



**WALNUT CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

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

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

<b>A. Call to Order</b>	
<b>B. Proof of Publication</b>	Page 1
<b>C. Establish Quorum</b>	
<b>D. Additions or Deletions to Agenda</b>	
<b>E. Comments from the Public for Items Not on the Agenda</b>	
<b>F. Approval of Minutes</b>	
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<b>G. Administrative Matter</b>	
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2. Accept and Receive Annual Engineer's Report	Page 31
<b>H. New/Additional Business</b>	
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9. Review Proposals for Security Gate Maintenance Services <u>TABLED</u> till next Scheduled Meeting	
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2. District Manager	
<b>L. Additional Board Member/Public Comments</b>	
<b>M. Adjourn</b>	

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023/2024  
REGULAR MEETING SCHEDULE

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

October 17, 2023

January 16, 2024

March 19, 2024

April 16, 2024

May 21, 2024

June 18, 2024

August 20, 2024

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](http://www.walnutcreekcdd.org)  
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**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
SEPTEMBER 19, 2023**

**A. CALL TO ORDER**

District Manager, Gloria Perez, called the September 19, 2023, Regular Board Meeting of the Walnut Creek Community Development District (the “District”) to order at 6:00 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 Allan Beckman, Zalman Kagan and Igor Fateyev.

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

Also present were the following:

Liza Smoker with Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
Jerome Holston, Walnut Creek HOA, Violations Coordinator/Security Administrator  
Cliff Cole, Walnut Creek HOA, Property Manager  
Brian Ruiz of Regions Security  
Juan Calderon of Caltran Engineering

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

There were no additions or deletions to the agenda.

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

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

**F. APPROVAL OF MINUTES**

**1. August 15, 2023, Public Hearing & Regular Board Meeting**

The minutes from the August 15, 2023, Public Hearing & 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 August 15, 2023, Public Hearing & Regular Board Meeting, as presented.

## **G. ADMINISTRATIVE MATTERS**

### **1. Financial Update**

As is procedurally done, Financial Reports were presented in the meeting book and reviewed: Monthly Financial Report-Operating Fund (actual revenues and expenditures with fund balances and availability); Check Registers; Balance Sheet; Debt Service Profit and Loss YTD Comparisons/Report(s); Tax/Assessment Collections; Expenditure Recap. Available Funds as of August 31, 2023, reflect \$2,494,144.19.

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

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

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

### **1. Caltran Engineering Presentation, Gate Trap Analysis Report & Recommendation**

Mr. Calderon provided a handout attached hereto and a detailed presentation on the same. He noted that an approximate 10 second delay should be expected with the installation of a trap at the visitor entrance, thereby making it an acceptable option for consideration and that said study that has been conducted is a requirement for permitting/project approval.

The Board requested detailed plans to be produced and for a “Reduce Speed” flashing light to be added in between the entrances.

### **2. Discussion Regarding CBWCD Notice and Requirements**

Presented in the meeting book was the CBWCD Stormwater Certification Report documents as forwarded to the District. The Board reviewed the guidelines presented on Page 25 of the meeting book as well as the related information and CBWCD provided list of re-certification companies.

### **3. Consider Proposal for 5-Year Re-Certification Inspection Services**

Two proposals were submitted: one from CAS and the other from Allstate Resource Management. Supervisor Kagan stated that he would prefer to have Allstate Resource Management conduct the inspection and re-certification because it would be a more cost-effective option, assisting the District in being proactive and to remain in compliance with the requirements with the 5-Year Re-Certification. Supervisor Levenson agreed with Mr. Kagan.

Supervisor Fateyev arrived at approximately 6:16 p.m.

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Levenson and passed unanimously approving the proposal from Allstate Resource Management for the 5-Year Re-Certification Inspection

Services, as presented; and further authorizing District Counsel to prepare the agreement and for District management to execute same.

#### **4. Discussion Regarding Previously Tabled Proposals for CCTV and Cleaning Related to 3-Year Action Plan and CBWCD Approval to Comply with 5-Year Certification and District Engineer Opinion**

As directed by the Board, presented in the meeting book were the requested proposals for the CCTV and Cleaning Related to the Three-Year Action Plan and CBWCD Approval to Comply with the 5-Year Certification and the District Engineer Opinion.

To recap, in order for the District to request an extension on the required CBWCD 5-Year Certification, they are requiring that the District provide an approved agreement with a contractor.

Presented in the meeting book were the project specifications prepared by CAS, followed by the CAS recommendation letter and Bid Cost Evaluation Report and lastly, the proposals.

<b><u>Contractor</u></b>	<b><u>Written Bid Amount</u></b>	<b><u>Total Bid Amount</u></b>
Flotech Environmental, LLC	\$804,858.00	\$804,858.00
Allstate Resource Management, Inc.	\$843,087.65	\$842,566.65
Shenandoah General Construction Co.	\$933,437.50	\$929,637.50

This item was tabled until further notice.

#### **5. Iguana Control Reports**

The Iguana Control Reports were presented in the meeting book and a total of 95 iguanas were removed from District property between August 1<sup>st</sup> and 31<sup>st</sup>, 2023.

#### **6. Consider HOA Pavilion Stucco Repairs and Paint Proposal**

HOA Pavilion Stucco Repairs and Paint Proposal Number 400, dated September 18, 2023, was provided via handout by Mr. Cole.

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Levenson and passed unanimously approving the HOA proposal dated September 18, 2023, in the amount of \$1,750 for the Pavilion stucco repairs and paint, as presented.

#### **7. Consider Regions Est./Change Order 2023-1735 for Pedestrian Gate Access Control System Repair**

The original \$1,800 has not been paid. Mr. Riverso reduced the amount by \$923.50, which was noted and detailed in an email that was presented in the meeting book.

Mr. Riverso joined via phone, addressed the Board's questions and provided confirmation that the referenced Gate Access Control System had the capability of accessing via the application within 10 feet

of the gate via Bluetooth and it also has the capability of scheduling the doors access. The Board asked that he provide a proposal for the same services at the other pedestrian gate.

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Fateyev and passed unanimously approving the Regions' Est./Change Order 2023-1735 for the Pedestrian Gate Access Control System Repair, as presented.

#### **8. Consider Regions' Est. 2023-1017 for Dualbeam Barcode Reader**

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann and passed unanimously approving the Regions' Est. 2023-1017 proposal dated August 24, 2023, in the amount of \$6,210 for the Dualbeam Barcode Reader, as presented.

Supervisor Fateyev asked for an estimate to be prepared for repairing/refurbishing of the damaged barcode reader for Board consideration at a future meeting.

#### **9. Consider Amendment to Gate Facilities Rule Increasing Cost of Fees and Authorizing the Setting of a Public Hearing**

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Fateyev and unanimously passed approving the scheduling of a Public Hearing on the Amendment thereby increasing the cost of the fees on the District's Gate Facilities Rule to \$1,000 and setting a Public Hearing for January 16, 2024.

Supervisor Levenson requested that District management create a ongoing list of security gate system repairs to be updated moving forward and for said list to include details on the location, type of repair, date and cost.

#### **10. Review Proposals for Security Gate Maintenance Services**

The Board reviewed the presented proposals for Security Gate Maintenance Services and directed District management to seek services from more local service providers with overnight service capabilities.

#### **11. Consider Proposal for Quarterly Trimming of Palms near the Taft Waterfalls**

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Ross and passed unanimously approving the Wolfer Landscape Services' Estimate No. 1296-TT, dated August 25, 2023, in the amount of \$1,200 quarterly and/or on an as needed basis; and further authorizing District Counsel to prepare an agreement and for District management to execute same.

#### **12. Consider HOA Changes to Monument Maintenance Agreement**

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann and passed unanimously approving the HOA Counsel redline changes, in substantial final form and with a change to the payment process; thereby authorizing District Counsel to finalize the agreement and for District management to execute on behalf of the District.

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

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

The report was provided in the meeting book for the Board's review.

## **2. Security Administrator Updates & Reports**

### **a. Activity Report**

The report was presented in the meeting book for the Board's review. Mr. Ruiz went over the presented data and added that training had been given to the staff as to the use of the handheld device and noting that more residents were using the app.

### **b. Invoice Report**

The Invoice Report was presented in the meeting book for Board review.

### **c. Incident Report**

The report was presented in the meeting book for Board review.

## **3. Gate Arm Damage – July 21, 2023 – J. Kilpatrick**

Per Jerome's report:

JERRY KILPATRICK - TAFT STREET VISITOR GATE 7/21/23

On August 29, 2023 I received a letter and a vehicle damage estimate from resident **Jerry Kilpatrick** of **2180 NW 74<sup>th</sup> Ave., Willows Reach** who stated that their car was damaged by the Taft Street visitor's gate arm on July 21<sup>st</sup>. Unfortunately I was unable to pull video from that date to observe this incident. The letter and estimate are attached.

The Board reviewed the request in detail and the claim was denied. No further actions are to be taken.

Mr. George recommended that the Board consider creating a criteria. A discussion ensued and Mr. George will confirm if it needs to be a policy or rule.

## **4. Gate Arm Damage – August 16, 2023 – F. Mohammed**

Per Jerome's report email that was forwarded to the Board of Supervisors and Staff in advance of this evening's meeting allowing for the information to be reviewed and for the video footage to be seen:

FARHAN ADAM MOHAMMED - TAFT STREET RESIDENT ENTRY 8/16/2023

At around 3:30 p.m. on the above mentioned date, a **black Dodge Durango** driven by **Farhan Adam Mohammed** from **2186 NW 75<sup>th</sup> Way, Maple Glen** entered the first resident gate on Taft Street. When the second gate open slightly the driver started moving forward and the gate arm dropped back down onto the hood of the vehicle. This was identified as a gate malfunction and caused damage to the vehicle. See attached video as well as a copy of the damage estimate.

## [T - Entrance Gates 2023 08 16 3PM 02 21.mp4 - Google Drive](#)

Mr. Holston asked to have this line time added to the agenda because this driver is disputing the invoice that was issued.

The Board viewed the footage and it was clear that this was not a malfunction and that this individual hit the gate arm. Claim denied, the invoice stands.

### **5. Gate Arm Damage – August 28, 2023 – C. Brzostowicki**

Per Jerome's report email that was forwarded to the Board of Supervisors and Staff in advance of this evening's meeting allowing for the information to be reviewed and for the video footage to be seen:

CATHERINE BRZOTOWICKI - SHERIDAN RIGHT ENTRY GATE 8/28/2023

On the above mentioned date at around 10:45 p.m., a black Jeep, Tag# HNQR19 driven by a resident at 7622 NW 19th Street, Park South hit and forced open the right entry gate on Sheridan Street. See attached video. An invoice was sent to the resident at that address but resident is now disputing.

<https://www.dropbox.com/scl/fi/syyxffy7z49mu9yau6dm/S-Entrance-Gates 2023 08 28 10PM 44 45.mkv?rlkey=gouwbl4h2glcnycfnp2c41xl&dl=0>

Video clearly shows the vehicle driving up to the gate and pushing it open. Claim denied, the invoice stands.

### **6. Gate Arm Damage – August 9, 2023 – L. Berkowitz**

Per Jerome's report email that was forwarded to the Board of Supervisors and Staff in advance of this evening's meeting allowing for the information to be reviewed and for the video footage to be seen:

LEEOR BERKOWITZ - SHERIDAN ENTRY 8/9/2023

On the above mentioned date at around 4:53 p.m. a white work van driven by resident **Leeor Berkowitz** from **7322 NW 18<sup>th</sup> Ct. Mahogany Bend**, ran into and damaged the left resident gate arm on Sheridan Street. See attached video. Resident was invoiced for the damage but is now disputing.

<https://www.dropbox.com/sh/dvjzfbz255womoi/AACd29EymPW5k3e0RgfjiBRia/Walnut%20Creek%20Sheridan%20St%20080923%201653%20Gate%20arm%20has%20been%20knocked%20down%20WC.mkv?dl=0>

The resident used a handheld barcode to access the Sheridan entrance gate, which is not acceptable.

Mr. Cole is looking into having this barcode deactivated.

Claim denied, the invoice stands.

### **7. Discussion Regarding Reimbursement of Previous Gate Arm Damages of June 2, 2023, at 3:00 p.m. to L. Lucinski's Vehicle and Regions' Response**

Mr. Rivero forwarded an email that was provided via handout:

**From:** crivero regionssecurity.com <crivero@regionssecurity.com>  
**Sent:** Tuesday, September 19, 2023 2:29 PM  
**To:** Gloria Perez <gperez@sdsinc.org>; Jerome Holston <jholston@campbellproperty.com>  
**Cc:** Walnut Creek <walnutcreekfla@comcast.net>; Ronald Galvis <rGalvis@sdsinc.org>; Gabrielle Vitucci <gvitucci@sdsinc.org>; bruiz@RegionsSecurity.us; Jose Rubio (jrubio@regionssecurity.us) <jrubio@regionssecurity.us>; walnutcreek@regionssecurity.us  
**Subject:** RE: GATE ARM DAMAGE ON JUNE 2, 2023 3:00P - LORI LUCINSKI

Hello Gloria,

I am writing to bring your attention back to my email dated July 18th and a that was presented during the last board meeting. To ensure a comprehensive understanding of the situation, I kindly request that the board reevaluates the incident.

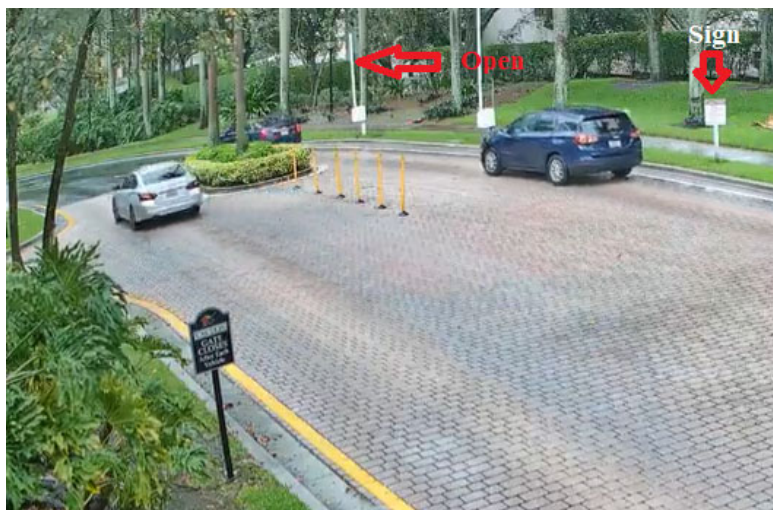
As outlined in my previous correspondence and reiterated during the board meeting, it is crucial to consider that the driver had ample time to wait for the gates to close, thus potentially preventing the incident in question. The sign prominently displayed clearly states that the gates close after each vehicle, reinforcing the importance of driver responsibility.

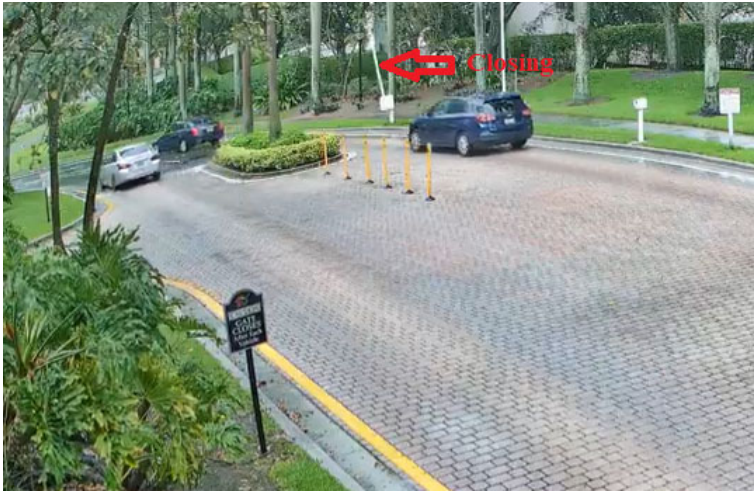
To facilitate your reevaluation, I urge all board members to view the video footage, accessible via the link provided below. Upon reviewing the video, they will observe that the driver did not make any attempt to come to a complete stop and wait for the gates to close properly. Additionally, the footage demonstrates that the second gate began closing approximately 6-8 feet before the vehicle entered it.

[https://www.dropbox.com/scl/fi/qgh61efw8a57msqtlzvxn/WC-Entrance-Gates\\_2023\\_06\\_02\\_3PM\\_11\\_15.mkv?dl=0&rlkey=yb3jxkv75ghcfh6o1ppy8oywe](https://www.dropbox.com/scl/fi/qgh61efw8a57msqtlzvxn/WC-Entrance-Gates_2023_06_02_3PM_11_15.mkv?dl=0&rlkey=yb3jxkv75ghcfh6o1ppy8oywe)

Given these compelling visuals and the clear violation of gate procedures by the driver, I respectfully submit that Regions Security and the CDD should not be held liable for the incident.

I believe that a second review of this incident will provide a more accurate understanding of the situation, and I encourage the Board to consider the evidence presented in the video as part of the decision-making process.





Cordially,



Carlos Rivero, Jr.  
U.S. Army Veteran  
President & CEO

Regions Security Services, Inc.  
1100 NW 72nd Ave  
Miami, FL 33126  
[www.RegionsSecurity.us](http://www.RegionsSecurity.us)  
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[crivero@RegionsSecurity.us](mailto:crivero@RegionsSecurity.us)

**Security Guards | Front Desk Personnel | Virtual Guards | Technology | CCTV & Access Control | Gate Systems | Security Assessments & Training**

A lengthy discussion ensued between the Board and Mr. Riveros that was on the phone.

Mr. Rivero did not challenge that the guard did not follow the protocol and also expressed his willingness to accept responsibility for the damages, followed by recommending that the Board request multiple estimates.

Mr. George was asked to look into the indemnification clause of the agreement and to forward a letter to Regions on this matter.

## **8. Henry White Vehicle Damages**

Mr. White provided information for an incident that damaged his vehicle, inclusive of two estimates. No footage was made available for said incident.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Kagan and passed unanimously approving payment to Mr. White pursuant to the estimate from JM Lexus Certified Collision Center, dated August 2, 2023, in the amount of \$2,342.93, and further authorizing District Counsel to prepare a Mutual Waiver of Release of Claims.

Mr. Ruiz of Regions was asked to look into upgrading the video footage storage for a minimum of 60 days.

**J. OLD BUSINESS**

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

**K. ADDITIONAL STAFF UPDATES/REQUESTS**

**1. Attorney**

There was no report at this time.

**2. District Manager**

There was no report at this time.

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

Regions was asked to provide a proposal for a high definition tag camera for the Taft Resident entrance and for the Sheridan exit.

**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 8:43 p.m.

**ATTESTED BY:**

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Secretary /Assistant Secretary

---

Chairman/Vice-Chair



# Walnut Creek Gate Trap Study



CALTRAN Engineering Group, INC.  
790 NW 107<sup>th</sup> Ave. Suite 200 Miami, FL 33172  
[www.caltranguroup.com](http://www.caltranguroup.com)



# PRESENTATION AGENDA

- 
- Background
  - Data Collection
  - Results
  - Conclusion & Recommendations
  - Conceptual Design



CALTRAN Engineering Group, INC.  
790 NW 107<sup>th</sup> Ave. Suite 200 Miami, FL 33172  
[www.caltrangroup.com](http://www.caltrangroup.com)

# Background

- Caltran was retained to analyze the outcome of implementing a Gate Trap System at the main gate house of Walnut Creek Community.
- Palm Gardens at Doral in Miami-Dade County was selected as a surrogate gated community for a comparable service rate and time.



CALTRAN Engineering Group, INC.  
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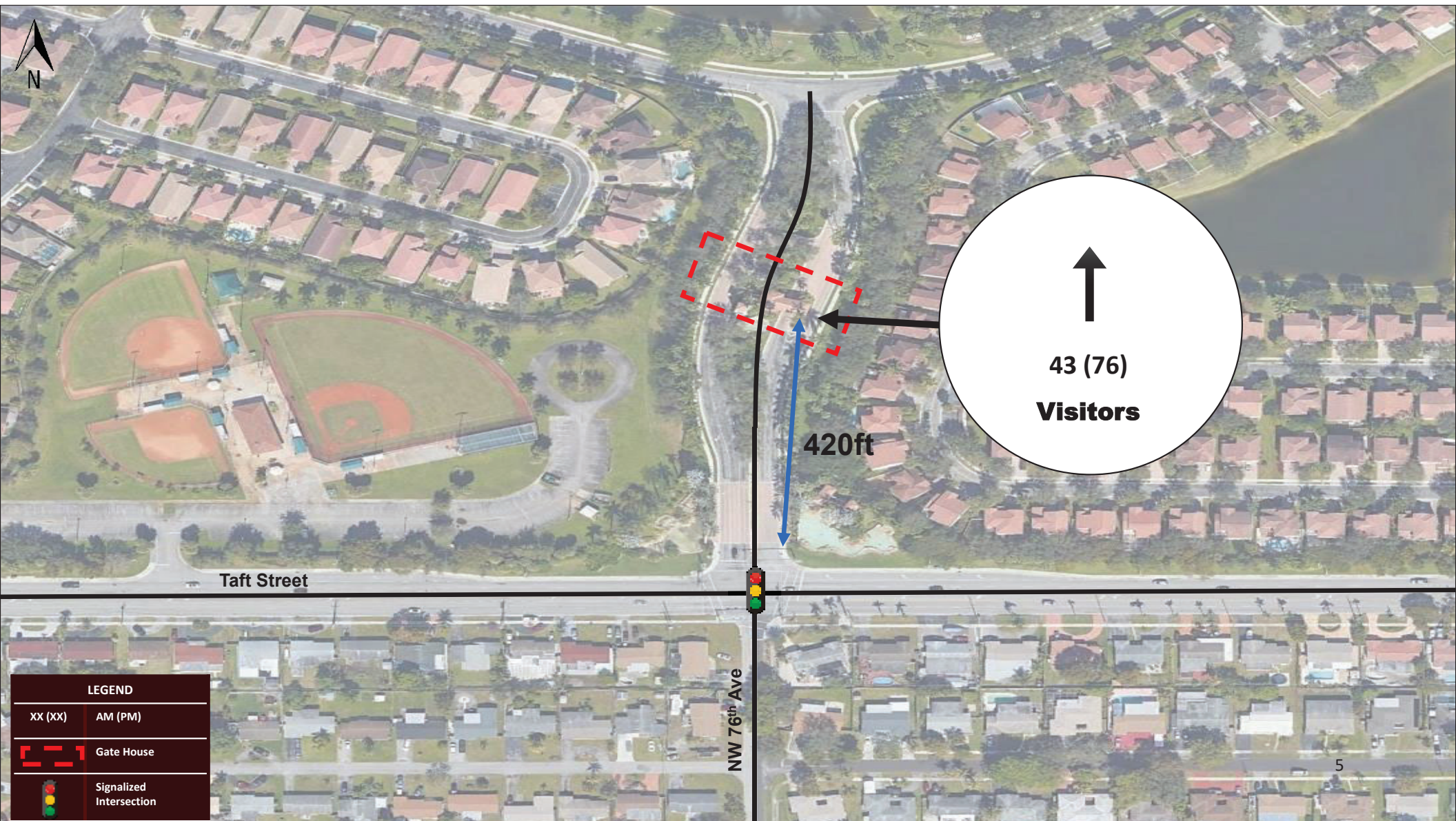
# DATA COLLECTION

- The maximum vehicles observed using the visitors main entrance was 76 vehicles per hour (vph).
- A conservative average service time of 60 seconds (Service Rate 60 vph) for visitors under gate trap conditions was selected in order to evaluate the expected queue length.

Typical Gate	Palm Gardens Average Service Time	Walnut Creek Existing Average Service Time for Visitors
Visitor	57.3 sec	47.0 sec

\* Results obtained from SYNCHRO 11 and SimTraffic .







# Results

Queue analysis results show that the overall 95<sup>th</sup> percentile queue length is expected to reach 346 feet long, less than the available storage distance of 420 feet measured from the intersection on Taft Street to the Walnut Creek Guard House.

Smart Gate	Average Service Time for Visitors	Entry Traffic Volume- Visitors	Accumulated 95 <sup>th</sup> Percentile Queue from Synchro Simulation
Visitors without Gate Trap	47 sec	76 vehicles	267 feet
Visitor with Gate Trap	60 sec	76 vehicles	346 feet

# Construction Cost Estimate

Based on the proposed improvements, the construction cost of the gate trap is estimated to be around \$ 25,303.

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	EXTENDED PRICE
ROADWAY					
1	MOBILIZATION	LS	1.0	\$ 5,000.0	\$ 5,000.0
2	MAINTENANCE OF TRAFFIC	LS	1.0	\$ 3,000.0	\$ 2,500.0
3	INLET PROTECTION SYSTEM	EA	2.0	\$ 110.0	\$ 220.0
4	CLEARING & GRUBBING	LS	1.0	\$ 1,200.0	\$ 1,200.0
5	REMOVAL EXISTING CONCRETE	Lf	86.0	\$ 8.0	\$ 688.0
6	MILLING EXISTING ASPHALT PAVING, 2" AVG DEPTH	SY	247.0	\$ 5.50	\$ 1,358.5
7	SUPERPAVE ASPH CONC, TLD , PG76-22	TN	3.0	\$ 450.0	\$ 1,343.1
8	CONCRETE CURB TYPE D	LF	86.0	\$ 14.5	\$ 1,247.0
9	PERFORMANCE TURF, SOD	SY	74.4	\$ 6.7	\$ 498.8
10	IRRIGATION SYSTEM REPAIRS	LS	1.0	\$ 500.0	\$ 500.0
11	REMOVE EXISTING GATE	LS	1.0	\$ 500.0	\$ 500.0
12	INSTALL 15 FT MEGA ARM HEAVY DUTY ALUMINUM GATE ARM	EA	3,100.0	\$ 2.0	\$ 6,200.0
13	VEHICLE DETECTOR SENSOR	EA	760.0	\$ 4.0	\$ 3,040.0
14	SINGLE POST SIGN, F&I GROUND PMOUNT, UP TO 12 FT	AS	1.0	\$ 450.0	\$ 450.0
15	PAINTED PAVEMENT MARKINGS, FINAL SURFACE	LS	1.0	\$ 500.0	\$ 500.0
16	THERMO PAINTED PAVEMENT MARKINGS, FINAL SURFACE	LS	1.0	\$ 1,200.0	\$ 1,200.0
17	CONDUIT, F7I DIRECTIONAL BORE	LF	60.0	\$ 19.0	\$ 1,140.0
18	PULL 7 SPLICE BOX , F7I 13"X24" COVER SIZE	EA	2.0	\$ 500.0	\$ 1,000.0
SUB-TOTAL					\$ 21,085.3
CONTINGENCY				20%	\$ 4,217.1
TOTAL					\$ 25,302.4

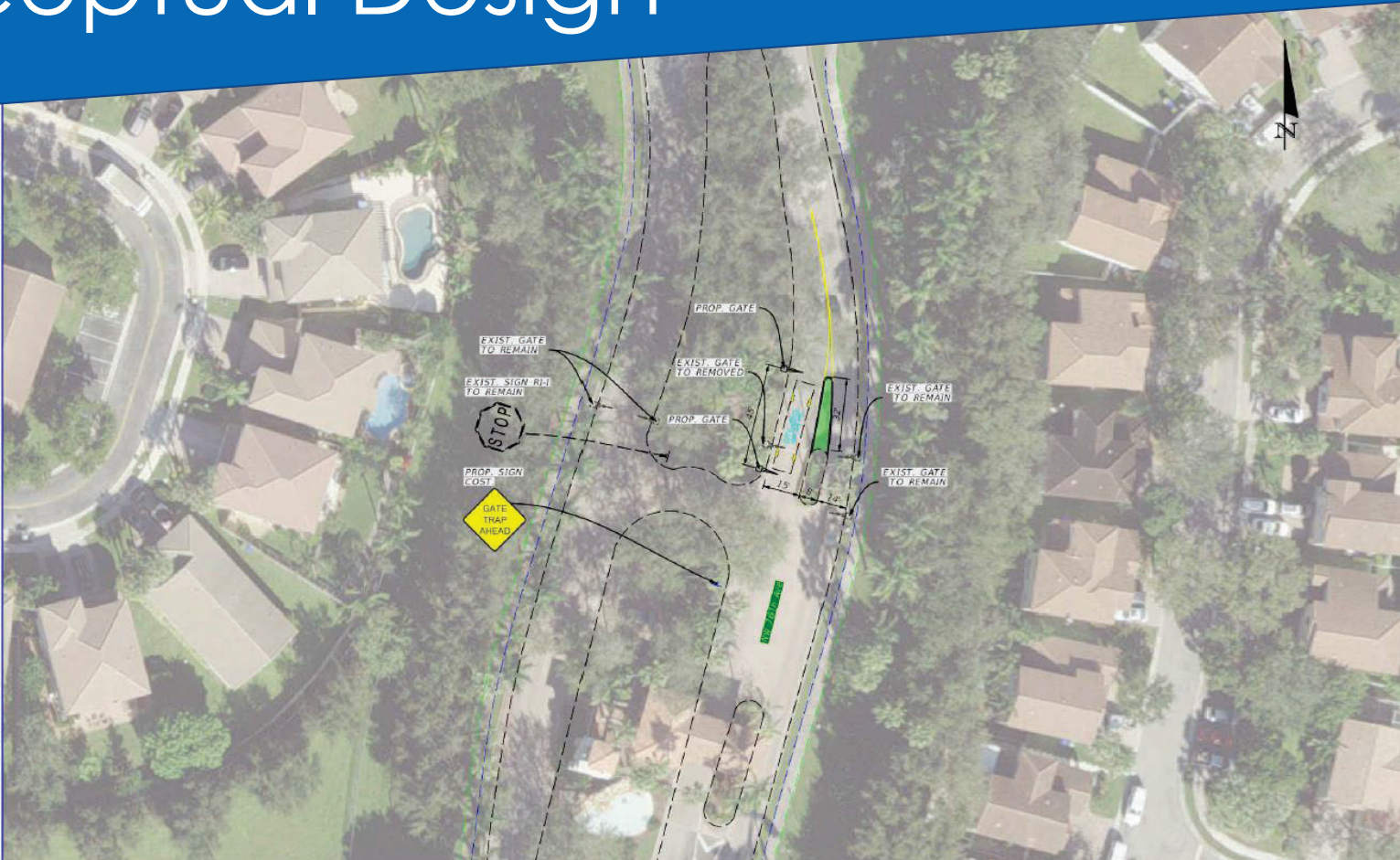


# Conclusion & Recommendations

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 the gate system shows a total of 204 vehicles ingress through the main community access along NW 76<sup>th</sup> Avenue, out of which 76 were visitors' vehicles.
- The queue analysis for the future conditions indicates that by including a gate trap the existing storage available (420 feet) will be able to contain the 95<sup>th</sup> percentile (346 feet) stacking length expected upon implementation.





Walnut Creek  
Community Development District

**Financial Report For  
September 2023**

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

	<b>Annual Budget 10/1/22 - 9/30/23</b>	<b>Actual Sep-23</b>	<b>Year To Date Actual 10/1/22 - 9/30/23</b>
<b>REVENUES</b>			
ADMINISTRATIVE ASSESSMENTS	178,871	0	182,825
MAINTENANCE ASSESSMENTS	1,100,128	0	1,102,754
DEBT ASSESSMENTS (2010)	130,015	0	130,359
OTHER REVENUE	0	0	6,075
INTEREST INCOME	1,500	0	73,952
<b>TOTAL REVENUES</b>	<b>\$ 1,410,514</b>	<b>\$ -</b>	<b>\$ 1,495,965</b>
<b>EXPENDITURES</b>			
<b>ADMINISTRATIVE EXPENDITURES</b>			
SUPERVISOR FEES	10,000	0	7,600
PAYROLL TAXES (EMPLOYER)	800	0	581
ENGINEERING	45,000	7,000	62,050
LEGAL FEES	19,000	0	19,916
AUDIT FEES	4,000	7,500	4,000
MANAGEMENT	47,664	3,972	47,664
POSTAGE	1,250	173	2,002
OFFICE SUPPLIES/PRINTING	5,700	251	1,869
INSURANCE	14,000	0	16,536
LEGAL ADVERTISING	1,200	0	462
MISCELLANEOUS	9,000	294	18,222
DUES & SUBSCRIPTIONS	175	0	175
ASSESSMENT ROLL	7,500	0	7,500
TRUSTEE FEES	2,000	0	1,420
CONTINUING DISCLOSURE FEE	350	350	350
WEBSITE MANAGEMENT	2,000	167	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 169,639</b>	<b>\$ 19,707</b>	<b>\$ 192,347</b>
<b>MAINTENANCE EXPENDITURES</b>			
FIELD MANAGEMENT	5,000	0	5,000
OPERATIONS MANAGEMENT	12,000	1,000	12,000
SECURITY SERVICES	405,760	2,514	279,180
HOA SECURITY SERVICES ADMIN	0	0	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	167	10,279
ELECTRIC	82,500	8,074	93,872
WATER & SEWAGE	17,000	1,291	9,660
GUARD HOUSE - VISITOR PASSES	6,700	0	0
GATE SYSTEM MAINTENANCE	30,000	2,635	47,685
GUARD HOUSE INT/EXT MAINTENANCE	22,500	0	39,720
LAKE & PRESERVE MAINTENANCE	45,000	2,960	36,841
SIGNAGE	2,000	0	130
STREETLIGHT MAINTENANCE	5,000	0	2,770
WATERFALL MAINTENANCE	75,000	4,650	67,744
HOLIDAY LIGHTING	10,000	0	9,990
IGUANA REMOVAL SERVICES	27,000	2,241	26,900

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

	<b>Annual Budget 10/1/22 - 9/30/23</b>	<b>Actual Sep-23</b>	<b>Year To Date Actual 10/1/22 - 9/30/23</b>
MISCELLANEOUS MAINTENANCE	10,000	0	10,327
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	74,800	0	9,250
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
OPERATING RESERVE/CONTINGENCY	26,060	0	19,574
TAFT STREET STRUCTURE MAINTENANCE	20,000	0	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,034,120</b>	<b>\$ 25,532</b>	<b>\$ 710,586</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,203,759</b>	<b>\$ 45,239</b>	<b>\$ 902,933</b>
<b>EXCESS OR (SHORTFALL)</b>	<b>\$ 206,755</b>	<b>\$ (45,239)</b>	<b>\$ 593,032</b>
PAYMENT TO TRUSTEE (2010)	(122,214)	0	(123,027)
<b>BALANCE</b>	<b>\$ 84,541</b>	<b>\$ (45,239)</b>	<b>\$ 470,005</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(28,180)	0	(27,242)
DISCOUNTS FOR EARLY PAYMENTS	(56,361)	0	(52,245)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (45,239)</b>	<b>\$ 390,518</b>
CARRYOVER FROM PRIOR YEAR	0	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (45,239)</b>	<b>\$ 390,518</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 9/30/23	\$ 1,320,376.74
Accounts Payable As Of 9/30/23	\$ 78,234.27
Accounts Receivable As Of 9/30/23	\$ 3,840.00
Reserve For Headwall Stabilization As Of 9/30/23	\$ 50,000.00
Reserve For Lake Slope Soil Maintenance As Of 9/30/23	\$ 20,000.00
Reserve For Stormwater Maint/Pipe Replacement As Of 9/30/23	\$ 91,000.00
Reserve For S-8 Canal Reconstruction As Of 9/30/23	\$ 460,000.00
Operating Account Available Funds As Of 9/30/23	\$ 624,982.47
Improvements/Emergency Funds As Of 9/30/23	\$ 900,611.15
<b>Total Available Funds As Of 9/30/23</b>	<b>\$ 1,525,593.62</b>

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

	<b>Oct 22 - Sept 23</b>	<b>22/23 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
01-3100 · Administrative Assessment	182,824.68	178,871.00	3,953.68	102.21%
01-3200 · Maintenance Assessment	1,102,753.70	1,100,128.00	2,625.70	100.24%
01-3811 · Debt Assessments (Series 2010)	130,359.15	130,015.00	344.15	100.27%
01-3821 · Debt Assess-Paid To Trustee-10	-123,026.50	-122,214.00	-812.50	100.67%
01-3830 · Assessment Fees	-27,242.40	-28,180.00	937.60	96.67%
01-3831 · Assessment Discounts	-52,245.33	-56,361.00	4,115.67	92.7%
01-9400 · Miscellaneous Revenue	6,075.26	0.00	6,075.26	100.0%
01-9410 · Interest Income	73,952.57	1,500.00	72,452.57	4,930.17%
<b>Total Income</b>	<b>1,293,451.13</b>	<b>1,203,759.00</b>	<b>89,692.13</b>	<b>107.45%</b>
<b>Expense</b>				
01-1307 · Payroll tax expense	581.40	800.00	-218.60	72.68%
01-1308 · Supervisor Fees	7,600.00	10,000.00	-2,400.00	76.0%
01-1310 · Engineering	62,049.50	45,000.00	17,049.50	137.89%
01-1311 · Management Fees	47,664.00	47,664.00	0.00	100.0%
01-1315 · Legal Fees	19,915.74	19,000.00	915.74	104.82%
01-1318 · Assessment/Tax Roll	7,500.00	7,500.00	0.00	100.0%
01-1320 · Audit Fees	4,000.00	4,000.00	0.00	100.0%
01-1450 · Insurance	16,536.00	14,000.00	2,536.00	118.11%
01-1480 · Legal Advertisements	462.29	1,200.00	-737.71	38.52%
01-1512 · Miscellaneous	18,221.60	9,000.00	9,221.60	202.46%
01-1513 · Postage and Delivery	2,001.60	1,250.00	751.60	160.13%
01-1514 · Office Supplies	1,868.45	5,700.00	-3,831.55	32.78%
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	350.00	350.00	0.00	100.0%
01-1570 · Website Management	1,999.92	2,000.00	-0.08	100.0%
01-1601 · Security Services	279,180.36	405,760.00	-126,579.64	68.8%
01-1604 · Guardhouse Int/Ext Maintenance	39,720.47	22,500.00	17,220.47	176.54%
01-1605 · Gate System Maintenance	47,685.25	30,000.00	17,685.25	158.95%
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	36,840.66	45,000.00	-8,159.34	81.87%
01-1805 · Stormwater Mgt/Pipe Replacement	9,250.00	74,800.00	-65,550.00	12.37%
01-1812 · Signs	130.00	2,000.00	-1,870.00	6.5%
01-1814 · Electricity	93,871.89	82,500.00	11,371.89	113.78%
01-1815 · Miscellaneous Maintenance	10,326.81	10,000.00	326.81	103.27%
01-1816 · Telephone	10,279.38	11,000.00	-720.62	93.45%
01-1817 · Water & sewer	9,660.07	17,000.00	-7,339.93	56.82%
01-1818 · Field Management	5,000.00	5,000.00	0.00	100.0%
01-1821 · Waterfall Maintenance	67,743.59	75,000.00	-7,256.41	90.33%
01-1824 · Streetlight Maintenance	2,770.00	5,000.00	-2,230.00	55.4%
01-1826 · Holiday Lighting	9,990.00	10,000.00	-10.00	99.9%



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

	<b>Oct 22 - Sept 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	26,900.04	27,000.00	-99.96	99.63%
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	19,574.40	26,060.00	-6,485.60	75.11%
01-2311 · Operations Management	12,000.00	12,000.00	0.00	100.0%
<b>Total Expense</b>	<b>902,932.82</b>	<b>1,203,759.00</b>	<b>-300,826.18</b>	<b>75.01%</b>
<b>Net Income</b>	<b>390,518.31</b>	<b>0.00</b>	<b>390,518.31</b>	<b>100.0%</b>

**Walnut Creek Community Development District**  
**Check Register**  
**September 2023**

Reference	Date	Vendor	Amount
9-1	9/1/2023	ALM Media, LLC	238.98
9-2	9/5/2023	1st Solution Pest Control	140.00
9-3	9/5/2023	Allstate Resource Management, Inc.	2,960.00
9-4	9/5/2023	Billing, Cochran, Lyles, Mauro & Ramsey	3,970.00
9-5	9/5/2023	Blue Iguana Pest Control Inc	2,241.67
9-6	9/5/2023	Clark D. Bennett	150.00
9-7	9/5/2023	Craig A Smith & Associates LLC	1,710.00
9-8	9/5/2023	Crystal Pool Service Inc	4,875.99
9-9	9/5/2023	FPL	8,318.74
9-10	9/5/2023	Hancock Bank (Bond Prepayments)	1,116.72
9-11	9/5/2023	Regions Security	27,869.12
9-12	9/5/2023	Special District Services	6,641.83
9-13	9/12/2023	Arking Solutions Inc	1,450.00
9-14	9/12/2023	Comcast (8939)	485.10
9-15	9/12/2023	Comcast (9044)	485.10
9-16	9/12/2023	Crystal Springs	11.96
9-17	9/12/2023	Regions Security	900.00
		<b>TOTAL</b>	<b>63,565.21</b>

# Walnut Creek Community Development District

## Expenditures

September 2023

	Date	Invoice #	Vendor	Memo	Amount
<b>Expenditures</b>					
<b>01-1310 · Engineering</b>					
	09/28/2023	1-5127	CALTRAN Engineering Group, Inc.	study and gate design for Taft St visitor trap system (final payment)	7,000.00
Total 01-1310 · Engineering					7,000.00
<b>01-1311 · Management Fees</b>					
	09/30/2023	2023-0977	Special District Services	management fee September 2023	3,972.00
Total 01-1311 · Management Fees					3,972.00
<b>01-1318 · Assessment/Tax Roll</b>					
	09/29/2023	2023-1161	Special District Services	Assessment Roll Preparation (per agreement) 2023	7,500.00
Total 01-1318 · Assessment/Tax Roll					7,500.00
<b>01-1512 · Miscellaneous</b>					
	09/30/2023	2023-0977	Special District Services	Document Storage August 2023	74.91
	09/30/2023	2023-0977	Special District Services	travel August 2023	203.42
	09/30/2023	2023-0977	Special District Services	oil and batteries	15.39
Total 01-1512 · Miscellaneous					293.72
<b>01-1513 · Postage and Delivery</b>					
	09/30/2023	2023-0977	Special District Services	FedEx August 2023	160.52
	09/30/2023	2023-0977	Special District Services	postage - August 2023	12.75
Total 01-1513 · Postage and Delivery					173.27
<b>01-1514 · Office Supplies</b>					
	09/30/2023	2023-0977	Special District Services	copier charges August 2023	218.70
	09/30/2023	2023-0977	Special District Services	meeting books - August 2023	32.00
Total 01-1514 · Office Supplies					250.70
<b>01-1551 · Continuing Disclosure Fee</b>					
	09/26/2023	2023-1083	Special District Services	continuing disclosure fee	350.00
Total 01-1551 · Continuing Disclosure Fee					350.00
<b>01-1570 · Website Management</b>					
	09/30/2023	2023-0977	Special District Services	website fee September 2023	166.66
Total 01-1570 · Website Management					166.66
<b>01-1601 · Security Services</b>					
	09/01/2023	29059	Regions Security	security September 2023	2,514.00
Total 01-1601 · Security Services					2,514.00



# Walnut Creek Community Development District

## Expenditures

September 2023

	Date	Invoice #	Vendor	Memo	Amount
<b>01-1605 · Gate System Maintenance</b>					
	09/01/2023	29058	Regions Security	service September 2023	825.00
	09/04/2023	29151	Regions Security	Taft visitor arm remount 8/30 5:54 pm	150.00
	09/07/2023	29196	Regions Security	Sheridan west resident entrance arm barrier remount 9/4/23 4:28 pm	225.00
	09/08/2023	29199	Regions Security	Taft visitors arm barrier remount 9/7/23 4:53 pm	150.00
	09/14/2023	29323	Regions Security	Taft resident arm barrier remount 9/11/23 5:40 pm	225.00
	09/22/2023	29332	Regions Security	Liftmaster mega arm & mat control board, Sheridan left entry controller	685.00
	09/22/2023	29331	Regions Security	Sheridan laft residents entrance arm barrier remount 09/19/23 7:37 am	150.00
	09/30/2023	29450	Regions Security	Taft residents arm barrier remount 9/30/23 3:50 pm	225.00
Total 01-1605 · Gate System Maintenance					2,635.00
<b>01-1803 · Lake &amp; Preserve Maintenance</b>					
	09/01/2023	24008	Allstate Resource Management, Inc.	mitigation area maintenance and lake mgmt services September 2023	2,960.00
Total 01-1803 · Lake & Preserve Maintenance					2,960.00
<b>01-1814 · Electricity</b>					
	09/19/2023	63714-09001 0923	FPL	acct# 63714-09001 (08/18/2023 - 09/19/2023)	32.97
	09/19/2023	91603-83023 0923	FPL	acct# 91603-83023 (08/18/2023 - 09/19/2023)	1,253.73
	09/19/2023	54061-43023 0923	FPL	acct# 54061-43023 (08/18/2023 - 09/19/2023)	135.09
	09/19/2023	63522-34022 0923	FPL	acct# 63522-34022 (08/18/2023 - 09/19/2023)	59.73
	09/19/2023	36358-71365 0923	FPL	acct# 36358-71365 (08/18/2023 - 09/19/2023)	5,966.35
	09/19/2023	04574-72025 0923	FPL	acct# 04574-72025 (08/18/2023 - 09/19/2023)	625.76
Total 01-1814 · Electricity					8,073.63
<b>01-1816 · Telephone</b>					
	09/15/2023	182523592	Comcast (Voice 8931)	acct# 904688931 inv# 182523592 (service thru 9/14/23)	166.52
Total 01-1816 · Telephone					166.52
<b>01-1817 · Water &amp; sewer</b>					
	09/21/2023	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (0/15/23 - 09/19/23)	488.22
	09/21/2023	536647-248299	City of Pembroke Pine (536647-248299)	1800 NW 76 Ave E (08/15/23 - 09/19/23)	627.54
	09/21/2023	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (08/15/23 - 09/19/23)	170.83
	09/27/2023	21393886 092723	Crystal Springs	water for guardhouse	4.99
Total 01-1817 · Water & sewer					1,291.58
<b>01-1821 · Waterfall Maintenance</b>					
	09/01/2023	2315180900	Crystal Pool Service Inc	September service charge	4,650.00
Total 01-1821 · Waterfall Maintenance					4,650.00
<b>01-1839 · Iguana Removal Services</b>					
	09/01/2023	73697	Blue Iguana Pest Control Inc	monitoring September 2023	2,000.00
	09/01/2023	73698	Blue Iguana Pest Control Inc	monitoring September 2023	241.67
Total 01-1839 · Iguana Removal Services					2,241.67
<b>01-2311 · Operations Management</b>					
	09/30/2023	2023-0977	Special District Services	field management September 2023	1,000.00
Total 01-2311 · Operations Management					1,000.00
<b>Total Expenditures</b>					45,238.75

**Walnut Creek Community Development District**  
**Balance Sheet**  
**As of September 30, 2023**

	Operating Fund	Debt Service (2010) Fund	General Fixed Assets	Long Term Debt	TOTAL
<b>ASSETS</b>					
Current Assets					
Checking/Savings					
Operating Fund	1,320,376.74	0.00	0.00	0.00	1,320,376.74
Improvements/Emergency Funds	900,611.15	0.00	0.00	0.00	900,611.15
Total Checking/Savings	2,220,987.89	0.00	0.00	0.00	2,220,987.89
Total Current Assets	2,220,987.89	0.00	0.00	0.00	2,220,987.89
Other Assets					
Investments - Interest Account	0.00	0.00	0.00	0.00	0.00
Investments - Reserve Fund	0.00	126,141.57	0.00	0.00	126,141.57
Investments - Revenue Account	0.00	131,276.31	0.00	0.00	131,276.31
Investments - Prepayment Fund	0.00	1,116.72	0.00	0.00	1,116.72
Investments - Redemption Account	0.00	0.00	0.00	0.00	0.00
Investments - Principal	0.00	0.00	0.00	0.00	0.00
Accounts Receivable	3,840.00	0.00	0.00	0.00	3,840.00
A/R Non Ad Valorem Receipts	0.00	0.00	0.00	0.00	0.00
Land & Land Improvements	0.00	0.00	6,327,392.00	0.00	6,327,392.00
2010 Project Improvements	0.00	0.00	1,746,100.00	0.00	1,746,100.00
2014 Improvements	0.00	0.00	66,674.00	0.00	66,674.00
Infrastructure	0.00	0.00	3,123,376.00	0.00	3,123,376.00
Equipment	0.00	0.00	30,534.00	0.00	30,534.00
Depreciation - Infrastructure	0.00	0.00	-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	258,534.60	258,534.60
Amount To Be Provided	0.00	0.00	0.00	731,465.40	731,465.40
Total Other Assets	3,840.00	258,534.60	8,344,573.00	990,000.00	9,596,947.60
<b>TOTAL ASSETS</b>	<b>2,224,827.89</b>	<b>258,534.60</b>	<b>8,344,573.00</b>	<b>990,000.00</b>	<b>11,817,935.49</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	78,234.27	0.00	0.00	0.00	78,234.27
Total Current Liabilities	699,234.27	0.00	0.00	0.00	699,234.27
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	990,000.00	990,000.00
Total Long Term Liabilities	0.00	0.00	0.00	990,000.00	990,000.00
Total Liabilities	699,234.27	0.00	0.00	990,000.00	1,689,234.27
Equity					
Retained Earnings	1,135,075.31	240,067.31	-2,949,503.00	0.00	-1,574,360.38
Net Income	390,518.31	18,467.29	0.00	0.00	408,985.60
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	1,525,593.62	258,534.60	8,344,573.00	0.00	10,128,701.22
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,224,827.89</b>	<b>258,534.60</b>	<b>8,344,573.00</b>	<b>990,000.00</b>	<b>11,817,935.49</b>

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

	<b>Annual Budget 10/1/22 - 9/30/23</b>	<b>Actual Sep-23</b>	<b>Year To Date Actual 10/1/22 - 9/30/23</b>
<b>Revenues</b>			
Interest Income	25	100	9,437
NAV Tax Collection	122,214	0	123,027
Bond Prepayments	0	0	1,116
<b>Total Revenues</b>	<b>\$ 122,239</b>	<b>\$ 100</b>	<b>\$ 133,580</b>
<b>Expenditures</b>			
Principal Payments	50,000	0	50,000
Additional Principal Payments	12,819	0	5,000
Interest Payments	59,420	0	60,113
<b>Total Expenditures</b>	<b>\$ 122,239</b>	<b>\$ -</b>	<b>\$ 115,113</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 100</b>	<b>\$ 18,467</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	8	Broward Cty Tax Collector	04/14/23	NAV Taxes	\$ 44,592.71		\$ (891.85)		\$ 43,700.86	\$ 5,658.76	\$ 34,818.00	\$ 4,115.95	\$ 5,545.56	\$ 34,121.65	\$ 4,033.65	\$ 4,033.65
10	Int - 2	Broward Cty Tax Collector	04/25/23	Interest		\$ 658.35			\$ 658.35	\$ 658.35			\$ 658.35			\$ -
11	9	Broward Cty Tax Collector	05/12/23	NAV Taxes/Interest	\$ 7,910.32	\$ 178.04	\$ (161.77)		\$ 7,926.59	\$ 1,181.81	\$ 6,176.40	\$ 730.15	\$ 1,158.19	\$ 6,052.85	\$ 715.55	\$ 715.55
12	10	Broward Cty Tax Collector	06/15/23	NAV Taxes/Interest	\$ 11,024.86	\$ 330.75	\$ (227.11)		\$ 11,128.50	\$ 1,729.76	\$ 8,608.25	\$ 1,017.60	\$ 1,695.15	\$ 8,436.10	\$ 997.25	\$ 997.25
13	11	Broward Cty Tax Collector	07/14/23	NAV Taxes/Interest (TC)	\$ 15,914.55	\$ 1,518.09	\$ (348.66)		\$ 17,083.98	\$ 3,537.59	\$ 12,426.10	\$ 1,468.95	\$ 3,466.78	\$ 12,177.60	\$ 1,439.60	\$ 1,439.60
14	Int - 3	Broward Cty Tax Collector	07/25/23	Interest		\$ 295.38			\$ 295.38	\$ 295.38			\$ 295.38			\$ -
15									\$ -							
16									\$ -							
17									\$ -							
18									\$ -							
					\$1,412,338.13	\$ 3,599.40	\$ (27,242.40)	\$ (52,245.33)	\$ 1,336,449.80	\$ 182,824.68	\$1,102,753.70	\$ 130,359.15	\$ 172,701.80	\$ 1,040,721.50	\$ 123,026.50	\$ 123,026.50

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

Note  
7-14-23 Distribution  
Includes Prior  
Year Assessments

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.

\$ 1,412,338.13	
\$ 3,599.40	\$ 1,336,449.80
\$ (182,824.68)	\$ (172,701.80)
\$ (1,102,753.70)	\$ (1,040,721.50)
\$ -	\$ -
\$ (130,359.15)	\$ (123,026.50)
\$ -	\$ 0.00

September 28, 2023

Ms. Gloria Perez, District Manager  
Walnut Creek Community Development District  
Special District Services, Inc.  
Kendall Office Center  
8785 SW 165<sup>th</sup> Avenue, #200  
Miami, FL 33193

**RE: 2022-2023 DISTRICT ANNUAL REPORT  
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
CAS PROJECT NO. 17-1974**

Dear Ms. Perez,

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

**District Location**

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

**General**

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

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





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

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

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

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

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

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

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

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

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

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

Future projects scheduled for 2023 includes the restoration of the culvert and canal bank of the Central Broward Water Control District's S-8 Canal at the southwest corner of Sheridan Street and N. 72<sup>nd</sup> Avenue. Temporary fencing is to be installed along the property line that will prevent pedestrian access to the culvert and canal bank of the Central Broward Water Control District's S-8 Canal (located at the southwest corner of Sheridan Street and N. 72<sup>nd</sup> Avenue).

The Walnut Creek CDD is responsible for maintaining the canal banks above the water table. The District has budgeted \$285,290 for the design and improvements for the canal re-construction. The District is soliciting proposals for the design and construction of the NW 72<sup>nd</sup> Avenue canal bank and culvert repairs.

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

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

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

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

In March, 2023 repairs of the fabric material along the lake banks was performed by American Shoreline due to floating or loose material used during the installation of the geo-tubes under the contract warrantee. The fabric material serves to protect the permanent geo-tubes. The fabric was pinned in place and secured to prevent further movement. During the dry season CAS will visually inspect all perimeter ponds and determine the status of the geo-tubes and pinned fabric material.

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

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

Some of the outfall pipe extensions, designed to prevent silt build up at the outfall, have detached and likely fallen off to the deepest part of the ponds. The pipes will require new extensions that are anchored in place to avoid separation during severe storms. Eighteen outfalls, or forty percent of the total number, could not be detected and require further investigation to their current condition. These outfalls could not be visually inspected due to depth issues or have been buried under sediment. Outfall pipe repairs, inspections on deeper outfalls and sediment removal will be incorporated in the CBWCD 5-year recertification project.

The WCCDD is currently working on selecting a contractor to provide stormwater structure and pipe cleaning and outfall repair services (three phases within a period of three consecutive years) to remain in compliance with the Central Broward Water Control District's 5-year recertification of the stormwater system.

CAS prepared a report in February of 2023 regarding lake bank erosion at the Walnut Creek Club House (7500 NW 20<sup>th</sup> Street). After a site inspection it was determined that the washout is being caused by runoff from the pool patio area.



**District funded Infrastructure and Current Condition**

<b><u>Improvements</u></b>	<b><u>Ownership</u></b>	<b><u>Maintenance Responsibility</u></b>	<b><u>Status</u></b>
On-Site Road System	HOA	HOA	Good Working Condition Sealcoating Project completed in 2022
Off-Site Road System • NW 72 <sup>nd</sup> Avenue,	City of Hollywood	City of Hollywood	Good Working Condition The District is soliciting proposals for the design and construction of the canal bank adjacent to the west side of NW 72 <sup>nd</sup> Avenue.
• Sidewalk along north side of CDD and signal modifications at intersection with Sheridan Street	Broward County	Broward County	Good Working Condition
• University Drive, westbound right turn lane from Taft Street	FDOT	FDOT	Good Working Condition
• Sheridan Street, eastbound right turn lane and westbound left turn lane on the north entrance at NW 76 <sup>th</sup> Street	Broward County	Broward County	Good Working Condition
• Taft Street, westbound right turn lane	City of Pembroke Pines	City of Pembroke Pines	Good Working Condition
On-Site Drainage System • Drainage pipes and structures on the roads	CDD	CDD	Drainage is in Good Working Condition. The WCCDD is currently working on selecting a contractor to provide stormwater structure and pipe cleaning services to remain in compliance with the Central Broward Water Control District's 5-year recertification of the stormwater system.
Detention Ponds & canals • 10 ponds, 40.1 acres & 2 canals (north & east)	CDD	CDD	Detention pond bank restoration completed in 2018. Repairs of the fabric material along the lake banks was performed by American Shoreline under the contract warrantee. Outfall pipe repairs, inspections on deeper outfalls and

			sediment removal will be incorporated in the CBWCD 5-year recertification project. Repairs of fourteen pond headwalls, using structural chemical grouting repair, has been completed. Ponds in Good Working Condition.
Water Distribution System • Pipe network, future hydrants and water services	City of Pembroke Pines	City of Pembroke Pines	Good Working Condition
Wastewater Collection System • Network of pipes, manholes, services and 2 lift stations	City of Pembroke Pines	City of Pembroke Pines	Good Working Condition
Common Areas • Open space, recreation area, lake parcels, perimeter berms, landscape buffer and FPL easement • Taft Street entrance guardhouse, pavilion and water features	CDD	CDD/HOA	Continuous Yearly Maintenance of Lighting/Landscaping. Common Areas in Good Working Condition. Responsibility of landscaping and guardhouse facility within CDD owned lands transferred to HOA

### District's Maintenance Budget

The District has budgeted \$169,639.00 and \$1,034,120.00 for Administrative and Maintenance expenditures, respectively, for the Fiscal Year 2022-2023. The maintenance expenditures include lake and preserve maintenance, headwall stabilization repairs, S-8 canal reconstruction (engineering and construction) and reserves for future stormwater maintenance and pipe replacement projects. Craig A. Smith & Associates, Inc. finds it sufficient for the proper maintenance of the infrastructure improvements for which the District is responsible.

For more detailed information on the 2022-2023 fiscal year budget, please refer to the District's website at [www.walnutcreekcdd.org/financials](http://www.walnutcreekcdd.org/financials).

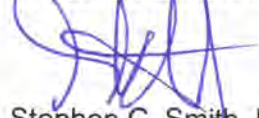
### District's Public Liability and Property Damage Insurance

The District Administrative Expenditures budget for the Fiscal Year 2022-2023 includes \$16,536.00 for insurance. A copy of the insurance policy is available from the District Manager's office.

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

Sincerely,

**CRAIG A. SMITH & ASSOCIATES**



Stephen C. Smith, P.E.  
President

Attachment: Exhibit A  
Exhibit B

\\cas-file\projects\districts\walnut\_creek\_community\_dev\17-1974-1cp-general\annual engineer's report\annual report 2022-2023\districtannualreport-2022-2023 1.docx





**LEGEND:**

- WATER (W.C.C.D.D.)
- LANDSCAPE/ OPEN AREAS (W.C.C.D.D.)
- H.O.A.
- OTHERS PROPERTY
- W.C.C.D.D. EASEMENT

EXHIBIT A

WALNUT CREEK COMMUNITY  
DEVELOPMENT DISTRICT MAINTENANCE





**EXHIBIT B**  
**WCCDD Project Photos**



**Photo 1: Culvert and canal bank erosion at Sheridan Street and N 72 Avenue.**



**Photo 2: Culvert and canal bank erosion at Sheridan Street and N 72 Avenue.**



**EXHIBIT B**  
**WCCDD Project Photos**



**Photo 3: Culvert and canal bank erosion at Sheridan Street and N 72 Avenue.**



**Photo 4: Sealcoating and restriping of internal WCCDD roads performed in 2022.**



**EXHIBIT B**  
**WCCDD Project Photos**



**Photo 5: Sealcoating and restriping of internal WCCDD roads performed in 2022.**



**Photo 6: Sealcoating and restriping of internal WCCDD roads performed in 2022.**



**EXHIBIT B**  
**WCCDD Project Photos**



**Photo 7: Anchoring of fabric material at lake banks by American Shoreline in March, 2023.**



**Photo 8: Completed re-installation of lake bank fabric material.**



**EXHIBIT B**  
**WCCDD Project Photos**



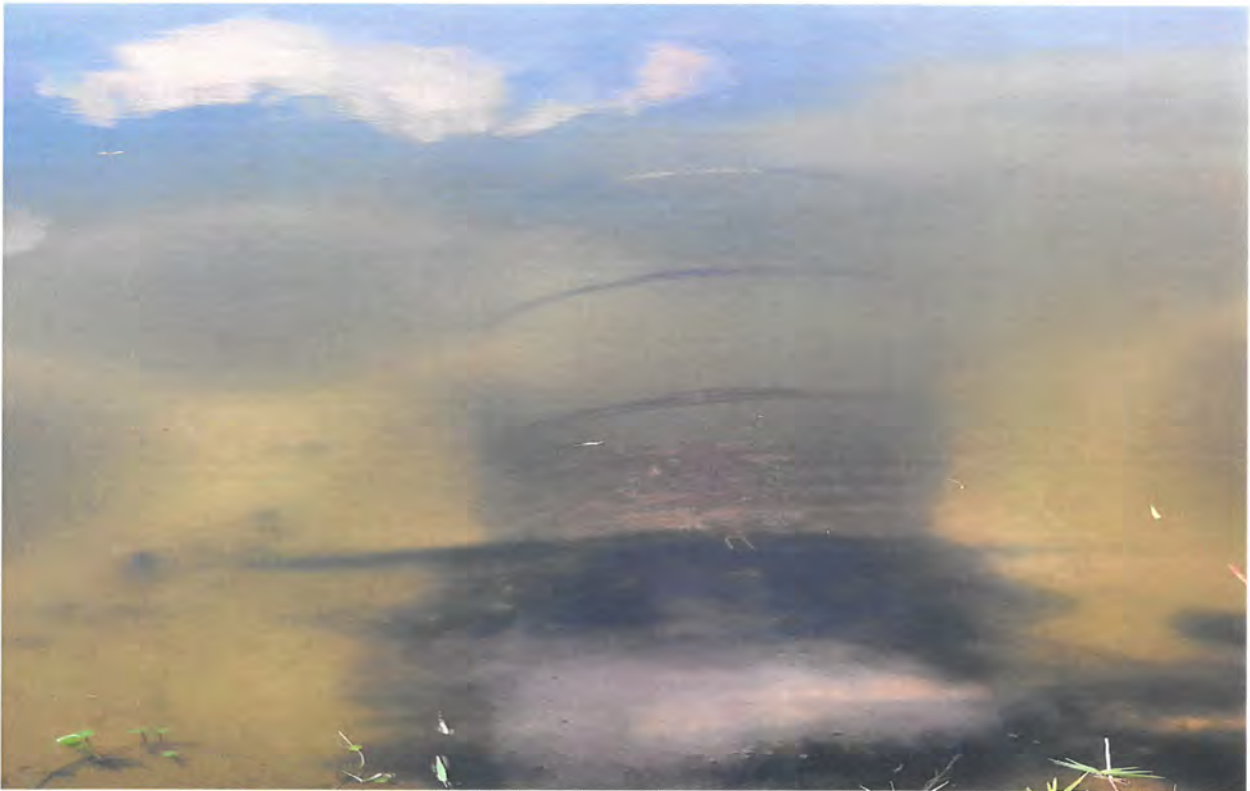
**Photo 9: Corroded outfall pipe at Lake 4 (near NW 19 Court) during inspection in March, 2023.**



**Photo 10: Sediment buildup at outfall pipe at NW 74 Ave in Lake 4 during inspection in March, 2023.**



**EXHIBIT B**  
**WCCDD Project Photos**



**Photo 11: Corroded outfall pipe at Lake 4 during inspection in March, 2023.**



**Photo 12: Existing bank erosion adjacent to the Club House.**



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

ON-SITE ROADWAY IMPROVEMENTS



- ❖ Improvements: All surface roadway improvements including on-site asphalt roads, curbing, striping, signage, and sidewalks.
- ❖ Road Improvements Owner: WCCDD (except for the asphalt layers).
- ❖ Status: The sealcoating, striping and signage of all existing roadways within the District was completed in 2022 (By the HOA's chosen contractor). On-site roadway system complete and in good working order.
- ❖ Maintenance responsibility: HOA

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

**OFF-SITE ROADWAY SYSTEM: NW 72<sup>nd</sup> AVENUE**



- ❖ **Improvements:** Existing sidewalk along the west side of the CDD and traffic signal modification at intersection with Sheridan Street.
- ❖ **Right-of-Way Owner:** City of Hollywood
- ❖ **Road Improvements Owner:** City of Hollywood
- ❖ **Status:** Temporary fencing is to be installed along the property line that will prevent pedestrian access to the culvert and canal bank of the Central Broward Water Control District's S-8 Canal (located at the southwest corner of Sheridan Street and N. 72<sup>nd</sup> Avenue). The Walnut Creek CDD is responsible for maintaining the canal banks above the water table. Canal bank/ culvert improvements are awaiting design and construction.
- ❖ **NW 72 Avenue roadway system is complete and in good working order and condition.**
- ❖ **Maintenance responsibility:** City of Hollywood



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

**OFF-SITE ROADWAY SYSTEM: UNIVERSITY DRIVE**



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

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

**OFF-SITE ROADWAY SYSTEM: SHERIDAN STREET**



- ❖ **Improvements:** All road surfaces, stormwater, striping, landscaping, signage, and signalization including east bound right turn lane and west bound left turn lane on the north entrance at NW 76<sup>th</sup> Avenue, east bound right turn lane at NW 72<sup>nd</sup> Avenue and sidewalk along the north side of the CDD.
- ❖ **Right-of-Way Owner:** Broward County (BC)
- ❖ **Road Improvements Owner:** BC
- ❖ **Status:** Sheridan Street roadway system is complete and in good working order and condition.
- ❖ **Maintenance responsibility:** BC



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

**OFF-SITE ROADWAY SYSTEM: TAFT STREET**



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



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

**ON-SITE DRAINAGE COLLECTION SYSTEM FOR ROADS**



- ❖ **Improvements:** Drainage pipes, drainage structures and outfalls to lakes for on-site road stormwater collection.
- ❖ **Improvements Owner:** WCCDD
- ❖ **Status:** The WCCDD is currently working on selecting a contractor to provide stormwater structure and pipe cleaning services to remain in compliance with the Central Broward Water Control District's 5-year recertification of the stormwater system. On-site drainage system in good working order and condition.
- ❖ **Maintenance responsibility:** WCCDD



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

**STORMWATER DETENTION LAKES**



- ❖ **Improvements: Ten Lakes (40.1 Acres)**
- ❖ **Improvements Owner: WCCDD**
- ❖ **Status:** In March, 2023 repairs of the fabric material along the lake banks was performed by American Shoreline under the contract warrantee. During the dry season CAS will visually inspect all perimeter ponds and determine the status of the geotubes and pinned fabric material. Also, in March of 2023, on behalf of the District, CAS performed outfall pipe field inspections. The report indicated silt build up and loss of flow capacity, deterioration of metal pipes and detached pipe extensions on a number of outfalls. Outfall pipe repairs, inspections on deeper outfalls and sediment removal will be incorporated in the CBWCD 5-year recertification project. CAS prepared a report in February of 2023 regarding lake bank erosion at the Walnut Creek Club House. It was determined that the washout is being caused by runoff from the pool patio area.
- ❖ **Lakes are in good working order and condition.**
- ❖ **Maintenance responsibility: WCCDD**



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

**WATER MAIN DISTRIBUTION SYSTEM**



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



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

**SANITARY SEWER COLLECTION SYSTEM**



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



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

**COMMON AREAS**



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



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

**COMMON AREAS**



- ❖ Improvements: Taft Street entrance guardhouse, pavilion, and entrance water features.
- ❖ Improvements Owner: WCCDD
- ❖ Status: A City of Pembroke Pines building permit was issued for waterfall electrical and repair improvements at the Taft Street entrance. The work was completed in 2022.
- ❖ Maintenance responsibility: WCCDD

**RESOLUTION NO. 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Walnut Creek Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

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

**Section 1.** The Amended Budget for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 17<sup>th</sup> day of October, 2023

**ATTEST:**

**WALNUT CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



# Walnut Creek Community Development District

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

# **CONTENTS**

- I        AMENDED FINAL OPERATING FUND BUDGET**
- II       AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2010)**

**AMENDED FINAL BUDGET**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
<b>REVENUES</b>			
ADMINISTRATIVE ASSESSMENTS	178,871	182,825	182,825
MAINTENANCE ASSESSMENTS	1,100,128	1,102,754	1,102,754
DEBT ASSESSMENTS (2010)	130,015	130,359	130,359
OTHER REVENUES	0	6,075	6,075
INTEREST INCOME	1,500	73,952	73,952
<b>TOTAL REVENUES</b>	<b>\$ 1,410,514</b>	<b>\$ 1,495,965</b>	<b>\$ 1,495,965</b>
<b>EXPENDITURES</b>			
<b>ADMINISTRATIVE EXPENDITURES</b>			
SUPERVISOR FEES	10,000	8,600	7,600
PAYROLL TAXES (EMPLOYER)	800	660	581
ENGINEERING	45,000	68,000	62,050
LEGAL FEES	19,000	24,000	19,916
AUDIT FEES	4,000	4,000	4,000
MANAGEMENT	47,664	47,664	47,664
POSTAGE	1,250	2,025	2,002
OFFICE SUPPLIES/PRINTING	5,700	1,970	1,869
INSURANCE	14,000	16,536	16,536
LEGAL ADVERTISING	1,200	900	462
MISCELLANEOUS	9,000	20,000	18,222
DUES & SUBSCRIPTIONS	175	175	175
ASSESSMENT ROLL	7,500	7,500	7,500
TRUSTEE FEES	2,000	1,420	1,420
CONTINUING DISCLOSURE FEE	350	350	350
WEBSITE MANAGEMENT	2,000	2,000	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 169,639</b>	<b>\$ 205,800</b>	<b>\$ 192,347</b>
<b>MAINTENANCE EXPENDITURES</b>			
FIELD MAINTENANCE	5,000	5,000	5,000
OPERATIONS MANAGEMENT	12,000	12,000	12,000
SECURITY SERVICES	405,760	320,000	279,180
HOA SECURITY SERVICES ADMIN	0	5,000	5,000
SECURITY SERVICES - ABDI	12,000	810	810
SECURITY CAMERAS & MAINTENANCE	8,000	23,854	23,854
SECURITY ONLINE SOLUTIONS	12,800	0	0
TELEPHONE	11,000	11,300	10,279
ELECTRIC	82,500	93,872	93,872
WATER & SEWAGE	17,000	9,660	9,660
GUARD HOUSE - VISITOR PASSES	6,700	0	0
GATE SYSTEM MAINTENANCE	30,000	49,000	47,685
GUARD HOUSE INT/EXT MAINTENANCE	22,500	43,000	39,720
LAKE & PRESERVE MAINTENANCE	45,000	39,000	36,841
SIGNAGE	2,000	1,000	130
STREETLIGHT MAINTENANCE	5,000	4,000	2,770
WATERFALL MAINTENANCE	75,000	70,000	67,744
HOLIDAY LIGHTING	10,000	9,990	9,990
OPERATING RESERVE/CONTINGENCY	26,060	26,000	19,574
MISCELLANEOUS MAINTENANCE	10,000	12,000	10,327
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	74,800	74,800	9,250
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES	14,000	2,500	0
HEADWALL STABILIZATION PROJECT	10,000	10,000	0
LAKE SLOPE SOIL MAINTENANCE	10,000	10,000	0
IGUANA REMOVAL SERVICES	27,000	32,000	26,900
TAFT STREET STRUCTURE MAINTENANCE	20,000	2,000	0
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	80,000	80,000	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,034,120</b>	<b>\$ 946,786</b>	<b>\$ 710,586</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,203,759</b>	<b>\$ 1,152,586</b>	<b>\$ 902,933</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 206,755</b>	<b>\$ 343,379</b>	<b>\$ 593,032</b>
PAYMENT TO TRUSTEE (2010)	(122,214)	(123,027)	(123,027)
<b>BALANCE</b>	<b>\$ 84,541</b>	<b>\$ 220,352</b>	<b>\$ 470,005</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(28,180)	(27,242)	(27,242)
DISCOUNTS FOR EARLY PAYMENTS	(56,361)	(52,245)	(52,245)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 140,865</b>	<b>\$ 390,518</b>
CARRY FORWARD SURPLUS	0	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 140,865</b>	<b>\$ 390,518</b>

FUND BALANCE AS OF 9/30/22
FY 2022/2023 ACTIVITY
GROSS FUND BALANCE AS OF 9/30/23
LESS IMPROVEMENTS/EMERGENCY FUND BALANCE AS OF 9/30/23
PROJECTED OPERATING FUND BALANCE AS OF 9/30/23

\$1,756,075
\$140,865
\$1,896,940
\$900,611
\$996,329

Note: Fund Balance Includes Reserve Balances Totaling \$621,000.  
Reserves (S-8 Canal, etc.) will be adjusted in October 2023.

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

	<b>FISCAL YEAR</b> <b>2022/2023</b> <b>BUDGET</b> <b>10/1/22- 9/30/23</b>	<b>AMENDED</b> <b>FINAL</b> <b>BUDGET</b> <b>10/1/22 - 9/30/23</b>	<b>YEAR</b> <b>TO DATE</b> <b>ACTUAL</b> <b>10/1/22 - 9/29/23</b>
<b>REVENUES</b>			
Interest Income	25	9,437	9,337
NAV Tax Collection	122,214	123,027	123,027
Prepaid Bond Collection	0	1,116	1,116
<b>Total Revenues</b>	<b>\$ 122,239</b>	<b>\$ 133,580</b>	<b>\$ 133,480</b>
<b>EXPENDITURES</b>			
Principal Payments	50,000	50,000	50,000
Additional Principal Payments	12,819	5,000	5,000
Interest Payments	59,420	60,113	60,113
<b>Total Expenditures</b>	<b>\$ 122,239</b>	<b>\$ 115,113</b>	<b>\$ 115,113</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 18,467</b>	<b>\$ 18,367</b>

FUND BALANCE AS OF 9/30/22	\$240,067
FY 2022/2023 ACTIVITY	\$18,467
FUND BALANCE AS OF 9/30/23	\$258,534

Notes

Reserve Fund Balance = \$126,142\*. Revenue Fund Balance = \$131,276\*

Prepayment Account Balance = \$1,116\*.

Revenue Fund Balance To Be Used To Make 11/1/2023 Interest Payment Of \$28,620.

\* Approximate Amounts

**Series 2010 Bond Information**

Original Par Amount =	\$2,650,000	Annual Principal Payments Due:
Interest Rate =	2.051% - 5.95%	May 1st
Issue Date =	January 2010	Annual Interest Payments Due:
Maturity Date =	May 2040	May 1st & November 1st
Par Amount As Of 9/30/23 =	\$990,000	



**CALTRAN ENGINEERING DESIGN  
PLANS FOR THE TAFT VISITOR  
ENTRANCE TRAP MODIFICATION**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**

**ALLSTATE RESOURCE MANAGEMENT  
5 YEAR RE-CERTIFICATION  
INSPECTION RESULTS & REPORT**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**

**Re: Iguana Control/ September 2023 Bag Count Data for Walnut Creek CCD**

Christy Brown <christy@iguanacontrol.com>

Wed 10/4/2023 8:15 AM

To: Ronald Galvis <rGalvis@sdsinc.org>; Gloria Perez <gperez@sdsinc.org>; Tori Shamy <tshamy@sdsinc.org>

Cc: Rick Torgerson <rick@iguanacontrol.com>

Good morning!

The total iguana bag count for the service period of September 1, 2023 - September 30, 2023 for the *Walnut Creek CCD/Lakes & Canals* location was **136 (one hundred thirty-six)** iguanas.

The total iguana bag count for the service period of September 1, 2023 - September 30, 2023 for the *Walnut Creek CCD/Taft Street Waterfalls* location was **37 (thirty-seven)** iguanas.

Have a wonderful week!

Best regards,

Christy Brown  
Administrative Assistant to Jennifer Altschuler

**Iguana Control** 🦎

[Christy@IguanaControl.com](mailto:Christy@IguanaControl.com)

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

Phone (954) 398-4812

Fax (954) 200-6154

**\*Please leave your name, property address and a callback number on the voicemail.**

Connect with Iguana Control | [Facebook](#) | [Instagram](#) | [Twitter](#)

## Estimate

Date	Estimate #
9/28/2023	2023-1082

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

Ship To

[illegible]

## Estimate

Date	Estimate #
9/28/2023	2023-1083

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

Ship To

P.O. No.		Terms		
		Due on receipt		
Description		Qty	Cost	Total
REPLACE EXISTING CAMERA WITH NEW AXIS LICENSE PLATE RECOGNITION CAMERA AT THE TAFT STREET RESIDENT ENTRY LANE		1	1,442.00	1,442.00
NOTE: THIS REPLACEMENT COST INCLUDES INSTALLATION USING EXISTING WIRING AND PROGRAMMING. A SEPERATE ESTIMATE WILL BE PROVIDED IF THERE'S A NEED TO RUN ADDITIONAL WIRING DUE TO DAMAGED CABLES, ETC.				
Subtotal		\$1,442.00	Sales Tax (7.0%) \$0.00	
Total		\$1,442.00		





# Estimate

Date	Estimate #
9/28/2023	2023-1084

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

Ship To

P.O. No.		Terms		
		Due on receipt		
Description		Qty	Cost	Total
REPLACE EXISTING CAMERA WITH NEW AXIS LICENSE PLATE RECOGNITION CAMERA AT THE SHERIDAN STREET RESIDENT ENTRY LANE		1	1,442.00	1,442.00T
NOTES: THIS REPLACEMENT COST INCLUDES INSTALLATION USING EXISTING WIRING AND PROGRAMMING. A SEPERATE ESTIMATE WILL BE PROVIDED IF THERE'S A NEED TO RUN ADDITIONAL WIRING DUE TO DAMAGED CABLES, ETC.  ONE LICENSE PLATE RECOGNITION CAMERA MAY NOT BE ENOUGH TO CAPTURE THE LICENSE PLATES ON BOTH RESIDENT ENTRY LANES BUT WE'LL DO OUR BEST TO DO SO. A SEPARATE ESTIMATE WILL BE SUBMITTED IF A SECOND ONE IS REQUIRED.				
Subtotal		\$1,442.00		
Sales Tax (7.0%)		\$0.00		
Total				\$1,442.00

	<b>Walnut Creek CDD - Gates Systems Service Calls June to September 2023</b>	
<b>Date</b>	<b>Description - Details</b>	<b>Amount Billed</b>
06/04/2023	VISITORS ARM FELT - REMOUNTED - NO CHARGES, COVERED UNDER SERVICE AGREEMENT	0
06/05/2023	VISITOR'S ARM BARRIER WAS REMOUNTED. 06/01/2023 TIME REPORTED 05:05 PM	225
06/05/2023	VISITOR'S ARM BARRIER WAS STUCK IN THE OPEN POSITION. THE ARM WAS ADJUSTED AND LEFT OPERATIONAL....	225
06/20/2023	BAI HI ENDURANCE OUTPUT MODULE	350
06/20/2023	CONTROLLER BUTTON MALFUNCTION - NO CHARGES, COVERED UNDER MAINTENANCE AGREEMENT	0
06/20/2023	OUTPUT MODULE REPLACEMENT - DISCONNECTION AND REMOVAL OF DEFECTIVE OUTPUT READER MODULE - INSTALLATION OF THE NEW ONE	270
06/20/2023	THE BELT LOOSE ON VISITOR'S ARM BARRIER WAS ADJUSTED. 06/06/2023 TIME REPORTED 8:00 PM	225
06/29/2023	VISITOR'S ARM BARRIER WAS CUT, REPAIRED AND REMOUNTED 06/22/2023 TIME REPORTED 10:09 AM	150
06/29/2023	VISITOR'S ARM BARRIER WAS REMOUNTED 06/27/2023 TIME REPORTED 9:15 AM	150
06/29/2023	VISITOR'S ARM BARRIER WAS REMOUNTED 06/28/2023 TIME REPORTED 2:20 PM	150
07/04/2023	RESIDENT'S ARM BARRIER WAS REPORTED, THE TECHNICIAN WAS AT THE SITE AND THE ARM WAS ADJUSTED	225
07/04/2023	VISITOR'S ARM BARRIER WAS STRAIGHTEN 07/02/2023 TIME REPORTED 2:24 AM	225

07/07/2023	SHERIDAN RIGHT ENTRY ARM BARRIER WAS CUT AND REMOUNTED 07/05/2023 TIME REPORTED 12:25 PM	150
07/07/2023	VISITOR'S ARM BARRIER WAS REPORTED MALFUNCTIONING, THE TECHNICIAN WAS AT THE SITE AND ADJUSTED IT	225
07/17/2023	12' (NO INSTALL KIT) GREEN AND RED OR RED REPLACEMENT LIGHTED GATE ARM WITH LED STRIP	1032
07/17/2023	17' (NO INSTALL KIT) GREEN AND RED OR RED REPLACEMENT LIGHTED GATE ARM WITH LED STRIP	1092
07/21/2023	BAI HI ENDURANCE OUTPUT MODULE.	350
07/21/2023	BD LOOPS - 6X12 PREFORMED DIRECT BURIAL LOOP W/100' LEAD WIRE	195
07/21/2023	HARNESS FOR RENO BX-3, BX-4, AX2, AX2DL 11 PIN FOR 1 & 2 CHANNEL LOOP DETECTORS	30
07/21/2023	LOOP SEALANT-BLACK 1 QUART TUBE	100
07/21/2023	NORTHSTAR 12-24V LOOP DETECTOR	120
07/21/2023	OUTPUT MODULE REPLACEMENT - DISCONNECTION AND REMOVAL OF DEFECTIVE OUTPUT READER MODULE - INST...	370
07/21/2023	SHERIDAN LEFT OPEN LOOP REPLACEMENT LABOR: - SAW CUT PAVERS FOR LOOP - GROUND LOOP INSTALLATION	1800
07/24/2023	VISITOR'S ARM BARRIER WAS REMOUNTED 07/23/2023 TIME REPORTED 8:18 PM	225
07/24/2023	VISITOR'S ARM BARRIER WAS REPLACED 07/21/2023 TIME REPORTED 6:14 PM	225
07/28/2023	VISITOR'S ARM BARRIER WAS REMOUNTED 07/27/2023 TIME REPORTED 8:58 PM	225
07/31/2023	VISITOR'S ARM BARRIER WAS REMOUNTED 07/28/2023 TIME REPORTED 07:23 PM	225
07/31/2023	VISITOR'S ARM BARRIER WAS REMOUNTED 07/29/2023 TIME REPORTED 12:07 PM	225



07/31/2023	VISITOR'S ARM BARRIER WAS REMOUNTED 07/29/2023 TIME REPORTED 12:07 PM	225
08/06/2023	RESIDENTS SIDE GATE REPORTED NOT WORKING - NO CHARGES, COVERED UNDER SERVICE AGREEMENT	0
08/07/2023	VISITOR'S ARM BARRIER WAS REMOUNTED 08/03/2023 TIME REPORTED 3:45 PM	150
08/07/2023	VISITOR'S ARM BARRIER WAS REMOUNTED 08/05/2023 TIME REPORTED 12:20 PM	225
08/07/2023	VISITOR'S ARM BARRIER WAS REPORTED BY SECURITY GUARD 08/02/2023 TIME REPORTED 2:48 PM REMOUNTED	150
08/11/2023	SHERIDAN RIGHT ENTRY GATE ARM BARRIER WAS HIT AND REMOUNTED 08/09/2023 TIME REPORTED 5:42 PM	225
08/11/2023	TAFT 1st RESIDENT ARM WAS REMOUNTED 08/10/2023 TIME REPORTED 5:24 PM	225
08/17/2023	TAFT VISITOR ARM BARRIER WAS REMOUNTED 08/16/2023 TIME REPORTED 3:20 PM	150
08/31/2023	SHERIDAN RIGHT ENTRANCE ARM WAS REMOUNTED 08/28/2023 TIME REPORTED 9:49 PM	225
08/31/2023	TAFT VISITOR ARM WAS REMOUNTED 08/29/2023 TIME REPORTED 3:07 PM	150
09/04/2023	TAFT VISITOR'S ARM BARRIER WAS REMOUNTED 08/30/2023 TIME REPORTED 1:33 PM	150
09/07/2023	VISITORS ENTRANCE ARM REMOUNTED (UPS TRUCK) NO CHARGES, COVERED UNDER SERVICE AGREEMENT	0
09/07/2023	VISITORS ENTRANCE ARM REMOUNTED - NO CHARGES, COVERED UNDER SERVICE AGREEMENT	0
09/07/2023	SHERIDAN WEST RESIDENT ENTRANCE ARM BARRIER WAS REMOUNTED 09/04/2023 (LABOR DAY)	225
09/07/2023	TAFT VISITOR'S ARM BARRIER WAS REMOUNTED 09/01/2023 TIME REPORTED 8:28 PM	225

09/07/2023	TAFT VISITOR'S ARM BARRIER WAS REMOUNTED 09/02/2023 TIME REPORTED 2:02 AM	225
09/08/2023	TAFT VISITOR'S ARM BARRIER WAS REMOUNTED 09/07/2023 TIME REPORTED 2:33 PM	150
09/14/2023	TAFT RESIDENTS ARM BARRIER WAS REMOUNTED 09/11/2023 TIME REPORTED 5:04 PM	225
09/18/2023	SHERIDAN LEFT ENTRANCE ARM BARRIER REMOUNTED	150
09/22/2023	LIFTMASTER MEGA ARM & MAT CONTROL BOARD - K79-60166	385
09/22/2023	SHERIDAN LEFT ENTRY CONTROLLER REPLACEMENT LABOR	300
09/22/2023	SHERIDAN LEFT RESIDENTS ENTRANCE ARM BARRIER WAS REMOUNTED 09/18/2023 TIME REPORTED 9:53 PM	150



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

EC0000345 / EC0003059

TIRONE-ELECTRIC.COM

October 6, 2023

Proposal  
6D23-123

Site: Walnut Creek Community  
7500 NW 20<sup>th</sup> Street  
Pembroke Pines FL 33024

RE: Decorative Pole Replacement.

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

- 1) Supply and replace (1) decorative street light pole by Taft Street entrance using existing head.
- 2) Time for troubleshooting is not included in this quote.
- 3) Excessive loss of time due to delays of access to site will be billed at service rates.
- 4) Tirone Electric is not responsible for replacing landscaping or sod after removal and installation.
- 5) Permits and engineering fees are not included.
- 6) This quote is valid for 30 days from the date above.
- 7) All work to be performed Monday through Friday during normal business hours.
- 8) All material and labor are warranted for 1 year from date of install. Any damage due to Mother Nature or vandalism is not warranted.

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

***Four Thousand Nine Hundred Seventy Five Dollars, Taxes Included.....\$4,975.00***

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

Approved and Accepted:

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

Signature

Printed Name and Title

PO/Date

Respectfully submitted,

Ralph Bombardiere  
Service Manager







## Walnut Creek CDD Facts

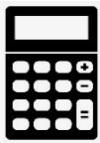
SEPTEMBER 1ST 2023 – SEPTEMBER 30<sup>TH</sup> 2023

 **11,535 Overall Recorded Entries**

- 1,614 by QR Invites
- 1,091 Residents, down by 266.

 **3,209 Visitors processed by the virtual guard**

*This averages out to...*



- 412 visitors per day
- 17 visitors per hour
- 1 visitor every 3.5 minutes

## Walnut Creek CDD Facts

### CENSUS

 **590** Units have/are using the new App (UP 3)

 **387** Units are not using the new App (DOWN 3)

 **3,294** Total Residents in the system (DOWN 7)

 **2,664** Total Residents Vehicles in the system (UP 28)

 **5,068** Total Permanent Visitors in system (UP 15)

We appreciate everyone's continued feedback & support.



## MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
District Counsel

DATE: June 6, 2023

RE: Required Ethics Training

---

On May 24, 2023, the Governor signed CS/HB 199 into law as Chapter 2023-121, Laws of Florida. Section 112.3142, Florida Statutes, requires that specified constitutional officers, elected municipal officers, and commissioners complete four (4) hours of ethics training annually. This requirement is noted on page 1 of the Form 1, Statement of Financial Interests. This legislation provides that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are now required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws. The legislation specifically provides that this training requirement may be satisfied by completing a continuing legal education class or other continuing professional education class or seminar if the required subject matter is covered therein.

For current supervisors and officers, it is recommended that this training requirement be completed by July 1, 2024, so that the supervisor or officer can verify compliance with the required training on his or her Form 1, Statement of Financial Interests (2023). Elected local officers of independent special districts that assume office on or before March 31st must complete annual ethics training by December 31st of the year the term begins; however, if the term starts after March 31st, the officer is not required to complete the required ethics training until December 31st of the following year. The Legislature intends for those elected officers to receive the required training as close as possible to the date that he or she assumes office. The chart below can be used as a reference:

Date elected or appointed	Annual Training Completed By
Current Officer/Supervisor	December 31, 2024 (recommend completion by July 1, 2024)
January 1 – March 31, 2024	December 31, 2024
April 1 – December 31, 2024	December 31, 2025

The legislation also amends Section 112.313(a), Florida Statutes, clarifying the conflicts exception for public officers or employees of water control districts (Chapter 298, Florida Statutes)

or a special tax districts created by general (i.e. community development districts) or special law and which is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the district has jurisdiction. Employment with or entering into a contractual relationship with a business entity is not prohibited and is not deemed a conflict per se; however, conduct by such officer or employee that is prohibited by or otherwise frustrates the intent of Section 112.313(7), Florida Statutes, including conduct that violates subsections (6) (misuse of public position) and (8) (disclosure of information not otherwise available to the public for personal benefit) thereof is deemed an impermissible conflict of interest.

For convenience, we have included a copy of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. You can expect our traditional legislative memorandum in the coming weeks, where we will summarize other legislation from the 2023 Legislative Session relevant to special districts.

## CHAPTER 2023-121

### Committee Substitute for House Bill No. 199

An act relating to ethics requirements for officers and employees of special tax districts; amending s. 112.313, F.S.; specifying that certain conduct by certain public officers and employees is deemed a conflict of interest; making technical changes; amending s. 112.3142, F.S.; requiring certain ethics training for elected local officers of independent special districts beginning on a specified date; specifying requirements for such training; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (7) of section 112.313, Florida Statutes, is amended to read:

112.313 Standards of conduct for public officers, employees of agencies, and local government attorneys.—

(7) **CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.**—

(a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1. When the agency referred to is that certain kind of special tax district created by general or special law and is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the agency has jurisdiction, or when the agency has been organized pursuant to chapter 298, then employment with, or entering into a contractual relationship with, such business entity by a public officer or employee of such agency ~~is shall not be prohibited by this subsection or be deemed a conflict per se. However, conduct by such officer or employee that is prohibited by, or otherwise frustrates the intent of, this section, including conduct that violates subsections (6) and (8), is shall be~~ deemed a conflict of interest in violation of the standards of conduct set forth by this section.



2. When the agency referred to is a legislative body and the regulatory power over the business entity resides in another agency, or when the regulatory power which the legislative body exercises over the business entity or agency is strictly through the enactment of laws or ordinances, then employment or a contractual relationship with such business entity by a public officer or employee of a legislative body shall not be prohibited by this subsection or be deemed a conflict.

(b) This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

Section 2. Paragraphs (d) and (e) of subsection (2) of section 112.3142, Florida Statutes, are redesignated as paragraphs (e) and (f), respectively, present paragraph (e) of that subsection is amended, and a new paragraph (d) is added to that subsection, to read:

112.3142 Ethics training for specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies, and elected local officers of independent special districts.—

(2)

(d) Beginning January 1, 2024, each elected local officer of an independent special district, as defined in s. 189.012, and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject matter is covered by such class, seminar, or presentation.

(f)(e) The Legislature intends that a constitutional officer, or elected municipal officer, or elected local officer of an independent special district who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer, or elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer, or elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

Section 3. This act shall take effect July 1, 2023.

Approved by the Governor May 24, 2023.

Filed in Office Secretary of State May 24, 2023.