**Salesperson:** Jim Legendre  
Entered By: Arlene De la Paz

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	<b>No Swimming/Fishing/Boating</b>	6	\$62.66	\$375.96
1.1	<b>Alu. 080 Reflective -</b> - What Size Blank?: 12"x18" <b>Text:</b> No Swimming Fishing Boating			
2	<b>Sign Pole</b>	11	\$57.2455	\$629.70
2.1	<b>U-Channel Post -</b> <b>Part Qty: 1</b>			

This estimate is good for 30 days.

<b>Subtotal:</b>	\$1,005.66
<b>Taxes:</b>	\$0.00
<b>Grand Total:</b>	\$1,005.66
<b>Deposit Required:</b>	\$502.83

Please submit payment to begin the production of your project.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_





# PROPOSAL

Tel 786-694-0709

E-mail: [operations@raptorvac.com](mailto:operations@raptorvac.com)

[www.raptorvac.com](http://www.raptorvac.com)

## SIGNAGE INSTALLATION

<b>PROPOSAL SUBMITTED TO:</b> Walnut Creek CDD % SDS, Inc.	<b>PROJECT NAME:</b> Walnut Creek CDD
<b>BUSINESS ADDRESS:</b> 2501A Burns Road	<b>PROJECT LOCATION:</b> Palm Beach Gardens, FL 33410
<b>CONTACT:</b> (561)630-4922	<b>DATE:</b> March 16, 2023

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

**SCOPE OF WORK:** Supply and installation of eleven (11) 8' height posts, concrete, signs, hardware, disposal of old signs and posts in accordance with map provided by management.

**COST:** We propose to conduct this work in accordance with the above Scope of Work for the sum of \$2,250.00

**Two Thousand Two Hundred Fifty Dollars and 00/100 Cents**

**TERMS:** Net 30

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

Accepted by:

\_\_\_\_\_  
Authorized Representative's Signature

\_\_\_\_\_  
Date of Acceptance

# ESTIMATE

The Trusty Handyman  
9802 NW 80th Ave #16  
Miami Lakes, FL 33016  
rgalvis@sdsinc.org  
(754) 317-3293

**Sales Representative**  
Daniel Guerra  
(754) 946-8687  
Daniel@thetrustyhandyman.com



**Walnut Creek CDD**  
**Job #1466 - Signs Replacement**  
**2501 a Burns Rd**  
**Palm Beach Gardens, FL 33410**

Estimate #	3370
Date	4/5/2023

Item	Description	Amount
Walnut Creek Signs	Walnut Creek Signs	\$3,595.00
Materials	(6) New signs 18x24 (11) Poles for signs No warranties on these Materials	\$1,600.00
Installations	(11) Signs replacement in different locations around the association	\$1,995.00

Sub Total	\$3,595.00
-----------	------------

When Paying by Cash or Check

Total	\$3,595.00
-------	------------

When Paying by Credit/Debit Card

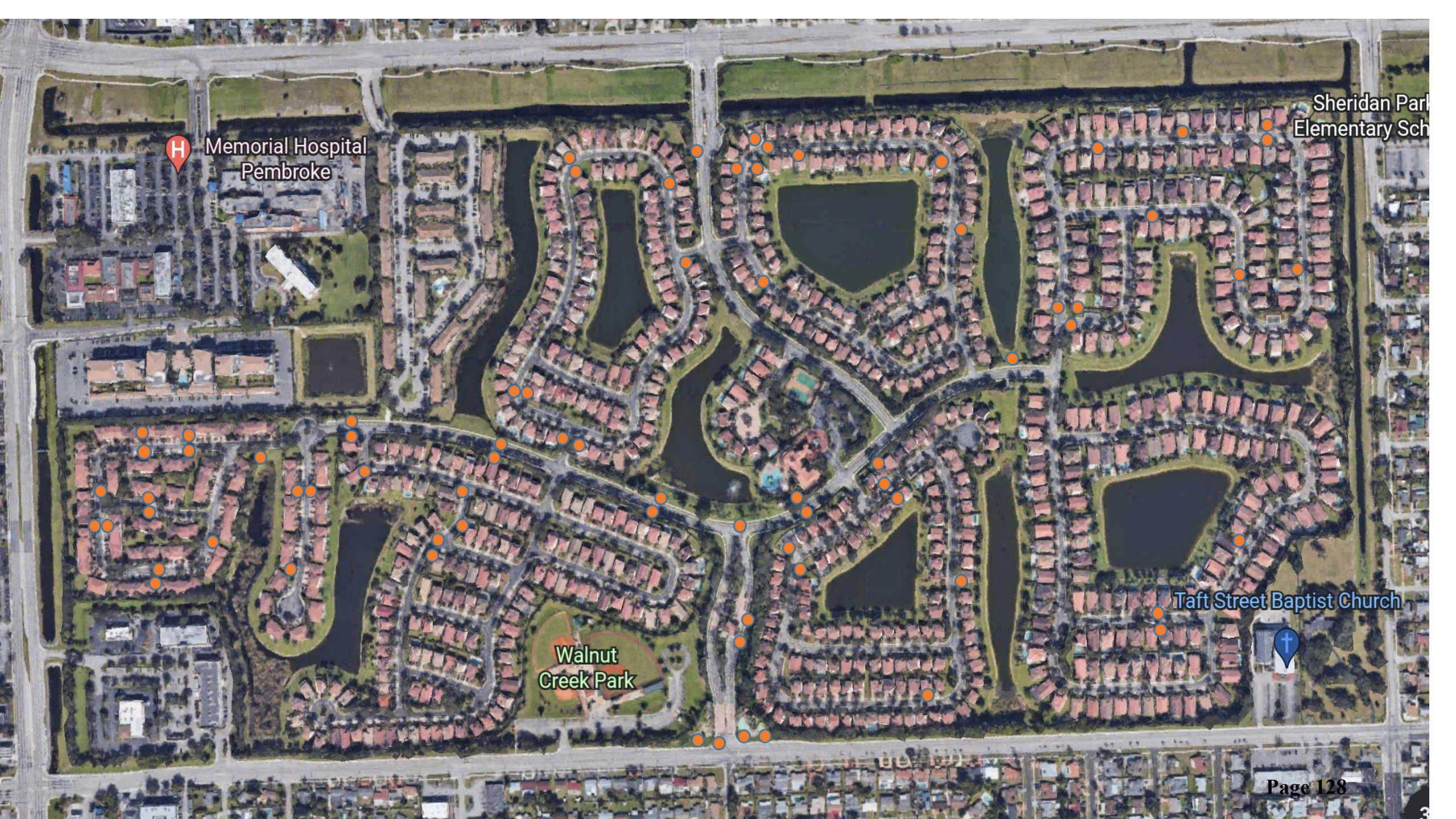
Convenience Fee	\$115.33
Balance Due*	\$3,710.33

\*Credit/Debit card payments include a convenience fee of 3.2%+29¢ per transaction.

## SPECIAL INSTRUCTIONS

<b>Walnut Creek CDD – Storm Drainage Cleaning</b>		
<b>Americlean</b>	<b>Express Drain and Sewer</b>	<b>Raptor Vac Systems</b>
Perform the cleaning of the 74 storm drainage structures/catch basins (As per inspection performed by Field Operations in February 2023).		
Total Cost: <b>\$9,250.00</b>	Total Cost: <b>\$9,625.00</b>	Total Cost: <b>\$8,880.00</b>









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

March 2, 2023

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

### **STORM DRAIN CLEANING**

#### **(74) Drainage Structures**

##### **Scope of Work:**

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

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

Total cost for (74) Catch Basins: \$ 9,250.00

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

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

**Sincerely submitted,**

---

**Oscar Vincas**

#### **ACCEPTANCE OF PROPOSAL**

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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



## Express Drain and Sewer

2501 A Burns Rd  
Palm Beach, FL 33410

☎ (786) 503-1633  
✉ rgalvis@sdsinc.org

ESTIMATE	#3521
ESTIMATE DATE	Mar 3, 2023
TOTAL	\$9,625.00

### CONTACT US

5801 Mayo St  
Hollywood, FL 33023

☎ (954) 763-2520  
✉ accounting@expressservicesfl.com

## ESTIMATE

Services	qty	unit price	amount
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### Vacuum Service

Vacuum out storm drains located on the property.

Express Drain will vacuum out all dirt and debris and pressure clean the basin. Express Drain will jet the lateral lines at no charge located within the basins that are accessible and do not have baffles. After completion of the job the debris will be dumped at the proper septage facility. This estimate includes the price for water for the jetting, travel time, fuel charges and dump fees.

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

If additional hoses are required to reach basin not within 15ft of pavement an \$300/day charge will be applied for additional truck, hoses, and labor.

\*\* Additional charge of (\$125/storm drain/ basin) will be applied for additional storm drains/ basins needing to be serviced not included in estimate\*\*\*

STORM DRAINS - Storm Drain Cleaning - (First 2 Drains) - NEW	1.0	\$625.00	\$625.00
Storm Drain Plans - Additional Storm Drain (30+)	72.0	\$125.00	\$9,000.00

### Additional Flex house/ truck (If required)

If additional hoses are required to reach basin not within 15ft of pavement an \$300/day charge will be applied for additional truck with extra hoses, and labor.

Services subtotal: \$9,625.00

Subtotal	\$9,625.00
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<b>Total</b>	<b>\$9,625.00</b>
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Thank you for your business!



# PROPOSAL

Tel 786-694-0709

E-mail: [operations@raptorvac.com](mailto:operations@raptorvac.com)

[www.raptorvac.com](http://www.raptorvac.com)

## STORM DRAIN MAINTENANCE

<b>PROPOSAL SUBMITTED TO:</b> Walnut Creek CDD % SDS, Inc.	<b>PROJECT NAME:</b> Walnut Creek CDD
<b>BUSINESS ADDRESS:</b> 2501A Burns Road	<b>PROJECT LOCATION:</b> Palm Beach Gardens, FL 33410
<b>CONTACT:</b> (561)630-4922	<b>DATE:</b> March 16, 2023

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

**SCOPE OF WORK:** Vac-con combination sewer cleaner to service seventy four (74) catch-basin structures, wash down walls and grates/frame. Disposal of spoils/debris at Miami Dade Treatment Plant.

**Note:** *no plugging of pipelines or dewatering is part of this proposal, if catch basin water level does not decline, we will vacuum underwater and remove as much sediment as possible.*

**COST:** We propose to conduct this work in accordance with the above Scope of Work for the sum of \$8,880.00.

**Eight Thousand Eight Hundred Eighty Dollars and 00/100 Cents**

**TERMS:** Net 30

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

Accepted by:

\_\_\_\_\_  
Authorized Representative's Signature

\_\_\_\_\_  
Date of Acceptance



**RESOLUTION NO. 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024;  
AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2023/2024 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for June 20, 2023 at 6:00 p.m. in the Walnut Creek Clubhouse, 7500 NW 20<sup>th</sup> Street, Pembroke Pines, Florida 33024, and/or utilizing communications media technology (whichever is applicable) for the purpose of receiving public comments on the Proposed Fiscal Year 2023/2024 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 18<sup>th</sup> day of April, 2023.

**ATTEST:**

**WALNUT CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

# Walnut Creek Community Development District

**Proposed Budget For  
Fiscal Year 2023/2024  
October 1, 2023 - September 30, 2024**

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

**PROPOSED BUDGET**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2023/2024 BUDGET</b>
<b>REVENUES</b>	
ADMINISTRATIVE ASSESSMENTS	182,571
MAINTENANCE ASSESSMENTS	1,096,415
DEBT ASSESSMENTS (2010)	130,015
OTHER REVENUES	0
INTEREST INCOME	1,500
<b>TOTAL REVENUES</b>	<b>\$ 1,410,501</b>
<b>EXPENDITURES</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>	
SUPERVISOR FEES	10,000
PAYROLL TAXES (EMPLOYER)	800
ENGINEERING	40,000
LEGAL FEES	23,000
AUDIT FEES	4,100
MANAGEMENT	49,092
POSTAGE	1,450
OFFICE SUPPLIES/PRINTING	5,500
INSURANCE	17,500
LEGAL ADVERTISING	1,100
MISCELLANEOUS	8,750
DUES & SUBSCRIPTIONS	175
ASSESSMENT ROLL	7,500
TRUSTEE FEES	1,800
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 173,117</b>
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,102,600</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,275,717</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 134,784</b>
BOND PAYMENTS (2010)	(122,214)
<b>BALANCE</b>	<b>\$ 12,570</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(28,180)
DISCOUNTS FOR EARLY PAYMENTS	(56,360)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (71,970)</b>
CARRYOVER FROM PRIOR YEAR	71,970
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>



**PROPOSED MAINTENANCE BUDGET**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR
	2023/2024
MAINTENANCE EXPENDITURES	BUDGET
FIELD MAINTENANCE	5,000
OPERATIONS MANAGEMENT	12,000
SECURITY SERVICES	370,000
HOA SECURITY SERVICES - ADMIN	35,100
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000
SECURITY SERVICES - ABDI	0
SECURITY CAMERAS & MAINTENANCE	12,000
SECURITY ONLINE SOLUTIONS	12,000
GATE SYSTEM MAINTENANCE	70,000
TELEPHONE	12,500
ELECTRIC	85,000
WATER & SEWAGE	16,000
GUARDHOUSE - VISITOR PASSES	6,200
GUARDHOUSE INT/EXT MAINTENANCE	30,000
LAKE & PRESERVE MAINTENANCE	48,000
SIGNAGE	2,000
STREETLIGHT MAINTENANCE	5,000
WATERFALL MAINTENANCE	80,000
HOLIDAY LIGHTING	11,000
LAKE RESTORATION & MAINTENANCE	0
OPERATING RESERVE/CONTINGENCY	30,000
MISCELLANEOUS MAINTENANCE	10,000
STORMWATER MAINTENANCE & PIPE REPLACEMENT	
RESERVE/CONTINGENCY	74,800
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	14,000
HEADWALL STABILIZATION PROJECT	10,000
LAKE SLOPE SOIL MAINTENANCE	10,000
IGUANA CONTROL	27,000
TAFT STREET STRUCTURAL MAINTENANCE	0
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	80,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,102,600</b>

**DETAILED PROPOSED BUDGET**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
<b>REVENUES</b>				
ADMINISTRATIVE ASSESSMENTS	163,721	178,871	182,571	Expenditures Less Interest/.94
MAINTENANCE ASSESSMENTS	1,115,379	1,100,128	1,096,415	Expenditures Less Carryover/.94
DEBT ASSESSMENTS (2010)	129,938	130,015	130,015	Bond Payments/.94
OTHER REVENUES	3,999	0	0	
INTEREST INCOME	201	1,500	1,500	Projected At \$125 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 1,413,238</b>	<b>\$ 1,410,514</b>	<b>\$ 1,410,501</b>	
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENDITURES</b>				
SUPERVISOR FEES	6,600	10,000	10,000	No Change From 2022/2023 Budget
PAYROLL TAXES (EMPLOYER)	505	800	800	Projected At 8% Of Supervisor Fees
ENGINEERING	11,973	45,000	40,000	FY 22/23 Expenditure Through January 2023 Was \$7,029
LEGAL FEES	23,380	19,000	23,000	FY 22/23 Expenditure Through February 2023 Was \$8,346
AUDIT FEES	3,900	4,000	4,100	Accepted Amount For 2022/2023 Audit
MANAGEMENT	46,284	47,664	49,092	CPI Adjustment (Capped At 3%)
POSTAGE	1,941	1,250	1,450	\$200 Increase From 2022/2023 Budget
OFFICE SUPPLIES/PRINTING	3,699	5,700	5,500	\$200 Decrease From 2022/2023 Budget
INSURANCE	15,252	14,000	17,500	FY 22/23 Expenditure Was \$16,536
LEGAL ADVERTISING	771	1,200	1,100	\$100 Decrease From 2022/2023 Budget
MISCELLANEOUS	5,932	9,000	8,750	\$250 Decrease From 2022/2023 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2022/2023 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
TRUSTEE FEES	1,420	2,000	1,800	\$200 Decrease From 2022/2023 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2022/2023 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2022/2023 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 131,682</b>	<b>\$ 169,639</b>	<b>\$ 173,117</b>	
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 722,730</b>	<b>\$ 1,034,120</b>	<b>\$ 1,102,600</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 854,412</b>	<b>\$ 1,203,759</b>	<b>\$ 1,275,717</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 558,826</b>	<b>\$ 206,755</b>	<b>\$ 134,784</b>	
BOND PAYMENTS (2010)	(122,564)	(122,214)	(122,214)	Yearly Maximum Debt Assessment
<b>BALANCE</b>	<b>\$ 436,262</b>	<b>\$ 84,541</b>	<b>\$ 12,570</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(27,123)	(28,180)	(28,180)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(52,778)	(56,361)	(56,360)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 356,361</b>	<b>\$ -</b>	<b>\$ (71,970)</b>	
CARRYOVER FROM PRIOR YEAR	0	0	71,970	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 356,361</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED MAINTENANCE BUDGET**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
MAINTENANCE EXPENDITURES	ACTUAL	BUDGET	BUDGET	COMMENTS
FIELD MAINTENANCE	5,000	5,000	5,000	No Change From 2022/2023 Budget
OPERATIONS MANAGEMENT	12,000	12,000	12,000	No Change From 2022/2023 Budget
SECURITY SERVICES	316,898	405,760	370,000	FY 22/23 Expenditure Through February 2023 Was \$123,400
HOA SECURITY SERVICES - ADMIN	0	0	35,100	HOA Security Services - Admin
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	0	0	35,000	Security Video Surveillance & Virtual Guard Systems
SECURITY SERVICES - ABDI	10,380	12,000	0	Line Item Eliminated
SECURITY CAMERAS & MAINTENANCE	14,804	8,000	12,000	\$4,000 Increase From 2022/2023 Budget
SECURITY ONLINE SOLUTIONS	0	12,800	12,000	\$800 Decrease From 2022/2023 Budget
GATE SYSTEM MAINTENANCE	23,717	30,000	70,000	\$40,000 Increase From 2022/2023 Budget
TELEPHONE	11,385	11,000	12,500	\$1,500 Increase From 2022/2023 Budget
ELECTRIC	81,069	82,500	85,000	\$2,500 Increase From 2022/2023 Budget
WATER & SEWAGE	10,107	17,000	16,000	\$1,000 Decrease From 2022/2023 Budget
GUARDHOUSE - VISITOR PASSES	1,908	6,700	6,200	\$500 Decrease From 2022/2023 Budget
GUARDHOUSE INT/EXT MAINTENANCE	32,474	22,500	30,000	\$7,500 Increase From 2022/2023 Budget
LAKE & PRESERVE MAINTENANCE	36,905	45,000	48,000	\$3,000 Increase From 2022/2023 Budget
SIGNAGE	0	2,000	2,000	No Change From 2022/2023 Budget
STREETLIGHT MAINTENANCE	190	5,000	5,000	No Change From 2022/2023 Budget
WATERFALL MAINTENANCE	74,242	75,000	80,000	\$5,000 Increase From 2022/2023 Budget
HOLIDAY LIGHTING	8,286	10,000	11,000	\$1,000 Increase From 2022/2023 Budget
LAKE RESTORATION & MAINTENANCE	7,790	0	0	Final Payment For Project Was In October 2021
OPERATING RESERVE/CONTINGENCY	0	26,060	30,000	Operating Reserve/Contingency
MISCELLANEOUS MAINTENANCE	7,053	10,000	10,000	No Change From 2022/2023 Budget
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	25,210	74,800	74,800	Third Year Of Five Year Reserve - Total Project Is \$373,500
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	0	14,000	14,000	No Change From 2022/2023 Budget
HEADWALL STABILIZATION PROJECT	0	10,000	10,000	No Change From 2022/2023 Budget
LAKE SLOPE SOIL MAINTENANCE	0	10,000	10,000	No Change From 2022/2023 Budget
IGUANA CONTROL	26,900	27,000	27,000	Iguana Control
TAFT STREET STRUCTURAL MAINTENANCE	8,402	20,000	0	Line Item Eliminated
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	8,010	80,000	80,000	Funds From Prior Year Budgets Being Held In Reserve
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 722,730</b>	<b>\$ 1,034,120</b>	<b>\$ 1,102,600</b>	

**DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2010) BUDGET**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2021/2022	2022/2023	2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	908	25	100	Projected Interest For 2023/2024
NAV Tax Collection	122,564	122,214	122,214	Yearly Maximum Debt Assessment
Prepaid Bond Collection	0	0	0	
<b>Total Revenues</b>	<b>\$ 123,472</b>	<b>\$ 122,239</b>	<b>\$ 122,314</b>	
<b>EXPENDITURES</b>				
Principal Payments	50,000	50,000	55,000	Principal Payment Due In 2024
Additional Principal Payments	62,663	12,819	11,220	Additional Principal Payments
Interest Payments	0	59,420	56,094	Interest Payments Due In 2024
<b>Total Expenditures</b>	<b>\$ 112,663</b>	<b>\$ 122,239</b>	<b>\$ 122,314</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 10,809</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2010 Bond Information**

Original Par Amount =	\$2,650,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.05 - 5.95%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2010		
Maturity Date =	May 2040		
Par Amount As Of 1/1/23 =	\$1,045,000		



## Walnut Creek Community Development District Assessment Comparison

	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
Administrative	\$ 187.10	\$ 181.73	\$ 199.86	\$ 204.00
Maintenance	\$ 1,022.90	\$ 1,247.35	\$ 1,229.20	\$ 1,225.05
2008 Debt	\$ 383.79	\$ -	\$ -	\$ -
<u>2010 Debt</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>
Total	\$ 1,739.71	\$ 1,575.00	\$ 1,574.98	\$ 1,574.97

\* Assessments Include the Following :

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

### Community Information:

Total Units 895

### 2008 Debt Service Information

Total Units 895  
Prepayments 5  
Billed For 2008 Debt 890

### 2010 Debt Service Information

Total Units 895  
Prepayments 4  
Billed For 2010 Debt 891

## Walnut Creek CDD Facts

MARCH 6<sup>TH</sup> 2023 – APRIL 6<sup>TH</sup> 2023

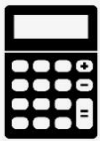
 **8,340** Visitors processed overall (519 by QR Invites)

*Note: this is nearly a 1,500 total visitor increase from the last data sample provided.*

 **3,432** Visitors processed by the virtual guard

*This averages out to...*

- 297 visitors per day



## NEW MOBILE DEVICES!

IN ORDER TO IMPROVE THE SPEED AND QUALITY OF THE PHYSICAL GUARD GATEHOUSE SERVICE, REGIONS IS IN THE PROCESS OF DEPLOYING NEW MOBILE DEVICES AS OF 2/14/2023

***THIS SECTION IS INTENTIONALLY LEFT BLANK***

# Rover Statistics

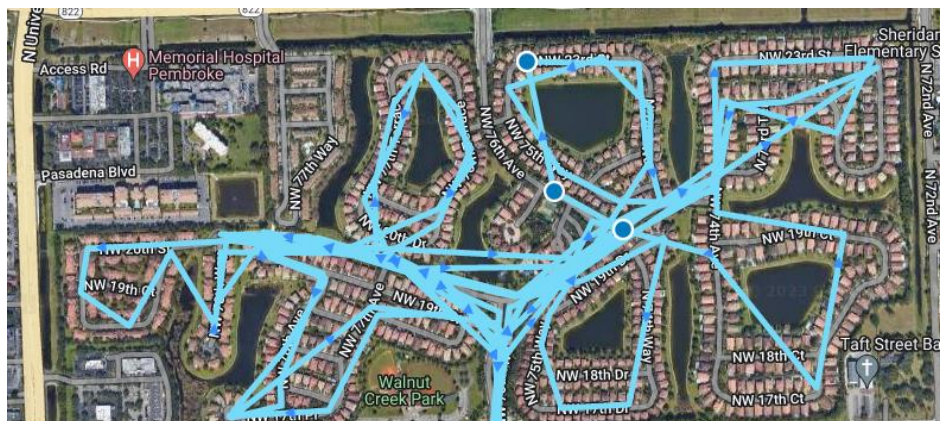
Gathered using vehicle's onboard GPS



## AVERAGE TRIP REPLAY



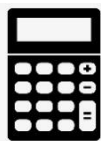
## AVERAGE TRIP REPLAY FROM PREVIOUS REPORT, FOR COMPARISON



- 917 miles travelled (a 100 mile increase)

*This averages out to...*

- 33 miles per day



## Walnut Creek CDD Facts

### CENSUS

 **553** Units have/are using the new App

 **342** Units are not using the new App

 **3,291** Total Residents in the system

 **2,670** Total Residents Vehicles in the system

 **4,839** Total Permanent Visitors in the system

We appreciate everyone's continued feedback & support.



**From:** Richard Thompson <RThompson@campbellproperty.com>  
**Sent:** Thursday, April 6, 2023 6:29 PM  
**To:** Gloria Perez <gperez@sdsinc.org>  
**Cc:** Walnut Creek <walnutcreekfla@comcast.net>; walnutcreek@regionssecurity.us  
**Subject:** Sheridan Entry Gates : Damages Stemming from Gate Defects Post Gate Tampering/Trespass from 3/2/23 to 3/22/23 - Walnut Creek

Hello Gloria,

The gates of the Walnut Creek community were tampered with by a towing company employees and it is our belief that their tampering caused the gates to malfunction.

The tow company is Rapid Recovery. Their number is (954) 597-1396, extn 209. The contact person there is Sanbrine Chauderon.

At least two malfunctions after the tampering of these gates resulted in damages to two (2) vehicles.

- 1) Dodge Ram 1500 Color: Gray License Plate: IWSG45 – This vehicle was hit and damaged by the west entry gates on Sheridan street at about 4:15pm on March 6, 2023 when the gates struck the rear right side of truck causing unspecified damages. The owner Jonathan Bercowicz has not put forth an estimate of damage cost.

Video of gate impacting truck :

<https://www.dropbox.com/sh/dvjzfbz255womoi/AABljm138wwbhYw03Av3cnyVa/Walnut%20Creek%2003082023%201615%20Sheridan%20Entrance%20Gates%20Dodge%20WC.mkv?dl=0>

Photos of Grey Dodge Ram truck showing damage is attached to the email.

- 2) Vehicle: Dodge Ram 1500; Color: Neon Green; FL Tag Z52 GDW. – The vehicle was hit and damaged by the east entry Sheridan Street gate and per the owner Nick Cotugno he sustained damages totaling \$2349.00. ( damage to right side mirror and cost to replace same as well as buffing fees for having scuffs removed).

Videos of the vehicle getting hit by the east Sheridan Street entry gate at about 3:32pm on March 16, 2023 is as follows: <https://www.dropbox.com/t/79QDdkFPMekI8r1J>

Photos of the neon green Dodge Ram truck showing damage is attached. The quote for the vehicle repair as well as the cost to buff truck is also attached.

1<sup>st</sup> day on record that the Rapid Recovery workers tampered with the gates was on March 2, 2023 around 10pm at night. See video below:

[https://www.dropbox.com/s/z151ytf46ewtv10/S%20-%20Entrance%20LPR\\_2023\\_03\\_02\\_10PM\\_27\\_18.mkv?dl=0](https://www.dropbox.com/s/z151ytf46ewtv10/S%20-%20Entrance%20LPR_2023_03_02_10PM_27_18.mkv?dl=0)

The gate had a series of malfunctions afterwards even requiring a repair team to be called out on 3/6/23 as gate was staying half open and working improperly. Image attached.

2<sup>nd</sup> incident on record in which the Rapid Recovery employees tampered with gate is on March 22 at 2:07am. See the video below:

[https://www.dropbox.com/s/42709msa0swctai/S%20-%20Entrance%20LPR 2023 03 22 2AM 07 24.mkv?dl=0](https://www.dropbox.com/s/42709msa0swctai/S%20-%20Entrance%20LPR%202023%2003%2022%202AM%2007%2024.mkv?dl=0)

The morning after the Rapid Recovery team tampered with the gate it started to malfunction. A repair team was summoned and they fixed the Sheridan Street entry gates. This incurred costs to repair same.

Sincerely,

**Richard Thompson**

**Violations Coordinator/Security Administrator**

**Walnut Creek Community Association**

7500 NW 20<sup>th</sup> Street

Pembroke Pines FL 33024

**Office: (954) 985-8529**

**Fax: (954) 985-8554**

**Email: [rtompson@campbellproperty.com](mailto:rtompson@campbellproperty.com)**

**Website: [walnutcreekfl.com](http://walnutcreekfl.com)**

City of Pembroke Pines  
Police Department  
9500 Pines Boulevard  
Pembroke Pines, FL 33024  
www.ppines.com



Emergency: 911

Non Emergency: 954-438-4357  
(GET-HELP)

Police Headquarters: 954-436-3200

Records Division: 954-431-2709

Victim's Advocate: 954-436-3228

tips@ppines.com

OFFICER PO REYES / PO KOENIG  
CASE NO. 23-18198

~~Self-report~~ Rapid  
Recovery  
~~filling out~~ Agent  
Sanbrine Chauderon  
954-597-1396 x209



Report Type	<b>Maintenance / Gate Doors</b>
Reported By	Brian Ruiz [Administrator]
Site Name	Walnut Creek CDD
Site Address	7500 NW 20th st, Pembroke Pines, Florida, 33024
Date / Time	Tue 04/11/2023 03:14 PM
Report Ref #	02120000199052

**Report Description:**

On March 2nd 2023 at 10:27pm, Rapid Recovery Tow Company tampered with the gate system at Sheridan gate in order to gain access to the property. Video footage of tampering can be seen here: [https://www.dropbox.com/s/z151ytf46ewtv10/S%20-%20Entrance%20LPR\\_2023\\_03\\_02\\_10PM\\_27\\_18.mkv?dl=0](https://www.dropbox.com/s/z151ytf46ewtv10/S%20-%20Entrance%20LPR_2023_03_02_10PM_27_18.mkv?dl=0)

Following the tampering, on March 8th at 4:15pm a gray Dodge Ram 1500, license plate IWSG45 was damaged due to a gate malfunction. Time stamp and video footage can be seen here:  
<https://www.dropbox.com/sh/dvjzfbz255womoi/AABljm138wwbhYw03Av3cnyVa/Walnut%20Creek%2003082023%201615%20Sheridan%20Entrance%20Gates%20Dodge%20WC.mkv?dl=0>

**Property(s) Involved:**

Property Ref #1: **Sheridan Gate**

Reported by:  
**Brian Ruiz**  
Tue 04/11/2023 03:18 PM









Report Type	<b>Maintenance / Gate Doors</b>
Reported By	Brian Ruiz [Administrator]
Site Name	Walnut Creek CDD
Site Address	7500 NW 20th st, Pembroke Pines, Florida, 33024
Date / Time	Tue 04/11/2023 02:29 PM
Report Ref #	02120000199051

#### Report Description:

On March 2nd 2023 at 10:27pm, Rapid Recovery Tow Company tampered with the gate system at Sheridan gate in order to gain access to the property. Video footage of tampering can be seen here: [https://www.dropbox.com/s/z151ytf46ewtv10/S%20-%20Entrance%20LPR\\_2023\\_03\\_02\\_10PM\\_27\\_18.mkv?dl=0](https://www.dropbox.com/s/z151ytf46ewtv10/S%20-%20Entrance%20LPR_2023_03_02_10PM_27_18.mkv?dl=0)

Following the tampering, on March 16th at 3pm a neon green Dodge Ram 1500, tag Z52GDW, was damaged due to a gate malfunction. Time stamp and video footage of this incident can be seen here: <https://www.dropbox.com/t/79QDdkFPMekI8r1j>

#### Property(s) Involved:

Property Ref #1: **Sheridan Gate**

Reported by:

**Brian Ruiz**

Tue 04/11/2023 02:36 PM







**NICHOLAS COTUGNO**  
 2205 NW 76TH TER  
 PEMBROKE PINES FL 33024  
 Home:  
 Mobile: 9545995137  
 Work:  
 Email:

Mar 21, 2023 01:53 PM  
 YMMS: 2017 RAM 1500 Sport  
 Engine: 5.7L Eng  
 License:  
 VIN: 1C6RR6MT7HS824850  
 Odometer:

TYPE	DESCRIPTION	PART #	QTY	PRICE	RATE	HOURS	LINE TOTAL
Labor	MIRROR REPLACEMENT	-	-	-	\$199.00	2.5	\$497.50
Parts	COMPLETE MIRROR ASSEMBLY INCLUDING GLASS		1.0	\$1,225.40	-	-	\$1,225.40
Sublet / Misc	PAINT	-	-	-	-	-	\$160.00

Labor:	\$657.50
Parts:	\$1,225.40
Shop Supplies:	\$59.69
Hazardous Materials:	\$0.00
Labor Taxes:	\$46.03
Parts Taxes:	\$85.78
<b>TOTAL:</b>	<b>\$2,074.40</b>

Customer Signature:

*Nick Cotugno*

*Andy HERNANDEZ*  
*University Dodge*

*954 332-3393*



# ROAD RUNNER

## Mobile Auto Detailing

3817 E. Shore Road • Miramar, FL 33023

Phone: 954-793-6153

**382**

NAME: NICK COTUGNO

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

QTY	DESCRIPTION	AMOUNT
1	COMPOUNDING MARKS OFF CAR	\$125
1	WASH AND WAX	\$150
YOUR BUSINESS IS APPRECIATED!		SUB TOTAL \$ 275.00
		TAX _____
		TOTAL \$ 275.00

RECEIVED BY: \_\_\_\_\_

SIGNATURE

DATE



# Estimate

Date	Estimate No.
3/22/2023	2023-1805

Name/Address  
WALNUT CREEK  
7500 NW 20th St  
Pembroke Pines, FL 33024

Purchase Order		Terms	Due Date	Rep
		Due on receipt	3/22/2023	LMP
Line	Description	Qty	Cost	Total
1	ACCESS POINT U6 MESH, ETHERNET BLUETOOTH, GBE RJ45 PORT, LED WHITE/BUE, POE.	1	280.01	280.01T
2	UNIVERSAL ANTENNA MOUNT	1	45.00	45.00T
3	CAT6 CABLE NON-PLENUM 1000 FEET	100	0.35	35.00T
4	CAT 6 EZ-RJ45 CONNECTOR	2	2.005	4.01T
5	3/16 IN. X 1-1/4 IN. STAR FLAT-HEAD CONCRETE ANCHORS	4	0.75	3.00T
6	WI-FI ANTENA INSTALLATION LABOR: - WIRING FROM ROUTER TO ANTENA LOCATION - BRACKET AND ANTENA INSTALLATION - RJ45 CABLE TERMINATION - WI-FI ANTENA CONNECTION AND CONFIGURATION	6	150.00	900.00T
I clearly understand and accept to purchase the products, services and conditions of this quote.		<b>Subtotal</b>		\$1,267.02
		<b>Sales Tax (7.0%)</b>		\$88.69
		<b>Total</b>		\$1,355.71

Signature \_\_\_\_\_ Date \_\_\_\_\_



# Estimate

Date	Estimate No.
3/8/2023	2023-1795

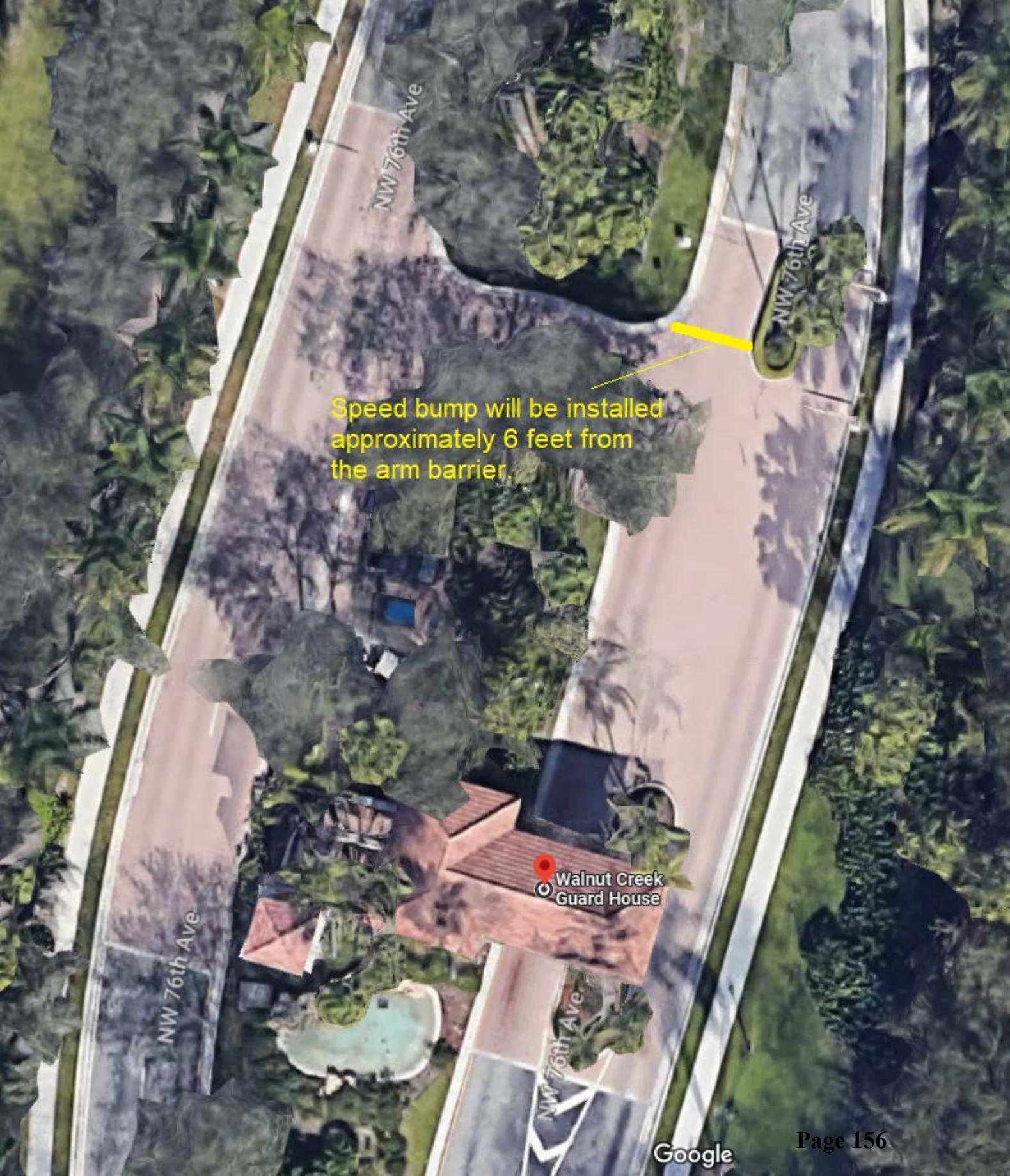
Name/Address  
WALNUT CREEK  
7500 NW 20th St  
Pembroke Pines, FL 33024

Purchase Order		Terms	Due Date	Rep
		Due on receipt	3/8/2023	LMP

Line	Description	Qty
	SPEED BUMP	
1	6' SPEED BUMP – HARDWARE INCLUDED – HEAVY DUTY RUBBER	1
2	SPEED BUMP END CAP	2
3	1/4 x 3-1/4 INCH HEX-WASHER-HEAD CONCRETE ANCHOR	10
4	1 SPEED BUMP WITH END CAPS INSTALLATION	1

I clearly understand and accept to purchase the products, services and conditions of this quote.	<b>Subtotal</b>	\$435.00
	<b>Sales Tax (7.0%)</b>	\$30.45
	<b>Total</b>	\$465.45

Signature \_\_\_\_\_ Date \_\_\_\_\_



Speed bump will be installed approximately 6 feet from the arm barrier.

Walnut Creek Guard House









Date	Estimate No.
2/2/2023	2023-1744

Name/Address  
 WALNUT CREEK  
 7500 NW 20th St  
 Pembroke Pines, FL 33024

Purchase Order		Terms	Due Date	
INDIVIDUALIZE RIGHT AND LEFT EXIT GATES ON TAFT				
Line	Description	Qty	Cost	Total
1	BDLG BLACK SEALANT	3	42.00	126.00
2	BD LOOPS - 4 X 10 OR 6 X 8 PREFORMED PAVE OVER LOOP WITH 60' LEAD IN WIRE.	2	180.00	360.00
3	NORTHSTAR 12/24V LOOP DETECTOR	1	114.00	114.00
4	HARNESS FOR RENO BX-3, BX-4, AX2, AX2DL 11 PIN FOR 1 & 2 CHANNEL LOOP DETECTORS	1	30.00	30.00
5	INSTALLATION OF 2 LOOP DETECTORS TO INDIVIDUALIZE RIGHT ARM FROM LEFT ARM FROM OPENING SIMULTANEOUSLY LABOR: - SAW CUT ASPHALT FOR LOOP - SEAL SAW CUT - INSTALLATION AND CONNECTION OF LOOP DETECTOR	1	1,800.00	1,800.00

I clearly understand and accept to purchase the products, services and conditions of this quote.		<b>Subtotal</b>	\$2430.00
		<b>Sales Tax (7.0%)</b>	\$0.00
Signature _____ Date: _____		<b>Total</b>	\$2,430.00



# Estimate

Date	Estimate No.
2/9/2023	2023-1755

Name/Address  
WALNUT CREEK  
7500 NW 20th St  
Pembroke Pines, FL 33024

Purchase Order		Terms	Due Date	Rep
TAFT RIGHT & LEFEXIT GATE		<del>50%</del> 100%	<del>2/3/2023</del>	LMP
Line	Description	Qty	Cost	Total
1	BDLG BLACK SEALANT	3	42.00	126.00
2	BD LOOP 6' X 10' OR 4'X12'. INCLUDES 50' LEAD WIRE.	1	180.00	180.00
3	NORTHSTAR 12/24V LOOP DETECTOR	1	114.00	114.00
4	HARNESS FOR RENO BX-3, BX-4, AX2, AX2DL 11 PIN FOR 1 & 2 CHANNEL LOOP DETECTORS	1	30.00	30.00
5	INDIVIDUALIZE RIGHT ARM FROM LEFT ARM FROM OPENING SIMULTANEOUSLY CLOSE LOOPS LABOR: - SAW CUT PAVERS FOR LOOP - SEAL SAW CUT - INSTALLATION AND CONNECTION OF LOOP DETECTOR	1	1,800.00	1,800.00
<p>This is a Changes Order to loop Est. 2023-1748, for work that has already been performed without prior approval due to field circumstance and nature of the work that was being performed per Regions.</p> <p>This has been added to the meeting book for the Board's review and consideration of ratification and approval during the meeting of 02/21/2023 gp</p>				
I clearly understand and accept to purchase the products, services and conditions of this quote.		<b>Subtotal</b>		\$2,250.00
		<b>Sales Tax (7.0%)</b>		\$0.00
		<b>Total</b>		\$2,250.00

Signature \_\_\_\_\_ Date \_\_\_\_\_