



**WALNUT CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING & PUBLIC
HEARING
JANUARY 16, 2024
6:00 P.M.**

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

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

AGENDA
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
Walnut Creek Clubhouse
7500 NW 20th Street Pembroke Pines, Florida 33024
REGULAR BOARD MEETING & PUBLIC HEARING
January 16, 2023
6:00 p.m.

| | | |
|-----------|--|---------|
| A. | Call to Order | |
| B. | Proof of Publication | Page 1 |
| C. | Establish Quorum | |
| D. | Additions or Deletions to Agenda | |
| E. | Comments from the Public for Items Not on the Agenda | |
| F. | Approval of Minutes | |
| | 1. October 17, 2023 Regular Board Meeting Minutes..... | Page 2 |
| G. | Administrative Matter | |
| | 1. Financial Update..... | Page 7 |
| H. | Public Hearing | |
| | 1. Proof of Publication..... | Page 24 |
| | 2. Receive Public Comments on Gate Facilities Rule Changes and Fee Increases | |
| | 3. Consider Adoption of Resolution No. 2024-01 Gate Facilities Rule Amendment..... | Page 25 |
| I. | New/Additional Business | |
| | 1. Ratify and Approve Crystal Pools West Waterfall Pump-Motor Replacement..... | Page 30 |
| | 2. Ratify and Approve Shekinah Fabric Install/Repair Est 6211..... | Page 31 |
| | 3. Ratify and Approve Shekinah Fabric Install/Repair Est 6247..... | Page 34 |
| | 4. Ratify and Approve Shekinah Fence Repair Ext 6224..... | Page 36 |
| | 5. Ratify and Approve A to Z Est 57982990 for Backflow Pipe Repairs East Water Feature..... | Page 39 |
| | 6. Ratify and Approve Traffic Cones for Less Purchased and installed Delineators..... | Page 41 |
| | 7. Consider Approval of Traffic Cones for Less Proposal for Delineators..... | Page 42 |
| | 8. Consider Approval of Caltran Proposal for Taft Visitor Entrance Design and Plans Proposal..... | Page 43 |
| | 9. Consider Approval of Time Clock Replacement for Taft Street Lighting..... | Page 50 |
| | 10. Consider Approval of Gates Systems Maintenance Service Proposals..... | Page 52 |
| | 11. Consider Approval of Regions Revised Est. 2023-1083 for High-Def Tag Reader Camera at Taft Street Resident Entrance..... | Page 84 |
| | 12. Consider Approval of Regions Revised Est. 2023-1084 for High-Def Tag Reader Camera at Sheridan Street Resident Entrance..... | Page 85 |
| | 13. Consider Approval of Regions Est. 2023-1216 for Key Pad Quote for Sheridan..... | Page 86 |
| | 14. Consider Approval of Regions Est. 2023-1220 for Loud Horns at Taft and Sheridan..... | Page 87 |
| | 15. Consider Approval of Regions Est. 2023-1221 BAI Reader Repair Proposal..... | Page 88 |
| | 16. Iguana Control Reports..... | Page 89 |
| J. | Security Systems/Services | |
| | 1. Security Report..... | Page 91 |
| | 2. Security Administrator Status Update | |

K. Old Business

1. Update on the Allstate Stormwater Maintenance Project & Five (5) Year Certification
2. Update on the HOA Monument Maintenance Agreement

L. Additional Staff Updates/Requests

1. Attorney
2. District Manager

M. Additional Board Member/Public Comments

N. Adjourn

www.walnutcreekcdd.org

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

Before the undersigned authority personally appeared BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

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

in the XXXX Court,
was published in a newspaper by print in the issues of
Broward Daily Business Review f/k/a Broward Review on

10/06/2023

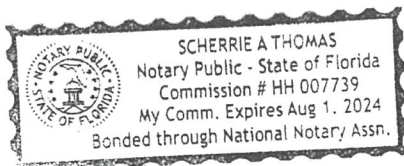
Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

Barbara Jean Cooper
Sworn to and subscribed before me this
6 day of OCTOBER, A.D. 2023

Scherrie A Thomas

(SEAL)

BARBARA JEAN COOPER personally known to me



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 Develop-
ment 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 con-
tinued 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 accommo-
dations 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.walnutcreekcodd.org
10/6 25-25/0000686577B

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 17, 2023**

A. CALL TO ORDER

District Manager, Gloria Perez, called the October 17, 2023, Regular Board Meeting of the Walnut Creek Community Development District (the “District”) to order at 6:01 p.m. in the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Broward Daily Business Review* on October 6, 2023, as part of the District’s Fiscal Year 2023/2024 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 Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and District Engineer Stephen C. Smith.

Also present was Jose Rubio of Regions Security.

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. September 19, 2023, Regular Board Meeting

The minutes from the September 19, 2023, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Fonte and unanimously passed approving the minutes of the September 19, 2023, Regular Board Meeting, amended to reflect that Gregory George was present at the meeting, not Ginger Wald.

G. ADMINISTRATIVE MATTERS

1. Financial Update

As is procedurally done, Financial Reports were presented in the meeting book and reviewed: Monthly Financial Report-Operating Fund (actual revenues and expenditures with fund balances and availability); Check Registers; Balance Sheet; Debt Service Profit and Loss YTD Comparisons/Report(s); Tax/Assessment Collections; Expenditure Recap. Available Funds as of September 30, 2023, reflect \$1,525,593.62.

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.

2. Accept and Receive Annual Engineer's Report

The Annual Engineer's Report was presented in the meeting booklet.

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

H. NEW/ADDITIONAL BUSINESS

1. Consider Resolution No. 2023-06 – Adopting a Fiscal Year 2022/2023 Amended Budget

Mrs. Perez presented Resolution No. 2023-06, entitled:

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.

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2023. This is the reason it is administrative in nature (past year's budget for past year's expenses) and will serve as the Board's final approval/ratification of the District's expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Levenson and unanimously passed adopting Resolution No. 2023-06, adopting a Fiscal Year 2022/2023 Amended Budget.

2. Caltran Engineering Presentation, Gate Trap Analysis Report and Recommendation

This report was provided via hand-out and the Board requested to have the report finalized and for management to acquire proposals.

3. Allstate Resource Management 5-Year Re-Certification Inspection Results & Report

The report and proposal were provided via hand-out.

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Levenson and unanimously passed approving the Allstate Resource Management 5 Year Re-Certification Inspection and maintenance results report and proposal; and further authorizing District Counsel to prepare an agreement and for District management to execute same on behalf of the District.

4. Iguana Control Reports

The report was presented in the meeting book:

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.

5. Update on HOA Pavilion Stucco Repairs and Paint Proposal

Mrs. Perez confirmed that this work had been completed.

6. Consider Regions Est. 2023-1082 for Refurbishing of Damaged Dualbeam Barcode Reader

A **MOTION** was made by Supervisor Fonte, seconded by Supervisor Beckmann approving Regions' Est. 2023-1082 dated September 28, 2023, in the amount of \$2,230 for refurbishing of damaged dualbeam barcode reader. Upon being put to a vote, the **MOTION** carried 4 to 1 with Supervisor Kagan dissenting.

7. Consider Regions' Est. 2023-1083 for High-Def Tag Reader Camera at Taft Street Resident Entrance

District management was directed to have a warranty added, if available.

This agenda item was tabled at this time.

8. Consider Regions' Est. 2023-1084 for High-Def Tag Reader Camera at Sheridan Street Resident Entrance

Presented in the meeting book was the Regions Est. 2023-1084 dated 09/28/2023 in the amount of \$1,442.00 for High-Def Tag Reader Camera at Sheridan Street Resident Entrance. The Board **TABLED** this item until the next scheduled meeting thereby requesting that the proposal provide more information, including details as to what is covered, such as does it include both sides and for it to specify the warranty.

9. Review Proposals for Security Gate Maintenance Services

This item was tabled until the next meeting.

10. Region's Security Gate System Maintenance/Repairs Spreadsheet

Shanese Marsh of Castle Group was introduced to the Board as the new on-site Security Administrator.

Pursuant to Supervisor Levenson's request, presented in the meeting book was an Excel spreadsheet of the security maintenance repairs conducted between the months of June through September. If the Board agrees with the information provided, we will complete the list for the year and update the same on a monthly basis.

The Board requested to have the following added; Invoice number, Location, and for a column specifying the cause of the malfunction or incident; and when the issue was reported and when it was fixed.

11. Update on HOA Monument Maintenance Agreement

Due to the change in management, this item was tabled to a future meeting.

12. Consider Taft Entrance Median Light Post Replacement

Presented in the meeting book was a proposal for an identified damaged streetlight located at the Taft Entrance Median. Images were provided in the meeting book as well as Proposal 6D23-123 from Tirone Electric dated 10/06/2023 in the amount of \$4,975.00.

Cost breakdown: light pole is \$3,875 and the difference of the cost for delivery, installation and disposal of damaged pole is \$1,100.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Beckmann and passed unanimously approving Proposal 6D23-123 from Tirone Electric dated 10/06/2023 in the amount of \$4,975.00 for the following: light pole is \$3,875 and the difference of the cost for delivery, installation and disposal of damaged pole is \$1,100.

I. SECURITY SYSTEMS/SERVICES

1. Security Report

The data report was presented in the meeting book for the Board's review. Mr. Rubio asked that the Association send out an e-mail blast encouraging the use of the application.

2. Security Administrator Updates & Reports

Mrs. Perez advised the Board that HOA staff and management recently went through changes.

Property Manager: Pierral Fontil pierral.fontil@castlegroup.com

Account Manager: Antuanette Miranda antuanette.miranda@castlegroup.com

Administrative Assistant: Maribel Rodriguez maribel.rodriguez@castlegroup.com

Security Administrator: Shanese Marsh shanese.marsh@castlegroup.com

Ms. Shanese Marsh introduced herself to the Board as the new Security Administrator. She had started a few weeks prior to this meeting and provided a report as a handout for the Board's review, noting several issues with the gate systems at Sheridan and at the Taft visitor entrance. Shanese was welcomed by the Board and was advised that the Board expects that the required time be provided for the Security Administration tasks as specified in the agreement between the District and the Association. A brief discussion ensued regarding the barcode issues that the residents were experiencing.

J. OLD BUSINESS

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

K. ADDITIONAL STAFF UPDATES/REQUESTS

1. Attorney

a. Update on 2023 Required Ethics Training

Mr. George provided an update on the 2023 required ethics training and briefly reviewed the memo presented in the meeting book.

2. District Manager

Mrs. Perez provided an update\ on Financial Interests Disclosure 2022 Form 1 and advised the Board that pursuant to the Public Ethics State of Florida website; <http://public.ethics.state.fl.us/search.cfm> all of the Board Members had complied with this requirement.

L. ADDITIONAL BOARD MEMBER/PUBLIC COMMENTS

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Beckmann and unanimously passed approving the Regions Estimate #2023-1126 in the amount of \$2,283 for the 12' and 17' red to green lighted gate arms.

Quote #2310266 was presented for consideration and the Board asked for this to be modified to reflect removing items A and B and for items C and D to be brought back for consideration with the removal of the taxes.

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Fateyev and unanimously passed approving the Regions Estimate #2023-1127, dated 10/17/2023 in the amount of \$685 for the repairs to the Sheridan Right Side Entrance.

M. ADJOURNMENT

There being no further business to come before the Board a **MOTION** was made by Supervisor Ross, seconded by Supervisor Levenson and passed unanimously adjourning the meeting at 7:32 p.m.

ATTESTED BY:

Secretary /Assistant Secretary

Chairman/Vice-Chair

Walnut Creek
Community Development District

**Financial Report For
December 2023**

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
DECEMBER 2023

| | Annual Budget 10/1/23 - 9/30/24 | Actual Dec-23 | Year To Date Actual 10/1/23 - 12/31/23 |
|---|--|--------------------------|---|
| REVENUES | | | |
| ADMINISTRATIVE ASSESSMENTS | 182,571 | 142,389 | 161,479 |
| MAINTENANCE ASSESSMENTS | 1,405,957 | 1,097,013 | 1,244,086 |
| DEBT ASSESSMENTS (2010) | 129,869 | 101,362 | 114,951 |
| OTHER REVENUE | 0 | 0 | 440 |
| INTEREST INCOME | 1,500 | 0 | 7,469 |
| | | | |
| TOTAL REVENUES | \$ 1,719,897 | \$ 1,340,764 | \$ 1,528,425 |
| | | | |
| EXPENDITURES | | | |
| ADMINISTRATIVE EXPENDITURES | | | |
| SUPERVISOR FEES | 10,000 | 0 | 2,000 |
| PAYROLL TAXES (EMPLOYER) | 800 | 0 | 153 |
| ENGINEERING | 40,000 | 0 | 1,040 |
| LEGAL FEES | 23,000 | 0 | 3,548 |
| AUDIT FEES | 4,100 | 0 | 0 |
| MANAGEMENT | 49,092 | 4,091 | 12,273 |
| POSTAGE | 1,450 | 78 | 263 |
| OFFICE SUPPLIES/PRINTING | 5,500 | 9 | 419 |
| INSURANCE | 17,500 | 0 | 21,056 |
| LEGAL ADVERTISING | 1,100 | 0 | 119 |
| MISCELLANEOUS | 8,750 | 2,031 | 2,730 |
| DUES & SUBSCRIPTIONS | 175 | 0 | 175 |
| ASSESSMENT ROLL | 7,500 | 0 | 0 |
| TRUSTEE FEES | 1,800 | 0 | 0 |
| CONTINUING DISCLOSURE FEE | 350 | 0 | 0 |
| WEBSITE MANAGEMENT | 2,000 | 167 | 500 |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 173,117 | \$ 6,376 | \$ 44,276 |
| | | | |
| MAINTENANCE EXPENDITURES | | | |
| FIELD MANAGEMENT | 5,000 | 0 | 2,500 |
| OPERATIONS MANAGEMENT | 12,000 | 1,000 | 3,000 |
| SECURITY SERVICES | 370,000 | 26,696 | 100,843 |
| HOA SECURITY SERVICES ADMIN | 35,100 | 0 | 0 |
| SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS | 35,000 | 0 | 0 |
| SECURITY SERVICES - ABDI | 0 | 0 | 0 |
| SECURITY CAMERAS & MAINTENANCE | 12,000 | 0 | 0 |
| SECURITY ONLINE SOLUTIONS | 12,000 | 0 | 0 |
| TELEPHONE | 12,500 | 933 | 2,760 |
| ELECTRIC | 85,000 | 7,984 | 23,796 |
| WATER & SEWAGE | 16,000 | 1,359 | 3,897 |
| GUARD HOUSE - VISITOR PASSES | 0 | 0 | 0 |
| GATE SYSTEM MAINTENANCE | 50,000 | 2,955 | 21,796 |
| GUARD HOUSE INT/EXT MAINTENANCE | 30,000 | 753 | 3,229 |
| LAKE & PRESERVE MAINTENANCE | 48,000 | 2,960 | 8,880 |
| SIGNAGE | 2,000 | 0 | 0 |
| STREETLIGHT MAINTENANCE | 5,000 | 11,899 | 0 |
| WATERFALL MAINTENANCE | 80,000 | 0 | 22,411 |
| HOLIDAY LIGHTING | 11,000 | 0 | 4,995 |

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

| | Annual Budget 10/1/23 - 9/30/24 | Actual Dec-23 | Year To Date Actual 10/1/23 - 12/31/23 |
|--|--|--------------------------|---|
| IGUANA REMOVAL SERVICES | 27,000 | 242 | 4,725 |
| MISCELLANEOUS MAINTENANCE | 10,000 | 7 | 10,063 |
| STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY | 100,000 | 0 | 36,495 |
| PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES | 14,000 | 0 | 0 |
| HEADWALL STABILIZATION PROJECT | 50,000 | 0 | 0 |
| LAKE SLOPE SOIL MAINTENANCE | 10,000 | 0 | 0 |
| S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION | 240,000 | 0 | 0 |
| OPERATING RESERVE/CONTINGENCY | 24,000 | 0 | 0 |
| TAFT STREET STRUCTURE MAINTENANCE | 0 | 0 | 0 |
| STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT | 120,000 | 0 | 0 |
| MONUMENT MAINTENANCE | 6,000 | 0 | 0 |
| TOTAL MAINTENANCE EXPENDITURES | \$ 1,421,600 | \$ 56,788 | \$ 249,390 |
| TOTAL EXPENDITURES | \$ 1,594,717 | \$ 63,164 | \$ 293,666 |
| EXCESS OR (SHORTFALL) | \$ 125,180 | \$ 1,277,600 | \$ 1,234,759 |
| PAYMENT TO TRUSTEE (2010) | (122,077) | (95,369) | (108,144) |
| BALANCE | \$ 3,103 | \$ 1,182,231 | \$ 1,126,615 |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (34,368) | (25,745) | (29,193) |
| DISCOUNTS FOR EARLY PAYMENTS | (68,735) | (53,533) | (60,847) |
| EXCESS/ (SHORTFALL) | \$ (100,000) | \$ 1,102,953 | \$ 1,036,575 |
| CARRYOVER FROM PRIOR YEAR | 100,000 | 0 | 0 |
| NET EXCESS/ (SHORTFALL) | \$ - | \$ 1,102,953 | \$ 1,036,575 |

Note: Reserves Set-Up For Un-Used Budgeted Fiscal Year 2020/2021, 2021/2022 & 2022/2023 Maintenance Projects. Improvement/Emergency Funds May Be Needed To Fund A Portion Of The Projects.

| | |
|---|------------------------|
| Bank Balance As Of 12/31/23 | \$ 2,475,854.99 |
| Accounts Payable As Of 12/31/23 | \$ 201,394.68 |
| Accounts Receivable As Of 12/31/23 | \$ 4,280.00 |
| Reserve For Headwall Stabilization As Of 12/31/23 | \$ 60,000.00 |
| Reserve For Lake Slope Soil Maintenance As Of 12/31/23 | \$ 30,000.00 |
| Reserve For Stormwater Maint/Pipe Replacement As Of 12/31/23 | \$ 155,000.00 |
| Reserve For S-8 Canal Reconstruction As Of 12/31/23 | \$ 540,000.00 |
| Operating Account Available Funds As Of 12/31/23 | \$ 1,493,740.31 |
| Improvements/Emergency Funds As Of 12/31/23 | \$ 906,641.71 |
| Total Available Funds As Of 12/31/23 | \$ 2,400,382.02 |

Walnut Creek Community Development District
Budget vs. Actual
October through December 2023

| | Oct - Dec 23 | 23/24 Budget | \$ Over Budget | % of Budget |
|---|---------------------|---------------------|-----------------------|--------------------|
| Income | | | | |
| 01-3100 · Administrative Assessment | 161,478.61 | 182,571.00 | -21,092.39 | 88.45% |
| 01-3200 · Maintenance Assessment | 1,244,085.65 | 1,405,957.00 | -161,871.35 | 88.49% |
| 01-3811 · Debt Assessments (Series 2010) | 114,951.00 | 129,869.00 | -14,918.00 | 88.51% |
| 01-3821 · Debt Assess-Paid To Trustee-10 | -108,144.15 | -122,077.00 | 13,932.85 | 88.59% |
| 01-3830 · Assessment Fees | -29,193.37 | -34,368.00 | 5,174.63 | 84.94% |
| 01-3831 · Assessment Discounts | -60,846.79 | -68,735.00 | 7,888.21 | 88.52% |
| 01-9400 · Miscellaneous Revenue | 440.00 | 0.00 | 440.00 | 100.0% |
| 01-9410 · Interest Income | 7,469.81 | 1,500.00 | 5,969.81 | 497.99% |
| 01-9411 · Carryover From Prior Year | 0.00 | 100,000.00 | -100,000.00 | 0.0% |
| Total Income | 1,330,240.76 | 1,594,717.00 | -264,476.24 | 83.42% |
| Expense | | | | |
| 01-1307 · Payroll tax expense | 153.00 | 800.00 | -647.00 | 19.13% |
| 01-1308 · Supervisor Fees | 2,000.00 | 10,000.00 | -8,000.00 | 20.0% |
| 01-1310 · Engineering | 1,040.00 | 40,000.00 | -38,960.00 | 2.6% |
| 01-1311 · Management Fees | 12,273.00 | 49,092.00 | -36,819.00 | 25.0% |
| 01-1315 · Legal Fees | 3,547.50 | 23,000.00 | -19,452.50 | 15.42% |
| 01-1319 · Methodology Report | 0.00 | 7,500.00 | -7,500.00 | 0.0% |
| 01-1320 · Audit Fees | 0.00 | 4,100.00 | -4,100.00 | 0.0% |
| 01-1450 · Insurance | 21,056.00 | 17,500.00 | 3,556.00 | 120.32% |
| 01-1480 · Legal Advertisements | 118.84 | 1,100.00 | -981.16 | 10.8% |
| 01-1512 · Miscellaneous | 2,729.65 | 8,750.00 | -6,020.35 | 31.2% |
| 01-1513 · Postage and Delivery | 263.07 | 1,450.00 | -1,186.93 | 18.14% |
| 01-1514 · Office Supplies | 418.70 | 5,500.00 | -5,081.30 | 7.61% |
| 01-1540 · Dues, License & Subscriptions | 175.00 | 175.00 | 0.00 | 100.0% |
| 01-1550 · Trustee Fees (GF) | 0.00 | 1,800.00 | -1,800.00 | 0.0% |
| 01-1551 · Continuing Disclosure Fee | 0.00 | 350.00 | -350.00 | 0.0% |
| 01-1570 · Website Management | 499.98 | 2,000.00 | -1,500.02 | 25.0% |
| 01-1601 · Security Services | 100,843.19 | 370,000.00 | -269,156.81 | 27.26% |
| 01-1604 · Guardhouse Int/Ext Maintenance | 3,229.20 | 30,000.00 | -26,770.80 | 10.76% |
| 01-1605 · Gate System Maintenance | 21,796.00 | 50,000.00 | -28,204.00 | 43.59% |
| 01-1609 · Security Cameras & Maintenance | 0.00 | 12,000.00 | -12,000.00 | 0.0% |
| 01-1610 · Security Online Solutions | 0.00 | 12,000.00 | -12,000.00 | 0.0% |
| 01-1803 · Lake & Preserve Maintenance | 8,880.00 | 48,000.00 | -39,120.00 | 18.5% |
| 01-1805 · Stormwater Mgt/Pipe Replacement | 36,495.00 | 100,000.00 | -63,505.00 | 36.5% |
| 01-1812 · Signs | 0.00 | 2,000.00 | -2,000.00 | 0.0% |
| 01-1814 · Electricity | 23,795.51 | 85,000.00 | -61,204.49 | 28.0% |
| 01-1815 · Miscellaneous Maintenance | 10,063.90 | 10,000.00 | 63.90 | 100.64% |
| 01-1816 · Telephone | 2,760.02 | 12,500.00 | -9,739.98 | 22.08% |
| 01-1817 · Water & sewer | 3,896.75 | 16,000.00 | -12,103.25 | 24.36% |
| 01-1818 · Field Management | 2,500.00 | 5,000.00 | -2,500.00 | 50.0% |
| 01-1821 · Waterfall Maintenance | 22,411.40 | 80,000.00 | -57,588.60 | 28.01% |
| 01-1824 · Streetlight Maintenance | 0.00 | 5,000.00 | -5,000.00 | 0.0% |
| 01-1826 · Holiday Lighting | 4,995.00 | 11,000.00 | -6,005.00 | 45.41% |
| 01-1829 · Monument Maintenance | 0.00 | 6,000.00 | -6,000.00 | 0.0% |

Walnut Creek Community Development District
Budget vs. Actual
October through December 2023

| | Oct - Dec 23 | 23/24 Budget | \$ Over Budget | % of Budget |
|---|----------------------------|---------------------|----------------------------|----------------------|
| 01-1835 · Pressure Clean & Paint Ext Strc | 0.00 | 14,000.00 | -14,000.00 | 0.0% |
| 01-1839 · Iguana Removal Services | 4,725.01 | 27,000.00 | -22,274.99 | 17.5% |
| 01-1840 · Headwall Stabilization Project | 0.00 | 50,000.00 | -50,000.00 | 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 | 240,000.00 | -240,000.00 | 0.0% |
| 01-1844 · HOA Security Services Admin | 0.00 | 35,100.00 | -35,100.00 | 0.0% |
| 01-1845 · Security Video Surveillance | 0.00 | 35,000.00 | -35,000.00 | 0.0% |
| 01-1846 · Drainage, Pipe Cleaning & CCTV | 0.00 | 120,000.00 | -120,000.00 | 0.0% |
| 01-1899 · Operating Maint Resrve/Contngcy | 0.00 | 24,000.00 | -24,000.00 | 0.0% |
| 01-2311 · Operations Management | 3,000.00 | 12,000.00 | -9,000.00 | 25.0% |
| Total Expense | 293,665.72 | 1,594,717.00 | -1,301,051.28 | 18.42% |
| Net Income | <u>1,036,575.04</u> | <u>0.00</u> | <u>1,036,575.04</u> | <u>100.0%</u> |

Walnut Creek Community Development District
Check Register
October 2023 - December 2023

| Reference | Date | Vendor | Amount |
|-----------|------------|--|-----------|
| 10-1 | 10/4/2023 | Allstate Resource Management, Inc. | 2,960.00 |
| 10-2 | 10/4/2023 | Billing, Cochran, Lyles, Mauro & Ramsey | 3,570.00 |
| 10-3 | 10/4/2023 | Blue Iguana Pest Control Inc | 2,241.67 |
| 10-4 | 10/4/2023 | CALTRAN Engineering Group, Inc. | 7,000.00 |
| 10-5 | 10/4/2023 | City of Pembroke Pine (536647-248299) | 627.54 |
| 10-6 | 10/4/2023 | City of Pembroke Pines (536645-248297) | 170.83 |
| 10-7 | 10/4/2023 | City of Pembroke Pines (536646-248298) | 488.22 |
| 10-8 | 10/4/2023 | Comcast (Voice 8931) | 166.52 |
| 10-9 | 10/4/2023 | Craig A Smith & Associates LLC | 4,249.00 |
| 10-10 | 10/4/2023 | Crystal Pool Service Inc | 4,650.00 |
| 10-11 | 10/4/2023 | Egis Insurance and & Risk Advisors | 21,056.00 |
| 10-12 | 10/4/2023 | FPL | 8,073.63 |
| 10-13 | 10/4/2023 | Regions Security | 27,757.59 |
| 10-14 | 10/4/2023 | Special District Services | 13,706.35 |
| 10-15 | 10/4/2023 | Walnut Creek Community Association, Inc. | 2,500.00 |
| 10-16 | 10/6/2023 | HENRY WHITE | 2,342.93 |
| 10-17 | 10/26/2023 | 1st Solution Pest Control | 140.00 |
| 10-18 | 10/26/2023 | ALM Media, LLC | 118.84 |
| 10-19 | 10/26/2023 | Billing, Cochran, Lyles, Mauro & Ramsey | 2,767.50 |
| 10-20 | 10/26/2023 | Craig A Smith & Associates LLC | 1,525.00 |
| 10-21 | 10/26/2023 | Crystal Pool Service Inc | 4,650.00 |
| 10-22 | 10/26/2023 | Crystal Springs | 4.99 |
| 10-23 | 10/26/2023 | Department of Economic Opportunity | 175.00 |
| 10-24 | 10/26/2023 | Perfect Paver Co | 8,857.50 |
| 10-25 | 10/26/2023 | Regions Security | 33,707.02 |
| 10-26 | 10/26/2023 | Richie Rich Services LLC | 284.00 |
| 10-27 | 10/26/2023 | Tirone Electric | 215.00 |
| 11-1 | 11/2/2023 | Allstate Resource Management, Inc. | 5,950.00 |
| 11-2 | 11/2/2023 | Blue Iguana Pest Control Inc | 2,241.67 |
| 11-3 | 11/2/2023 | Comcast (8939) | 366.94 |
| 11-4 | 11/2/2023 | Comcast (9044) | 366.94 |
| 11-5 | 11/2/2023 | FPL | 7,960.67 |
| 11-6 | 11/2/2023 | Regions Security | 150.00 |
| 11-7 | 11/2/2023 | Special District Services | 5,851.25 |
| 11-8 | 11/8/2023 | Allstate Resource Management, Inc. | 33,505.00 |
| 11-9 | 11/16/2023 | Comcast (Voice 8931) | 179.46 |
| 11-10 | 11/17/2023 | Billing, Cochran, Lyles, Mauro & Ramsey | 3,047.50 |
| 11-11 | 11/17/2023 | City of Pembroke Pine (536647-248299) | 487.11 |
| 11-12 | 11/17/2023 | City of Pembroke Pines (536645-248297) | 154.77 |
| 11-13 | 11/17/2023 | City of Pembroke Pines (536646-248298) | 437.94 |
| 11-14 | 11/17/2023 | Regions Security | 7,278.00 |
| 11-15 | 11/17/2023 | Tirone Electric | 160.00 |
| 11-16 | 11/17/2023 | Wolfer Landscape Services | 412.50 |
| 12-1 | 12/5/2023 | Comcast (8939) | 366.94 |
| 12-2 | 12/5/2023 | Comcast (9044) | 366.94 |

Walnut Creek Community Development District
Check Register
October 2023 - December 2023

| Reference | Date | Vendor | Amount |
|-----------|-----------|--|------------------|
| 12-3 | 12/5/2023 | Comcast (Voice 8931) | 179.46 |
| 12-4 | 12/5/2023 | Craig A Smith & Associates LLC | 390.00 |
| 12-5 | 12/5/2023 | Crystal Pool Service Inc | 4,650.00 |
| 12-6 | 12/5/2023 | Regions Security | 23,415.73 |
| 12-7 | 12/5/2023 | Wolfer Landscape Services | 1,200.00 |
| 12-8 | 12/7/2023 | Allstate Resource Management, Inc. | 2,960.00 |
| 12-9 | 12/7/2023 | Blue Iguana Pest Control Inc | 2,241.67 |
| 12-10 | 12/7/2023 | City of Pembroke Pine (536647-248299) | 530.22 |
| 12-11 | 12/7/2023 | City of Pembroke Pines (536645-248297) | 360.77 |
| 12-12 | 12/7/2023 | City of Pembroke Pines (536646-248298) | 505.64 |
| 12-13 | 12/7/2023 | Crystal Springs | 60.92 |
| 12-14 | 12/7/2023 | FPL | 7,851.33 |
| 12-15 | 12/7/2023 | Regions Security | 5,989.00 |
| 12-16 | 12/7/2023 | Shekinah Fence Services LLC | 1,677.00 |
| 12-17 | 12/7/2023 | Special District Services | 5,850.54 |
| | | | <hr/> 281,151.04 |

Walnut Creek Community Development District
Expenditures
October through December 2023

| | <u>Date</u> | <u>Invoice #</u> | <u>Vendor</u> | <u>Memo</u> | <u>Amount</u> |
|---------------------------------------|-------------|------------------|---|--|------------------|
| Expenditures | | | | | |
| 01-1307 · Payroll tax expense | | | | | |
| | 10/06/2023 | PR 09/19/23 | | mtg 09/19/23 PR 10/10/23 (Levenson, Ross, Beckman, Fateyev, Kagan) | 76.50 |
| | 10/26/2023 | PR 10/31/23 | | mtg 10/17/23 PR 10/31/23 (Levenson, Ross, Beckman, Fateyev, Kagan) | 76.50 |
| Total 01-1307 · Payroll tax expense | | | | | <u>153.00</u> |
| 01-1308 · Supervisor Fees | | | | | |
| | 10/06/2023 | PR 09/19/23 | | mtg 09/19/23 PR 10/10/23 (Levenson, Ross, Beckman, Fateyev, Kagan) | 1,000.00 |
| | 10/26/2023 | PR 10/31/23 | | mtg 10/17/23 PR 10/31/23 (Levenson, Ross, Beckman, Fateyev, Kagan) | 1,000.00 |
| Total 01-1308 · Supervisor Fees | | | | | <u>2,000.00</u> |
| 01-1310 · Engineering | | | | | |
| | 10/31/2023 | CASA-INV-001393 | Craig A Smith & Associates LLC | professional services thru 10/31/2023 | 390.00 |
| | 11/30/2023 | CASA-INV-001483 | Craig A Smith & Associates LLC | professional services thru 11/30/2023 | 650.00 |
| Total 01-1310 · Engineering | | | | | <u>1,040.00</u> |
| 01-1311 · Management Fees | | | | | |
| | 10/31/2023 | 2023-1289 | Special District Services | management fee October 2023 | 4,091.00 |
| | 11/30/2023 | 2023-1626 | Special District Services | management fee November 2023 | 4,091.00 |
| | 12/31/2023 | 2023-1876 | Special District Services | management fee December 2023 | 4,091.00 |
| Total 01-1311 · Management Fees | | | | | <u>12,273.00</u> |
| 01-1315 · Legal Fees | | | | | |
| | 10/31/2023 | 183915 | Billing, Cochran, Lyles, Mauro & Ramsey | legal fees thru 10/31/2023 | 3,047.50 |
| | 11/30/2023 | 184612 | Billing, Cochran, Lyles, Mauro & Ramsey | legal fees thru 11/30/2023 | 500.00 |
| Total 01-1315 · Legal Fees | | | | | <u>3,547.50</u> |
| 01-1450 · Insurance | | | | | |
| | 10/01/2023 | 20172 | Egis Insurance and & Risk Advisors | policy #100123507 10/1/23 - 10/1/24 | 21,056.00 |
| Total 01-1450 · Insurance | | | | | <u>21,056.00</u> |
| 01-1480 · Legal Advertisements | | | | | |
| | 10/06/2023 | I0000686577-1006 | ALM Media, LLC | FY 23/24 Mtg Schedule | 118.84 |
| Total 01-1480 · Legal Advertisements | | | | | <u>118.84</u> |
| 01-1512 · Miscellaneous | | | | | |
| | 10/06/2023 | PR 09/19/23 | | mtg 09/19/23 PR 10/10/23 (Levenson, Ross, Beckman, Fateyev, Kagan) | 53.25 |
| | 10/26/2023 | PR 10/31/23 | | mtg 10/17/23 PR 10/31/23 (Levenson, Ross, Beckman, Fateyev, Kagan) | 53.25 |
| | 10/31/2023 | 2023-1289 | Special District Services | document storage | 75.37 |
| | 10/31/2023 | 2023-1289 | Special District Services | travel | 239.22 |
| | 11/30/2023 | 2023-1626 | Special District Services | document storage | 75.40 |
| | 11/30/2023 | 2023-1626 | Special District Services | travel | 201.76 |
| | 12/19/2023 | 12/19/23 | Broward County Property Appraiser | annual property appraiser fee | 1,790.00 |
| | 12/31/2023 | 2023-1876 | Special District Services | document storage | 75.40 |
| | 12/31/2023 | 2023-1876 | Special District Services | travel | 166.00 |
| Total 01-1512 · Miscellaneous | | | | | <u>2,729.65</u> |

Walnut Creek Community Development District
Expenditures
October through December 2023

| | <u>Date</u> | <u>Invoice #</u> | <u>Vendor</u> | <u>Memo</u> | <u>Amount</u> |
|--|-------------|------------------|------------------------------------|---|---------------|
| 01-1513 · Postage and Delivery | | | | | |
| | 10/31/2023 | 2023-1289 | Special District Services | FedEx | 59.64 |
| | 10/31/2023 | 2023-1289 | Special District Services | postage | 17.06 |
| | 11/30/2023 | 2023-1626 | Special District Services | FedEx | 108.17 |
| | 12/31/2023 | 2023-1876 | Special District Services | FedEx | 78.20 |
| Total 01-1513 · Postage and Delivery | | | | | 263.07 |
| 01-1514 · Office Supplies | | | | | |
| | 10/31/2023 | 2023-1289 | Special District Services | copier charges | 174.30 |
| | 10/31/2023 | 2023-1289 | Special District Services | meeting books | 28.00 |
| | 11/30/2023 | 2023-1626 | Special District Services | copier charges | 179.55 |
| | 11/30/2023 | 2023-1626 | Special District Services | meeting books | 28.00 |
| | 12/31/2023 | 2023-1876 | Special District Services | copier charges | 8.85 |
| Total 01-1514 · Office Supplies | | | | | 418.70 |
| 01-1540 · Dues, License & Subscriptions | | | | | |
| | 10/02/2023 | 88531 | Department of Economic Opportunity | special district fee FY 23/24 | 175.00 |
| Total 01-1540 · Dues, License & Subscriptions | | | | | 175.00 |
| 01-1570 · Website Management | | | | | |
| | 10/31/2023 | 2023-1289 | Special District Services | website | 166.66 |
| | 11/30/2023 | 2023-1626 | Special District Services | website | 166.66 |
| | 12/31/2023 | 2023-1876 | Special District Services | website | 166.66 |
| Total 01-1570 · Website Management | | | | | 499.98 |
| 01-1601 · Security Services | | | | | |
| | 10/01/2023 | 29437 | Regions Security | service for October 2023 | 2,514.00 |
| | 10/03/2023 | 29462 | Regions Security | security services September 2023 | 22,650.74 |
| | 10/31/2023 | 29730 | Regions Security | Service period 10/1/23 - 10/31/23 | 23,415.73 |
| | 11/01/2023 | 29713 | Regions Security | service period 11/1/23 - 11/30/23 | 2,514.00 |
| | 11/30/2023 | 30001 | Regions Security | security service November 2023 | 23,052.26 |
| | 12/01/2023 | 29985 | Regions Security | Service period 12/1/23 - 12/31/23 | 2,514.00 |
| | 12/31/2023 | 30202 | Regions Security | estimated service December 2023 | 24,182.46 |
| Total 01-1601 · Security Services | | | | | 100,843.19 |
| 01-1604 · Guardhouse Int/Ext Maintenance | | | | | |
| | 10/11/2023 | 137008 | 1st Solution Pest Control | bi-monthly regular service of pest control | 140.00 |
| | 10/13/2023 | 22407 | Richie Rich Services LLC | AC service at guardhouse | 284.00 |
| | 10/18/2023 | 55683 | Tirone Electric | replace light pole LED bulb at entrance Taft St | 215.00 |
| | 11/01/2023 | 55774 | Tirone Electric | service call to look at 3 light poles that are not working | 160.00 |
| | 11/20/2023 | 4289 | Shekinah Fence Services LLC | install 220' of green fabric 6' tall; repair 80' feet of chain link | 1,677.00 |
| | 12/11/2023 | 139845 | 1st Solution Pest Control | bi-monthly regular service of pest control | 140.00 |
| | 12/18/2023 | 1069678 | Traffic Cones for Less | traffic delineators | 323.20 |
| | 12/28/2023 | 4302 | Shekinah Fence Services LLC | reinstall 220' of green fabric | 290.00 |
| Total 01-1604 · Guardhouse Int/Ext Maintenance | | | | | 3,229.20 |

Walnut Creek Community Development District
Expenditures
October through December 2023

| | <u>Date</u> | <u>Invoice #</u> | <u>Vendor</u> | <u>Memo</u> | <u>Amount</u> |
|--|-------------|------------------|------------------------------------|---|---------------|
| 01-1605 · Gate System Maintenance | | | | | |
| | 10/01/2023 | 29436 | Regions Security | service maintenance contract October 2023 | 825.00 |
| | 10/06/2023 | 29494 | Regions Security | dual beam barcode reader change order | 528.00 |
| | 10/06/2023 | 29493 | Regions Security | dual beam barcode reader for long range vehicle identification | 6,210.00 |
| | 10/12/2023 | 29581 | Regions Security | Taft visitor arm barrier remount 10/10/23 7:23am | 150.00 |
| | 10/16/2023 | 29594 | Regions Security | Taft resident arm barrier remount 10/13/23 7:49 pm | 225.00 |
| | 10/25/2023 | 29606 | Regions Security | 12' green & red lighted arm; red to green 12' arm boom kit; 2 17' green & red gate arms | 2,283.00 |
| | 10/25/2023 | 29608 | Regions Security | Liftmaster mega arm & mat control board | 685.00 |
| | 10/25/2023 | 29607 | Regions Security | Taft visitor arm remount 10/20 @ 5:21 pm | 150.00 |
| | 10/26/2023 | 29609 | Regions Security | pedestrian gate access control system repair | 3,180.00 |
| | 11/01/2023 | 29712 | Regions Security | Service period 11/1/23 - 11/30/23 | 825.00 |
| | 11/03/2023 | 29757 | Regions Security | Taft visitor are barrier remount 10/26/23 12:38 pm | 150.00 |
| | 11/03/2023 | 29758 | Regions Security | Liftmaster mega arm bracket, arm bracket replacement | 980.00 |
| | 11/30/2023 | 29956 | Regions Security | visitor arm bracket replacement | 600.00 |
| | 11/30/2023 | 29955 | Regions Security | Northstar 12-24 loop detector - Taft right exit | 425.00 |
| | 11/30/2023 | 29957 | Regions Security | visitor arm not operational - new 24v transformer replacement | 460.00 |
| | 11/30/2023 | 29958 | Regions Security | mega arm gear box, bracket replacement | 1,165.00 |
| | 12/01/2023 | 29984 | Regions Security | Service period 12/1/23 - 12/31/23 | 825.00 |
| | 12/06/2023 | 30110 | Regions Security | dualbeam barcode reader for long range vehicle ID | 2,130.00 |
| Total 01-1605 · Gate System Maintenance | | | | | 21,796.00 |
| 01-1803 · Lake & Preserve Maintenance | | | | | |
| | 10/01/2023 | 24800 | Allstate Resource Management, Inc. | mitigation area maintenance and lake mgmt services Oct 2023 | 2,960.00 |
| | 11/01/2023 | 25518 | Allstate Resource Management, Inc. | mitigation area maintenance & lake management services | 2,960.00 |
| | 12/01/2023 | 3900 | Allstate Resource Management, Inc. | mitigation area maintenance & lake management | 2,960.00 |
| Total 01-1803 · Lake & Preserve Maintenance | | | | | 8,880.00 |
| 01-1805 · Stormwater Mgt/Pipe Replacement | | | | | |
| | 10/05/2023 | 25440 | Allstate Resource Management, Inc. | stormwater inspection service | 2,990.00 |
| | 10/31/2023 | 3822 | Allstate Resource Management, Inc. | stormwater maintenance (50% deposit) | 33,505.00 |
| Total 01-1805 · Stormwater Mgt/Pipe Replacement | | | | | 36,495.00 |
| 01-1814 · Electricity | | | | | |
| | 10/19/2023 | 04574-72025 1023 | FPL | acct# 04574-72025 (09/19/2023 - 10/19/2023) | 566.50 |
| | 10/19/2023 | 63522-34022 1023 | FPL | acct# 63522-34022 (09/19/2023 - 10/19/2023) | 86.54 |
| | 10/19/2023 | 54061-43023 1023 | FPL | acct# 54061-43023 (09/19/2023 - 10/19/2023) | 121.22 |
| | 10/19/2023 | 36358-71365 1023 | FPL | acct# 36358-71365 (09/19/2023 - 10/19/2023) | 5,966.35 |
| | 10/19/2023 | 91603-83023 1023 | FPL | acct# 91603-83023 (09/19/2023 - 10/19/2023) | 1,187.09 |
| | 10/19/2023 | 63714-09001 1023 | FPL | acct# 63714-09001 (09/19/2023 - 10/19/2023) | 32.97 |
| | 11/17/2023 | 36358-71365 1123 | FPL | acct# 36358-71365 (10/19/2023 - 11/17/2023) | 5,960.72 |
| | 11/17/2023 | 54061-43023 1123 | FPL | acct# 54061-43023 (10/19/2023 - 11/17/2023) | 110.51 |
| | 11/17/2023 | 63714-09001 1123 | FPL | acct# 63714-09001 (10/19/2023 - 11/17/2023) | 33.17 |
| | 11/17/2023 | 04574-72025 1123 | FPL | acct# 04574-72025 (10/19/2023 - 11/17/2023) | 529.84 |

Walnut Creek Community Development District
Expenditures
October through December 2023

| | Date | Invoice # | Vendor | Memo | Amount |
|--|------------|---------------------|--|---|-----------|
| | 11/17/2023 | 63522-34022 1123 | FPL | acct# 63522-34022 (10/19/2023 - 11/17/2023) | 83.29 |
| | 11/17/2023 | 91603-83023 1123 | FPL | acct# 91603-83023 (10/19/2023 - 11/17/2023) | 1,133.80 |
| | 12/18/2023 | 04574-72025 1223 | FPL | acct# 04574-72025 (11/17/2023 - 12/18/2023) | 538.35 |
| | 12/18/2023 | 91603-83023 1223 | FPL | acct# 91603-83023 (11/17/2023 - 12/18/2023) | 1,216.13 |
| | 12/18/2023 | 63522-34022 1223 | FPL | acct# 63522-34022 (11/17/2023 - 12/18/2023) | 124.41 |
| | 12/18/2023 | 36358-71365 1223 | FPL | acct# 36358-71365 (11/17/2023 - 12/18/2023) | 5,960.72 |
| | 12/18/2023 | 63714-09001 1223 | FPL | acct# 63714-09001 (11/17/2023 - 12/18/2023) | 34.49 |
| | 12/18/2023 | 54061-43023 1223 | FPL | acct# 54061-43023 (11/17/2023 - 12/18/2023) | 109.41 |
| Total 01-1814 · Electricity | | | | | 23,795.51 |
| 01-1815 · Miscellaneous Maintenance | | | | | |
| | 10/06/2023 | 1397 | Perfect Paver Co | steam clean, install polymeric sand and sealing concrete pavers | 8,857.50 |
| | 11/06/2023 | 2352TREE | Wolfer Landscape Services | trim palm trees surrounding Taft St entrance waterfalls | 1,200.00 |
| | 12/31/2023 | 2023-1876 | Special District Services | winged connectors | 6.40 |
| Total 01-1815 · Miscellaneous Maintenance | | | | | 10,063.90 |
| 01-1816 · Telephone | | | | | |
| | 10/11/2023 | 8495 75 100 0518939 | Comcast (8939) | acct# 8495751000518939 (10/15/23 - 11/14/23) | 366.94 |
| | 10/11/2023 | 8495 75 100 0519044 | Comcast (9044) | acct# 8495751000519044 (10/15/23 - 11/14/23) | 366.94 |
| | 10/15/2023 | 184923016 | Comcast (Voice 8931) | acct# 904688931 inv# 184923016 (service thru 10/14/23) | 179.46 |
| | 11/11/2023 | 8495 75 100 0519044 | Comcast (9044) | acct# 8495751000519044 (11/15/23 - 12/14/23) | 366.94 |
| | 11/11/2023 | 8495 75 100 0518939 | Comcast (8939) | acct# 8495751000518939 (11/15/23 - 12/14/23) | 366.94 |
| | 11/15/2023 | 187343898 | Comcast (Voice 8931) | acct# 904688931 inv# 187343898 (service thru 11/14/23) | 179.46 |
| | 12/11/2023 | 0519044 | Comcast (9044) | acct# 8495751000519044 (12/15/23 - 01/14/24) | 376.94 |
| | 12/11/2023 | 8495 75 100 0518939 | Comcast (8939) | acct# 8495751000518939 (12/15/23 - 01/14/24) | 376.94 |
| | 12/15/2023 | 189766017 | Comcast (Voice 8931) | acct# 904688931 inv# 189766017 (service thru 12/14/23) | 179.46 |
| Total 01-1816 · Telephone | | | | | 2,760.02 |
| 01-1817 · Water & sewer | | | | | |
| | 10/16/2023 | 536646-248298 | City of Pembroke Pines (536646-248298) | 1800 NW 76 Ave W (09/19/23 - 10/16/23) | 437.94 |
| | 10/16/2023 | 536647-248299 | City of Pembroke Pine (536647-248299) | 1800 NW 76 Ave E (09/19/23 - 10/16/23) | 487.11 |
| | 10/16/2023 | 536645-248297 | City of Pembroke Pines (536645-248297) | 1800 NW 76 AVE (09/19/23 - 10/16/23) | 154.77 |
| | 11/21/2023 | 536647 248299 | City of Pembroke Pine (536647-248299) | 1800 NW 76 Ave E (10/16/23 - 11/16/23) | 530.22 |
| | 11/21/2023 | 536645 248297 | City of Pembroke Pines (536645-248297) | 1800 NW 76 AVE | 360.77 |
| | 11/21/2023 | 536646 248298 | City of Pembroke Pines (536646-248298) | 1800 NW 76 Ave W (10/16/23 - 11/16/23) | 505.64 |
| | 11/22/2023 | 21393886 112223 | Crystal Springs | water for guardhouse | 60.92 |
| | 12/20/2023 | 1386517 | City of Pembroke Pines (536645-248297) | 1800 NW 76 AVE (11/16/23 - 12/15/23) | 110.45 |
| | 12/20/2023 | 1386519 | City of Pembroke Pine (536647-248299) | 1800 NW 76 Ave E (11/16/23 - 12/15/23) | 800.66 |
| | 12/20/2023 | 1386518 | City of Pembroke Pines (536646-248298) | 1800 NW 76 Ave W (11/16/23 - 12/15/23) | 448.27 |
| Total 01-1817 · Water & sewer | | | | | 3,896.75 |
| 01-1818 · Field Management | | | | | |
| | 10/01/2023 | 2023/2024 | Walnut Creek Community Association, Inc. | 1st payment for agreement b/t District and association FY 23/24 | 2,500.00 |
| Total 01-1818 · Field Management | | | | | 2,500.00 |

Walnut Creek Community Development District
Expenditures
October through December 2023

| | <u>Date</u> | <u>Invoice #</u> | <u>Vendor</u> | <u>Memo</u> | <u>Amount</u> |
|--|-------------|------------------|-------------------------------|--|--------------------------|
| 01-1821 · Waterfall Maintenance | | | | | |
| | 10/01/2023 | 2315181000 | Crystal Pool Service Inc | October 2023 service charge | 4,650.00 |
| | 11/01/2023 | 2315181100 | Crystal Pool Service Inc | November service charge | 4,650.00 |
| | 11/21/2023 | 2315191200 | Crystal Pool Service Inc | repairs: new 3 HP motor | 1,212.00 |
| | 12/01/2023 | 2315181200 | Crystal Pool Service Inc | December service | 4,650.00 |
| | 12/17/2023 | 2415190100 | Crystal Pool Service Inc | repairs: arms & floats adjusted, install new C-1750 filter cartridge | 927.40 |
| | 12/17/2023 | 2415180100 | Crystal Pool Service Inc | January service | 4,650.00 |
| | 12/18/2023 | 57995619 | A to Z Statewide Plumbing Inc | repair leak at backflow by fountain | 1,672.00 |
| Total 01-1821 · Waterfall Maintenance | | | | | <u>22,411.40</u> |
| 01-1826 · Holiday Lighting | | | | | |
| | 11/25/2023 | 12424 | Randy's Holiday Lighting | final payment on 2023 holiday lights | 4,995.00 |
| Total 01-1826 · Holiday Lighting | | | | | <u>4,995.00</u> |
| 01-1839 · Iguana Removal Services | | | | | |
| | 10/01/2023 | 80448 | Blue Iguana Pest Control Inc | monitoring October 2023 | 2,000.00 |
| | 10/04/2023 | 80447 | Blue Iguana Pest Control Inc | monitoring October 2023 | 241.67 |
| | 11/07/2023 | 87408 | Blue Iguana Pest Control Inc | monitoring November 2023 | 2,000.00 |
| | 11/07/2023 | 87409 | Blue Iguana Pest Control Inc | monitoring November 2023 | 241.67 |
| | 12/31/2023 | 100124 | Blue Iguana Pest Control Inc | monitoring December 2023 | 241.67 |
| Total 01-1839 · Iguana Removal Services | | | | | <u>4,725.01</u> |
| 01-2311 · Operations Management | | | | | |
| | 10/31/2023 | 2023-1289 | Special District Services | field operations management | 1,000.00 |
| | 11/30/2023 | 2023-1626 | Special District Services | field operations management | 1,000.00 |
| | 12/31/2023 | 2023-1876 | Special District Services | field operations management | 1,000.00 |
| Total 01-2311 · Operations Management | | | | | <u>3,000.00</u> |
| Total Expenditures | | | | | <u>293,665.72</u> |

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

| | <u>Operating Fund</u> | <u>Debt Service (2010) Fund</u> | <u>General Fixed Assets</u> | <u>Long Term Debt</u> | <u>TOTAL</u> |
|---------------------------------------|----------------------------|---------------------------------|-----------------------------|--------------------------|-----------------------------|
| ASSETS | | | | | |
| Current Assets | | | | | |
| Checking/Savings | | | | | |
| Operating Fund | 2,475,854.99 | 0.00 | 0.00 | 0.00 | 2,475,854.99 |
| Improvements/Emergency Funds | 906,641.71 | 0.00 | 0.00 | 0.00 | 906,641.71 |
| Total Checking/Savings | <u>3,382,496.70</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>3,382,496.70</u> |
| Total Current Assets | 3,382,496.70 | 0.00 | 0.00 | 0.00 | 3,382,496.70 |
| Other Assets | | | | | |
| Investments - Interest Account | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Investments - Reserve Fund | 0.00 | 124,257.72 | 0.00 | 0.00 | 124,257.72 |
| Investments - Revenue Account | 0.00 | 104,698.86 | 0.00 | 0.00 | 104,698.86 |
| Investments - Prepayment Fund | 0.00 | 4,607.67 | 0.00 | 0.00 | 4,607.67 |
| 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 | 4,280.00 | 0.00 | 0.00 | 0.00 | 4,280.00 |
| A/R Non Ad Valorem Receipts | 0.00 | 108,144.15 | 0.00 | 0.00 | 108,144.15 |
| Land & Land Improvements | 0.00 | 0.00 | 6,327,392.00 | 0.00 | 6,327,392.00 |
| 2010 Project Improvements | 0.00 | 0.00 | 1,746,100.00 | 0.00 | 1,746,100.00 |
| 2014 Improvements | 0.00 | 0.00 | 66,674.00 | 0.00 | 66,674.00 |
| Infrastructure | 0.00 | 0.00 | 3,123,376.00 | 0.00 | 3,123,376.00 |
| Equipment | 0.00 | 0.00 | 30,534.00 | 0.00 | 30,534.00 |
| Depreciation - Infrastructure | 0.00 | 0.00 | -2,918,969.00 | 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 | 341,708.40 | 341,708.40 |
| Amount To Be Provided | 0.00 | 0.00 | 0.00 | 648,291.60 | 648,291.60 |
| Total Other Assets | <u>4,280.00</u> | <u>341,708.40</u> | <u>8,344,573.00</u> | <u>990,000.00</u> | <u>9,680,561.40</u> |
| TOTAL ASSETS | <u>3,386,776.70</u> | <u>341,708.40</u> | <u>8,344,573.00</u> | <u>990,000.00</u> | <u>13,063,058.10</u> |
| LIABILITIES & EQUITY | | | | | |
| Liabilities | | | | | |
| Current Liabilities | | | | | |
| Accrued Expense Sundry | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Maintenance Projects Reserves | 785,000.00 | 0.00 | 0.00 | 0.00 | 785,000.00 |
| Accounts Payable | 201,394.68 | 0.00 | 0.00 | 0.00 | 201,394.68 |
| Total Current Liabilities | <u>986,394.68</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>986,394.68</u> |
| Long Term Liabilities | | | | | |
| Special Assessment Debt (2008) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Special Assessment Debt (2010) | 0.00 | 0.00 | 0.00 | 990,000.00 | 990,000.00 |
| Total Long Term Liabilities | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>990,000.00</u> | <u>990,000.00</u> |
| Total Liabilities | 986,394.68 | 0.00 | 0.00 | 990,000.00 | 1,976,394.68 |
| Equity | | | | | |
| Retained Earnings | 1,363,806.98 | 259,516.35 | -2,949,503.00 | 0.00 | -1,326,179.67 |
| Net Income | 1,036,575.04 | 82,192.05 | 0.00 | 0.00 | 1,118,767.09 |
| Current Year Depreciation | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Investment In Gen Fixed Assets | 0.00 | 0.00 | 11,294,076.00 | 0.00 | 11,294,076.00 |
| Total Equity | <u>2,400,382.02</u> | <u>341,708.40</u> | <u>8,344,573.00</u> | <u>0.00</u> | <u>11,086,663.42</u> |
| TOTAL LIABILITIES & EQUITY | <u>3,386,776.70</u> | <u>341,708.40</u> | <u>8,344,573.00</u> | <u>990,000.00</u> | <u>13,063,058.10</u> |

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

| | Annual Budget 10/1/23 - 9/30/24 | Actual Dec-23 | Year To Date Actual 10/1/23 - 12/31/23 |
|-------------------------------|--|--------------------------|---|
| Revenues | | | |
| Interest Income | 100 | 504 | 2,668 |
| NAV Tax Collection | 122,077 | 0 | 108,144 |
| Bond Prepayments | 0 | 0 | 0 |
| Total Revenues | \$ 122,177 | \$ 504 | \$ 110,812 |
| | | | |
| Expenditures | | | |
| Principal Payments | 55,000 | 0 | 0 |
| Additional Principal Payments | 11,083 | 0 | 0 |
| Interest Payments | 56,094 | 0 | 28,620 |
| Total Expenditures | \$ 122,177 | \$ - | \$ 28,620 |
| | | | |
| Excess/ (Shortfall) | \$ - | \$ 504 | \$ 82,192 |

**WALNUT CREEK CDD
TAX COLLECTIONS
2023 - 2024**

| # | 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 |
|----|-----|---------------------------|----------|-----------|-------------------------------|----------------------|--------------------|----------------|---------------------------|--|--|--|---|---|---|---|
| | | | | | | | | | \$1,718,397 | \$182,571 | \$1,405,957 | \$129,869 | \$182,571 | \$1,405,957 | \$129,869 | |
| | | | | | | | | | \$1,615,294 | \$171,617 | \$1,321,600 | \$122,077 | \$171,617 | \$1,321,600 | \$122,077 | \$122,077 |
| 1 | 1 | Broward Cty Tax Collector | 11/22/23 | NAV Taxes | \$ 179,751.67 | | \$ (3,448.75) | \$ (7,314.08) | \$ 168,988.84 | \$ 19,089.57 | \$ 147,072.85 | \$ 13,589.25 | \$ 17,946.44 | \$ 138,266.75 | \$ 12,775.65 | \$ 12,775.65 |
| 2 | 2 | Broward Cty Tax Collector | 12/08/23 | NAV Taxes | \$ 1,282,962.82 | | \$ (24,633.27) | \$ (51,299.36) | \$ 1,207,030.19 | \$ 136,250.62 | \$1,049,720.20 | \$ 96,992.00 | \$ 128,186.44 | \$ 987,592.20 | \$ 91,251.55 | \$ 91,251.55 |
| 3 | 3 | Broward Cty Tax Collector | 12/15/23 | NAV Taxes | \$ 57,800.77 | | \$ (1,111.35) | \$ (2,233.35) | \$ 54,456.07 | \$ 6,138.42 | \$ 47,292.60 | \$ 4,369.75 | \$ 5,783.12 | \$ 44,556.00 | \$ 4,116.95 | \$ 4,116.95 |
| 4 | | | | | | | | | \$ - | | | | | | | \$ - |
| 5 | | | | | | | | | \$ - | | | | | | | \$ - |
| 6 | | | | | | | | | \$ - | | | | | | | \$ - |
| 7 | | | | | | | | | \$ - | | | | | | | \$ - |
| 8 | | | | | | | | | \$ - | | | | | | | \$ - |
| 9 | | | | | | | | | \$ - | | | | | | | \$ - |
| 10 | | | | | | | | | \$ - | | | | | | | \$ - |
| 11 | | | | | | | | | \$ - | | | | | | | \$ - |
| 12 | | | | | | | | | \$ - | | | | | | | \$ - |
| 13 | | | | | | | | | \$ - | | | | | | | \$ - |
| 14 | | | | | | | | | \$ - | | | | | | | \$ - |
| 15 | | | | | | | | | \$ - | | | | | | | \$ - |
| 16 | | | | | | | | | \$ - | | | | | | | \$ - |
| | | | | | \$1,520,515.26 | \$ - | \$ (29,193.37) | \$ (60,846.79) | \$ 1,430,475.10 | \$ 161,478.61 | \$1,244,085.65 | \$ 114,951.00 | \$ 151,916.00 | \$ 1,170,414.95 | \$ 108,144.15 | \$ 108,144.15 |

23/24 Assessment Roll:
\$1,718,413.25

Admin: \$182,580.00
Maint: \$1,405,964.45
2020 Debt: \$129,868.80
\$1,718,413.25

Note: \$1,718,397, \$182,571, \$1,405,957 and \$129,869 are 2023/2024 budgeted assessments before discounts and fees.
\$1,615,294, \$171,617, \$1,321,600 and \$122,077 are 2023/2024 budgeted assessments after discounts and fees.

| | |
|-------------------|-------------------|
| \$ 1,520,515.26 | |
| \$ - | \$ 1,430,475.10 |
| \$ (161,478.61) | \$ (151,916.00) |
| \$ (1,244,085.65) | \$ (1,170,414.95) |
| \$ - | \$ - |
| \$ (114,951.00) | \$ (108,144.15) |
| \$ (0.00) | \$ 0.00 |

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

| | Annual Budget 10/1/22 - 9/30/23 | Actual Sep-23 | Year To Date Actual 10/1/22 - 9/30/23 |
|--|--|--------------------------|--|
| REVENUES | | | |
| ADMINISTRATIVE ASSESSMENTS | 178,871 | 202 | 183,027 |
| 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 | 7,096 | 81,048 |
| | | | |
| TOTAL REVENUES | \$ 1,410,514 | \$ 7,298 | \$ 1,503,263 |
| | | | |
| EXPENDITURES | | | |
| ADMINISTRATIVE EXPENDITURES | | | |
| SUPERVISOR FEES | 10,000 | 0 | 7,600 |
| PAYROLL TAXES (EMPLOYER) | 800 | 0 | 581 |
| ENGINEERING | 45,000 | 8,525 | 63,575 |
| LEGAL FEES | 19,000 | 2,768 | 22,683 |
| 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 |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 169,639 | \$ 24,000 | \$ 196,639 |
| | | | |
| MAINTENANCE EXPENDITURES | | | |
| FIELD MANAGEMENT | 5,000 | 0 | 5,000 |
| OPERATIONS MANAGEMENT | 12,000 | 1,000 | 12,000 |
| SECURITY SERVICES | 405,760 | 2,893 | 279,560 |
| 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**

| | Annual Budget 10/1/22 - 9/30/23 | Actual Sep-23 | Year To Date Actual 10/1/22 - 9/30/23 |
|--|--|--------------------------|--|
| MISCELLANEOUS MAINTENANCE | 10,000 | 412 | 10,739 |
| 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 |
| TOTAL MAINTENANCE EXPENDITURES | \$ 1,034,120 | \$ 26,323 | \$ 711,378 |
| TOTAL EXPENDITURES | \$ 1,203,759 | \$ 50,323 | \$ 908,017 |
| EXCESS OR (SHORTFALL) | \$ 206,755 | \$ (43,025) | \$ 595,246 |
| PAYMENT TO TRUSTEE (2010) | (122,214) | 0 | (123,027) |
| BALANCE | \$ 84,541 | \$ (43,025) | \$ 472,219 |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (28,180) | 0 | (27,242) |
| DISCOUNTS FOR EARLY PAYMENTS | (56,361) | 0 | (52,245) |
| EXCESS/ (SHORTFALL) | \$ - | \$ (43,025) | \$ 392,732 |
| CARRYOVER FROM PRIOR YEAR | 0 | 0 | 0 |
| NET EXCESS/ (SHORTFALL) | \$ - | \$ (43,025) | \$ 392,732 |

Note: Reserves Set-Up For Un-Used Budgeted Fiscal Year 2020/2021, 2021/2022 & 2022/2023 Maintenance Projects.
Improvement/Emergency Funds May Be Needed To Fund A Portion Of The Projects.

| | |
|---|------------------------|
| Bank Balance As Of 9/30/23 | \$ 1,324,610.33 |
| Accounts Payable As Of 9/30/23 | \$ 83,318.55 |
| Accounts Receivable As Of 9/30/23 | \$ 4,041.83 |
| Reserve For Headwall Stabilization As Of 9/30/23 | \$ 60,000.00 |
| Reserve For Lake Slope Soil Maintenance As Of 9/30/23 | \$ 30,000.00 |
| Reserve For Stormwater Maint/Pipe Replacement As Of 9/30/23 | \$ 155,000.00 |
| Reserve For S-8 Canal Reconstruction As Of 9/30/23 | \$ 540,000.00 |
| Operating Account Available Funds As Of 9/30/23 | \$ 460,333.61 |
| Improvements/Emergency Funds As Of 9/30/23 | \$ 903,473.37 |
| Total Available Funds As Of 9/30/23 | \$ 1,363,806.98 |

| | |
|------------------|---|
| Publication Date | Subcategory |
| 2023-12-18 | Government Publications - Notices of Hearings |

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF RULE DEVELOPMENT In accord with Chapters 120 and 190, Florida Statutes, the Walnut Creek Community Development District (District) hereby gives notice of its intention to amend the District rules pertaining to the District Security Gate Facilities along with a fee and cost schedule for damages to District Gate Facilities (the Gate Facilities Rule). The purpose and effect of the Proposed Rules is to provide for efficient and effective District operations and administration. Specific legal authority for the Proposed Rules includes Sections 190.011, 190.035, 120.54, and 120.81, Florida Statutes. Copies of the proposed Gate Facilities Rule may be obtained by contacting the District Manager at Special District Services, Inc., 8785 SW 165 th Avenue, Suite 200, Miami, Florida 33193, or by calling (786) 347-2711. A public hearing on the adoption of the proposed Gate Facilities Rule will be conducted by the District Board of Supervisors on January 16, 2024, at 6:00 PM at the Walnut Creek Community Clubhouse, 7500 NW 20 th Street, Pembroke Pines, Florida 33024. Gloria Perez District Manager 12/18/23 7547991

RESOLUTION NO. 2024-01

**A RESOLUTION OF THE BOARD OF
SUPERVISORS OF THE WALNUT CREEK
COMMUNITY DEVELOPMENT DISTRICT,
AMENDING THE WALNUT CREEK COMMUNITY
DEVELOPMENT DISTRICT GATE FACILITIES
RULE BY REVISING SECTION 7.0 RELATING TO
GATE FACILITIES DAMAGE FEES AND COST;
PROVIDING FOR AN INCREASE TO THE FEE;
PROVIDING FOR SEVERABILITY; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Walnut Creek Community Development District (the “District”) was established pursuant to Chapter 190, Florida Statutes, and City of Pembroke Pines Ordinance No. 1339; and

WHEREAS, the District funds, operates, and maintains certain security and security-related improvements, facilities and equipment, including guardhouses, gates, gate arms, cameras, audio-visual and recording equipment, lighting, wiring, cabling, and electrical facilities, and other appurtenant security or security-related improvements benefiting the residents and property owners within the District (collectively, the “Gate Facilities”); and

WHEREAS, residents, their guest, and visitors to the community, who damage the Gate Facilities, or portions thereof, are responsible for the cost incurred by the District to repair or replace the damaged Gate Facilities; and

WHEREAS, due to recent administrative changes to the District’s security program, and the rise in the cost of materials and labor, the cost incurred by the District for repairing or replacing damaged Gate Facilities has increased, necessitating an increase to the fee charged pursuant to Section 7.0 of the Gate Facilities Rule; and

WHEREAS, pursuant to Sections 120.54, 120.81, 190.011(5), and 190.035(2), Florida Statutes, the District is authorize to adopt and modify rules prescribing the conduct of business of the District, the use of the District facilities and lands, the operation and maintenance of the District; and

WHEREAS, Chapter 190, Florida Statutes, authorize the District to prescribe, fix, establish, and collect rates, fees and other charges for facilities and services furnished by the District; and

WHEREAS, pursuant to the requirements of Chapter 120 and 190, Florida Statutes, the District advertised a public hearing for January 16, 2024, in order to hear and receive comments on the proposed Encroachment and District Property Damage; and

WHEREAS, after a duly advertised public hearing, the District Board of Supervisors finds it to be in the best interests of the District, the integrity and maintenance of its Gate Facilities, and the residents and property owners of the District to adopt the proposed amendment to the Gate Facilities Rule.

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

Section 1. The above recitals are true and correct and are incorporated in and adopted as part of this Resolution.

Section 2. Section 7.0 of the District Gate Facilities rule is hereby amended, as follows:

7.0 Gate Facilities damage fees shall be as follows:

7.1 Removing, pulling, or knocking off gate arm requiring re-attachment (no damage to gate arm or other Gate Facilities).....\$ ~~400.00~~ 1,000.00;

7.2 Re-activating a de-activated gate access card, transponder, or reader.....\$30.00 per card/reader or \$50.00 per unit (covers all cards/transponders assigned to unit), whichever is less.

7.3 Damage to other Gate Facilities not referenced in this section shall be assessed at cost plus ten (10%) for administration fees.

Section 3. The District Manager is hereby directed to take all actions consistent with the content of this Resolution and to distribute this Resolution as required by Chapters 120 and 190, Florida Statutes.

Section 4. All motions, resolutions, or parts of motions or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. If any clause, section, paragraph, provision, or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional, ineffective, or invalid, in part or as applied, it shall not affect the validity of the remaining clauses, sections, paragraphs, provisions, parts, or applications of the Resolution.

Section 6. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 16 DAY OF JANUARY, 2024.

ATTEST:

**WALNUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice-Chairman

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT

GATE FACILITIES RULE

Amended January 16, 2024

1.0 This rule may be cited and referred to as the Walnut Creek Community Development District (“District”) Gate Facilities Rule.

2.0 The District funds, operates, and maintains certain security and security-related improvements, facilities and equipment, including guardhouses, gates, gate arms, cameras, audio-visual and recording equipment, lighting, wiring, cabling, and electrical facilities, and other appurtenant security or security-related improvements benefiting the residents and property owners within the District (collectively, the “Gate Facilities”), which Gate Facilities are located at the two means of ingress and egress for the Walnut Creek development.

3.0 The District Manager or his or her designee (the “District Manager”) shall have the authority to de-activate all gate access cards, transponders, and readers issued to a particular unit within the District for unpaid Gate Facilities damage fees, after the following:

3.1 The District possesses video, eyewitness, or documentary evidence that a vehicle registered to the unit within the District or a guest to that unit has caused damage to the Gate Facilities of the District; and

3.2 The District has sent a correspondence to said unit, which correspondence shall (1) detail the date and location of the incident, the vehicle(s) involved, and the damage caused to the District Gate Facilities, (2) indicate that such gate damage must be paid to the District within at least thirty (30) days, and (3) indicate that all gate access cards, transponders, and readers issued to the unit will be de-activated if payment is not received by the District within said thirty (30) day period.

4.0 Prior to the expiration of the thirty (30) day period referenced in section 3.2 above, the de-activation and the Gate Facilities damage fees may be appealed in writing directly to the District Board of Supervisors, which will hear said appeal at its next regular meeting. During the time of the appeal, cards/transponders will not be de-activated.

5.0 Gate access cards and transponders may be re-activated by the District Manager upon payment of all Gate Facilities damage fees and costs to the District or when directed by the District Board of Supervisors after an appeal filed and heard pursuant to section 4.0 above.

6.0 In addition to the authority provided in Section 3.0 above, upon receiving video, eyewitness, or documentary evidence of damage to the Gate Facilities, the District Manager or his or her designee shall have the authority on behalf of the District to impose and take all appropriate and lawful means to collect from the owner or driver of any vehicle or from any individual causing damage to the Gate Facilities all fees and costs associated with damages to the Gate Facilities, including those Gate Damage Fees set forth in Section 6.0 below. Any litigation pertaining to the collection of Gate Damage Fees shall first be authorized by the District Board of Supervisors.

7.0 Gate Facilities damage fees shall be as follows:

7.1 Removing, pulling, or knocking off gate arm requiring re-attachment (no damage to gate arm or other Gate Facilities).....\$1,000.00;

7.2 Re-activating a de-activated gate access card, transponder, or reader.....\$30.00 per card/reader or \$50.00 per unit (covers all cards/transponders assigned to unit), whichever is less.

7.3 Damage to other Gate Facilities not referenced in this section shall be assessed at cost plus ten (10%) for administration fees.

Ref No: G 82900678

| QTY. | MATERIAL | PRICE | AMOUNT |
|---------------------------------|-------------------|-------|--------|
| 1 | 3HP Squared Motor | 838- | |
| 1 | Serl. | 24- | |
| | Labn | 350- | |
| (1 year Warranty Parts & Labor) | | | |



10718 NW 53rd St. Sunrise, Florida 33351
Office (954) 748-1306 Facsimile (954) 748-5998
acrystal@bellsouth.net • www.crystalpoolservicesinc.com

DATE 10-31-2023

| | | | |
|--------------------------------------|---|-----------------------------------|------------|
| NAME | Walnut Creek | PHONE | 176856 |
| ADDRESS | 1800 NW 76 Avenue | | |
| CITY | Pembroke Pines | | |
| SCHEDULED DAY | AM <input type="checkbox"/> PM <input type="checkbox"/> | NEEDS OK <input type="checkbox"/> | OK'D BY |
| NON SERVICE <input type="checkbox"/> | ORDER BY | BALANCE | ROUTE# DAY |

DESCRIPTION OF WORK

Fitter Pump Motor has

Worn out / needs new motor

(Wast Pond)

| | |
|----------------|--------|
| TOTAL MATERIAL | 862- |
| TOTAL LABOR | 350- |
| | 1,212- |
| TAX | 0 |

Thank You

PAY THIS AMOUNT ☐ 1,212-

SHEKINAH FENCE SERVICES LLC

LIC # 20BS00378
Shekinahfence@gmail.com
www.shekinahfenceservicesllc.com
(954) 709-9761



Estimate

Estimate No: 6211
Date: 11/09/2023

For: Pembroke Pines Walnut Creek
rgalvis@sdsinc.org, Gperez@sdsinc.org
WC SHERIDAN AND 72 AV
(786) 413-7150

| Description | Quantity | Rate | Amount |
|---|----------|----------|----------|
| INSTALLATION OF 220' FEET OF GREEN FABRIC 6' TALL | 1 | \$850.00 | \$850.00 |
| Subtotal | | | \$850.00 |
| TAX 0% | | | \$0.00 |
| Total | | | \$850.00 |
| Total | | | \$850.00 |

Comments

PAYMENT TERMS :

PERMIT FEE'S AT SIGNING
50% AT START OF JOB
45% AT JOB FINAL
5% AT PERMIT FINAL

Terms and Conditions

ACCEPTANCE OF PROPOSAL
THE ABOVE PRICES, SPECIFICATION AND CONDITION ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZING TO DO THE WORK AS SPECIFIED. PAYMENTS WILL BE MADE AS UNDERLINED ABOVE.
QUOTE IS ONLY VALID FOR 15 DAYS
STAFF MEMBERS ARE NOT RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND PIPE'S, LINE'S AND CABLE'S.

- Verbally Approved by Chairperson Ross on 11-09-2023.
- Requested COIs must be provided before commencement of any job.

Ronald Galvis
Ronald Galvis - Field Operations Manager
Walnut Creek CDD

Ronald Galvis

SHEKINAH FENCE
SERVICES LLC

Client's signature

- Verbally Approved by Chairperson Ross on 11-09-2023.
- Requested COIs must be provided before commencement of any job.

Ronald Galvis

Ronald Galvis - Field Operations Manager
Walnut Creek CDD



SHEKINAH FENCE SERVICES LLC

LIC # 20BS00378
Shekinahfence@gmail.com
www.shekinahfenceservicesllc.com
(954) 709-9761



Estimate

Estimate No: 6247
Date: 12/21/2023

For: Pembroke Pines Walnut Creek
rgalvis@sdsinc.org, Gperez@sdsinc.org
WC SHERIDAN AND 72 AV
(786) 413-7150

| Description | Quantity | Rate | Amount |
|--|----------|----------|----------|
| REINSTALL 220 LN OF GREEN PRIVACY SCREEN | 1 | \$290.00 | \$290.00 |
| Subtotal | | | \$290.00 |
| TAX 0% | | | \$0.00 |
| Total | | | \$290.00 |
| Total | | | \$290.00 |

Comments

PAYMENT TERMS :

Terms and Conditions

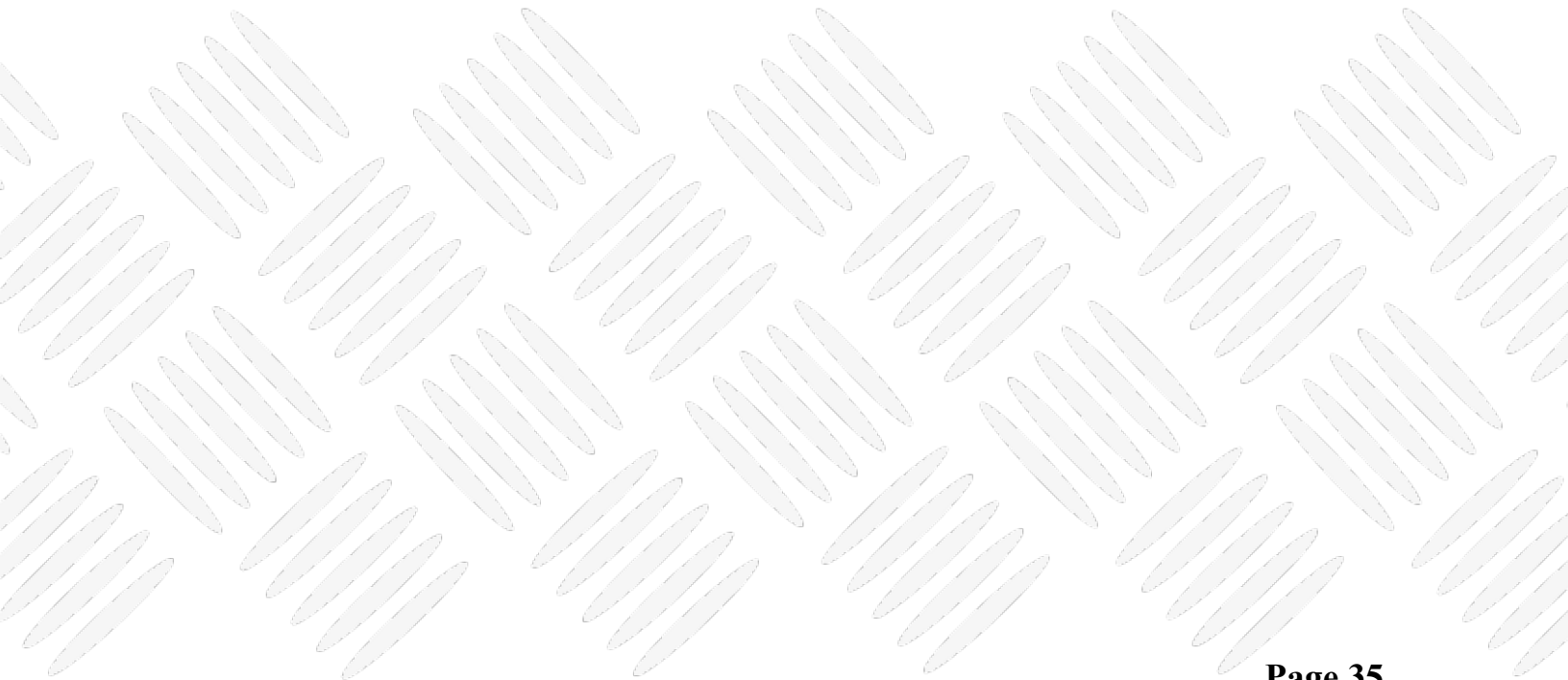
ACCEPTANCE OF PROPOSAL
THE ABOVE PRICES, SPECIFICATION AND CONDITION ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZING TO
DO THE WORK AS SPECIFIED. PAYMENTS WILL BE MADE AS UNDERLINED ABOVE.
QUOTE IS ONLY VALID FOR 15 DAYS
STAFF MEMBERS ARE NOT RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND PIPE'S, LINE'S AND CABLE'S.

- Verbally Approved by Chairperson Betty Ross on December 21st, 2023.
- Requested COIs must be provided before commencement of any job.

Ronald Galvis
Ronald Galvis - Field Operations Manager
Walnut Creek CDD
December 21st, 2023.

SHEKINAH FENCE
SERVICES LLC

Client's signature



SHEKINAH FENCE SERVICES LLC

LIC # 20BS00378
Shekinahfence@gmail.com
www.shekinahfenceservicesllc.com
(954) 709-9761



Estimate

Estimate No: 6224
Date: 11/16/2023

For: Pembroke Pines Walnut Creek
rgalvis@sdsinc.org, Gperez@sdsinc.org
WC SHERIDAN AND 72 AV
(786) 413-7150

| Description | Quantity | Rate | Amount |
|--|----------|----------|----------|
| REPAIR 80LN FT OF CHAIN LINK 6 FT TALL | 1 | \$827.00 | \$827.00 |
| Subtotal | | | \$827.00 |
| TAX 0% | | | \$0.00 |
| Total | | | \$827.00 |
| Total | | | \$827.00 |

Comments

PAYMENT TERMS :

THERE IS NO INSTALLATION CHARGE ,ITS ONLY TO COVER MATERIALS COST .

Terms and Conditions

ACCEPTANCE OF PROPOSAL
THE ABOVE PRICES, SPECIFICATION AND CONDITION ARE SATISFACTORY AND ARE HEREBY ACCEPETED. YOU ARE AUTHORIZING TO DO THE WORK AS SPECIFIED. PAYMENTS WILL BE MADE AS UNDERLINED ABOVE.
QUOTE IS ONLY VALID FOR 15 DAYS
STAFF MEMBERS ARE NOT RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND PIPE'S, LINE'S AND CABLE'S.

- Approved by District Manager Gloria Perez on 11-16-2023.
- Requested COIs must be provided before commencement of any job.

Ronald Galvis
Ronald Galvis - Field Operations Manager
Walnut Creek CDD

SHEKINAH FENCE
SERVICES LLC

Ronald Galvis - Walnut Creek CDD

Client's signature

- Approved by District Manager Gloria Perez on 11-16-2023.
- Requested COIs must be provided before commencement of any job.

Ronald Galvis
Ronald Galvis - Field Operations Manager
Walnut Creek CDD





A to Z Statewide Plumbing, Inc.
2215 SW 58th Terrace
West Park, FL 33023
954.981.2133

BILL TO

Walnut Creek CDD
C/o Special District Services Inc. #2501A Burns Road
Palm Beach Gardens, FL 33410 USA

ESTIMATE
57982990

ESTIMATE DATE
Dec 13, 2023

JOB ADDRESS

Walnut Creek
1800 Nw 76 Ave
Pembroke Pines, FL 33029 USA

Job: 57959667

Technician: Omar Cordero

ESTIMATE DETAILS

Pipe leak : Arrive on location in a fully stocked plumbing truck. Excavate area of concern and expose 1" PVC pipe leak under backflow. Repipe area with new pipe and fittings and backfill.

| TASK | DESCRIPTION | QTY | PRICE | TOTAL |
|----------|-------------------------|------|------------|------------|
| LEAKPIPE | Leak Pipe: Leak pipe | 1.00 | \$1,200.00 | \$1,200.00 |

SUB-TOTAL \$1,200.00

TAX \$0.00

TOTAL \$1,200.00

Thank you for choosing A to Z Statewide Plumbing, Inc.
CFC 1426229 / CFC 1426354

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by A To Z Statewide Plumbing, Inc. as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specification involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workers Compensation Insurance. Jobs totaling \$1,000.00 and above shall be subject to a 50% deposit and 50% upon

completion. At management discretion we reserve the right to require an increased deposit amount as we deem necessary to cover material & subcontractor expenses. Permit, Expediter & Process fees are NOT included & will be charged accordingly. The cleaning of any stormwater structure or system will improve efficiency, however A to Z Statewide Plumbing, Inc. shall not be responsible for existing soil or structural conditions. We at A to Z Statewide Plumbing are so confident in our drain cleaning abilities that we are proud to offer you a ONE YEAR NO HASSLE GUARANTEE. Should any line that we clean - back up or clog within one year of the original service date, A to Z will re-clean that line one time at no cost to you provided that non-biodegradable materials are not removed from the line, nor abuse to the line.

I understand that I am ordering services and/or custom product(s) manufactured to my personal and unique specifications, which cannot be cancelled after the expiration of the 3-day right-to-cancel period. Custom orders cannot be returned or refunded, except for warranty repair/replacement due to failure to meet the specifications.


This Proposal May be Withdrawn by A to Z Statewide Plumbing if not accepted Within 15 Days.

Sign here

Date

- On-Site visit on Wednesday, December 13th. Job was going to be performed at the same day, but must be postponed due to the weather (rain) - It is in an exterior location.
- Job has been rescheduled for Monday, December 18th (after reviewing the weather report) weather permitting.

Ronald Galvis
Field Operations Manager for Walnut Creek CDD
12-13-2023


Gloria Perez
District Manager approving
w/ Chairperson Ross verbal
authorization. 12/13/2023

Please be sure to provide
Required COIs prior to work
commencement.

QUOTE # 1069678

Date: 12/18/23 13:04:15**Delivery Type:** LTL


Traffic Cones For Less
 Division of OES Global Inc.
 1935 NW 18th Street
 Pompano Beach, FL 33069 USA
 tel: 888-388-0180
 fax: 954-318-0440

Bill To

Walnut Creek Community District
 Ronald Galvis
 2501 Burns Road
 STE A
 Palm Beach Gardens, FL 33410
 US
 786-503-1633
 rgalvis@sdsinc.org

Ship To

Walnut Creek Community District
 Ronald Galvis
 7500 NW 20th St
 Hollywood, FL 33024
 US
 786-503-1633
 rgalvis@sdsinc.org

| PIC | SKU | PRODUCT | PRICE | QTY | TOTAL |
|---|------------------|--|---------|-----|--------|
|  | TSM48-YL-3MY-BAP | Omni Flex 48 Inch Tubular Traffic Delineator Post Color: Yellow Add Mounting Option : Butyl Adhesive Pad | 32.32 | 10 | 323.20 |
| part | TSM48-YL-3MY | Omni Flex 48 Inch Tubular Yellow Delineator | 25.6526 | 10 | 256.53 |
| part | BP100 | Butyl Adhesive Pad | 6.6674 | 10 | 66.67 |

Subtotal: \$323.20**Shipping cost:** \$0.00**Total:** **\$323.20**Printed by: **STEVE**

QUOTE # 1069671

Date: 12/18/23 11:40:20

Delivery Type: Pick Up

PICKUP

do not ship


Traffic Cones For Less
Division of OES Global Inc.
1935 NW 18th Street
Pompano Beach, FL 33069 USA
tel: 888-388-0180
fax: 954-318-0440

Bill To

Walnut Creek Community District
Ronald Galvis
2501 Burns Road
STE A
Palm Beach Gardens, FL 33410
US
786-503-1633
rgalvis@sdsinc.org

Ship To

Walnut Creek Community District
Ronald Galvis
7500 NW 20th St
Hollywood, FL 33024
US
786-503-1633
rgalvis@sdsinc.org

| PIC | SKU | PRODUCT | PRICE | QTY | TOTAL |
|---|------------------|--|---------|-----|----------|
|  | TSM48-YL-3MY-BAP | Omni Flex 48 Inch Tubular Traffic Delineator Post Color: Yellow Add Mounting Option : Butyl Adhesive Pad | 32.32 | 40 | 1,292.80 |
| part | TSM48-YL-3MY | Omni Flex 48 Inch Tubular Yellow Delineator | 25.6526 | 40 | 1,026.11 |
| part | BP100 | Butyl Adhesive Pad | 6.6674 | 40 | 266.69 |

Subtotal: \$1,292.80

Shipping cost: \$0.00

Total: **\$1,292.80**

This quote was requested for a number of 40 delineators. However, the price will be the same if approved for less (by 10s): **\$32.32 each**.

We have replaced 10 of them recently, and recommend to have, at least, 20 in stock.

No shipping costs incurred since they are located in Broward County and Fields Operations Manager pick the product up.

Ronald Galvis

Ronald Galvis - Field Operations Manager
Walnut Creek CDD

December 21st, 2023
Walnut Creek Community Development District
2501A Burns Road
Palm Beach Gardens, FL 33410



Ms. Perez,

CALTRAN Engineering Group, Inc. (CALTRAN) is pleased to submit the following proposal to provide design services for a Gate Trap design for Walnut Creek Community Development District, in the City of Palm Beach Gardens, Palm Beach County.

Contract

THIS AGREEMENT (this "Agreement") is made and entered into on this ____ day of _____, 2023, by and between **CALTRAN Engineering Group, Inc.**, ("Consultant") whose mailing address is 790 NW 107 Avenue, Suite 200, Miami, FL 33172 and _____ ("Client") whose mailing address is _____

_____ for purposes of providing traffic engineering services for project referenced following Miami-Dade County Methodologies and guidelines.

Article I. Term

The Scope of Work shall commence no later than 5 days after mutual execution of this Agreement (the "Commencement Date") and delivery to CALTRAN through a Notice to Proceed (NTP). The Work shall be completed in within 5-8 calendar weeks after the Commencement Date.

Article II. Scope of Work

Task 1: Gate Trap Design

- This scope includes the design of the access point of the community in reference.
- Due Diligence with the County to determine possible design considerations to the proposed improvements with an entrance features application.
- Prepare engineering component package following Miami-Dade County and FDOT plans Preparation Manual to include:
 - Key sheets
 - Tabulation of quantities as per FDOT pay items
 - Notes
 - Roadway Plans to include proposed curbing
 - Paving and Grading with proposed new elevations
 - Drainage
 - Signing and pavement marking plans
 - Details among others
- Coordination for potential plan reviews and permitting
- Coordination with separate consultants (i.e. architectural, electrical and mechanical systems)
- Assistance in preparation of bid documents as necessary
- Up to 3 site post-design services to include approval of specifications
- Respond Contractor RFIs and /or client

Article III. Fee Proposal

- 3.01 Based on the above tasks, CALTRAN can complete **Task 1** for a lump sum cost of **\$8,500.00**.
- 3.02 Subject at all times to the other requirements and limitations set forth in this Agreement, Client agrees to make Progress Payments to Consultant.
- (a) **50% of the Contract Price is due within five (5) days of mutual execution of this Agreement and Notice to Proceed, which shall be held as a retainer and shall be applied against the final invoice.**
- 3.03 These figures are limited to the proposed scope provided at the time of notice to proceed; anything that is going to required an additional 10% of time allocated by CALTRAN to changes requested by the client will be considered additional services entitling CALTRAN to request compensation according to the approved mentioned in section 3.10. These fees also do not include any substantial direct expenses (i.e. printing of more than two copies), participation in meetings or negotiations not related to the scope, as well as, potential comments generated by stakeholders which may take place after 6 months of CALTRAN final submittal.
- 3.04 Disclaimer: This scope is limited to perform roadway and signing and pavement markings plans for n entrance feature. This scope does not the intent to preclude or prevent incidents or crashes or the need of implementation of additional improvements such pavement restoration and/or adding traffic control devices. CALTRAN will not be responsible of lack of compliance with Federal, State, County or City of existing/proposed conditions or features outside of CALTRAN scope.
- 3.05 At such time as Consultant shall desire to obtain any Progress Payment, Consultant shall deliver to Client a request for disbursement (each being hereinafter referred to as a "Request") which shall be paid to Consultant in accordance with this Agreement; provided that Consultant provides to Client partial releases of lien and waivers for the Scope of Work completed by Consultant as of the date of the Request.
- 3.06 Consultant's signature and submittal of a Request shall comprise Consultant's certification that the Scope of Work for which payment is requested has been completed in accordance with this Agreement and has been fully paid for or will be fully paid for with the proceeds of the requested advance.
- 3.07 Subject at all times to the other requirements and limitations hereof, Client shall make payment to Consultant not later than fifteen (15) days after Client receives a properly completed Request for Progress Payment from Consultant. Payments outstanding beyond such 15 day period shall incur an interest of 15% per annum or the highest rate allowed by law, whichever is greater, until such time as the outstanding amount is paid in full, in addition to any fees or expenses (including but not limited to reasonable attorneys' fees and court costs) incurred by Consultant in attempting to collect the overdue payment.
- 3.08 Prior to disbursement of the final Progress Payment, Consultant shall deliver final releases of lien from Consultant and all materialmen, contractors, subcontractors, laborers or any other person, firm or corporation for goods delivered or for services performed by them regardless of whether such persons filed a notice to Client.
- 3.09 **Exclusions:** Contract Price does not include supplementary evaluations such as traffic data collection and intersection microscopic analysis, topographic, structural analyses for not at-graded structures, landscaping, and/or geotechnical inspections. The following items are also to be excluded from the scope of this agreement: Payment of permit or application fees, site and construction safety, construction administration, services or preparing to serve as expert witness in connection with any proceeding, legal or otherwise regarding this project.

- 3.10 In the event Client wishes to have Consultant assist in other supplemental/additional tasks or participate in hearings or meetings beyond those expected under the Scope of Work, this can be addressed with an addendum to this Agreement based on Consultant's hourly rates as follows: \$231.00 per hour for project manager, \$231.00 per hour for senior Staff Engineer, \$145.00 per hour for Traffic Engineer, \$125.00 per hour for CAD Operator/Sr Technician and \$80.00 per hour for technician/clerical.

Article IV. Changes in Services

- 4.01 All time limits stated in this Agreement are of the essence. Notwithstanding the foregoing, in the event that (i) Client changes instructions which require revisions to the Project (including but not limited to a change in Client's budget or size of the Scope of Work and/or the Project); (ii) there is a change or revision in any applicable code, law, regulation or official interpretation which necessitates changes to the Project; or (iii) Client's failure to perform as required hereunder, the parties shall agree to an appropriate adjustment in Consultant's schedule and if necessary, the compensation due to Consultant hereunder.
- 4.02 *Client agrees that Consultant is not responsible for damages arising directly or indirectly from any delays for causes beyond Consultant's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters; fires; riots; war or other emergencies or acts of God; failure of any governmental agency to act in a timely manner; failure of performance by Client or Client's consultants; or discovery of any hazardous substances or differing site conditions. In addition, if the delays resulting from such causes increase the cost or time required by the Consultant to perform its services in an orderly and efficient manner, the Consultant shall be entitled to an equitable adjustment in schedule and/or compensation. Nothing herein shall serve to include the current COVID-19 Pandemic as justification for any delay of the Work, and Consultant shall abide by any and all local, state, and federal guidelines with regard to such Pandemic; however, unless local, state or federal rules, laws, restrictions are implemented as a result of COVID-19 that interfere with Consultant's ability to perform its work justification for delay will be granted.*
- 4.03 If Consultant is delayed at any time in the progress of the Scope of Work by changes ordered in the Scope of Work, by labor disputes, fire, unusual delay in transportation, unavoidable casualties, causes beyond the Consultant's control, or by any cause which Client may determine justifies the delay, then the Completion shall be extended by written change order for such reasonable time as parties may mutually determine. All requests for extensions of time other than those associated with changes in the Scope of Work must be submitted in writing to Client within five (5) business days of the event giving rise to the delay. Failure to so request an extension will constitute a waiver of any right for an extension of time.
- 4.04 Any changes in the Scope of Work or any adjustment in the Contract Price or time periods in this Agreement shall only be made upon written change order executed by Client and Consultant. If Consultant proceeds with such changes to the Scope of Work without obtaining a written change order, it shall be assumed that Consultant has performed such Scope of Work at no additional charge. The requirement for written change orders under this Article cannot be waived and it is a condition precedent to Consultant being entitled to any payment for the additional Scope of Work performed.

Article V. Ownership of Documents

- 5.01 Drawings, specifications and other documents, including those in electronic form, prepared by the Consultant and the Consultant's consultants are Instruments of Service ("Instruments of Service")

for use solely with respect to this Project. The Consultant and the Consultant's consultants shall be deemed the authors of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. Upon Client paying the Contract Price, Client shall become the owner of the Instruments of Service and Consultant shall provide Client with copies of the Instruments of Service. However, Consultant shall retain the copyrights to the Instruments of Service.

- 5.02 Upon execution of this Agreement, the Client shall have the right to reproduce the Consultant's Instrument of Service solely for the purpose of constructing, using and maintaining the Project, provided that the Client shall comply with all obligations set forth in this Agreement, including prompt payment of all sums when due, under this Agreement.
- 5.03 Any unauthorized use of the Instruments of Service shall be at the Client's sole risk and without liability to the Consultant and the Consultant's consultants.
- 5.04 Consultant shall retain copies of drawings for its own portfolio and marketing brochures.

Article VI. Termination or Suspension

- 6.01 If Client fails to make payment for services or otherwise materially defaults under the terms of this Agreement, Consultant, at its option, may declare this Agreement in default and may either terminate the Agreement or suspend the work. If Consultant elects to terminate this Agreement, Consultant shall provide Client with written notice of termination as stipulated herein.
- 6.02 Termination for Cause: Either party may terminate this Agreement upon seven (7) days written notice. The party initiating the termination notice must provide the other with a reasonable opportunity to cure, but in no event more than ten (10) calendar days from receipt of written notice.
- 6.03 Termination of Consulting Services Not-for-Cause: Client may terminate Consultant without cause upon seven (7) day written notice of termination. In the event of termination without cause, Consultant shall be compensated for all services actually rendered through the date of receipt of written termination notice in accordance with the terms of this Agreement.
- 6.04 Termination of Professional Services with the Client Not-for-Cause: Consultant may terminate professional Services with the Client, without cause, upon no less than forty-five (45) calendar day written notice.

Article VII. Miscellaneous Provisions

7.01 Insurance

- (a) **Insurance Required.** Consultant shall, at its sole expense, maintain at all times during the performance of the Scope of Work under this Agreement and during the term of this Agreement, and for such additional time as may be required by the Agreement, insurance coverages with limits not less than those set forth below with insurers licensed to do business in the State in which the Property is located, currently rated at least "A" Financial Strength Rating and "X" in Financial Size Category by A.M. Best, and under forms of policies consistent with the following provisions: (i) Worker's Compensation coverage in compliance with statutory requirements; and Employer's Liability insurance covering all employees of Consultant, with limits of liability of \$1,000,000 Bodily Injury by Accident, Each Accident; \$1,000,000 Bodily Injury by Disease, Policy Limit; \$1,000,000 Bodily Injury by Disease, Each Employee; (ii) Commercial General Liability on ISO CG 00 01 or equivalent form acceptable to Owner written on an occurrence basis with limits of liability of at least \$1,000,000 per occurrence and \$2,000,000 general aggregate per policy year, (iii) Professional Liability/Errors and Omissions Insurance of at least \$1,000,000 per claim and \$2,000,000 in the aggregate, applicable to professional acts, errors and omissions arising out of the Services to be performed under the terms of the Contract; (iv) Automobile Liability insurance with a minimum combined single limit of \$1,000,000 per occurrence covering the liability of Consultant arising out of the use of all owned, non-owned, hired, rented or leased vehicles which bear, or are required to bear, license plates according to the laws of the jurisdiction in which they are to be operated; and (v) Umbrella or Excess Liability insurance following the form of Employer's Liability, General

Liability, and Automobile Liability, with minimum limits of \$1,000,000. Consultant shall require all subconsultants to carry the insurance required herein unless otherwise authorized in writing by Client, or the Consultant may, at its option, provide coverage for any or all subconsultants, and, if so, the evidence of insurance submitted shall so stipulate. The client shall be named as an additional insured on subconsultant's insurance policies, with the exception of any professional liability insurance.

- 7.02 **Betterment:** If due to the Client's negligence, a required item or component of the project is omitted from the Consultant's construction documents, the Consultant shall not be responsible for paying the cost required to add such item or component to the extent that such item or component would have been required and included in the construction documents. In no event will the Consultant be responsible for any cost or expense that provides betterment or upgrades or enhances the value of the Project.
- 7.03 **Indemnification:** Each party shall indemnify, defend and hold the other harmless the other party, its officers, directors, employees, Association owners and agents from and against all claims, damages, liability and costs, including without limitation reasonable attorneys' fees and costs and defense costs, arising out of or in connection with the performance or non- performance of this Agreement, excepting only those damages, liabilities or costs attributable to the gross negligence or willful misconduct of the other party.
- 7.04 Each party shall indemnify, defend and hold the other harmless the other party, its officers, directors, employees, Association owners and agents from and against all claims, damages, liability and costs, including without limitation reasonable attorneys' fees and costs and defense costs, arising out of or in connection with the performance or non- performance of this Agreement, excepting only those damages, liabilities or costs attributable to the gross negligence or willful misconduct of the other party.
- 7.05 This Agreement and the exhibits and schedules attached hereto and incorporated herein represents the entire and integrated Agreement between Client and Consultant and supersedes all prior negotiations or agreements, either written or oral. This Agreement may be amended only if agreed to by both parties, in writing and executed by both parties.
- 7.06 This Agreement is deemed effective only upon execution by both parties. If full execution is not accomplished within forty-five (45) days from the date indicated on page one of this Agreement, the offer set forth by tendering a signed copy of this Agreement shall be null and void.
- 7.07 **Written notice:** Written notice shall be deemed to have been duly served if delivered in person to Consultant or Client or shall be deemed to have been duly given on the date said notice was mailed by United States Certified Mail, Return Receipt Requested, postage prepaid, and addressed at the addressed first listed above.
- 7.08 Any term or provision of this Agreement found to be invalid under any applicable Statute or rule of law shall be deemed omitted, and the remainder of this Agreement shall remain in full force and effect.
- 7.09 **Amendments:** This Agreement may be amended by the parties only by a written agreement signed by both parties.
- 7.10 **Attorneys' Fees:** If any action at law or in equity is brought to enforce or interpret the provisions of this Agreement, the prevailing party will be entitled to court costs and reasonable attorneys' fees in addition to any other relief to which that party may be entitled.

- 7.11 **Third-Party Beneficiaries:** There are no Third-Party Beneficiaries to this Agreement and nothing contained in this Agreement gives any person(s) or entity(ies) any rights against Consultant or Client, whether as a third-party beneficiary or otherwise.
- 7.12 **Florida Statute 558.0035:** Subject to the provisions of Section 558.0035, Florida Statutes, PURSUANT TO, BUT SUBJECT TO THE CONDITIONS AND LIMITATIONS OF, SECTION 558.0035, FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT OF THE CONSULTANT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE OCCURRING WITHIN THE COURSE AND SCOPE OF THIS AGREEMENT
- 7.13 **No Personal Liability:** None of Consultant's partners, directors, officers or employees will have any personal liability under or in connection with this Agreement, and Client shall not name them in or seek to join them in any action related to the Services or this Agreement.
- 7.15 **Governing Law.** This Agreement is being delivered and is intended to be performed in the State of Florida and shall be construed and enforced in accordance with the substantive laws of such State. Upon the occurrence of any dispute directly or indirectly arising under or in connection with this Agreement, which dispute is not amicably resolved by all parties thereto, all parties to this Agreement, by their execution of this Agreement, designate the applicable state or federal court situate in Miami-Dade County, Florida as the sole tribunal to which such dispute shall be taken and all parties hereto hereby agree to submit to and be bound by the personal jurisdiction of such court.
- 7.16 **CONSEQUENTIAL DAMAGES WAIVER:** IN NO EVENT SHALL EITHER PARTY, THEIR PARENTS, AFFILIATES AND SUBSIDIARIES OR THEIR RESPECTIVE DIRECTORS OFFICERS OR EMPLOYEES BE LIABLE TO THE OTHER FOR ANY INDIRECT, INCIDENTAL, SPECIAL, LIQUIDATED, CONSEQUENTIAL OR PUNITIVE DAMAGES WHATSOEVER (INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF REVENUE, LOSS OF USE OR INTERRUPTION OF BUSINESS) ARISING OUT OF OR RELATED TO THIS AGREEMENT, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.
- 7.17 **Limitations:** Consultant's Liability to Client for damages arising out of the services contemplated herein are limited to the sum of the Consultant's fee. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.

[Signature page follows]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date specified above.

CONSULTANT

CLIENT

CALTRAN Engineering Group, Inc.

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____



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

EC0000345 / EC0003059

TIRONE-ELECTRIC.COM

December 22, 2023

Proposal
6D23-134

Site: Walnut Creek

□□□□ NW □□□□ Street
Pembroke Pines FL 33024

RE: Replace Time Clocks with Photocells

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) Remove (5) time clocks in designated location and replace with (5) photocells, keep time clock boxes as junction boxes.
- 2) Install pipe and pull wire from interior of guardhouse to exterior to accommodate photocell.
- 3) Time for troubleshooting is not included in this quote.
- 4) Excessive loss of time due to delays of access to site will be billed at service rates.
- 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 warrantied for 1year from date of install. Any damage due to Mother Nature or vandalism is not warrantied.

Our Contract price, for the above referenced project is:

One Thousand Two Hundred Dollars,\$1,200.00

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 Gates Systems Maintenance

| | | | | | | | |
|--------------------------------|-----------------|-----------------|------------------------------------|---|--------------------|--------------------------|--|
| AT&I Palm Beach Gardens, FL | | | John Garage Doors Hialeah FL | Royce Integrated Solutions Pompano Beach FL | Systek Miami FL | Techpro Boca Raton FL | Regions Security (Current Service Provider) Miami FL |
| AT&I Level 1 | AT&I Level 2 | AT&I Level 3 | | | | | |

Provide regular preventive maintenance service for all the entrances/exits (detailed described below), including, but not limited to:

2 entrance arms (12') & gates at Sheridan street, including the 2 BAI barcode scanners.

2 exit arms (12') & gates at Sheridan street.

2 (12') exit arms at Taft street.

2 entrance arms (12') for Residents lane at Taft St. (trap system), including the BAI barcode scanner.

1 arm (15') entrance for Visitors lane at Taft ST. and its remote controller (guardhouse).

- All the specific services included as part of these preventive maintenance services, detailed described in the proposals.

| <u>Quarterly</u> Preventive Maintenance Service Visits | | | <u>Monthly</u> Preventive Maintenance Service Visits | <u>Monthly</u> Preventive Maintenance Service Visits | <u>Quarterly</u> Preventive Maintenance Service Visits | <u>Quarterly</u> Preventive Maintenance Service Visits | <u>Quarterly</u> Preventive Maintenance Service Visits |
|---|---|--|---|---|---|---|---|
| <u>2</u> Arm remount per month included without extra cost | <u>1</u> Arm remount per month included without extra cost | | | | <u>2</u> Arm remount per month included without extra cost | | <u>2</u> Arm remount per month included without extra cost |

| AT&I Palm Beach Gardens, FL | | | John Garage Doors Hialeah FL | Royce Integrated Solutions Pompano Beach FL | Systek Miami FL | Techpro Boca Raton FL | Regions Security (Current Service Provider) Miami FL |
|--|--|--|--|--|--|--|--|
| AT&I Level 1 | AT&I Level 2 | AT&I Level 3 | | | | | |
| Hurricane preparation <u>INCLUDED</u> . | Hurricane preparation NOT Included. Flat rate of \$350.00 if requested. | | Hurricane preparation NOT Included. Flat rate of \$780.00 if requested. | | Hurricane preparation <u>INCLUDED</u> . | Hurricane preparation NOT Included. Hourly Rates will apply. | Hurricane preparation <u>INCLUDED</u> . |
| Price per contract: \$1,250.00 Monthly | Price per contract: \$975.00 Monthly | Price per contract: \$525.00 Monthly | Price per contract: \$1,100.00 Monthly | Price per contract: \$1,250.00 Monthly | Price per contract: \$1,472.00 Monthly | Price per contract: \$4,615.00 Annually 13 payments/service s of \$335.00 each. | Price per contract: \$825.00 Monthly |
| NOTE (Clarification on proposals prices shown and numbers illustrated in this table): Some of the prices (numbers) shown in the "actual" proposals may differ with these numbers (rows above and below). It happens because some of the vendors have not removed the taxes from their proposals/prices yet; however, all of them agree to remove the taxes if we get to an agreement, once the Certificate of Exemption from the District is provided. | | | | | | | |

| AT&I Palm Beach Gardens, FL | | | John Garage Doors Hialeah FL | Royce Integrated Solutions Pompano Beach FL | Systek Miami FL | Techpro Boca Raton FL | Regions Security (Current Service Provider) Miami FL |
|--|--|-----------------|---|--|--|--|--|
| AT&I Level 1 | AT&I Level 2 | AT&I Level 3 | | | | | |
| <p>Service Calls Rates:</p> <p>Regular Hours: INCLUDED. ** For exceptions an hour rate of \$149.00 applies</p> <p>After Hours: \$175.00 per hours (with a minimum of 2 hours).</p> <p>*Weekends "Emergency Services" are only to open gates to allow access, if necessary. Any repair will be performed next business day.</p> | <p>Service Calls Rates:</p> <p>Regular Hours: \$149.00</p> <p>After Hours: \$175.00 per hours (with a minimum of 2 hours).</p> <p>*Weekends "Emergency Services" are only to open gates to allow access, if necessary. Any repair will be performed next business day.</p> | | <p>Service Calls Rates:</p> <p>Regular Hours: \$210.00 per hour, 2-hours minimum.</p> <p>After Hours: \$315.00 per hour, 2-hours minimum.</p> | <p>Service Calls Rates:</p> <p>Regular Hours: INCLUDED. ** For exceptions an hour rate of \$96.00 applies, plus \$57.50 travel charge.</p> <p>After Hours: \$345.50 for the first 2 hours, plus \$144.00 for each additional hour.</p> | <p>Service Calls Rates:</p> <p>Regular Hours: \$195.00 per hour.</p> <p>After Hours: \$296.00 per hour, 2-hours minimum.</p> | <p>Service Calls Rates:</p> <p>Regular Hours: \$110.00 per hour, plus \$75.00 flat rate.</p> <p>After Hours: \$175.00 per hour plus \$75.00 flat rate.</p> | <p>Service Calls Rates:</p> <p>Regular Hours: INCLUDED. ** For exceptions an hour rate of \$150.00 applies.</p> <p>After Hours: \$225.00 per hour.</p> |

| AT&I Palm Beach Gardens, FL | | | John Garage Doors Hialeah FL | Royce Integrated Solutions Pompano Beach FL | Systek Miami FL | Techpro Boca Raton FL | Regions Security (Current Service Provider) Miami FL |
|--|-----------------|-----------------|--|--|--|--|--|
| AT&I Level 1 | AT&I Level 2 | AT&I Level 3 | | | | | |
| <p>** Regular Hours Service INCLUDED with Plan. Does not include calls for damages caused by external factors, such as vehicles hit, vandalism, weather, etc.</p> | | | | <p>** Regular Hours Service INCLUDED with Plan. Does not include calls for damages caused by external factors, such as vehicles hit, vandalism, weather, etc.</p> | | | <p>** Regular Hours Service INCLUDED with Plan. Does not include calls for damages caused by external factors, such as vehicles hit, vandalism, weather, etc.</p> |
| <p>Summarized minimum Fee Charged for after hours (weekends calls): \$350.00</p> <p>Details in previous rows.</p> | | | <p>Summarized minimum Fee Charged for after hours (weekends calls): \$630.00</p> <p>Details in previous rows.</p> | <p>Summarized minimum Fee Charged for after hours (weekends calls): \$345.50</p> <p>Details in previous rows.</p> | <p>Summarized minimum Fee Charged for after hours (weekends calls): \$592.00</p> <p>Details in previous rows.</p> | <p>Summarized minimum Fee Charged for after hours (weekends calls): \$250.00</p> <p>Details in previous rows.</p> | <p>Summarized minimum Fee Charged for after hours (weekends calls): \$225.00</p> <p>Details in previous rows.</p> |

| AT&I Palm Beach Gardens, FL | | | John Garage Doors Hialeah FL | Royce Integrated Solutions Pompano Beach FL | Systek Miami FL | Techpro Boca Raton FL | Regions Security (Current Service Provider) Miami FL |
|---|-----------------|-----------------|--|---|--|--|---|
| AT&I Level 1 | AT&I Level 2 | AT&I Level 3 | | | | | |
| Price for Arms (Spare): 12' LED, Square Red/Green Arm Only \$489.00 12' LED, Square Red/Green Arm with LED Kit: \$595.00 15' LED, Square Red/Green Arm Only: \$507.00 15' LED, Square Red/Green Arm with LED Kit: \$617.00 | | | Price for Arms (Spare): 12' Rectangular Gate Arm kit (Red to Green) \$516.00 12' Led, Square Red/White Tape only \$210.00 15' Rectangular Gate Arm Kit (Red to Green) \$546.00 15' Led, Square Red/White Tape only \$230.00 | Price for Arms (Spare): 12' Rectangular Gate Arm Only (Red to Green) \$430.00 12' Rectangular Gate Arm Kit (Red to Green) \$490.00 15' Rectangular Gate Arm Only (Red to Green) \$445.00 15' Rectangular Gate Arm Kit (Red to Green) \$525.00 Counterweight for 15' Arm - \$100.00 | Price for Arms (Spare): 12' Lighted barrier arm (red to green) barrier arm kit \$664.00 15' Lighted barrier arm (red to green) barrier arm kit \$862.00 | Price for Arms (Spare): 12' Lighted barrier arm (red to green) barrier arm kit \$539.99 15' Lighted barrier arm (red to green) barrier arm kit \$589.99 | Price for Arms (Spare): 12' Lighted barrier arm (red to green) barrier arm kit \$516.00 15' Lighted barrier arm (red to green) barrier arm kit \$546.00 <i>*Prices charged so far by Regions.</i> |

| AT&I Palm Beach Gardens, FL | | | John Garage Doors Hialeah FL | Royce Integrated Solutions Pompano Beach FL | Systek Miami FL | Techpro Boca Raton FL | Regions Security (Current Service Provider) Miami FL |
|---|-----------------|-----------------|---|--|--------------------|--------------------------|--|
| AT&I Level 1 | AT&I Level 2 | AT&I Level 3 | | | | | |
| | | | <p>If waiver of Subrogation if requested on the COIs, this vendor requires an extra payment of \$150.00 (per certificate) to be paid in advance.</p> | <p>Prior to entering in an agreement, this vendor requires an initial inspection of the existing equipment at a rate of \$96.00 per hour (No number of hours specified). Once inspection is completed, ROYCE will provide a complete report, along with a proposal, if any items need to be addressed and/or replaced.</p> | | | |
| <p><u>Other vendors contacted for these services :</u></p> <ul style="list-style-type: none"> - Access Experts 247 (Sunny Isles Beach FL) - All Hurricane Garage Doors (Miami FL) - Alpha Access Control (Boca Raton FL) - EDL Gate Masters (Fort Lauderdale FL) - Electric Gate Repair USA (Hallandale Beach FL) <ul style="list-style-type: none"> - Gate Repair Pro (Miami FL) - Guardian Electronics (Miami FL) - Hurricane Garage Doors (Coconut Creek FL) <p><i>These vendors did not provide requested proposal. Many other local vendors where contacted but they stated to not carry the required Insurance.</i></p> | | | | | | | |

GATE MAINTENANCE AGREEMENT

AT&I SECURITY SYSTEMS

12260 SW 53RD ST

/james@atisecuritysystems.com / <http://atisecuritysystems.com>

CLIENT: WALNUT CREEK COMMUNITY DEVELOPMENT

Delivered on: August 22, 2023

Submitted by: James Walling





Dear Walnut Creek Community Development,

AT&I knows that the first thing people notice when they come to Walnut Creek Community Development are the gates, which is why AT&I strives to not only keep them working, but to create an aesthetically pleasing entrance.

AT&I's staff is made up of the most experienced technicians in the industry, with multiple technicians having decades of experience in the field. That is why AT&I can put full trust in our employees, just like Walnut Creek Community Development can. Our knowledge and experience can help Walnut Creek Community Development reach their full potential.

Constant issues with gates can create a headache not only for the residents, but for the management company as well. AT&I knows that if the equipment is neglected, then issues will arise. Which is why we recommend preventative maintenance to stop any issues before they start.

In other words, when it comes to gate maintenance, no news is good news. At AT&I Security Systems, we don't just maintain basic standards - we go above and beyond.

I've prepared this proposal for Walnut Creek Community Development's specific needs. I look forward to partnering with you to enhance your already outstanding reputation.

Sincerely,

James Walling





ABOUT AT&I SYSTEMS

We are a local security business serving Dade, Broward, Palm Beach, and Orlando for over 25 years. Our experience and expertise in the gate servicing, access control and video surveillance positions AT&I Systems well to help protect your most valuable assets. Our experts are asked for by name by our clients! AT&I Systems prides itself on our customer service and communication with our clients. We design our internal processes to meet the needs of our clients and provide constant communication with our clients for events like a service call to a complicated installation.

Our AT&I Notify System Supports Our Communication Strategy

Do you have trouble calling service companies? Do you have to chase them down and don't really know when they will arrive at your location? With ATI Notify, we push communications directly to you via email notifications with a detailed description of your request. When our technicians complete a request, they update the work order documenting a description of the work completed. From there, ATI Notify immediately sends a copy of the completed work order to the client.

Have trouble reconciling work order invoices? With ATI Notify, our invoice number matches the work order number, allowing your accounting department to quickly match to the invoice, making their job a bit easier as well. ATI Security Systems has the experience, expertise and ATI Notify communications system to support all of your gates, access control and video surveillance needs. Stop chasing your vendors and let AT&I Systems stay in touch with you!



Our people

Each member of the AT&I Systems team is carefully screened. We hire only the most conscientious and professional candidates. Each technician is thoroughly trained in our systems, products, and equipment, and is bonded and insured.

Services We Provide

AT&I Systems is proud to provide a variety of state-of-the-art surveillance, access control, and gate system solutions across Florida:



Gate Systems



Access Control Systems



**High Definition
Surveillance Systems**

Security Solutions

AT&I Systems offers complete end to end solutions for any commercial application. From gates and visitor management systems for your community, to state-of-the-art cameras with analytics and industry-leading access control for your doors, AT&I Systems can build a solution for you.

There is more to security than just designing a surveillance security system. Understanding the business environment where the solution will be used is crucial to ensuring that the solution has all the capabilities to meet the needs of our clients. Whether these requirements are generated by day-to-day conditions, business needs or outside regulations or requirements, they must be considered when designing a system. With this philosophy always in mind, AT&I Systems builds integrated security solutions that are specifically designed for specific needs of specific users.

AT&I tailors every Gate Maintenance Agreement to each property's needs.

This helps your property receive high quality service at a competitive price that will help maintain budget predictability year round.

| Maintenance Agreement Provisions | Level 1 All Inclusive | Level 2 Labor Inclusive | Level 3 Maintenance Only |
|--|--------------------------|--|--|
| Remote Support | Included | Included | Included |
| Telephone Entry/Access Control Programming | Included | Included | Not included. Subject to standard programming fees |
| Priority Response | Included | Included | Not included |
| On-Site Emergency Service (Weekends & After Hours) | Available | Available | Available |
| Preventative Maintenance Health Status Report | Included | Included | Included |
| On-Site Standard Labor Fee | No Charge | No Charge | Standard Service Fee |
| Parts Fees | No Charge | 10% off all Parts | Standard Pricing |
| Preventative Maintenance Service | 4 times a year | 4 times a year | 4 times a year |
| Gate Arm Remounting | 2 per month included | 1 per month included | Not included. Subject to standard service fees |
| Hurricane Preparation | Included | Not included. Subject to standard service fees | Not included. Subject to standard service fees |





WHAT WILL WE CHECK FOR DURING A PREVENTATIVE MAINTENANCE?

A preventative maintenance check can keep Walnut Creek Community Development running as smoothly as possible. AT&I likes to take care of issues before they become one. We perform several tasks during a PM including:

- Check and lubricate the inside of the operators, all moving parts, components, and hinges
- Check, adjust, or replace all worn belts and chains
- Check clutches on gear boxes and maintain proper fluid levels
- Check loop detectors and verify loop settings
- Adjust and tighten all hardware on swing/ slide gates
- Check all bolts, anchors, and wiring for operators
- Check motor brushes
- Meter test battery backup system for proper voltage
- Check the cooling fans and remove debris from the fans
- Walnut Creek will receive one (1) additional gate arm remount per month



YOUR CUSTOMIZED PLAN

AT&I Systems maintains hundreds of properties across South Florida, from small condominiums, to large HOAs with thousands of homes. Because of our vast portfolio of properties, we are able to tailor our service to each property's needs. We go into our Preventative Maintenance checks with a game plan, as our techs are aware of your equipment before they arrive on site. Below is the equipment we will service and maintain:

Sheridan Street Entrance & Exit

4 Liftmaster Barrier Mega Arm Gate Operator



4 Liftmaster Swing Gate Operator

2 BAI Bar Code Scanner (This unit will need to be sent to the factory for repairs which the repairs for this unit are not covered under this contract)

Taft Street Main Entrance & Exit

5 Liftmaster Barrier Mega Arm Gate Operator

1 BAI Bar Code Scanner (This unit will need to be sent to the factory for repairs which the repairs for this unit are not covered under this contract)

| PM AGREEMENT LEVEL | | | Total Monthly | |
|---|----------------|---|----------------|--|
| <input type="checkbox"/> All Inclusive | \$1,250 /month | 1 | \$1,250 /month |  INITIALS Gloria Perez |
| <input type="checkbox"/> Labor Included | \$975 /month | 1 | \$975 /month |  INITIALS Gloria Perez |
| <input type="checkbox"/> Maintenance Only | \$525 /month | 1 | \$525 /month |  INITIALS Gloria Perez |

OUR AGREEMENT AND NEXT STEPS

This contract is made between AT&I Systems and Walnut Creek Community Development for a period of one year with the options listed above with an automatic annual renewal.

Service Contract Exclusions: Any damage due to Acts of Nature or Vandalism, i.e vehicle driving through a gate arm operator, knocking off the gate arm and crushing it. Resident/ visitor entry devices, such as: Telephone entry system, RFID System, Barcode System, etc., needing factory repair charges, are not covered. The labor to install, diagnose, and send to manufacturer is covered however.

Hourly Service Call Rate: \$149.00/ hour.

Travel Charges: \$0.00

Normal Service Hours: Monday thru Friday 7:30am-4:30pm. (Saturday and Sundays are for emergency purposes only.)

Emergency Service: Emergency service is billed at \$175.00/ hr with a minimum of two hours. Emergency Service is to open the gates during an emergency where vehicles are unable to enter or exit the community until a technician can repair the next available business day.

A full inspection of the gate equipment is required prior to this agreement taking effect.

Cancellation: Required 30 days notice prior to cancellation of contract.

Acceptance of terms and conditions listed above.

 **SIGNATURE**
Gloria Perez

 **SIGNATURE**
James Walling

 **INITIALS**
Gloria Perez

RE: Walnut Creek Gate Service Agreement without Loop Coverage - AT&I Security Systems

james@atisecuritysystems.com <james@atisecuritysystems.com>

Tue 8/22/2023 5:07 PM

To: Ronald Galvis <rGalvis@sdsinc.org>

Cc: Gloria Perez <gperez@sdsinc.org>

Hey Ronald,

Thank you for reaching back out to AT&I for gate service.

As for the differences between each level service agreement, on the "What's included" page, offers detail on what each level will provide you as the customer.

For a spare arm pricing:

12FT LED, Square Red/Green Arm Only \$489ea

12FT LED, Square Red/Green Arm with LED Kit: \$595ea

15FT LED, Square Red/Green Arm Only: \$507ea

15FT LED, Square Red/Green Arm with LED Kit: \$617ea

12ft Boom with Red & White Reflective Strips: \$169ea

15ft Boom with Red & White Reflective Strips: \$199ea

From: Ronald Galvis <rGalvis@sdsinc.org>

Sent: Tuesday, August 22, 2023 4:52 PM

To: James Walling <james@atisecuritysystems.com>

Cc: Gloria Perez <gperez@sdsinc.org>

Subject: Re: Walnut Creek Gate Service Agreement without Loop Coverage - AT&I Security Systems

Good afternoon, dear James, and thank you for your proposal.

We would like, if possible, to have a more detailed explanation of the difference between the plans offered, and your recommendation based on the services that you provided to our District in the past.

We would also like you to include the price for the spare arms. As you may remember, we like to have some of them as a backup, and it is important to know how much will they cost when needed (and/or if any of the offered plans include them).

Thanks in advance for your prompt responses.

Have a great day.

JOHN'S GARAGE DOOR, INC.
2266 W 79 STREET
HIALEAH, FL 33016
(305)822-2951
mail@jgaraged.com
www.jgaraged.com



Estimate 8337

| ADDRESS | SHIP TO | DATE | TOTAL | |
|---|---|------------|------------|--|
| WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT 1800 Nw 76 Ave Pembroke Pines Blvd, Fl 33025 | WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT 1800 Nw 76 Ave Pembroke Pines Blvd, Fl 33025 | 10/16/2023 | \$1,166.00 | |

SALES REP
Hiotsari

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|------|---|-----|----------|----------|
| | *** Monthly Maintenance | 1 | 1,100.00 | 1,100.00 |
| | -SHERIDIAN ST: *** Four Entrance Arms 12' Long and Four Gates Entrance/Exit. *** Two Bar Code Scanner (BAI). (Entrance). | | | |
| | - TAFT STREET: ***Two (12') exit arms, Two entrance arms (12') for Residents Lane, Existing trap system. One BAI barcode scanner. | | | |
| | *** One arm (15') entrance for Visitors' lane and its remote controller (guardhouse). | | | |
| | ***Does not include the BAI control panel maintenance, just readers. | | | |

Field Operations Manager Notes:

As per conversation with Sales Representative Hiotsari Mays, the following are the hourly service call rates as of January 2024 (they may change at the time of signing the agreement:

- Regular Hours: **\$210.00** per hour, 2-hours minimum.
- After Hours: **\$315.00** per hour, 2-hours minimum.

*Also, as per the vendor, a fee of \$150.00 is charged and should be paid in advance, if a waiver of subrogation is requested on the Certificate of Insurance.

Ronald Galvis
Field Operations Manager
Walnut Creek CDD.

JOHN'S GARAGE DOOR, INC.
2266 W 79 STREET
HIALEAH, FL 33016
(305)822-2951
mail@jgaraged.com
www.jgaraged.com



Estimate 8338

| ADDRESS | SHIP TO | DATE | TOTAL | |
|---|---|------------|----------|--|
| WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT 1800 Nw 76 Ave Pembroke Pines Blvd, Fl 33025 | WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT 1800 Nw 76 Ave Pembroke Pines Blvd, Fl 33025 | 10/16/2023 | \$826.80 | |

SALES REP
Hiotsari

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|------|--|-----|--------|--------|
| | ***Additional Price as requested. | 1 | 0.00 | 0.00 |
| | Hurricane plan preparation. In case of a hurricane event. | 1 | 780.00 | 780.00 |
| | *** Remove and re-install vehicular swing mode gates and placed at the area designated by customer. | | | |
| | ***Disconnect and re-connect all equipment's. | | | |

JOHN'S GARAGE DOOR, INC.
2266 W 79 STREET
HIALEAH, FL 33016
(305)822-2951
mail@jgaraged.com
www.jgaraged.com



Estimate 8339

| ADDRESS | SHIP TO | DATE | TOTAL | |
|---|---|------------|------------|--|
| WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT 1800 Nw 76 Ave Pembroke Pines Blvd, Fl 33025 | WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT 1800 Nw 76 Ave Pembroke Pines Blvd, Fl 33025 | 10/16/2023 | \$1,592.12 | |

SALES REP
Hiotsari

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|------|---|-----|--------|--------|
| | ***Arms | 1 | 0.00 | 0.00 |
| | 12' Led, Square Red/Green Arm with LED kit. | 1 | 516.00 | 516.00 |
| | 15' Led, Square Red/Green Arm with LED kit. | 1 | 546.00 | 546.00 |
| | 12' Led, Square Red/White Tape only. | 1 | 210.00 | 210.00 |
| | 15' Led, Square Red/White Tape only. | 1 | 230.00 | 230.00 |

THANK YOU.

Accepted By

Accepted Date

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|------|--|-----|------|--------|
| | <p>TERMS AND CONDITIONS</p> <p>1. Unless specifically itemized and billed to Customer in this Agreement, Contractor will not be responsible to retain permit or process runners, apply for and obtain permits obtain inspections and Customer is solely responsible for all costs and fees and for obtaining required permits and inspections for the Contractor's Work set forth in this Agreement. Customer acknowledges and agrees that zoning requirements, variances and approvals, HOA and/or Association approval, surveys, testing, permits, and inspections are the sole responsibility of Customer. There are no costs or fees covered by Contractor unless specifically itemized and charged to Customer in this Agreement.</p> <p>2. Any and all electrical work or service and/or low voltage work is excluded and is not included in this Proposal or Agreement and Customer acknowledges and agrees that Customer will promptly hire and pay a Florida licensed electrician for electrical and/or low voltage work, which must be done in accordance with applicable Florida Codes.</p> <p>3. Customer is solely responsible for site conditions and shall ensure that traffic control is provided to Contractor as requested by Contractor. Customer will ensure there is adequate parking and that the Work site and Work area is a clear without vehicles, items, trees, landscaping or other obstructions for Contractor to Work. Additional hourly fees will apply if Contractor needs to clear the Work site or adjacent areas, or wait while Customer or Owner's own forces clear the site and adjacent areas. Customer shall bear the risk of loss and shall be responsible for site conditions, including but not limited to safely securing and protecting the materials on site and all of Contractor's Work in place. Customer shall take appropriate measures to control traffic through the duration of the work as requested by Contractor and shall secure the site and materials to prevent injury, property damage, death, loss from all perils including but not limited to theft, vandalism, fire, flood, rain, windstorm, and any acts of God.</p> <p>4. Customer acknowledges and agrees that existing conditions of the site both at surface level and/or subsurface, the visible and/or hidden existing conditions of the buildings, fixtures, and structures on the site, and the existing visible and hidden condition of any posts, buildings or structures to which Contractor's Work will attach are the sole responsibility of Customer. Customer is solely responsible for obtaining a Florida licensed contractor to obtain permits and inspections and perform any work necessary to ensure that all existing structures are stable and of necessary integrity for Contractor's Work. Any damage and any required repairs to any buildings, structures, posts or to the site itself, caused by Contractor's Work, are the sole cost and responsibility of Customer. Customer agrees to promptly pay the costs and facilitate any repairs to any buildings, structures, posts or to the site itself, so as not to delay the Contractor's Work.</p> <p>5. Customer acknowledges and agrees that all underground utilities and/or subsurface systems are the sole cost and responsibility of the Customer and Customer will arrange and obtain visible markings of any underground utilities and/or systems, including but not limited to utilities, sprinkles, slabs, or posttension cables. Any damage to underground utilities or subsurface systems shall be repaired by the Customer at Customer's sole cost and expense.</p> <p>6. Customer agrees to defend, indemnify and hold harmless the Contractor for all losses, damages, costs, attorneys fees, injuries, judgments and damages of any nature arising from the Customer's and/or the Customer's agents, employees, contractors, invitees, guests, trespassers, or others, negligence, actions or inactions, omissions and defaults, which may cause or result in any damages, injuries, losses, death or judgments, and from the Contractor's Work, acts, omission or default under this agreement</p> | 1 | 0.00 | 0.00 |

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|------|---|-----|------|--------|
| | <p>TERMS AND CONDITIONS</p> <p>7. Customer acknowledges and agrees that Customer is responsible to cover floors, walls, ceiling, landscaping, slabs, paint, fixtures, structures and property of any nature, and that any damages to any items or property caused by the Contractor's Work, is Customer's responsibility and shall be repaired by Customer at Customer's sole cost. Such damages may include, but are not limited to, concrete repairs, stucco repairs, repainting, landscaping and shrubbery. Contractor's pricing does not include any additional parts which may be required, after old parts are removed, and Customer agrees that additional parts may need to be replaced at an additional cost to Customer. If Customer elects not to make necessary repairs of existing structures or damaged items and Contractor cannot proceed with Work, Customer is still responsible to pay the full amount set forth in this Agreement as items are special order and not refundable.</p> <p>8. Customer acknowledges and agrees that ALL PRICES ARE FINAL AND THERE ARE NO REFUNDS. Customer acknowledges and agrees that due to large fluctuations and volatility in the material and labor market, Contractor cannot honor or guarantee the pricing contained in this Agreement until the Customer accepts the proposal, pays Contractor and the Contractor places the material order that is accepted by the manufacturer and paid in full to the manufacturer. All special-order items and materials must be paid in full by the Customer. If pricing contained in this Agreement fluctuates prior to Customer's acceptance and payment, and prior to the order being placed with the manufacturer, Customer will be charged and will pay the increase. Customer acknowledges and agrees that this Agreement contains a material escalation clause and pricing set forth in the proposal or Agreement is not binding and may be increased as Contractor cannot guarantee pricing prior to Customer's acceptance and payment, and prior to the order being placed with the manufacturer and paid to the manufacturer. Further, Customer acknowledges and agrees that paying the deposit will not hold or guarantee the pricing in this Agreement, unless Contractor commences Work within , days of receipt of the deposit, places the order with the manufacturer and pays the manufacturer. Should Customer pay Contractor a deposit and delay commencement of Contractor's Work by more than , days, Contractor will not honor pricing in this Agreement and will provide new pricing for Customer. All amounts paid to Contractor are nonrefundable. Due to the nature of all work being a special order, in the event Customer cancels or terminates this Agreement, Customer shall pay Contractor the full amount of this Agreement.</p> <p>9. Payment terms are: 50 % Deposit, 40 % Balance upon materials delivery, 10 % final payment upon Contractor's completion of installation, regardless of permit inspection status. Provided, however, that special order items must be paid in full by Customer. Payments are due within five (5) days of Contractor's issuance of an Invoice to Customer. Untimely payments will accrue interest at the highest legal rate. Credit card payments will incur a surge-charge 3.15% paid by Customer. Contractor will not accept reductions of payment and no Retainage may be withheld on any of Contractor's payments.</p> <p>10. Venue for any litigation is the County in which the property subject to the Work sits. The prevailing party in any litigation arising from this Agreement shall recover its costs and attorney's fees through litigation and appeal.</p> <p>11. Contractor will furnish a Certificate of Insurance at no cost to Customer, however, Customer's request for a Certificate of Insurance/Subrogation will incur an additional Fee \$150.00 paid to Contractor in advance.</p> | 1 | 0.00 | 0.00 |



1900 NW 32nd St Pompano Beach, Florida 33064
Phone – 954-966-3903, Toll Free - 800-683-0134, Fax – 954-966-2085
customerservice@royceintegrated.com www.royceintegrated.com

SUBMITTED TO:

Property: Walnut Creek Community Development District
Address: 2501 A Burns Rd
City, State, Zip: Palm Beach Gardens, FL 33410
Office Phone: 786-503-1633
Fax Phone:
E-mail Address: rgalvis@sdsinc.org

Please find enclosed our proposal to provide our "Full-Service Customer Protection Plan" for the **Automated Vehicle Gate System at Walnut Creek**. All materials and labor required to support this agreement are included together with preventative maintenance checks. By establishing a regular maintenance program, you will extend the life of your equipment, prevent data loss, and save money by reducing the number of service calls and equipment downtime.

This Agreement requires an initial inspection to determine the current condition of the existing equipment. Upon completion of the initial inspection, we will provide a complete report of any items that need to be addressed and/or replaced. Items that require replacement must be done prior to the Agreement's onset. If customer should decide to not move forward with the Agreement after the initial inspection, customer will be billed at a rate of \$96.00 per hour for the time spent performing the initial inspection.

Contained in this proposal is the following documentation:

- Schedule of Services/List of Equipment Protected.
- Additional Terms/Cost/Acceptance Page.
- Preventative Maintenance Criteria.

After the initial inspection is completed, you will receive a complete inspection report. You will also receive a proposal, should any items need to be addressed and/or replaced. If no items require attention or replacement, we will send you an invoice for the first month's coverage. If a proposal was provided to you for certain items, please sign the proposal and send it back to us. Upon receipt of the executed proposal, and the work is performed, your coverage will be activated.

Please contact us if you have any questions regarding the proposal. Thanks, and we look forward to serving you.

ROYCE INTEGRATED SOLUTIONS, INC.

Full-Service Customer Protection Plan *Schedule of Services*

| | |
|----------------------------------|---|
| Service Coverage: | All service calls are covered under this plan when component failure occurs through normal usage. Normal usage is defined as all times and instances except for vandalism and/or Acts of God (fire, flood, hurricane, etc...). |
| Service Availability: | Monday through Friday 8:00 am to 5:00 pm. Emergency and Weekend service calls are billed at our prevailing rates. |
| Response Time Range: | Within 24 hours of a properly placed service call by an authorized representative. After-hours service calls will be dealt with on the following morning. |
| Response Status: | Priority response. The customer is placed at the beginning of the service request log ahead of all non-service contract customers. |
| Parts and Labor Coverage: | All parts, as defined for the following equipment listed in this agreement, and labor to repair, are covered under this plan when component failure occurs through normal usage. Parts & labor are not covered when an issue arrives from vandalism and/or an Act of God. |
| Items Not Covered: | Aluminum swing gates/mounting posts, tubular gate arms, existing wires (this includes in-ground vehicle loop wires), programming & loading the access devices into the access software database. Equipment damages caused by misuse, abuse, theft, vandalism, accidents, and/or Acts of God. In addition, items designed to fail in order to protect the equipment, such as power and/or lightning suppressors. If, in our opinion, any piece of equipment cannot perform satisfactorily due to condition, age or excessive use, we will submit a cost to overhaul the equipment or replace the unit. |
| Termination, Renewal | The term of this agreement will be for one year and may be cancelled by either party with 30-days written notice. The contract will automatically renew subject to up to a 5% increase in cost and/or price change due to a change in covered equipment and will remain in force until cancelled. |
| Attorney Fees | In the event it becomes necessary for any party to hereto to institute legal proceedings against the other party arising out of this agreement, each party agrees to bear its own fees and costs. |
| Preventative Maintenance: | Monthly |

ROYCE INTEGRATED SOLUTIONS, INC.
Service Investment Information
Equipment List:

Taft Street

Resident Entry Lane:

- Two (2) Liftmaster Mega Arm Barrier Gates
 - Includes all parts/components in the operator housing.
**gate arms are not covered
- One (1) Barcode Automation 440 Dual Scanner
- One (1) SOS Emergency Vehicle Unit
- One (1) Linear AK11 Wireless Keypad/Receiver

Visitor Entry Lane:

- One (1) Liftmaster Mega Arm Barrier Gates
 - Includes all parts/components in the operator housing.
**gate arms are not covered
- One (1) SOS Emergency Vehicle Unit

Exit Lane:

- Two (2) Liftmaster Mega Arm Barrier Gates
 - Includes all parts/components in the operator housing.
**gate arms are not covered
- One (1) Omron Photo Sensor
- One (1) SOS Emergency Vehicle Unit

Sheridan Street

Resident Entry Lane:

- One (1) Liftmaster Mega Arm Barrier Gate
 - Includes all parts/components in the operator housing.
**gate arms are not covered
- One (1) Liftmaster CSW24UL Swing Gate Operator
 - Includes all parts/components in the operator housing.
 - Chain
 - Photo Eyes
 - Edges
 - **Brackets, gate hardware and aluminum components not covered
- One (1) Barcode Automation 440 Dual Scanner
- One (1) SOS Emergency Vehicle Unit

Visitor Entry Lane:

- One (1) Liftmaster Mega Arm Barrier Gate

- Includes all parts/components in the operator housing.
**gate arms are not covered
- One (1) Liftmaster CSW24UL Swing Gate Operator
 - Includes all parts/components in the operator housing.
 - Chain
 - Photo Eyes
 - Edges
 - **Brackets, gate hardware and aluminum components not covered
- One (1) Barcode Automation 440 Dual Scanner
- One (1) SOS Emergency Vehicle Unit
- One (1) Linear AK11 Wireless Keypad/Receiver

Exit Lane:

- Two (2) Liftmaster Mega Arm Barrier Gates
 - Includes all parts/components in the operator housing.
**gate arms are not covered
- Two (2) Liftmaster CSW24UL Swing Gate Operators
 - Includes all parts/components in the operator housing.
 - Chain
 - Photo Eyes
 - Edges
 - **Brackets, gate hardware and aluminum components not covered

Total Equipment:

- (9) Barrier Gate Operators
- (4) Swing Gate Operators
- (3) Barcode Scanners
- (5) SOS's
- (1) Omron Photo Beam
- (2) Linear AK11 Wireless Keypad/Receiver

*Gate arm replacement is not covered under this contract and is sold separately. Outlined below is our pricing for replacements:

- 15ft Rectangular Gate Arm Kit - **\$525**
 - Includes controller, power supply and conversion cable
- 15ft Rectangular Gate Arm Replacement - **\$445**
 - Arm Only
- Counterweight for 15ft Arm - **\$100**
- 12ft Rectangular Gate Arm Kit - **\$490**
 - Includes controller, power supply and conversion cable
- 12ft Rectangular Gate Arm Replacement - **\$430**
 - Arm Only

Safety Terms: Owner agrees that Royce Integrated Service will not be held responsible for any damages caused by gate closures on vehicles or pedestrians. **Pedestrians should never walk-through vehicle gate access locations.**

Approval Terms: A full system evaluation is required before the service contract can commence. To evaluate the equipment, our inspection rate is \$96.00 per hour plus a one-time trip charge of \$57.50, and if the agreement is accepted, this evaluation time will be credited, in full, to the customer. If you should choose not to accept the service contract, the full amount of the evaluation will be billable. If necessary, Royce Integrated will furnish an estimate for bringing the equipment to full working condition and in compliance with our standards for the service contract. Once the work on the estimate is performed, the service agreement comes into effect”.

Billing Period: MONTHLY (in advance). First payment to accompany signed agreement. Payments are to be made monthly in advance and are to be received by the 15th day of the preceding month. A monthly invoice will be mailed unless you prefer quarterly, semi-annually or yearly payments.

Note: Royce Integrated Solutions offers a 5% discount for annual agreements that are prepaid in full in advance.

Amount Per Month: \$1,250.00

Accepted By: _____

ROYCE Integrated Solutions, Inc.

Date

Date

Authorized Signature and Title

Authorized Signature and Title

ROYCE INTEGRATED SOLUTIONS, INC.
Service Investment Information
Service Rates:

Service Rates for Items not covered under contract

Rates for service during normal business hours (8am-5pm)

Technician Service Call: **\$96/hr**

Truck Service Call: **\$195/hr**

A travel charge of \$57.50 is added to the service call

As of 3/8/22, a \$25 fuel surcharge will be added to all service calls due to the continued escalation of gas prices. This is a temporary cost that we will adjust accordingly

Emergency calls for technician and service truck (Weekend and after hours):

Technician: **\$345.50** for the first two hours (Minimum Charge)
 \$144.00 each additional hour

Service Truck: **\$642.50** for the first two hours (Minimum Charge)
 \$292.50 each additional hour

SWING GATE OPERATOR PREVENTATIVE MAINTENANCE

1. MAKE SURE GATE MOVES SMOOTHLY WITHOUT USE OF THE OPERATOR.
2. MAKE SURE MOUNTING HARDWARE IS SECURE AND IN ALIGNMENT.
3. EXAMINE EMERGENCY RELEASE HANDLES.
4. EXAMINE CONDITION OF THE SWIVEL ARM BRACKET ASSEMBLY.
5. MAKE SURE HINGES ARE WORKING SMOOTHLY AND LUBRICATED PROPERLY.
6. CHECK BELTS FOR CRACKING, PROPER TENSION, WEAR, ETC.
7. CHECK GATE REVERSING SENSOR (SAFETY SENSORS).
8. CHECK FOR PROPER GATE SPEED/TIMING AND LOOP SENSITIVITY.
9. CHECK GEAR BOX OIL LEVELS.
10. CHECK IN-GROUND LOOP WIRE CONDITION.
11. PERFORM BATTERY TEST/CLEAN BATTERIES.

GATE OPERATOR PARTS TO BE INSPECTED

LIMIT SWITCH ASSEMBLY
IDLER PULLER ASSEMBLY
CHAIN BRACKET ASSEMBLY
OMNI MOTOR HARNESS
HINGES
LOOP DETECTORS
SAFETY SENSORS
½ HP ELECTRIC MOTOR
DRIVE BELT
TRANSFORMER
GEAR REDUCER (60:1)

OMNI SIREN
OMNI LOGIC BOARD
SURGE SUPPRESSOR (if present)
ARM BRACKET ASSEMBLY
RADIO RECEIVER
BATTERY BACKUP UNITS
MOTOR CAPACITOR
MOTOR PULLEY
GEAR REDUCER PULLEY
CLUTCH SET

* Any parts requiring replacement will be immediately replaced during the time of the inspection. If the part is a specialty item, it will be ordered and then replaced once received from our parts distributor.

BARRIER GATE OPERATOR PREVENTATIVE MAINTENANCE

1. MAKE SURE GATE ARM IS FIRMLY ATTACHED TO ARM BRACKET.
2. MAKE SURE MOUNTING BRACKET HARDWARE IS SECURE AND IN ALIGNMENT.
3. THOROUGH CLEANING INSIDE OPERATOR HOUSING.
4. CHECK BELTS FOR CRACKING, PROPER TENSION, WEAR, ETC.
5. CHECK GATE REVERSING SENSOR (SAFETY SENSORS).
6. CHECK FOR PROPER ARM SPEED/TIMING AND LOOP SENSITIVITY.
7. CHECK GEAR BOX OIL LEVELS.
8. CHECK IN-GROUND LOOP WIRE CONDITION.
10. PERFORM BATTERY TEST/CLEAN BATTERIES.

GATE OPERATOR PARTS TO BE INSPECTED

| | |
|-------------------------------|------------------------------|
| LIMIT SWITCH ASSEMBLY | OPERATOR CABINET |
| TRANSFORMER | WIRING AND RELAYS |
| CONTROL BOARD | DC MOTOR – 24 VDC |
| GEAR REDUCER (60:1) | ALUMINUM CHASSIS |
| DRIVE BELT | REDUCER PULLEY |
| MOTOR PULLEY | GATE ARM BRACKET |
| FASTENERS | BEARINGS & SHAFTS |
| CAM ARM | SHEAR PINS |
| MOTOR BOLTS & NUTS | NYLON ARM NUTS |
| ARM BOLTS | GATE ARM ASSEMBLY |
| SURGE SUPPRESSOR (if present) | RADIO RECEIVER |
| LOOP DETECTORS | BATTERY BACKUP UNIT |
| BOLT & NUT COVER | MAGNET |
| CAM ARM | FUSES (1amp, 10amp, & 15amp) |
| ARM BOLT | MOTOR BRUSHES |

* Any parts requiring replacement will be immediately replaced during the time of the inspection. If the part is a specialty item, it will be ordered and then replaced once received from our parts distributor.



PO Box 668168
Miami, Florida 33166
(305) 477-2100

| Date | Invoice # | Page |
|----------|-----------|------|
| 12/05/23 | | 1 |

*** QUOTATION ***

001446

WALNUT CREEK CDD

C/O SPECIAL DISTRICT SERVICES

2501 A BURNS ROAD

PALM BEACH FL 33410

WALNUT CREEK CDD

C/O SPECIAL DISTRICT SERVICES

2501 A BURNS ROAD

PALM BEACH FL 33410

| Order Number | Order Date | Sales Pers | Purchase Order No. | Ship Via | Ship Date | Terms |
|--------------|------------|------------|--------------------|------------------|-----------|--------------|
| 05755100 | 12/04/23 | ELL | 001446 | WALNUT CREEK CDD | 12/04/23 | UPON RECEIPT |

| Quantity | Item | Description | Unit Price | Extended |
|----------|---|---------------------------|------------|----------|
| 1. | MTH-SRV-GATES | MONTHLY SERVICE GATE | 1472.00 | 1,472.00 |
| | PLAN - SHERIDAN ST - ENTRANCE & EXIT: LIFTMASTER BARRIER GATE OPERATOR QTY:4, LM SWING GATES QTY:4, BAI BAR CODE SCANNER QTY:2 (REPAIRS NOT COVERED) | | | |
| 1. | MTH-SRV-TAFT | MONTHLY SERVICE GATE PLAN | .00 | .00 |
| | TAFT STREET MAIN ENTRANCE & EXIT: LIFTMASTER BARRIER GATE OPERATOR QTY:5, BAI BAR CODE SCANNER QTY:1 (REPAIRS NOT COVERED) | | | |
| 1. | MAINT-SRVCS | MAINTENANCE SERVICES: | .00 | .00 |
| | QUARTERLY PREVENTIVE MAINTENANCE: LUBRICATE ALL HARDWARE & MAINTAIN BELTS, CHAINS, BOLTS, ANCHORS, MOTOR BRUSHES & FANS IN WORKING CONDITION. | | | |
| 1. | ADDL-SUP-SRVC | ADDITIONAL SUPPORT | .00 | .00 |
| | SERVICES: REMOTE SUPPORT. TECH WILL TROUBLESHOOT REPORTED ISSUES PRIOR TO SCHEDULING A TECH VISIT. TWO BARRIER ARM REMOUNTING INCLUDED PER MONTH. | | | |
| 1. | AFTER-HR-SUP | AFTER HOURS SUPPORT SRVC | .00 | .00 |
| | SYSTEK AFTER HOUR RATE IS \$296/HOUR AFTER 6PM TO SERVICE ANY EMERGENCY RELATED TO THE GATES WITH A TWO-HOUR MINIMUM. *REGULAR SERVICE RATE \$195/HOUR* | | | |
| 1. | GATE-ARM-HURC | GATE ARM HURRICANE SEASON | .00 | .00 |
| | REMOVAL & STORAGE OF GATE ARM | | | |

*** All Invoices are due Upon Receipt ***

Please review INVOICES within 14 Days and call us with any questions or comments.

*** We appreciate your business and loyalty ***

| | |
|-------------|----------|
| Sales Amt | 1,472.00 |
| Sales Tax | 103.04 |
| Freight | .00 |
| Deposit | .00 |
| Balance Due | 1,575.04 |

| | | |
|--------------|----------------|-----------------|
| TOTAL | Page 80 | 1,575.04 |
|--------------|----------------|-----------------|



PO Box 668168
Miami, Florida 33166
(305) 477-2100

| Date | Invoice # | Page |
|----------|-----------|------|
| 12/19/23 | | 1 |

* QUOTATION *

001446
WALNUT CREEK CDD
C/O SPECIAL DISTRICT SERVICES
2501 A BURNS ROAD
PALM BEACH FL 33410

WALNUT CREEK CDD
1800 N.W. 76TH AVENUE
PEMBROKE PINES FL 33024

| Order Number | Order Date | Sales Pers | Purchase Order No. | Ship Via | Ship Date | Terms |
|--------------|------------|------------|--------------------|------------------|-----------|--------------|
| 05758000 | 12/19/23 | ADB | 001446 | WALNUT CREEK CDD | 12/19/23 | UPON RECEIPT |

| Quantity | Item | Description | Unit Price | Extended |
|----------|---|------------------------|------------|----------|
| 2. | SPARE-12-ARM | SPARE 12 FOOT GATE ARM | 664.00 | 1,328.00 |
| | KIT WITH BARRIER GATE ARM/POLE, LED LIGHT STRIP, AND WIRING HARNESS INCLUDED. | | | |
| 2. | SPARE-17-KIT | SPARE 17 FOOT GATE ARM | 862.00 | 1,724.00 |
| | KIT WITH GREEN & RED LED LIGHTING AND INSTALLATION KIT | | | |

*** All Invoices are due Upon Receipt ***
Please review INVOICES within 14 Days and
call us with any questions or comments.
*** We appreciate your business and loyalty ***

| | |
|-------------|----------|
| Sales Amt | 3,052.00 |
| Sales Tax | 213.64 |
| Freight | .00 |
| Deposit | .00 |
| Balance Due | 3,265.64 |

| | |
|--------------|-----------------|
| TOTAL | 3,265.64 |
|--------------|-----------------|



Techpro Security Products

182 Glades Rd.
Boca Raton, FL 33432
561-922-8416

Date : 22 Aug 2023

Walnut Creek Community Development District

2501 A Burns Rd.
Palm Beach Gardens, FL 33410

Reference : Gate Maintenance

Account Manager : Bryan Rice

| # | Item & Description | Qty | Rate | Amount |
|------------------------|---|---------|--------|-------------------|
| 1 | Tech-Protect Silver Service SKU : TP-Silver Tech-Protect Silver Maintenance Agreement Summary of Tech-Protect Coverage Gate Operators quarterly maintenance: * Visual inspection * Clean all debris and spray for spiders and ants * Inspect condition of all hardware and anchors * Tighten belts and check motor brushes * Voltmeter test on electrical systems * Inspect loop detector system and any photoelectric beam sensors * Tighten all swing arms and related hardware * Inspect fluid levels on gear box * Lubricate all moving parts * 10% discount on any additional labor and parts ***Nine barrier arm operators, four swing gate operators, and three barcode scanners*** **Estimate reflects the annual cost, monthly fee is \$355/month** Current Regular Service Calls: \$110/hour + Flat Fee of \$75 Current Afterhours Emergency Service Calls: \$165/hour + Flat Fee of \$75 12' Lighted barrier arm (red to green) barrier arms w/ kit= \$539.99 15' Lighted barrier arm (red to green) barrier arms w/ kit = \$589.99 All work to be performed during regular business hours of Tech Pro Security Products | 13 1 | 355.00 | 4,615.00 |
| Sub Total | | | | 4,615.00 |
| Palm Beach County (7%) | | | | 0.00 |
| Total | | | | \$4,615.00 |

Notes

Technical support remote assistance is available Monday through Friday between 9:00 am - 6:00 pm EST

Ask us about our "TechProtect Gold Service Agreement". This service can be maintained up to 5 years!

Terms & Conditions

Estimate is valid for 30 days, unless specified.

PAYMENT TERMS:

50% deposit invoice due upon approval

40% of the balance due upon installation completion

10% remaining balance due upon inspection approval (if applicable)

We accept checks or credit cards.

WARRANTY:

- Labor warranty covers onsite visits regarding our installation.

- Hardware warranties are at manufacturer discretion. The warranty period for specific products, if listed on your estimate, are provided at the time of estimate and may be subject to change. "Act of God", such as lightning strike, surges, or damage caused by a third party typically will not be covered under warranty. Labor warranty does not cover service calls to troubleshoot or repair/replace manufacturer warranted equipment.

EXCLUSIONS APPLY UNLESS INDICATED ON ESTIMATE:

- If sales tax is not included in the estimate, it will be added to the invoice unless a tax-exempt certificate is provided by the customer.

- Delays in installation due to weather conditions, site readiness, change orders, or material delivery that are not caused by Techpro Security will be billed accordingly.

- Any modifications involving high voltage labor.

- Any scope of work change or addition.

PERMITS:

An administration fee will be added to each job that requires a permit. This fee covers costs such as drawings, calculations, documents, etc. required by the AHJ for permit approval. Additional labor costs may incur from coordination of inspections with the city inspector, meeting inspectors on the job, etc. Inspection and permit fees levied by AHJ (authority having jurisdiction), and processing costs, special inspections, partial inspections, or over-time inspections are not included and will be billed at face value.


Looking forward to your business!

Authorized Signature _____

| Date | Estimate # |
|-----------|------------|
| 9/28/2023 | 2023-1083 |

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

| |
|---------|
| Ship To |
| |

| P.O. No. | Terms | | |
|--|----------------|-------------------------|-----------|
| | Due on receipt | | |
| Description | Qty | Cost | Total |
| <p>SCOPE OF WORK: REPLACE EXISTING CAMERA WITH NEW AXIS LICENSE PLATE RECOGNITION CAMERA AT THE TAFT STREET RESIDENT ENTRY LANE</p> <p>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.</p> <p>WARRANTY: REGIONS WILL REPAIR OR REPLACE ANY NEW EQUIPMENT SOLD AND INSTALLED FOR A PERIOD OF ONE YEAR, INCLUDING LABOR. EQUIPMENT WARRANTY EXCLUDES ACCIDENTS, VANDALISM, THEFT, WATER, LIGHTNING, FIRE DAMAGE, INTRUSION, ABUSE, MISUSE, ANY CASUALTY, UNAUTHORIZED REPAIR SERVICE, MODIFICATION, OR ANY OTHER CAUSE BEYOND THE CONTROL OF REGIONS, INCLUDING INTERRUPTION OF ELECTRICAL POWER OR INTERNET SERVICE.</p> | 1 | 1,442.00 | 1,442.00T |
|  | | | |
| Subtotal | \$1,442.00 | Sales Tax (7.0%) | \$0.00 |
| Total | \$1,442.00 | | |

| Date | Estimate # |
|-----------|------------|
| 9/28/2023 | 2023-1084 |

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

| |
|---------|
| Ship To |
| |

| P.O. No. | Terms | | |
|--|----------------|-------------------------|-----------|
| | Due on receipt | | |
| Description | Qty | Cost | Total |
| <p>SCOPE OF WORK: REPLACE EXISTING CAMERA WITH NEW AXIS LICENSE PLATE RECOGNITION CAMERA AT THE SHERIDAN STREET RESIDENT ENTRY LANE</p> <p>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.</p> <p>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.</p> <p>WARRANTY: REGIONS WILL REPAIR OR REPLACE ANY NEW EQUIPMENT SOLD AND INSTALLED FOR A PERIOD OF ONE YEAR, INCLUDING LABOR. EQUIPMENT WARRANTY EXCLUDES ACCIDENTS, VANDALISM, THEFT, WATER, LIGHTNING, FIRE DAMAGE, INTRUSION, ABUSE, MISUSE, ANY CASUALTY, UNAUTHORIZED REPAIR SERVICE, MODIFICATION, OR ANY OTHER CAUSE BEYOND THE CONTROL OF REGIONS, INCLUDING INTERRUPTION OF ELECTRICAL POWER OR INTERNET SERVICE.</p> | 1 | 1,442.00 | 1,442.00T |
|  | | | |
| Subtotal | \$1,442.00 | Sales Tax (7.0%) | \$0.00 |
| Total | \$1,442.00 | | |

| Date | Estimate # |
|------------|------------|
| 12/22/2023 | 2023-1216 |

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

| |
|---------|
| Ship To |
| |

| | |
|----------|----------------|
| P.O. No. | Terms |
| | Due on receipt |

| Description | Qty | Cost | Total |
|---|-----|----------|-----------|
| <p>SHERIDAN PEDESTRIAN GATE MECHANICAL KEYPAD</p> <p>SCOPE OF WORK: MECHANICAL PUSHBUTTON FOR RIM EXIT DEVICE SINGLE ACCESS CODE. FACTORY-HANDED; NOT FIELD REVERSIBLE. RIGHT HAND OR RIGHT HAND REVERSE. COMBINATION ENTRY ONLY. SATIN CHROME FINISH. WELDABLE BOX FOR SIMPLEX DOOR HARDWARE MECHANICAL KEYPAD INSTALLATION LABOR: - CUTTING EXISTING PEDESTRIAN GATE FOR WELDABLE BOX - WELDING BOX FOR SIMPLEX MECHANICAL LOCKSET - MECHANICAL LOCKSET INSTALLATION AND LOCK CONFIGURATION</p> <p>NOTES: THE GATES CURRENTLY USES MAGNETICS LOCKS. THE GATE WOULD USE A SPECIALLY DESIGNED BOX FOR THE NEW MECHANICAL KEYPAD LOCK. THE EXISTING LOCK WOULD HAVE TO BE REMOVED OR DISABLED. HOWEVER, IF THE MAGNETIC LOCK IS REMOVED SOS WILL NOT CONTROL THE PEDESTRIAN GATES.</p> <p>WARRANTY: REGIONS WILL REPAIR OR REPLACE ANY NEW EQUIPMENT SOLD AND INSTALLED FOR A PERIOD OF ONE YEAR, INCLUDING LABOR. EQUIPMENT WARRANTY EXCLUDES ACCIDENTS, VANDALISM, THEFT, WATER, LIGHTNING, FIRE DAMAGE, INTRUSION, ABUSE, MISUSE, ANY CASUALTY, UNAUTHORIZED REPAIR SERVICE, MODIFICATION, OR ANY OTHER CAUSE BEYOND THE CONTROL OF REGIONS, INCLUDING INTERRUPTION OF ELECTRICAL POWER OR INTERNET SERVICE.</p> | 1 | 1,755.01 | 1,755.01T |




| | | | | | |
|-----------------|------------|-------------------------|--------|--------------|------------|
| Subtotal | \$1,755.01 | Sales Tax (7.0%) | \$0.00 | Total | \$1,755.01 |
|-----------------|------------|-------------------------|--------|--------------|------------|

| Date | Estimate # |
|------------|------------|
| 12/23/2023 | 2023-1220 |

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

| |
|---------|
| Ship To |
| |

| P.O. No. | | Terms | | |
|--|--|--|----------|-----------|
| | | Due on receipt | | |
| Description | | Qty | Cost | Total |
| TAFT STREET & SHERIDAN STREET LOUD HORNS | | 2 | 1,320.00 | 2,640.00T |
| <p>SCOPE OF WORK: Install Axis IP Based Remote Operated Horn Speaker at Sheridan Street. Includes horn, materials, installation, programming and engineering services. Monthly Support Fee \$30.00/ea.</p> <p>Install Axis IP Based Remote Operated Horn Speaker at Taft Street. Includes horn, materials, installation, programming and engineering services. Monthly Support Fee \$30.00/ea.</p> <p>NOTES: To access and use the two-way horn will require PC with speakers and microphone. Guardhouse Physical Guard, Virtual Guard and Office Staff member with access to Wave video application will be able to access both speaker horns.</p> <p>WARRANTY: Regions will repair or replace any new equipment sold and installed for a period of One Year, including labor. Equipment Warranty excludes accidents, vandalism, theft, water, lightning, fire damage, intrusion, abuse, misuse, any casualty, unauthorized repair service, modification, or any other cause beyond the control of Regions Security, including interruption of electrical power or internet service.</p> | |  | | |
| Subtotal | | \$2,640.00 | | |
| Sales Tax (7.0%) | | \$0.00 | | |
| Total | | \$2,640.00 | | |

Estimate

| Date | Estimate # |
|------------|------------|
| 12/20/2023 | 2023-1221 |

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

| |
|---------|
| Ship To |
| |

[illegible]

Pest Findings by Location
WALNUT CREEK CDD LAKES & CANALS

DEC 01, 2023 TO DEC 31, 2023



Iguana Control

Finding Types: All Finding Types
Target Pests: Iguana

Walnut Creek CDD Lakes & Canals, 7500 NW 20th St, Hollywood, FL 33024-1079

| Device | Date | Pest | Type | Quantity |
|----------|---------------------|--------|---------|----------|
| Property | | | | |
| | 12/1/2023 01:32 PM | Iguana | Sighted | 17 |
| | 12/1/2023 03:56 PM | Iguana | Sighted | 11 |
| | 12/6/2023 04:12 PM | Iguana | Sighted | 1 |
| | 12/7/2023 03:31 PM | Iguana | Sighted | 1 |
| | 12/8/2023 10:41 AM | Iguana | Sighted | 4 |
| | 12/13/2023 04:00 PM | Iguana | Sighted | 1 |
| | 12/15/2023 01:32 PM | Iguana | Sighted | 3 |
| | 12/19/2023 03:03 PM | Iguana | Sighted | 2 |

Pest Findings by Location

WALNUT CREEK CDD TAFT ST WATERFALLS

DEC 01, 2023 TO DEC 31, 2023



Iguana Control

Finding Types: All Finding Types

Target Pests: Iguana

Walnut Creek CDD Taft St Waterfalls, 1978 Northwest 76th Avenue, Pembroke Pines, FL 33024

| Device | Date | Pest | Type | Quantity |
|----------|---------------------|--------|---------|----------|
| Property | | | | |
| | 12/1/2023 02:24 PM | Iguana | Sighted | 2 |
| | 12/6/2023 03:08 PM | Iguana | Sighted | 1 |
| | 12/19/2023 03:02 PM | Iguana | Sighted | 1 |
| | 12/21/2023 10:14 AM | Iguana | Sighted | 2 |

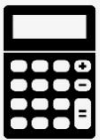
Walnut Creek CDD Statistics

DECEMBER 1ST 2023 – JANUARY 1ST 2024

 **16,157 Overall Recorded Entries**

- 3,020 by QR Invites (18.6%)
- 1,686 of overall recorded entries were residents (10.1%)

This averages out to...



- 577 visitors per day
- 24 visitors per hour (including overnight entries)

YOUR AVERAGE PEAK TIMES ARE FROM 3:30PM TO 8:00PM!

During these times, on average...

- 330 vehicles are processed.
- 73 vehicles are processed per hour.
- 1.2 vehicles are processed per minute.



Walnut Creek CDD Statistics

CENSUS

 **630** Units have/are using the new App.

 **266** Units are not using the new App.

 **568** Units have unverified information.

 **3,276** Total Residents in the system

 **3,321** Total Residents Vehicles in the system

 **5,318** Total Permanent Visitors in system

Note: The number of residents and resident vehicles are very close, this shows an average of close to 1 car per resident in your community.

We appreciate everyone's continued feedback & support.