



**WALNUT CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING
MARCH 19, 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
March 19, 2024
6:00 p.m.

A.	Call to Order	
B.	Proof of Publication	Page 1
C.	Establish Quorum	
D.	Additions or Deletions to Agenda	
E.	Comments from the Public for Items Not on the Agenda	
F.	Approval of Minutes	
	1. January 16, 2024 Regular Board Meeting Minutes	Page 2
G.	Administrative Matter	
	1. Financial Update	Page 9
H.	New/Additional Business	
	1. Consider Resolution No. 2024-02 – Approving a Proposed Budget for FY 2024/2025	Page 23
	2. Iguana Control Reports	Page 32
	3. Consider Approval of Waterfalls and Taft St. Entrance Lights Timers	Page 34
	4. Consider Approval of Fish Stocking Proposal	Page 40
	5. Ratify and Approve Regions Est. 2024-1301 – Loop Replacement & Pavers	Page 41
	6. City of Pembroke Pines Backflow Prevention Assembly (BPA) Testing Program	Page 42
	7. Ratify and Approve Reef Tropical Est. 146381292 – East Waterfall Leak Repair	Page 47
	8. Ratify and Approve Reef Tropical Est. 145143389 – East Waterfall Leak Repair	Page 49
	9. Discussion Regarding Star Casualty Insurance Company Property Damage Release	Page 51
	10. City of Pembroke Pines Fire-Rescue Implementation of Universal Gate Access System	Page 53
	11. Consider Approval of Regions Est. 2024-1330 – Click-2-Enter System Project	Page 57
	12. Update on Security Guardhouse Phone Caller ID	
	13. Consider Approval of Proposals for Taft St. Entrance Modification Project	Page 58
	14. Consider Approval of Regions Est. 2024-1257 – Bluetooth Pedestrian	Page 71
	15. Consider Approval of Regions Est. 2024-1279 – New Keypad and Bluetooth Reader	Page 72
	16. Consider Approval of Regions Est. 2024-1278 – Sheridan Pedestrian and Vehicle Entrance Conduit and Wire Replacement	Page 73
I.	Security Systems/Services	
	1. Region’s Security Report	Page 74
	2. Security Administrator Staff Changes Update	
	3. Security Administrator Updates and Reports;	
	a) Gate Maintenance/Service Report	Page 76
	b) Invoice Report	Page 77
	c) Incident Report	Page 78
	4. Individual Incident Report(s) Requiring Board Action or Direction	Page 79
J.	Old Business	

K. Additional Staff Updates/Requests

1. Attorney

a. District Counsel's Memorandum Regarding Required Ethics Training and Financial Disclosure.....Page 80

2. District Manager

L. Additional Board Member/Public Comments

M. Adjourn

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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.

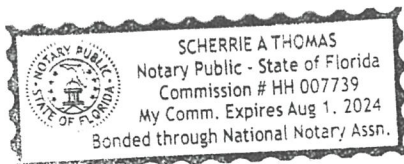
Barbara Jean Cooper

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
PUBLIC HEARING & REGULAR BOARD MEETING
JANUARY 16, 2024**

A. CALL TO ORDER

District Manager, Gloria Perez, called the January 16, 2024, Regular Board Meeting of the Walnut Creek Community Development District (the “District”) to order at 6:00 p.m. in the Walnut Creek Clubhouse located at 7500 NW 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 Beckmann (via phone) and Zalman Kagan.

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

Also present were Pierral Fontil and Shanese Marsh from the Association Management/Security Admin; Carlos Riveros and Brian Ruiz from Regions Security; as well as several members of the public.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. October 17, 2023, Regular Board Meeting

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

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Kagan and unanimously passed approving the minutes of the October 17, 2023, Regular Board Meeting, amended to reflect corrections to Supervisor Fateyev’s name from “Fonte.”

G. ADMINISTRATIVE MATTERS

1. Financial Update

The financials were presented in the meeting materials and were reviewed: Monthly Financial Report-Operating Fund (actual revenues and expenditures with fund balances and availability); Check Registers; Balance Sheet; Debt Service Profit and Loss YTD Comparisons/Report(s); Tax/Assessment Collections; Expenditure Recap. Available Funds as of December 31, 2023, reflect a balance of \$2,400,382.02.

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

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

Improvements/Emergency Fund

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

A breakdown was prepared by District management stating the following:

- September 30, 2023, Operating Account balance was \$460,333.
- Assuming that \$300,000 stays in the account, \$160,333 would be eligible to be transferred to the Improvements/Emergency Fund account at this time.

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

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Levenson directing District management to transfer \$160,333.00 from the Walnut Creek CDD operating account to the Improvements/Emergency account.

H. PUBLIC HEARING

At approximately 6:05 p.m., Mrs. Perez recessed the Regular Board Meeting and simultaneously called to order the Public Hearing.

1. Proof of Publication

Proof of Publication was presented showing that the Notice of Public Hearing had been published in the *Broward Daily Business Review* on December 18, 2023, as legally required.

2. Receive Public Comment on Gate Facilities Rules Changes and Fee Increases

Mr. Lee Levenson stated for the record that he agreed with the increase that was being proposed.

There were no further comments at this time.

3. Consider Resolution No. 2024-01 – Gate Facilities Rule Amendment

Resolution No. 2024-01 was presented, entitled:

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.

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.

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Levenson and passed unanimously adopting Resolution No. 2024-01, as presented.

At approximately 6:08 p.m., the Public Hearing was closed and the Regular Board Meeting was reconvened.

I. NEW/ADDITIONAL BUSINESS

1. Consider Ratification of Crystal Pools West Waterfall Pump Motor Replacement

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Levenson and unanimously passed ratifying the Crystal Pools' Invoice 176856 in the amount of \$1,212 for the replacement of the filter pump motor, as presented.

2. Consider Ratification of Shekinah Fabric Install/Repair Est 6211

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Kagan and passed unanimously ratifying the Shekinah Fabric Install/Repair Est 6211 in the amount of \$850, as presented.

3. Consider Ratification of Shekinah Fabric Install/Repair Est 6247

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Levenson and unanimously passed ratifying the Shekinah Fabric Install/Repair Est 6247 in the amount of \$290, as presented.

4. Consider Ratification of Shekinah Fence Repair Est 6224

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Ross and passed unanimously ratifying the Shekinah Fence Repair Est 6224 in the amount of \$827, as presented.

5. Consider Ratification of A to Z Est 57982990 for Backflow Pipe Repairs East Water Feature

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Beckmann and passed unanimously ratifying the A to Z, Est. 57982990 in the amount of \$1,200 for the backflow pipe repairs for the East Water Feature, as presented.

6. Consider Ratification of Traffic Cones for Less Purchased and Installed Delineators

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Levenson and passed unanimously ratifying the Traffic Cones for Less purchased and installed 10 delineators in the amount of \$323.20, which have already been installed by SDS Field Ops Manager Galvis.

7. Consider Traffic Cones for Less Proposal for Delineators

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Kagan and passed unanimously approving the Traffic Cones for Less Proposal No. 1069671 in the amount of \$1,292.80 for 40 delineators, as presented.

8. Consider Caltran Proposal for Taft Visitor Entrance Design and Plans

The Board reviewed Caltran's proposal for the Taft Visitor Entrance Design and Plans in the amount of \$8,500.

The Board TABLED this line item and requested that District management gather estimates for the services of providing plans and for the construction if possible.

9. Consider Time Clock Replacement for Taft Streeting Lighting

The Tirone Electric proposal was presented for the manual time clock replacement for photocell timers as is currently in place at Sheridan to upgrade the system at Taft Street lighting inclusive of street lighting, waterfalls, and the Pavilion.

This line item was TABLED. The Board requested additional proposals and that District management confirm if the provided photocell timers that are quoted are commercial grade.

10. Consider Gates Systems Maintenance Service Proposals

Mr. Levenson expressed his concern about people and his guests who are on his permanent list but are being challenged at the visitor gate and he is being contacted by phone.

After reviewing all of the presented proposals, the Board decided to continue with the current Regions service and to re-evaluate in six months.

Mr. Riveros noted that the Virtual Guard was providing virtual monitoring services at no additional cost to the District.

Supervisor Fateyev arrived at approximately 6:33 p.m.

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

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Fateyev and passed unanimously approving the Regions Revised Est 2023-1083 in the amount of \$1,442 for high-def tag reader camera at Taft Street resident entrance, as presented.

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

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Fateyev and passed unanimously approving the Regions Revised Est 2023-1084 in the amount of \$1,442 for the high-def tag reader camera at Sheridan Street, as presented.

13. Consider Regions' Est 2023-1216 for Keypad for Sheridan

The Regions' Est 2023-1216 in the amount of \$1,755.01 for a keypad at Sheridan was reviewed by the Board.

Mr. Riveros provided an alternative via handout for the Sheridan pedestrian gate modifications, referring to it as Option 2.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Kagan and passed unanimously approving Regions' Est 2024-1257 in the amount of \$1,155 for Option 2 for the Bluetooth pedestrian access, as presented.

14. Consider Regions' Est 2023-1220 for Loud Horns at Taft and Sheridan

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Fateyev and passed unanimously approving the Regions' Est 2023-1220 in the amount of \$2,640 for loud horns at Taft and Sheridan; and further authorizing District Counsel to prepare an amendment to the current agreement for a \$30 monthly support fee for each side, totaling \$60 a month, as presented.

15. Consider Regions' Est 2023-1221 BAI Reader Repair

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Kagan and passed unanimously approving the Regions' Est 2023-1221 in the amount of \$2,130 for the BAI reader repair, as presented.

16. Iguana Control Reports

The Iguana Control Report was presented for the Board's review.

J. SECURITY SYSTEMS/SERVICES

1. Security Report

The data report was presented in the meeting book and reviewed by Mr. Ruiz.

2. Security Administrator Updates & Reports

Mrs. Perez advised the Board that HOA staff and management recently went through additional changes and a newly appointed Security Administrator Shaniya Woods whom was not in attendance and the reports were provided via handout by Pierral and Shanese for the Board's review.

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

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

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

Covenants Coordinator: Shanese Marsh shanese.marsh@castlegroup.com

Shanese was previously the appointed Security Admin.

Newly appointed Security Admin and Pool Assistant: Shaniya Woods shwoods@castlegroup.com

Ms. Marsh explained that Ms. Woods had recently joined the Security Admin team because the schedules vary. Ms. Marsh would work certain hours Monday and Tuesday and Ms. Woods would work certain hours Wednesday through Friday. Mr. Fontil added that he too was involved with the Security Administration work.

K. OLD BUSINESS

1. Update on Allstate Stormwater Maintenance Project and Five-Year Certification

Work is scheduled to commence tomorrow, January 17, weather permitting.

2. Update on HOA Monument Maintenance Agreement

The agreement was provided to District management today.

L. ADDITIONAL STAFF UPDATES/REQUESTS

1. Attorney

Mr. George went over the status of the claim pertaining to the damage to the Willows Reach monument. He noted that Star Casualty provided a release to be signed if the Board approved being paid \$10,000 to settle although the damages cost the District approximately \$16,437.

The Board directed both District Counsel and District management to speak with the District's insurance representative to discuss the options and to confirm the amount of the deductible prior to considering acceptance of the settlement offer.

2. District Manager

The District Manager had no further comments.

M. ADDITIONAL BOARD MEMBER/PUBLIC COMMENTS

A member of the public had a concern and was seeking clarification as to who was the responsible party for the barcodes. Clarification was provided that the issuance of the barcodes was the responsibility of the Association, not the District.

Additionally, there was a brief discussion regarding the Sheridan pedestrian entrance. No action was taken.

N. ADJOURNMENT

There being no further business to come before the Board a MOTION was made by Supervisor Ross, seconded by Supervisor Fateyev and passed unanimously adjourning the meeting at 8:18 p.m.

ATTESTED BY:

Secretary /Assistant Secretary

Chairman/Vice-Chair

Walnut Creek
Community Development District

**Financial Report For
February 2024**

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
FEBRUARY 2024

	Annual Budget 10/1/23 - 9/30/24	Actual Feb-24	Year To Date Actual 10/1/23 - 2/29/24
REVENUES			
ADMINISTRATIVE ASSESSMENTS	182,571	4,005	171,134
MAINTENANCE ASSESSMENTS	1,405,957	30,856	1,310,720
DEBT ASSESSMENTS (2010)	129,869	2,851	121,108
OTHER REVENUE	0	0	1,760
INTEREST INCOME	1,500	0	36,192
TOTAL REVENUES	\$ 1,719,897	\$ 37,712	\$ 1,640,914
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	10,000	0	3,000
PAYROLL TAXES (EMPLOYER)	800	0	229
ENGINEERING	40,000	0	1,690
LEGAL FEES	23,000	0	6,370
AUDIT FEES	4,100	0	0
MANAGEMENT	49,092	4,091	20,455
POSTAGE	1,450	349	647
OFFICE SUPPLIES/PRINTING	5,500	192	759
INSURANCE	17,500	0	21,056
LEGAL ADVERTISING	1,100	0	464
MISCELLANEOUS	8,750	234	3,162
DUES & SUBSCRIPTIONS	175	0	175
ASSESSMENT ROLL	7,500	0	0
TRUSTEE FEES	1,800	0	1,420
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	167	833
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 173,117	\$ 5,033	\$ 60,260
MAINTENANCE EXPENDITURES			
FIELD MANAGEMENT	5,000	0	2,500
OPERATIONS MANAGEMENT	12,000	1,000	5,000
SECURITY SERVICES	370,000	0	105,237
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	925	4,610
ELECTRIC	85,000	8,370	40,320
WATER & SEWAGE	16,000	1,131	5,596
GUARD HOUSE - VISITOR PASSES	0	0	0
GATE SYSTEM MAINTENANCE	50,000	7,832	35,752
GUARD HOUSE INT/EXT MAINTENANCE	30,000	623	10,554
LAKE & PRESERVE MAINTENANCE	48,000	2,960	14,800
SIGNAGE	2,000	92	92
STREETLIGHT MAINTENANCE	5,000	0	0
WATERFALL MAINTENANCE	80,000	956	32,674
HOLIDAY LIGHTING	11,000	0	4,995

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
FEBRUARY 2024**

	Annual Budget 10/1/23 - 9/30/24	Actual Feb-24	Year To Date Actual 10/1/23 - 2/29/24
IGUANA REMOVAL SERVICES	27,000	2,241	11,208
MISCELLANEOUS MAINTENANCE	10,000	0	10,664
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	100,000	33,505	69,999
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	\$ 59,635	\$ 354,001
TOTAL EXPENDITURES	\$ 1,594,717	\$ 64,668	\$ 414,261
EXCESS OR (SHORTFALL)	\$ 125,180	\$ (26,956)	\$ 1,226,653
PAYMENT TO TRUSTEE (2010)	(122,077)	(2,737)	(114,022)
BALANCE	\$ 3,103	\$ (29,693)	\$ 1,112,631
COUNTY APPRAISER & TAX COLLECTOR FEE	(34,368)	(739)	(30,780)
DISCOUNTS FOR EARLY PAYMENTS	(68,735)	(777)	(62,955)
EXCESS/ (SHORTFALL)	\$ (100,000)	\$ (31,209)	\$ 1,018,896
CARRYOVER FROM PRIOR YEAR	100,000	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (31,209)	\$ 1,018,896

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 2/29/24	\$ 2,140,747.66
Accounts Payable As Of 2/29/24	\$ 77,002.05
Accounts Receivable As Of 2/29/24	\$ 5,160.00
Reserve For Headwall Stabilization As Of 2/29/24	\$ 60,000.00
Reserve For Lake Slope Soil Maintenance As Of 2/29/24	\$ 30,000.00
Reserve For Stormwater Maint/Pipe Replacement As Of 2/29/24	\$ 155,000.00
Reserve For S-8 Canal Reconstruction As Of 2/29/24	\$ 540,000.00
Operating Account Available Funds As Of 2/29/24	\$ 1,283,905.61
Improvements/Emergency Funds As Of 2/29/24	\$ 1,076,146.35
Total Available Funds As Of 2/29/24	\$ 2,360,051.96

Walnut Creek Community Development District
Budget vs. Actual
October 2023 through February 2024

	Oct '23 - Feb 24	23/24 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	171,134.31	182,571.00	-11,436.69	93.74%
01-3200 · Maintenance Assessment	1,310,720.20	1,405,957.00	-95,236.80	93.23%
01-3811 · Debt Assessments (Series 2010)	121,107.95	129,869.00	-8,761.05	93.25%
01-3821 · Debt Assess-Paid To Trustee-10	-114,021.85	-122,077.00	8,055.15	93.4%
01-3830 · Assessment Fees	-30,780.02	-34,368.00	3,587.98	89.56%
01-3831 · Assessment Discounts	-62,954.87	-68,735.00	5,780.13	91.59%
01-9400 · Miscellaneous Revenue	1,760.00	0.00	1,760.00	100.0%
01-9410 · Interest Income	36,191.89	1,500.00	34,691.89	2,412.79%
01-9411 · Carryover From Prior Year	0.00	100,000.00	-100,000.00	0.0%
Total Income	1,433,157.61	1,594,717.00	-161,559.39	89.87%
Expense				
01-1307 · Payroll tax expense	229.50	800.00	-570.50	28.69%
01-1308 · Supervisor Fees	3,000.00	10,000.00	-7,000.00	30.0%
01-1310 · Engineering	1,690.00	40,000.00	-38,310.00	4.23%
01-1311 · Management Fees	20,455.00	49,092.00	-28,637.00	41.67%
01-1315 · Legal Fees	6,370.00	23,000.00	-16,630.00	27.7%
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	463.82	1,100.00	-636.18	42.17%
01-1512 · Miscellaneous	3,161.69	8,750.00	-5,588.31	36.13%
01-1513 · Postage and Delivery	647.35	1,450.00	-802.65	44.65%
01-1514 · Office Supplies	758.55	5,500.00	-4,741.45	13.79%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	1,420.00	1,800.00	-380.00	78.89%
01-1551 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
01-1570 · Website Management	833.30	2,000.00	-1,166.70	41.67%
01-1601 · Security Services	105,236.96	370,000.00	-264,763.04	28.44%
01-1604 · Guardhouse Int/Ext Maintenance	10,553.92	30,000.00	-19,446.08	35.18%
01-1605 · Gate System Maintenance	35,752.00	50,000.00	-14,248.00	71.5%
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	14,800.00	48,000.00	-33,200.00	30.83%
01-1805 · Stormwater Mgt/Pipe Replacement	70,000.00	100,000.00	-30,000.00	70.0%
01-1812 · Signs	92.46	2,000.00	-1,907.54	4.62%
01-1814 · Electricity	40,319.68	85,000.00	-44,680.32	47.44%
01-1815 · Miscellaneous Maintenance	10,663.90	10,000.00	663.90	106.64%
01-1816 · Telephone	4,609.90	12,500.00	-7,890.10	36.88%
01-1817 · Water & sewer	5,595.89	16,000.00	-10,404.11	34.97%
01-1818 · Field Management	2,500.00	5,000.00	-2,500.00	50.0%
01-1821 · Waterfall Maintenance	32,673.62	80,000.00	-47,326.38	40.84%
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 2023 through February 2024

	Oct '23 - Feb 24	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	11,208.35	27,000.00	-15,791.65	41.51%
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	5,000.00	12,000.00	-7,000.00	41.67%
Total Expense	414,261.89	1,594,717.00	-1,180,455.11	25.98%
Net Income	1,018,895.72	0.00	1,018,895.72	100.0%

Walnut Creek Community Development District**Check Register****January 2024 - February 2024**

Reference #	Date	Vendor	Amount
1-1	1/2/2024	Comcast (Voice 8931)	179.46
1-2	1/3/2024	1st Solution Pest Control	140.00
1-3	1/3/2024	Allstate Resource Management, Inc.	2,960.00
1-4	1/3/2024	Billing, Cochran, Lyles, Mauro & Ramsey	500.00
1-5	1/3/2024	City of Pembroke Pine (536647-248299)	800.66
1-6	1/3/2024	City of Pembroke Pines (536645-248297)	110.45
1-7	1/3/2024	City of Pembroke Pines (536646-248298)	448.27
1-8	1/3/2024	Comcast (8939)	376.94
1-9	1/3/2024	Comcast (9044)	376.94
1-10	1/3/2024	Craig A Smith & Associates LLC	650.00
1-11	1/3/2024	Crystal Pool Service Inc	927.40
1-12	1/3/2024	FPL	7,983.51
1-13	1/3/2024	Regions Security	50,573.72
1-14	1/3/2024	Special District Services (Dec Mgt)	5,592.51
1-15	1/9/2024	Amazon Capital Services	39.98
1-16	1/9/2024	Crystal Pool Service Inc	5,862.00
1-17	1/9/2024	Regions Security	2,130.00
1-18	1/9/2024	Shekinah Fence Services LLC	290.00
1-19	1/26/2024	Blue Iguana Pest Control Inc	2,241.67
1-20	1/26/2024	Broward County Property Appraiser	1,790.00
1-21	1/26/2024	Comcast (8939)	372.79
1-22	1/26/2024	Comcast (9044)	372.79
1-23	1/26/2024	Comcast (Voice 8931)	179.36
1-24	1/26/2024	Craig A Smith & Associates LLC	260.00
1-25	1/26/2024	Crystal Pool Service Inc	4,650.00
1-26	1/26/2024	Crystal Springs	50.94
1-27	1/26/2024	Hancock Bank (Tax Receipts)	108,144.15
1-28	1/26/2024	Hancock Bank (Trustee Fee)	1,420.00
1-29	1/26/2024	Raider Rooter	600.00
1-30	1/26/2024	Randy's Holiday Lighting	4,995.00
1-31	1/26/2024	Regions Security	450.00
1-32	1/29/2024	Traffic Cones for Less	1,292.80
2-1	2/2/2024	Allstate Resource Management, Inc.	2,960.00
2-2	2/2/2024	Billing, Cochran, Lyles, Mauro & Ramsey	517.50
2-3	2/2/2024	City of Pembroke Pine (536647-248299)	161.45
2-4	2/2/2024	City of Pembroke Pines (536646-248298)	276.18
2-5	2/2/2024	FPL	8,153.98
2-6	2/2/2024	Regions Security	3,339.00
2-7	2/2/2024	Special District Services (Jan Mgt)	5,585.81
2-8	2/2/2024	SunSentinel	344.98
2-9	2/2/2024	Tirone Electric	5,085.00
2-10	2/6/2024	A to Z Statewide Plumbing Inc	1,672.00
2-11	2/8/2024	City of Pembroke Pines (536645-248297)	79.16
2-12	2/8/2024	Crystal Pool Service Inc	820.00

Walnut Creek Community Development District
Check Register
January 2024 - February 2024

Reference #	Date	Vendor	Amount
2-13	2/8/2024	Hancock Bank (Tax Receipts)	3,141.15
2-14	2/8/2024	Reef Tropical Pools	3,836.22
2-15	2/8/2024	Regions Security	300.00
2-16	2/8/2024	Richie Rich Services LLC	284.00
2-17	2/23/2024	Comcast (Voice 8931)	179.36
2-18	2/26/2024	1st Solution Pest Control	140.00
2-19	2/26/2024	Allstate Resource Management, Inc.	2,960.00
2-20	2/26/2024	Billing, Cochran, Lyles, Mauro & Ramsey	2,305.00
2-21	2/26/2024	Blue Iguana Pest Control Inc	4,483.34
2-22	2/26/2024	Comcast (8939)	372.79
2-23	2/26/2024	Comcast (9044)	372.79
2-24	2/26/2024	Craig A Smith & Associates LLC	390.00
2-25	2/26/2024	Crystal Pool Service Inc	5,606.00
2-26	2/26/2024	Hancock Bank (Tax Receipts)	2,736.55
2-27	2/26/2024	Regions Security	3,491.46
2-28	2/26/2024	Special District Services (Feb Mgt)	6,032.43
TOTAL			272,387.49

Walnut Creek Community Development District
Expenditures
January through February 2024

	Date	Invoice #	Vendor	Memo	Amount
Expenditures					
01-1307 · Payroll tax expense					
	01/22/2024	PR 01/16/24		mtg 01/16/24 PR 01/22/24 (Levenson, Ross, Beckman, Fateyev, Kagan)	76.50
Total 01-1307 · Payroll tax expense					76.50
01-1308 · Supervisor Fees					
	01/22/2024	PR 01/16/24		mtg 01/16/24 PR 01/22/24 (Levenson, Ross, Beckman, Fateyev, Kagan)	1,000.00
Total 01-1308 · Supervisor Fees					1,000.00
01-1310 · Engineering					
	01/31/2024	CASA-INV-001603	Craig A Smith & Associates LLC	professional services thru 12/31/2023	390.00
Total 01-1310 · Engineering					390.00
01-1311 · Management Fees					
	01/31/2024	2024-0063	Special District Services	management fee January 2024	4,091.00
	02/29/2024	2024-0186	Special District Services	Management fee - February 2024	4,091.00
Total 01-1311 · Management Fees					8,182.00
01-1315 · Legal Fees					
	01/31/2024	185993	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 01/31/2024	2,305.00
Total 01-1315 · Legal Fees					2,305.00
01-1512 · Miscellaneous					
	01/22/2024	PR 01/16/24		mtg 01/16/24 PR 01/22/24 (Levenson, Ross, Beckman, Fateyev, Kagan)	53.25
	01/31/2024	2024-0063	Special District Services	document storage	75.41
	01/31/2024	2024-0063	Special District Services	travel	69.17
	02/29/2024	2024-0186	Special District Services	document storage	75.41
	02/29/2024	2024-0186	Special District Services	travel	158.80
Total 01-1512 · Miscellaneous					432.04
01-1513 · Postage and Delivery					
	01/31/2024	2024-0063	Special District Services	FedEx	35.62
	02/29/2024	2024-0186	Special District Services	FedEx	343.62
	02/29/2024	2024-0186	Special District Services	postage	5.04
Total 01-1513 · Postage and Delivery					384.28
01-1514 · Office Supplies					
	01/31/2024	2024-0063	Special District Services	copier charges	20.10
	01/31/2024	2024-0063	Special District Services	document copies and lock	127.85
	02/29/2024	2024-0186	Special District Services	copier charges	123.90
	02/29/2024	2024-0186	Special District Services	fire extinguishers	40.00
	02/29/2024	2024-0186	Special District Services	meeting books	28.00
Total 01-1514 · Office Supplies					339.85
01-1550 · Trustee Fees (GF)					
	01/10/2024	41390	Hancock Bank (Trustee Fee)	trustee fee 01/01/2024 - 12/31/2024	1,420.00
Total 01-1550 · Trustee Fees (GF)					1,420.00
01-1570 · Website Management					
	01/31/2024	2024-0063	Special District Services	website	166.66
	02/29/2024	2024-0186	Special District Services	website	166.66
Total 01-1570 · Website Management					333.32

Walnut Creek Community Development District
Expenditures
January through February 2024

	Date	Invoice #	Vendor	Memo	Amount
01-1601 · Security Services					
	01/01/2024	30261	Regions Security	security service January 2023	2,514.00
	01/01/2024	30260	Regions Security	security service January 2023	825.00
	01/31/2024	30554	Regions Security	security services January 2024	23,705.51
Total 01-1601 · Security Services					27,044.51
01-1604 · Guardhouse Int/Ext Maintenance					
	01/02/2024	1P7K-NFHL-4N7G	Amazon Capital Services	trash can wheels	39.98
	01/24/2024	56412	Tirone Electric	light replacement	2,487.50
	01/26/2024	56462	Tirone Electric	light replacement	110.00
	01/31/2024	23763	Richie Rich Services LLC	AC service at guardhouse	284.00
	02/14/2024	141875	1st Solution Pest Control	bi-monthly regular service of pest control	140.00
	02/23/2024	56705	Tirone Electric	2 60 W LED Corn light bulbs	405.00
	02/25/2024	1FNL-RDPH-XDMV	Amazon Capital Services	padlocks	77.94
Total 01-1604 · Guardhouse Int/Ext Maintenance					3,544.42
01-1605 · Gate System Maintenance					
	01/08/2024	30291	Regions Security	visitor access diagnostic	450.00
	01/30/2024	30394	Regions Security	replace existing camera with new axis license plate recognition camera at Taft St resident entry	1,442.00
	01/30/2024	30396	Regions Security	install new axis IP based remote operated horns speakers at Sheridan and Taft	2,640.00
	01/30/2024	30397	Regions Security	resident arm barrier remount 1/26 7:46 pm	150.00
	01/30/2024	30395	Regions Security	replace existing camera with new axis plate recognition camera at Sheridan St Resident entry	1,442.00
	02/01/2024	30426	Regions Security	For the Service Period: 02/01/2021 to 02/29/2024	2,574.00
	02/01/2024	30425	Regions Security	For the Service Period: 02/01/2021 to 02/29/2024	825.00
	02/02/2024	30429	Regions Security	1 SHERIDAN RIGHT ENTRANCE ARM BARRIER WAS REMOUNTED 1/31	150.00
	02/08/2024	30539	Regions Security	3 x 12' green and red replacement lighted gate arms	1,568.00
	02/23/2024	30702	Regions Security	Taft visitor arm remounted 2/12/24 6:37 pm	150.00
	02/23/2024	30704	Regions Security	Taft visitor arm remounted 2/17/24 2:35 pm	225.00
	02/23/2024	30701	Regions Security	Taft visitor/resident arm remounted 2/11/24 6:45 pm	225.00
	02/23/2024	30703	Regions Security	Taft resident arm remounted 2/13/24 9:40 pm	225.00
	02/27/2024	30709	Regions Security	replace loop on Taft arm	1,890.00
Total 01-1605 · Gate System Maintenance					13,956.00
01-1803 · Lake & Preserve Maintenance					
	01/01/2024	4683	Allstate Resource Management, Inc.	mitigation area maintenance & lake management	2,960.00
	02/01/2024	5468	Allstate Resource Management, Inc.	mitigation area maintenance & lake management	2,960.00
Total 01-1803 · Lake & Preserve Maintenance					5,920.00
01-1805 · Stormwater Mgt/Pipe Replacement					
	02/06/2024	6120	Allstate Resource Management, Inc.	1 X stormwater maintenance (\$67,010 less 50% deposit- FINAL payment))	33,505.00
Total 01-1805 · Stormwater Mgt/Pipe Replacement					33,505.00
01-1812 · Signs					
	02/05/2024	30516	Regions Security	2 (2) Sheridan Street Signs 18" x 12" Reflective Aluminum -	92.46
Total 01-1812 · Signs					92.46

Walnut Creek Community Development District
Expenditures
January through February 2024

	Date	Invoice #	Vendor	Memo	Amount
01-1814 · Electricity					
	01/18/2024	36358-71365 0124	FPL	acct# 36358-71365 (12/18/2023 - 01/18/2024)	5,948.39
	01/18/2024	91603-83023	FPL	acct# 91603-83023 (12/18/2023 - 01/18/2024)	1,262.79
	01/19/2024	63714-09001 0124	FPL	acct# 63714-09001 (12/18/2023 - 01/18/2024)	33.40
	01/19/2024	04574-72025 0124	FPL	acct# 04574-72025 (12/18/2023 - 01/18/2024)	499.48
	01/19/2024	63522-34022 0124	FPL	acct# 63522-34022 (12/18/2023 - 01/18/2024)	308.31
	01/19/2024	54061-43023 0124	FPL	acct# 54061-43023 (12/18/2023 - 01/18/2024)	101.61
	02/19/2024	91603-83023 0224	FPL	acct# 91603-83023 (01/18/2024 - 02/19/2024)	1,151.13
	02/19/2024	63714-09001 0224	FPL	acct# 63714-09001 (01/18/2024 - 02/19/2024)	33.11
	02/19/2024	63522-34022 0224	FPL	acct# 63522-34022 (01/18/2024 - 02/19/2024)	497.69
	02/19/2024	04574-72025 0224	FPL	acct# 04574-72025 (01/18/2024 - 02/19/2024)	510.37
	02/19/2024	54061-43023 0224	FPL	acct# 54061-43023 (01/18/2024 - 02/19/2024)	107.40
	02/19/2024	36358-71365 0224	FPL	acct# 36358-71365 (01/18/2024 - 02/19/2024)	6,070.49
Total 01-1814 · Electricity					16,524.17
01-1815 · Miscellaneous Maintenance					
	01/10/2024	i71635	Raider Rooter	backflow testing	600.00
Total 01-1815 · Miscellaneous Maintenance					600.00
01-1816 · Telephone					
	01/11/2024	8495 75 100 0519044	Comcast (9044)	acct# 8495751000519044 (01/15/24 - 02/14/24)	372.79
	01/11/2024	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (01/15/24 - 02/14/24)	372.79
	01/15/2024	192203989	Comcast (Voice 8931)	acct# 904688931 inv# 192203989 (service thru 01/14/24)	179.36
	02/11/2024	8495 75 100 0519044	Comcast (9044)	acct# 8495751000519044 (02/15/24 - 03/14/24)	372.79
	02/11/2024	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (02/15/24 - 03/14/24)	372.79
	02/15/2024	194654370	Comcast (Voice 8931)	acct# 904688931 inv# 194654370 (service thru 02/14/24)	179.36
Total 01-1816 · Telephone					1,849.88
01-1817 · Water & sewer					
	01/17/2024	21393886 011724	Crystal Springs	water for guardhouse	50.94
	01/17/2024	536647-248299	City of Pembroke Pine (536647-248299)	1800 NW 76 Ave E (12/15/23 - 01/17/24)	161.45
	01/17/2024	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (12/15/23 - 01/17/24)	276.18
	01/23/2024	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (12/15/23 - 01/17/24)	79.16
	02/21/2024	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (01/17/24 - 02/15/2024)	423.35
	02/21/2024	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (01/17/24 - 02/15/24)	251.59
	02/21/2024	536647-248299	City of Pembroke Pine (536647-248299)	1800 NW 76 Ave E (01/17/24 - 02/15/24)	456.47
Total 01-1817 · Water & sewer					1,699.14
01-1821 · Waterfall Maintenance					
	01/13/2024	2415190200	Crystal Pool Service Inc	primed	820.00
	01/22/2024	2415180200	Crystal Pool Service Inc	February service	4,650.00
	01/23/2024	145164039	Reef Tropical Pools	remove 8" flange from the pump and replaced the flange gasket with new hardware	969.20
	01/25/2024	146499756	Reef Tropical Pools	fountain repairs	2,867.02
	02/15/2024	2415190300	Crystal Pool Service Inc	line and tested, sealed with rapid set	956.00
Total 01-1821 · Waterfall Maintenance					10,262.22

Walnut Creek Community Development District
Expenditures
January through February 2024

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
01-1839 · Iguana Removal Services					
	01/03/2024	100123	Blue Iguana Pest Control Inc	monitoring December 2023	2,000.00
	01/31/2024	106543	Blue Iguana Pest Control Inc	monitoring January 2024	241.67
	01/31/2024	106545	Blue Iguana Pest Control Inc	monitoring January 2024	2,000.00
	02/29/2024	106545	Blue Iguana Pest Control Inc	monitoring February 2024	2,000.00
	02/29/2024	106543	Blue Iguana Pest Control Inc	monitoring February 2024	241.67
Total 01-1839 · Iguana Removal Services					<u>6,483.34</u>
01-2311 · Operations Management					
	01/31/2024	2024-0063	Special District Services	field operations management	1,000.00
	02/29/2024	2024-0186	Special District Services	field operations management	1,000.00
Total 01-2311 · Operations Management					<u>2,000.00</u>
Total Expenditures					<u>138,344.13</u>

Walnut Creek Community Development District
Balance Sheet
As of February 29, 2024

	<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	2,140,747.66	0.00	0.00	0.00	2,140,747.66
Improvements/Emergency Funds	1,076,146.35	0.00	0.00	0.00	1,076,146.35
Total Checking/Savings	<u>3,216,894.01</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,216,894.01</u>
Total Current Assets	3,216,894.01	0.00	0.00	0.00	3,216,894.01
Other Assets					
Investments - Interest Account	0.00	0.00	0.00	0.00	0.00
Investments - Reserve Fund	0.00	125,297.21	0.00	0.00	125,297.21
Investments - Revenue Account	0.00	213,714.97	0.00	0.00	213,714.97
Investments - Prepayment Fund	0.00	4,646.22	0.00	0.00	4,646.22
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	5,160.00	0.00	0.00	0.00	5,160.00
A/R Non Ad Valorem Receipts	0.00	3,141.15	0.00	0.00	3,141.15
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	-3,079,677.00	0.00	-3,079,677.00
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	346,799.55	346,799.55
Amount To Be Provided	0.00	0.00	0.00	643,200.45	643,200.45
Total Other Assets	<u>5,160.00</u>	<u>346,799.55</u>	<u>8,183,865.00</u>	<u>990,000.00</u>	<u>9,525,824.55</u>
TOTAL ASSETS	<u>3,222,054.01</u>	<u>346,799.55</u>	<u>8,183,865.00</u>	<u>990,000.00</u>	<u>12,742,718.56</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	77,002.05	0.00	0.00	0.00	77,002.05
Total Current Liabilities	<u>862,002.05</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>862,002.05</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	862,002.05	0.00	0.00	990,000.00	1,852,002.05
Equity					
Retained Earnings	1,341,156.24	259,516.35	-3,110,211.00	0.00	-1,509,538.41
Net Income	1,018,895.72	87,283.20	0.00	0.00	1,106,178.92
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>2,360,051.96</u>	<u>346,799.55</u>	<u>8,183,865.00</u>	<u>0.00</u>	<u>10,890,716.51</u>
TOTAL LIABILITIES & EQUITY	<u>3,222,054.01</u>	<u>346,799.55</u>	<u>8,183,865.00</u>	<u>990,000.00</u>	<u>12,742,718.56</u>

Walnut Creek CDD
Debt Service (Series 2010) Profit & Loss Report February 2024

	Annual Budget 10/1/23 - 9/30/24	Actual Feb-24	Year To Date Actual 10/1/23 - 2/29/24
Revenues			
Interest Income	100	504	4,618
NAV Tax Collection	122,077	3,141	111,285
Bond Prepayments	0	0	0
Total Revenues	\$ 122,177	\$ 3,645	\$ 115,903
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)	\$ -	\$ 3,645	\$ 87,283

**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	4	Broward Cty Tax Collector	12/28/23	NAV Taxes	\$ 15,192.13		\$ (294.34)	\$ (474.98)	\$ 14,422.81	\$ 1,613.38	\$ 12,430.20	\$ 1,148.55	\$ 1,531.66	\$ 11,800.75	\$ 1,090.40	\$ 1,090.40
5	5	Broward Cty Tax Collector	01/12/24	NAV Taxes	\$ 28,535.75		\$ (553.60)	\$ (856.05)	\$ 27,126.10	\$ 3,030.50	\$ 23,347.95	\$ 2,157.30	\$ 2,880.75	\$ 22,194.60	\$ 2,050.75	\$ 2,050.75
6	Int - 1	Broward Cty Tax Collector	01/25/24	Interest		\$ 1,006.77			\$ 1,006.77	\$ 1,006.77			\$ 1,006.77			\$ -
7	6	Broward Cty Tax Collector	02/16/24	NAV Taxes	\$ 37,712.55		\$ (738.71)	\$ (777.05)	\$ 36,196.79	\$ 4,005.05	\$ 30,856.40	\$ 2,851.10	\$ 3,843.99	\$ 29,616.25	\$ 2,736.55	\$ 2,736.55
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							
16									\$ -							
					\$1,601,955.69	\$ 1,006.77	\$ (30,780.02)	\$ (62,954.87)	\$ 1,509,227.57	\$ 171,134.31	\$ 1,310,720.20	\$ 121,107.95	\$ 161,179.17	\$ 1,234,026.55	\$ 114,021.85	\$ 114,021.85

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.

\$ 1,601,955.69	
\$ 1,006.77	\$ 1,509,227.57
\$ (171,134.31)	\$ (161,179.17)
\$ (1,310,720.20)	\$ (1,234,026.55)
\$ -	\$ -
\$ (121,107.95)	\$ (114,021.85)
\$ -	\$ 0.00

RESOLUTION NO. 2024-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025;
AND PROVIDING AN EFFECTIVE DATE.**

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

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2024/2025 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 21, 2024 at 6:00 p.m. in the Walnut Creek Clubhouse, 7500 NW 20th Street, Pembroke Pines, Florida 33024, and/or utilizing communications media technology (whichever is applicable) for the purpose of receiving public comments on the Proposed Fiscal Year 2024/2025 Budget.

PASSED, ADOPTED and EFFECTIVE this 19th day of March, 2024.

ATTEST:

**WALNUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Walnut Creek Community Development District

**Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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

PROPOSED BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	191,895
MAINTENANCE ASSESSMENTS	1,396,383
DEBT ASSESSMENTS (2010)	129,869
OTHER REVENUES	0
INTEREST INCOME	1,800
TOTAL REVENUES	\$ 1,719,947
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	10,000
PAYROLL TAXES (EMPLOYER)	800
ENGINEERING	40,000
LEGAL FEES	23,000
AUDIT FEES	4,200
MANAGEMENT	50,556
POSTAGE	1,450
OFFICE SUPPLIES/PRINTING	5,300
INSURANCE	24,000
LEGAL ADVERTISING	2,500
MISCELLANEOUS	8,750
DUES & SUBSCRIPTIONS	175
ASSESSMENT ROLL	7,500
TRUSTEE FEES	1,600
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 182,181
TOTAL MAINTENANCE EXPENDITURES	\$ 1,421,600
TOTAL EXPENDITURES	\$ 1,603,781
REVENUES LESS EXPENDITURES	\$ 116,166
BOND PAYMENTS (2010)	(122,077)
BALANCE	\$ (5,911)
COUNTY APPRAISER & TAX COLLECTOR FEE	(34,363)
DISCOUNTS FOR EARLY PAYMENTS	(68,726)
EXCESS/ (SHORTFALL)	\$ (109,000)
CARRYOVER FROM PRIOR YEAR	109,000
NET EXCESS/ (SHORTFALL)	\$ -

PROPOSED MAINTENANCE BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
MAINTENANCE EXPENDITURES	
FIELD MAINTENANCE	5,000
OPERATIONS MANAGEMENT	12,000
SECURITY SERVICES	370,000
HOA SECURITY SERVICES - ADMIN	35,100
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000
SECURITY CAMERAS & MAINTENANCE	12,000
SECURITY ONLINE SOLUTIONS	12,000
GATE SYSTEM MAINTENANCE	50,000
TELEPHONE	12,500
ELECTRIC	85,000
WATER & SEWAGE	16,000
GUARDHOUSE INT/EXT MAINTENANCE	30,000
LAKE & PRESERVE MAINTENANCE	48,000
SIGNAGE	2,000
STREETLIGHT MAINTENANCE	5,000
WATERFALL MAINTENANCE	80,000
HOLIDAY LIGHTING	11,000
OPERATING RESERVE/CONTINGENCY	24,000
MISCELLANEOUS MAINTENANCE	10,000
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	100,000
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	14,000
HEADWALL STABILIZATION PROJECT	50,000
LAKE SLOPE SOIL MAINTENANCE	10,000
IGUANA CONTROL	27,000
STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT	120,000
MONUMENT MAINTENANCE	6,000
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	240,000
TOTAL MAINTENANCE EXPENDITURES	\$ 1,421,600

DETAILED PROPOSED BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	183,027	182,571	191,895	Expenditures Less Interest/.94
MAINTENANCE ASSESSMENTS	1,102,754	1,405,957	1,396,383	Expenditures Less Carryover/.94
DEBT ASSESSMENTS (2010)	130,359	129,869	129,869	Bond Payments/.94
OTHER REVENUES	6,075	0	0	
INTEREST INCOME	81,048	1,500	1,800	Projected At \$150 Per Month
TOTAL REVENUES	\$ 1,503,263	\$ 1,719,897	\$ 1,719,947	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	7,600	10,000	10,000	No Change From 2023/2024 Budget
PAYROLL TAXES (EMPLOYER)	581	800	800	Projected At 8% Of Supervisor Fees
ENGINEERING	63,575	40,000	40,000	FY 23/24 Expenditure Through January 2024 Was \$1,690
LEGAL FEES	22,683	23,000	23,000	FY 23/24 Expenditure Through January 2024 Was \$6,370
AUDIT FEES	4,000	4,100	4,200	Accepted Amount For 2023/2024 Audit
MANAGEMENT	47,664	49,092	50,556	CPI Adjustment (Capped At 3%)
POSTAGE	2,002	1,450	1,450	No Change From 2023/2024 Budget
OFFICE SUPPLIES/PRINTING	1,869	5,500	5,300	\$200 Decrease From 2023/2024 Budget
INSURANCE	16,536	17,500	24,000	FY 23/24 Expenditure Was \$21,056
LEGAL ADVERTISING	462	1,100	2,500	Will Increase Due To Closing Of Daily Business Review
MISCELLANEOUS	18,222	8,750	8,750	No Change From 2023/2024 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2023/2024 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
TRUSTEE FEES	1,420	1,800	1,600	\$200 Decrease From 2023/2024 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2023/2024 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2023/2024 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 196,639	\$ 173,117	\$ 182,181	
TOTAL MAINTENANCE EXPENDITURES	\$ 734,029	\$ 1,421,600	\$ 1,421,600	
TOTAL EXPENDITURES	\$ 930,668	\$ 1,594,717	\$ 1,603,781	
REVENUES LESS EXPENDITURES	\$ 572,595	\$ 125,180	\$ 116,166	
BOND PAYMENTS (2010)	(123,027)	(122,077)	(122,077)	Yearly Maximum Debt Assessment
BALANCE	\$ 449,568	\$ 3,103	\$ (5,911)	
COUNTY APPRAISER & TAX COLLECTOR FEE	(27,242)	(34,368)	(34,363)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(52,245)	(68,735)	(68,726)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 370,081	\$ (100,000)	\$ (109,000)	
CARRYOVER FROM PRIOR YEAR	0	100,000	109,000	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 370,081	\$ -	\$ -	

DETAILED PROPOSED MAINTENANCE BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
MAINTENANCE EXPENDITURES	ACTUAL	BUDGET	BUDGET	COMMENTS
FIELD MAINTENANCE	5,000	5,000	5,000	No Change From 2023/2024 Budget
OPERATIONS MANAGEMENT	12,000	12,000	12,000	No Change From 2023/2024 Budget
SECURITY SERVICES	302,210	370,000	370,000	FY 23/24 Expenditure Through February 2024 Was \$105,237
HOA SECURITY SERVICES - ADMIN	5,000	35,100	35,100	No Change From 2023/2024 Budget
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	0	35,000	35,000	No Change From 2023/2024 Budget
SECURITY CAMERAS & MAINTENANCE	24,664	12,000	12,000	No Change From 2023/2024 Budget
SECURITY ONLINE SOLUTIONS	0	12,000	12,000	No Change From 2023/2024 Budget
GATE SYSTEM MAINTENANCE	47,685	50,000	50,000	No Change From 2023/2024 Budget
TELEPHONE	10,279	12,500	12,500	No Change From 2023/2024 Budget
ELECTRIC	93,872	85,000	85,000	No Change From 2023/2024 Budget
WATER & SEWAGE	9,660	16,000	16,000	No Change From 2023/2024 Budget
GUARDHOUSE INT/EXT MAINTENANCE	39,720	30,000	30,000	No Change From 2023/2024 Budget
LAKE & PRESERVE MAINTENANCE	36,841	48,000	48,000	No Change From 2023/2024 Budget
SIGNAGE	130	2,000	2,000	No Change From 2023/2024 Budget
STREETLIGHT MAINTENANCE	2,770	5,000	5,000	No Change From 2023/2024 Budget
WATERFALL MAINTENANCE	67,744	80,000	80,000	No Change From 2023/2024 Budget
HOLIDAY LIGHTING	9,990	11,000	11,000	No Change From 2023/2024 Budget
OPERATING RESERVE/CONTINGENCY	19,574	24,000	24,000	No Change From 2023/2024 Budget
MISCELLANEOUS MAINTENANCE	10,740	10,000	10,000	No Change From 2023/2024 Budget
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	9,250	100,000	100,000	Fourth Year Of Five Year Reserve
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	0	14,000	14,000	No Change From 2023/2024 Budget
HEADWALL STABILIZATION PROJECT	0	50,000	50,000	Current Reserve = \$60,000 - Total Project Is \$100,000
LAKE SLOPE SOIL MAINTENANCE	0	10,000	10,000	No Change From 2023/2024 Budget
IGUANA CONTROL	26,900	27,000	27,000	Iguana Control
STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT	0	120,000	120,000	No Change From 2023/2024 Budget
MONUMENT MAINTENANCE	0	6,000	6,000	Monument Maintenance
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	0	240,000	240,000	Current Reserve = \$540,000 - Previously Estimated Cost = \$700,000
TOTAL MAINTENANCE EXPENDITURES	\$ 734,029	\$ 1,421,600	\$ 1,421,600	

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2010) BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2022/2023	2023/2024	2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	10,418	100	500	Projected Interest For 2024/2025
NAV Tax Collection	123,027	122,214	122,077	Yearly Maximum Debt Assessment
Prepaid Bond Collection	1,117	0	0	
Total Revenues	\$ 134,562	\$ 122,314	\$ 122,577	
EXPENDITURES				
Principal Payments	50,000	55,000	60,000	Principal Payment Due In 2025
Additional Principal Payments	5,000	11,220	9,814	Additional Principal Payments
Interest Payments	60,113	56,094	52,763	Interest Payments Due In 2025
Total Expenditures	\$ 115,113	\$ 122,314	\$ 122,577	
Excess/ (Shortfall)	\$ 19,449	\$ -	\$ -	

Series 2010 Bond Information

Original Par Amount =	\$2,650,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.05 - 5.95%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2010		
Maturity Date =	May 2040		
Par Amount As Of 1/1/24 =	\$1,045,000		

Walnut Creek Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
Administrative	\$ 181.73	\$ 199.86	\$ 204.00	\$ 214.41
Maintenance	\$ 1,247.35	\$ 1,229.20	\$ 1,570.91	\$ 1,560.21
<u>2010 Debt</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>
Total	\$ 1,575.00	\$ 1,574.98	\$ 1,920.83	\$ 1,920.54

* Assessments Include the Following :

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

Community Information:

Total Units 895

2010 Debt Service Information

Total Units 895
Prepayments 5
Billed For 2010 Debt 890

Pest Findings by Location
WALNUT CREEK CDD LAKES & CANALS

FEB 01, 2024 TO FEB 29, 2024



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				
	2/2/2024 01:41 PM	Iguana	Sighted	7
	2/2/2024 02:19 PM	Iguana	Sighted	13
	2/6/2024 12:48 PM	Iguana	Sighted	3
	2/8/2024 02:19 PM	Iguana	Sighted	4
	2/9/2024 02:07 PM	Iguana	Sighted	5
	2/9/2024 02:25 PM	Iguana	Sighted	7
	2/13/2024 02:41 PM	Iguana	Sighted	3
	2/13/2024 05:00 PM	Iguana	Sighted	2
	2/15/2024 10:44 AM	Iguana	Sighted	2
	2/16/2024 02:19 PM	Iguana	Sighted	5
	2/23/2024 12:51 PM	Iguana	Sighted	3
	2/23/2024 02:08 PM	Iguana	Sighted	12
	2/27/2024 02:03 PM	Iguana	Sighted	5
	2/27/2024 04:18 PM	Iguana	Sighted	8
	2/29/2024 04:05 PM	Iguana	Sighted	9

Pest Findings by Location

WALNUT CREEK CDD TAFT ST WATERFALLS

FEB 01, 2024 TO FEB 29, 2024



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				
	2/1/2024 10:26 AM	Iguana	Sighted	1
	2/2/2024 12:35 PM	Iguana	Sighted	3
	2/13/2024 02:24 PM	Iguana	Sighted	2
	2/13/2024 05:00 PM	Iguana	Sighted	2
	2/16/2024 10:10 AM	Iguana	Sighted	1
	2/16/2024 01:54 PM	Iguana	Sighted	4
	2/23/2024 11:36 AM	Iguana	Sighted	2
	2/27/2024 01:59 PM	Iguana	Sighted	2
	2/27/2024 02:50 PM	Iguana	Sighted	2
	2/29/2024 03:06 PM	Iguana	Sighted	3

Walnut Creek CDD

Waterfalls and Taft ST. Entrance Lights Timers

First Choice Electrical
Miami FL

My Electrical Genie
Pembroke Pines FL

Tirone Electric
Hollywood FL

Supply and Install five (5) Commercial Grade Photocell Timers, to replace the Analog Timers (3 for waterfalls lights and 2 for Taft St. entrance lights).

\$2,450.00

\$1,250.00

\$1,200.00

**Some other "local" vendors were contacted to get a bid for this project, such as:*

- MJV Electrical*
- C Davis Electric*
- GB Electric*

They either stated do not carry the necessary requested insurances (Workers Comp. specifically), or did not provide the requested quote on time.





First Choice Electrical of Miami, Corp.
7401 NW 7th Street, Unit 3
Miami, FL 33126
Office: (786) 315-8688 / (786) 587-5693

Proposal No. 2024-050
February 21, 2024

Walnut Creek

Attn: Ronald.

RE: Install New Photocell.

We will supply labor and materials to remove the existing mechanical timer the control exterior lights and install new 1800w 120volt photocells in (5) locations.

We will extend the circuit to the right photocell location to make the proper Dusk to Down ON-OFF sequence.

We will leave the timers enclosures as a junction box if needed.

Not Included:

1. Electrical Permit.

Notes:

1. Work will perform in regular hours.
2. Electrical Permit are not included.

Thank you for this opportunity. Should you have any questions please feel free to call me.

We propose to furnish labor and materials complete, in accordance with the above specifications and subject to conditions stated herein, for the sum of:

-----\$2,450.00-----

We sincerely hope our quote is competitive and that we will work for you on this project.

Date _____

Date Feb 22, 2024

Authorized Signature

First Choice Electrical of Miami, Corp.
Rolando Bouza (Rolly)
EC-13009670

myelectricalgenie@gmail.com

DATE: 2/13/04 Technician: Mann
NAME: Walnut Creek CSD
ADDRESS: Taft St & NW 76 Ave.
CITY/STATE: Pembroke Pines ZIP CODE: _____
PHONE #: 786-503-1633
EMAIL: rgalvis@sdsinc.org

Notes: Estimate based on information provided by email.

AUTHORIZE SIGNATURE X

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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
7500 NW 20th 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



RE: WC: 6D23-134 WALNUT CREEK TIME CLOCK REPLACEMENT.pdf

Ralph Bombardiere <Ralph@tirone-electric.com>

Wed 1/24/2024 3:10 PM

To: Ronald Galvis <rGalvis@sdsinc.org>

Cc: Gloria Perez <gperez@sdsinc.org>

Ronald,

We only use commercial grade materials here. Let me know if you have any more questions.

Thank you,

Ralph Bombardiere

Service Manager



6151 Pembroke Road

Hollywood FL 33023

954-989-7162 Office

954-602-0711 Direct

Ralph@tirone-electric.comwww.tirone-electric.com

CONFIDENTIALITY NOTICE -- This email is intended only for the person(s) named in the message header. Unless otherwise indicated, it contains information that is confidential, privileged and/or exempt from disclosure under applicable law. If you have received this message in error, please notify the sender of the error and delete the message. Thank you.

From: Ronald Galvis <rGalvis@sdsinc.org>**Sent:** Wednesday, January 24, 2024 2:53 PM**To:** Ralph Bombardiere <Ralph@tirone-electric.com>**Cc:** Gloria Perez <gperez@sdsinc.org>**Subject:** Re: WC: 6D23-134 WALNUT CREEK TIME CLOCK REPLACEMENT.pdf

Good afternoon, dear Ralph,

Regarding the attached proposal, kindly advise if the photocells to be installed are "Commercial Grade" ones. If not, could you update your proposal accordingly?

Thank you.

SPECIAL SERVICE AGREEMENT / FISH STOCKING

Walnut Creek
c/o Special District Services, Inc.
2501 A Burns Road (786) 503-1633
Palm Beach Gardens, FL 33401

DATE: 2/20/2024 TERMS: Balance due upon job completion. DELIVERY: April 4, 2024 – Annual Stocking

<u>DESCRIPTION</u>	<u>AMOUNT</u>
One-time special stocking of 2,600 mixed sportfish.*	\$ 648.00

Total: \$ 648.00

(Fish stocked will be approximately 2" - 4" in size).

*Mixed sportfish include: Largemouth bass, catfish, bluegill and mosquitofish.

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

Customer will be responsible for providing truck access to the lakefront area for unloading the fish. All fish provided and delivered by our staff are guaranteed to be of good quality and in healthy condition at the time of delivery.

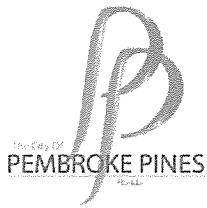
ALLSTATE RESOURCE MANAGEMENT, INC.

CUSTOMER ACCEPTANCE --
The above prices, specifications and conditions are satisfactory and are hereby accepted and the signer acknowledges that they are authorized to execute this document.

By: _____

By: _____

Dated: _____



January 30, 2024

City of Pembroke Pines Utilities Department
8300 S Palm Dr.
Pembroke Pines, FL 33025

CITY OF PEMBROKE PINES BACKFLOW PREVENTION ASSEMBLY (BPA) TESTING PROGRAM

Many businesses, master metered, and commercial properties have backflow prevention assemblies (BPA's) installed either at the service connection (at the water meter) and/or within the building. These assemblies are installed to help protect the quality of water in the public water system by preventing the backflow of potentially contaminated water through cross connections and are required by Florida regulations. Per City Ordinance, State of Florida Regulations and Plumbing Codes, BPA's must be tested annually to ensure they are working properly to protect the public water supply. To accomplish this testing, the City of Pembroke Pines is implementing a **BACKFLOW PREVENTION ASSEMBLY TESTING PROGRAM**. To assist with this program, the City has hired Hydro Corp, Inc.

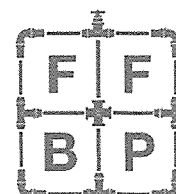
HOW THE PROGRAM WORKS

Hydro Corp has selected Florida Fire and Backflow, LLC as their certified, licensed, insured, and experienced contractor. This contractor will perform the testing and immediately process all test results and paperwork directly with Hydro Corp and the City. The cost for this testing is \$70 per test per device, which will show up as a BPA testing fee on your Utility bill each year, after the test is completed. Implementing this mandatory program not only ensures compliance but will also help keep this cost competitive.

If your BPA requires repair or replacement due to a failed test or damage, the contractor will provide you with a Notice that will contain a list of contractors who can complete the necessary work. You may choose who will repair or replace your BPA. The costs for the repair and installation services have also been competitively bid through our contractor, HydroCorp, so that you may use them if you wish. Please note that the property/business owner is responsible for fees related to the repair or replacement of BPA's and will pay the contractor directly for such services. **Any BPA's that have failed must be repaired and retested within 30 days of the testing revealing the need for such repairs.**

All the BPA testing will be coordinated through our contractor, Hydro Corp, Inc. **If you have any questions or require additional information, please contact Madelin at HydroCorp, Inc. at 1-844-493-7660.**

We thank you for your support and cooperation on this important issue.



WC Walnut Creek CDD - Backflow Tests

Ronald Galvis <rGalvis@sdsinc.org>

Mon 2/5/2024 4:04 PM

To:mperez@hydrocorpinc.com <mperez@hydrocorpinc.com>

Cc:Gloria Perez <gperez@sdsinc.org>

Bcc:Ronald Galvis <rGalvis@sdsinc.org>

 1 attachments (2 MB)

WC 2024-01 Backflow Tests.pdf;

Good morning, Madelin,

It was a pleasure to virtually meet you and speak with you earlier today.

As verbally informed, we work for Walnut Creek Community Development District ("District"), a Special District located in the City of Pembroke Pines. As stated, we have already performed the Backflow test for our 4 devices (3 Waterfalls and Guardhouse - Taft St. and NW 76th AVE.) this year. Kindly see the report attached.

Thank you for letting me know that no further actions are necessary from our end now. Also, we are so glad to know that the backflow tests will be now performed yearly by your team, and the charges for it included in the water bills. Thank you for providing me with that information.

If there is any matter, we can assist you with, please do not hesitate to let us know.

Best regards.



Ronald Galvis

Field Operations Manager

(786)503-1633

rgalvis@sdsinc.org

www.sdsinc.org

Raider Rooter & Bradford Septic
525 Gator Drive
Lantana, FL 33462



Phone: (561) 737-8818
office@raiderrooter.com
www.raiderrooter.com

Transaction Date: 1/9/2024

Invoice Due Date: 1/9/2024

Work Order #: 100348

Bill to
7500 NW 20th St (BF)
7500 NW 20th St
Pembroke Pines, FL 33024

Ship to
7500 NW 20th St (BF)
7500 NW 20th St
Pembroke Pines, FL 33024

Phone Number: (786) 503-1633

Invoice #: i71635

Assigned Tech: A1 - Johnnie

Item	Description	Quantity	Price	Amount
Backflow Test / Cert	Backflow Test / Certification	4	\$150.00	\$600.00
	Tested four (4) backflow units			
	Test Results: PASSED			

Please Note our new mailing address: 525 Gator Drive, Lantana, FL 33462

Total: \$600.00

Payments: \$0.00

Credit card payments on invoices over \$1000 are subject to a 3% surcharge

Balance Due: \$600.00



Attachments

1.



WO_100348IMG_39a4.jpg

2.



WO_100348IMG_4095.jpg



3.



WO_100348IMG_c3fb.jpg

4.



WO_100348IMG_19eb.jpg



Reef Tropical Pool
a Pool Centurion Group, LLC company

Remit To:
P.O. Box 749078
Atlanta, GA 30374-9078

Make a Payment! <https://poolcenturion.myservicetitan.com>

BILL TO

Walnut Creek CDD
1800 Northwest 76th Avenue
Pembroke Pines, FL 33025 USA

ESTIMATE
146381292

ESTIMATE DATE
Jan 23, 2024

JOB ADDRESS

Walnut Creek CDD
1800 Northwest 76th Avenue
Pembroke Pines, FL 33025 USA

Job: 145164039

ESTIMATE DETAILS

Waterfall Pump Discharge Re-Plumb : Drain fountain completely to keep water from backflowing through 8" line after we remove gate valve in order to re-plumb line. Install new 8" flange to gate valve and re-plumb a new 8" PVC Elbow reduced to 6" pipe to install new 6" flange to pump. Re-secure previously installed gasket with hardware. Refill fountain and get equipment restarted.

Warranty

One Year Parts & Labor

TASK	DESCRIPTION	QTY
1	Labor	1.00

Materials

MATERIAL	DESCRIPTION	QUANTITY
1	Plumbing Materials W/ 6" Flange and 8' Flange	1.00

SUB-TOTAL \$2,867.02

TOTAL \$2,867.02

~~**EST. FINANCING** \$57.05~~

ASK ABOUT OUR
ADDITIONAL SERVICES!

-Annual Preventative Equipment Maintenance
-Automation Upgrades

Please call the office at
305.367.2005
For any further questions.

Make a Credit Card Payment! <https://poolcenturion.myservicetitan.com>

CUSTOMER AUTHORIZATION

This is an estimate for 1800 Northwest 76th Avenue, Pembroke Pines, FL 33025 USA.

My signature is an approval of the Terms and Conditions and authorizes Reef Tropical Pool Repairs to proceed with work as proposed.

50% Deposit may be required.

Estimates are valid for 30 days. Please see our website for Terms and Conditions.

Remit To:

P.O. Box 749078

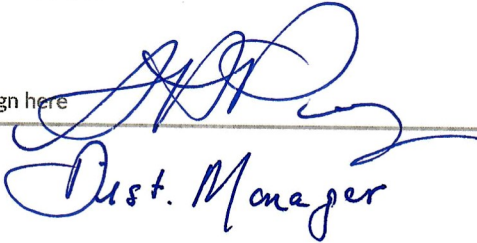
Atlanta, GA 30374-9078

305.367.2005

<https://poolcenturion.myservicetitan.com/home>

CPC1457341

Sign here


Dist. Manager

Date

1/23/2024

Approved

for nec. repairs @ East Waterfall
in the amount of \$2,867.02

COI's are required.



Reef Tropical Pool
a Pool Centurion Group, LLC company
100 North Krome Ave
Florida City, FL 33034-3409

Make a Payment! <https://poolcenturion.myservicetitan.com>

BILL TO

Walnut Creek CDD
1800 Northwest 76th Avenue
Pembroke Pines, FL 33025 USA

ESTIMATE
145143389

ESTIMATE DATE
Jan 19, 2024

JOB ADDRESS

Walnut Creek CDD
1800 Northwest 76th Avenue
Pembroke Pines, FL 33025 USA

Job:

ESTIMATE DETAILS

Waterfall Pump Discharge Repair : Remove 8" flange from pump and replace flange gasket with new hardware. Secure pump back to 8" flange and get equipment restarted.

Warranty

90 Days Parts & Labor

TASK	DESCRIPTION	QTY
1	Labor	1.00

Materials

MATERIAL	DESCRIPTION	QUANTITY
1	Flange Kit with Gasket and Stainless Steel Hardware 6"	1.00

SUB-TOTAL \$969.20

TOTAL \$969.20

ASK ABOUT OUR
ADDITIONAL SERVICES!

- Annual Preventative Equipment Maintenance
- Automation Upgrades

Please call the office at
305.367.2005
For any further questions.

Make a Credit Card Payment! <https://poolcenturion.myservicetitan.com>

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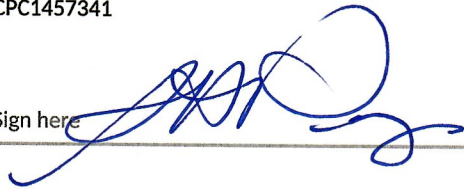
~~50% Deposit may be required.~~ *SWP*

Estimates are valid for 30 days. Please see our website for Terms and Conditions.

Remit To:
100 North Krome Ave
Florida City, FL 33034
305.367.2005
<https://poolcenturion.myservicetitan.com/home>

CPC1457341

Sign here



Date

1/19/2024

*To be paid upon
Completion.*



PO BOX 45-1037
MIAMI, FLORIDA 33245-1037
CLAIMS PHONE: 877-787-7210
CLAIMS FAX: 786-347-5545
www.starcasualty.com

March 12, 2024

WALNUT CREEK CDD
2501A BURNS RD
PALM BEACH GARDENS, FL 33410

Re: Our Insured: ZIPPORAH ANN MARIE CATO
Policy Number: FLV – 0000467942-05
Claim Number: 2023-3615
Date Of Loss: 05/03/2023
Claimant: WALNUT CREEK CDD

Dear WALNUT CREEK CDD:

I am writing to you on behalf of Star Casualty Insurance Company concerning the above referenced matter.

Please be advised that we have received your claim and determined the property damage is total loss. As we have discussed we resolve the claim once the enclosed Property Damage Release has been executed.

If you have any questions, please feel free to call me at the number below.

Gemma Perez

IAU Support
Star Casualty Insurance Company
Office: 786-206-1530
Toll Free: 877-782-7210 Ext.9628
Fax: 786-347-5546

FRAUD WARNING STATEMENT

"ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE ANY INSURANCE COMPANY FILES A STATEMENT OF CLAIM CONTAINING ANY FALSE, INCOMPLETE, OR MISLEADING INFORMATION IS GUILTY OF A FELONY OF THE THIRD DEGREE"

FL ST s 817.234

PROPERTY DAMAGE RELEASE
Our Claim No. 2023-3615

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, being of lawful age, for sole consideration of **TEN THOUSAND DOLLARS /00 (\$10,000.00)** to be paid to **WALNUT CREEK CDD** does/ do hereby and for my, our, its heirs, executors, administrators, successors and assigns release, acquit and forever discharge **HENRY CATO , ZIPPORAH ANN MARIE CATO, JACOB CATO AND VALERINE CATO** Star Casualty Insurance Company and his, her, their, or its agents, servants, successors, heirs, executors, administrators and all other persons, firms, corporations, associations or partnerships of and from any and all claims, actions, causes of action, demands, rights, damages, costs, loss of service, expenses and compensation whatsoever, which the undersigned now has/have or which may hereafter accrue on account of or in any way growing out of any and all known and unknown, foreseen and unforeseen property damage and the consequences thereof resulting or to result from the occurrence on or about **05/03/2023**.

It is understood and agreed that this settlement is the compromise of a doubtful and disputed claim, and that the payment made is not to be construed as an admission of liability on the part of the party or parties hereby released, and that said releases deny liability therefore and intend merely to avoid litigation and buy their peace.

The undersigned further declare(s) and represent(s) that no promise, inducement or agreement not herein expressed has been made to the undersigned, and that this Release contains the entire agreement between the parties hereto, and that the terms of this Release are contractual and not a mere recital.

THE UNDERSIGNED HAS READ THE FOREGOING RELEASE AND FULLY UNDERSTANDS IT.

Signed, sealed and delivered this _____ day of _____ 20 ____.

CAUTION: READ BEFORE SIGNING BELOW_____
WALNUT CREEK CDD

STATE OF _____

{ SS.

COUNTY OF _____

On the _____ day of _____, 20____, before me personally appeared _____ be known to be the person(s) named herein and who executed the foregoing Release and _____ acknowledged to me that _____ voluntarily executed same.

My term expires _____, 20 ____.

NOTARY PUBLIC**FRAUD WARNING STATEMENT**

"ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE ANY INSURANCE COMPANY FILES A STATEMENT OF CLAIM CONTAINING ANY FALSE, INCOMPLETE, OR MISLEADING INFORMATION IS GUILTY OF A FELONY OF THE THIRD DEGREE"

FL ST s 817.234



President
Chad Brocato
Pompano Beach
Chad.Brocato@copbfl.com

1st Vice-President
John McNamara
Sunrise
jmcnamara@sunrisefl.gov

2nd Vice President
Steven Krivjanik
Oakland Park
stephenk@oaklandparkfl.gov

Secretary
Michael McNally
Coral Springs-Parkland
mmcnally@coralsprings.org

Treasurer
Rodney Turpel
North Lauderdale
rturpel@nlauderdale.org

March 17, 2023

Commercial and Multifamily Property Owners

RE: Implementation of Universal Gate Access System

The Fire Chiefs Association of Broward County passed a Motion at its April's meeting to support and approve the new Universal Gate Access System. The Fire Prevention and MA and Communications Subcommittees have met and approved Click-2-Enter System.

The implementation of the Closest Unit Response (CUR) program in Broward County is an important step towards improving emergency response times and ensuring that those in need of life-saving assistance receive the quickest and most efficient care possible. Voters have amended the Broward County Charter requiring the County to implement the Closest Unit Response (CUR) program.

Emergency incidents meeting the CUR criteria require the closest fire rescue unit to respond to life-threatening emergencies across jurisdictional boundaries. One of the challenges faced by the program is the need for the responding agencies to have access to gated communities in a timely manner. A universally approved gate access system now addresses this issue by providing a standardized approach to granting access to emergency responders.

The Broward County Local Amendments (BCLA) to the Florida Fire Prevention Code (FFPC) has adopted a new Universal Gate Access System Requirement (F-108.9.3). This amendment subsection states, "All new and existing automatic entry gates installed in either commercial or multifamily communities shall be provided with a universal access system, approved by the Fire Prevention Subcommittee of the Fire Chiefs Association of Broward County, to allow rapid entry. Existing applications may be provided up to one (1) year to complete as approved by the Authority Having Jurisdiction (AHJ).

To comply with these requirements, all new and existing Commercial and Multifamily Communities with automatic entry gates must meet the requirements of F-108.9.3 of the Broward County Local Amendments to the Florida Fire Prevention Code.

The Universal Gate Access System prioritizes the safety and security of residents while also allowing for efficient and timely emergency response. Proper training and communication will also be necessary to ensure that all parties involved understand how the system works and how to use it effectively.

The implementation of the Universal Gate Access System will help support the success of the Closest Unit Response program and ultimately improve emergency response times and outcomes in Broward County.



President
Chad Brocato
Pompano Beach
Chad.Brocato@copbfl.com

1st Vice-President
John McNamara
Sunrise
jmcmamara@sunrisefl.gov

2nd Vice President
Steven Krivjanik
Oakland Park
stephenk@oaklandparkfl.gov

Secretary
Michael McNally
Coral Springs-Parkland
mmcnally@coralsprings.org

Treasurer
Rodney Turpel
North Lauderdale
rturpel@nlauderdale.org

If necessary, contact your local Fire Department's Fire Prevention Bureau for additional information and guidance.

Please see the attached links below to assist with additional information.

- <https://fcabc.com>
- https://library.municode.com/fl/broward_county_board_of_rules_and_appeals/codes/the_florida_fire_prevention_code?nodeId=BRCOLOAMFLFIPRCO

Regards,

Chad Brocato, Fire Chief
FCABC President



ISO Class One

CITY OF PEMBROKE PINES FIRE- RESCUE
OFFICE OF FIRE PREVENTION
DIVISION CHIEF/FIRE MARSHAL
DANIEL ALMAGUER



November 2, 2023

To: All Property Owners and Responsible Parties,

Subject: New Amendment to the Florida Fire Prevention Code – Universal Access System

Broward County has adopted a new amendment to the Florida Fire Prevention Code, requiring all new and existing automatic entry gates in commercial or multifamily communities to be equipped with an approved Universal Access System as per Section F-108.9.3.

Universal Gate Accessibility is necessary to facilitate the recent implementation of the Closest Unit Response (CUR) program, which improves fire-rescue response times to life-threatening emergencies. Emergency incidents meeting the CUR criteria require the closest fire rescue unit to respond to life-threatening emergencies across jurisdictional boundaries.

One of the program's challenges is the need for responding agencies from different jurisdictions to access gated communities without incurring a delay. A universally approved gate access system has been approved by the Fire Chiefs Association of Broward County to resolve this concern.

To comply with the new amendment, owners and responsible parties of automatic entry gates are required to install a universal gate access system known as **Click2Enter (C2E)** by **November 30, 2024**. C2E uses radio frequencies that are issued to public safety agencies by the FCC for their restricted use only. This system provides a standardized method that has been tested and proven safe and reliable for all emergency responders to access gated communities.

A step-by-step guide is attached to assist the responsible party in achieving compliance with this amendment. Information can also be found by clicking on the links below:

Click2Enter: <https://www.click2enter.net/>

Broward County Board of Rules & Appeals:

https://library.municode.com/fl/broward_county_board_of_rules_and_appeals/codes/the_florida_fire_prevention_code?nodeId=BRCOLOAMFLFIPRCO

Pembroke Pines Fire Rescue does not endorse any specific vendor; however, a list of qualified vendors may be found at:

<https://www.click2enter.net/howtobuy.asp?sn=Florida&sabr=FL&sid=2&cid=1&v=1>

For more information on installation processes or questions, please visit our website or contact the Pembroke Pines Fire Prevention Bureau at (954) 499-9560 | <https://www.ppines.com/1632/Click-2-Enter>

Sincerely,

Daniel Almaguer
Division Chief | Fire Marshal



STEP-BY-STEP COMPLIANCE GUIDE



1. Utilize the Click2Enter website and select a vendor of your choosing.
<https://www.click2enter.net/>
2. Once a vendor has been selected, the responsible party must visit the City of Pembroke Pines Development HUB and create an account.
<https://pembrokepinesfl-energovweb.tylerhost.net/apps/selfservice#/home>
3. After the account is created, you will need to click on the "Apply" tab in the Development Hub.
4. When the "Apply" window opens, type "Commercial Miscellaneous Electrical" in the Search Tab just under the section named Application Assistant.
5. Once all forms have been filled out, all the required information may be uploaded to the Development HUB for processing and further instruction.
6. If you choose not to upload the application and you wish to complete the process in person, you should print the information and hand deliver the application at:

*601 City Center Way
Building Department - Second Floor
Pembroke Pines, FL 33025*

7. Once all plans have been reviewed and approved, the permit will be issued, and inspections will be scheduled through the respective disciplines (Fire & Electrical).



Date	Estimate #
3/11/2024	2024-1330

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

P.O. No.	Terms
	Due on receipt
Description	Total
CLICK-2-ENTER SYSTEM PROJECT	
CLICK 2 ENTER EMERGENCY VEHICLE DETECTOR 12VDC	1,460.00
20 AMP SINGLE-POLE TYPE QP CIRCUIT BREAKER	25.00
CIRCUIT BREAKER BLOCKER	125.00
WIRE 12 GAGE STRANDED GREEN/WHITE/BLACK	200.00
PVC SCH 40 CONDUIT FOR ELECTRICAL	649.99
1" 90 DEGREES ELBOW	48.00
1 IN. 45-DEGREE SCHEDULE 40 PVC BELLED END STANDARD RADIUS ELBOW	36.00
1 IN. SCH. 40 AND 80 PVC TYPE-LB CONDUIT BODY	30.00
1" SCH 40 MALE CONNECTOR.	20.00
1" PVC TWO HOLE CLAMP	30.00
PVC 8X8X4 JUNCTION BOX	100.00
18/6 DIRECT BURIAL PER FEET	125.00
4X4X1/4 SQUARE TUBE 6 FEET WHITE POST FOR CLICK TO ENTER	150.00
50 LB. FAST SETTING CONCRETE MIX	100.00
PAVOR REMOVAL AND REINSTALLATION	1,800.00
CLICK 2 ENTER INSTALLATION LABOR:	21,400.00
- 24 INCH DEEP TRENCH FROM VISITOR ARM GATE TO GUARD HOUSE	
- CODUIT INSTALLATION FOR 120V	
- CODUIT INSTALLATION FOR LOW VOLTAGE	
- CONCRETE SLAB AND POST INSTALLATION	
- WIRING FROM VISITOR POST TO GUARD HOUSE	
- WIRING AND CONNECTIONS	
- COORDINATION WITH FIRE DEPT RADIO FREQUENCY	
Customer is responsible for the following, if required:	
- Permit Fees	
- CAD File Drawings	
- Drawing Modification Fees	
- Engineering or Arquitecture Fees	
NOTE:	
FIRE DEPT. REQUIRES A DEDICATED ELECTRICAL CIRCUIT FOR THE CLICK TO ENTER. CLICK TO ENTER MUST BE LOCATED BY THE VISITORS ARM GATE	
Subtotal \$26,298.99	Sales Tax (7.0%) \$0.00
Total	\$26,298.99

Walnut Creek CDD

Taft ST. Entrance Modification Project

Arking Solutions	Caltran Engineering
<p>Design and Plans for roadway work control access.</p> <p>Design and Plans for Electrical work control arms.</p> <p>Site Plan, Existing and Proposed Site. To include:</p> <p>Construction Details.</p> <p>Signing, Marking.</p> <p>Electrical Panel and Connections.</p>	<p>Design of the access point of the community.</p> <p>Prepare engineering component package following FDOT plans Preparation Manual to include:</p> <p>Key sheets</p> <p>Tabulation of quantities as per FDOT pay items.</p> <p>Roadway Plans to include proposed curbing</p> <p>Paving and Grading with proposed new elevations.</p> <p>Drainage.</p> <p>Signing and pavement marking plans</p> <p>Details among others.</p>
<p><i>Both of the above mentioned scopes of work have been prepared using as a reference the results of the recent "gate trap study" performed by Caltran Engineering (enclosed).</i></p>	
<p style="text-align: center;">\$6,750.00</p> <p>Not Included: \$2,400.00 Permit Processing Fee (plus any City/County Fees) if needed.</p>	<p style="text-align: center;">\$8,500.00</p>

Walnut Creek CDD

Taft ST. Entrance Modification Project

Arking Solutions

Arking Solutions has the ability to perform the job once plans and designs are approved. They provided an estimated price for that:

\$37,311.00

Caltran Engineering

Some other companies were provided with the details and asked to provide estimates for this project.

- **Headley Construction Group** and **Regions Security** provided estimated prices to perform the actual project (modifications) if approved, but not to design (draw) plans for it.

Other companies asked for estimates for this project, but did not provide a quote:

- *Persant Construction*
- *Florida Paving & Stripping*

Local Contractors (Pembroke Pines/Hollywood area):

- *ABC Construction*
- *Astral Construction and Engineering - message*
- *RV Construction*
- *Tiebeam Construction*



March 4/2024

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

Ref: WALNUT CREEK MAIN ENTRANCE IMPROVEMENT.

ARKING SOLUTIONS INC. is pleased to submit the following proposal to provide the services required for "ADJUST CONTROL ACCESS"

SCOPE OF WORK:

PLANS:

Design and Plans for roadway work control access.
Design and Plans for Electrical work control arms.
Site Plan, Existing and Proposed Site.
Construction Details.
Signing, Marking.
Electrical Panel and Connections.

Design & Plans \$ 6,750=

Not Included:

PERMIT PROCESS \$2,400=
Agencies Fees.
Partial Survey if required by Zoning.

CONSTRUCTION:

- Sunshine Utilities Location.
- M.O.T.
- Cut and Remove existing concrete curb.
- Demo existing asphalt for new curb.
- Excavation for new curb.



- Concrete Curb Type "D" 3,000 P.S.I. Aprox. 90 LF
- New Sod and Grass.
- Electrical connections for relocation and new arm barrier.
- Junction box.
- Excavation and Piping.
- New Mega Arm Barrier. (1)
- 12 led red and green 12 foot long. (2)
- Relocation existing Arm Barrier. (1)
- Reinforced Concrete bases. (2)
- Arms Barrier surface sensors. (2)
- Load and haul away construction debris and trash.

Construction \$ 37,311=

GRAND TOTAL \$44,061=

Not Included:

Asphalt Patching. Waiting for Public Works requirements.

Marking. Waiting for Public Works requirements.

Fire devices if is required. (Knox Box)

PAYMENT SCHEDULE:

50% Deposit payment.

40% As per progress work.

10% Final Payment.

Best Regards,

Martha L. Arango

Martha L. Arango

C.G.C.

Construction Manager

Acceptance: _____

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: _____

From: crivero regionssecurity.com <crivero@regionssecurity.com>

Sent: Tuesday, February 6, 2024 2:01 PM

To: Gloria Perez <gperez@sdsinc.org>

Cc: Ronald Galvis <rGalvis@sdsinc.org>

Subject: Walnut Creek CDD - Sheridan Street Pedestrian Gate and Right Vehicle Arm Gate

Hello Gloria,

At the last CDD Meeting the board approved Estimate #2024-1257 which had 2 options:

1. Using existing wiring supply power to the existing lock and the existing Bluetooth at the guard house. Existing keypad cannot be used in conjunction with the Bluetooth. Not enough wiring to individualize 2 separate power sources.
2. Using existing conduit to run new wiring for existing keypad and Bluetooth.





After revisiting the site for other issues, Option 2 is no longer available. The existing wiring in the existing conduits are jammed. The existing conduits are obstructed by dirt, rotten wires, mole, attached cables and among other factors. It is one of the consequences of not using underground rated cables.

See attached Estimate #2024-1279 (Change Order #1) for the Keypad and Bluetooth project which replaces Estimate #2024-1257. The project now requires 5 conductors (wires) for the installation. As mentioned above the existing conduits cannot be used for new wiring. Therefore, the Estimate #2024-1278 (Change Order #2) is required to complete a proper wiring, minimize future repair expense and many years of service. The quote will also serve the future wiring replacement for the arm gate wiring when required which given the mesh of wires (image attached) and not underground rated wires it will not be long before the cables will have to be replaced.

Cordially,



Carlos Rivero, Jr. U.S. Army Veteran
President & CEO at Regions Security Services

 (305) 517-1266 x 105 |  www.RegionsSecurity.us |  crivero@RegionsSecurity.us
 [1100 NW 72nd Ave, Miami, FL 33126](#)





This e-mail, and any attachments thereto, are intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail and any attachments thereto, is strictly prohibited. If you have received this e-mail in error, please notify me by replying to this message and permanently deleting the original and any copy of this e-mail and any printout thereof.



Date	Estimate #
1/15/2024	2024-1257

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

Ship To

P.O. No.		Terms		
		Due on receipt		
Description		Qty	Cost	Total
PEDESTRIAN ENTRANCE GATE WITH BLUETOOTH OPTIONS				
OPTION 1 BLUETOOTH APP ACCESS WIRING CONVERSION AT GUARD HOUSE WITH NO EXISTING KEYPAD		1	300.00	300.00T
OPTION 2 BLUETOOTH APP ACCESS WIRING CONVERSION AT GUARD HOUSE USING EXISTING KEYPAD 18/4 STRAND DIRECT BURIAL BLUETOOTH AND KEYPAD LABOR: - WIRING FROM GATE TO GUARD HOUSE USING EXISTING CONDUITS. - CONNECTION AND CONFIGURATIONS		300 1	0.51667 1,000.00	155.00T 1,000.00T
<div><div><p>Fox Chase Condominium</p><p>Unit/Suite #: 1000</p><p>Address: 8605 NW 8th St, Miami, FL 33126</p><p>Parking Space(s): 100</p><p>Doors access control</p><ul style="list-style-type: none">Call Security GuardhouseVisitors / Guest InvitationsParked VisitorsLatest VisitorsResidents 1Vehicles 13My Personal QR</div><div><div>Back Doors access control</div><div>Refresh door list</div><div>Pool</div><div>Clubhouse</div><div>Out of range</div><div>Pedestrian North</div></div></div>				
	Option 1	\$300.00	Option 2	\$1,155.00



Estimate

Date	Estimate #
1/31/2024	2024-1279

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

Ship To

P.O. No.	CHANGE ORDER #1 to ESTIMATE #2024-1257			Terms
Pedestrian Sheridan				Due on receipt
Description	Qty	Cost	Total	
ARCS-B/BT - 13.56 MHZ DESFIRE EV2 & EV3 + BLUETOOTH KEYPAD READER	1	375.00	375.00T	
PVC SCH40 1/2"X10' CONDUIT	10	1.00	10.00T	
1/2 IN. PVC TYPE LB CONDUIT BODY	1	6.00	6.00T	
1/2 IN. CONDUIT COUPLING	3	1.00	3.00T	
1/2 IN. PVC MALE TERMINAL ADAPTER	3	1.00	3.00T	
22/8 DIRECT BURIAL STRANDED WIRE 1000 FEET.	150	0.50	75.00T	
PEDESTRIAN READER INSTALLATION LABOR:	1	900.00	900.00T	
- CONDUIT INSTALLATION				
- WIRING FROM PEDESTRIAN GATE TO GUARD HOUSE				
- READER INSTALLATION AND CONNECTION				
NOTE: This quote is subject to the estimate approval number 2024-1278. Estimate number 1279 relies on the conduit provided on estimate number 2024-1278 for the keypad installation.				
Subtotal		\$1,372.00	Sales Tax (7.0%)	\$0.00
Total		\$1,372.00		



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

P.O. No.	CHANGE ORDER #2 to ESTIMATE #2024-1257	Terms
Pedetrrian Sheridan ...		Due on receipt

Subtotal	\$4,276.50	Sales Tax (7.0%)	\$0.00	Total	\$4,276.50
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Walnut Creek CDD Facts

FEBRUARY 1ST 2024 – FEBRUARY 29TH 2024

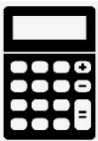
 **12,113** Total Visitors Recorded

 **1,155** Total Residents Recorded

 **13,268** Total People Recorded

- 2613 by QR Invites (19.6%)

This averages out to...



- 458 entries per day
- 19.1 entries per hour

Walnut Creek CDD Facts

CENSUS

 **636** Units have logged into the new App

 **259** Units have not logged into the new App

 **3,262** Total Residents in the system

 **2,973** Total Residents Vehicles in the system

 **5,401** Total Permanent Visitors in the system

We appreciate everyone's continued feedback & support.

GATE MAINTENANCE/SERVICE REPORT

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

INVOICE REPORT

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

INCIDENT REPORT

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

**INDIVIDUAL INCIDENT REPORT(S) REQUIRING
BOARD ACTION OR DIRECTION**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

MEMORANDUM

TO: District Manager

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

DATE: January 19, 2024

RE: Required Ethics Training and Financial Disclosure

Ethics Training

This memorandum serves as a reminder that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws.

Deadlines & Recordkeeping

The deadline to complete training for this calendar year is December 31, 2024. There is no requirement to submit proof that you have completed the training. However, the Florida Commission on Ethics recommends that Supervisors maintain a record of all completed trainings, including the date and time of completion. This documentation may be useful if Supervisors are ever required to provide evidence of training completion. The training is a calendar year requirement and corresponds to the form year. Therefore, Supervisors will report their 2024 training when filling out their Form 1 for the 2025 year.

Links to Online Training

[Public Meetings and Public Records Law \(2-Hour Audio Presentation\)](#). This presentation is audio only and is offered by the Office of the Attorney General. This presentation covers public records and Florida public records law. The presentation can be accessed for free. Completing this presentation will satisfy 2 of the 4 hours of required ethics training.

[State Ethics Laws for Constitutional Officers & Elected Municipal Officers](#). This training is presented by the Florida Commission on Ethics. The training is an overview of Florida's Ethics Code (Part III, Chapter 112, and Article II, Section 8, Florida Constitution) geared toward Constitutional Officers and Elected Municipal Officers. Topics covered include gifts, voting conflict, misuse of office, prohibited business relationships, conflicting employment relationships, revolving door, and Amendment 12. This presentation can be accessed for free. Completing this training will satisfy 2 of the 4 hours of required ethics training.

[State-Mandated Continuing Education in Ethics.](#) This class is presented by the Florida League of Cities. The class covers Chapter 112 of Florida's Ethics Code (2 Hours) and Florida Public Records and Public Meetings Law (2 Hours). To take this class, you must register for it, however there is no registration fee. Completing this class will meet your ethics training requirement.

["4-Hour Ethics Course"](#). The "4-Hour Ethics Course" is available online and presented by the Florida Institute of Government. There are three sessions. Session 1 covers Florida's Public Records Laws (1 hour), session 2 covers Florida Government in the Sunshine Law (1 hour), and session 3 covers Florida's Ethics Laws (2 hours). The registration fee is \$79. Completing this entire course will meet your ethics training requirement.

[Sunshine Law, Public Records and Ethics for Public Officers and Public Employees 2023.](#) This seminar is offered by the Florida Bar. This seminar covers sunshine law and public records; true stories of excess corruption in the ethics world; navigating Florida public records law, privacy, ethics and social media; complaints, misuse, anti-nepotism and voting; ethics during and after public service: conflicting contractual relationships & revolving door restrictions; gifts bribes, honoraria, and expenditures. The cost for this seminar is \$280. Completing this entire seminar will meet your ethics training requirement. Those Supervisors or Officers who are members of the Florida Bar may wish to purchase this option as Continuing Legal Education Credits can be earned.

We will notify you directly or through the District Manager's office if and when other training opportunities become available.

Form 1 or Form 6

Section 8, Article II of the Florida Constitution requires constitutional officers and certain elected public officials to file a Form 6. In the last session, the legislature expanded the requirements to include *elected members of municipalities*. Independent special district officials remain exempt from the requirement to file a Form 6. Elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts (including community development districts) are required to file Form 1.

For this year's filing requirement, a completed Form 1 must be submitted prior to July 1, 2024 using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via the link at [Login - Electronic Financial Disclosure Management System \(floridathics.gov\)](https://floridathics.com/). You will no longer be able to file your completed Form 1 through your local Supervisor of Elections office.

If you have any questions or need additional information about ethics training requirements or financial disclosure, please do not hesitate to contact our office.