



**WALNUT CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING & PUBLIC
HEARING
MAY 21, 2024
6:00 P.M.**

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

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

AGENDA
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
Walnut Creek Clubhouse
7500 NW 20th Street Pembroke Pines, Florida 33024
REGULAR BOARD MEETING & PUBLIC HEARING
May 21, 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. March 19, 2024 Regular Board Meeting Minutes.....	Page 2
G. Administrative Matter	
1. Financial Update.....	Page 12
2. Announce the 2024 General Election and Candidate Qualifying Period – Noon, Monday, June 10, 2024 through Noon, Friday, June 14, 2024.....	Page 26
H. Public Hearing	
1. Proof of Publication.....	Page 27
2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget	
3. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Final Budget.....	Page 29
I. New/Additional Business	
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3. Discussion Regarding HOA Request to Install Benches near Lakes.....	Page 58
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6. Consider Approval of Required Click2Enter Access Systems Upgrade Proposals.....	Page 82
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9. Consider Approval of Trimming of Palms Around Waterfalls Proposals.....	Page 136
10. Ratify and Approve Arking CO #1 for Main Entrance Improvement.....	Page 143
11. Ratify and Approve Crystal Pools East Waterfall Repair Proposal.....	Page 144
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13. Regions Security Gate Systems Evaluation Report.....	Page 148
14. Update and Response to Board Inquiries from Allstate Related to Fish Stocking	
15. Update and Information Regarding the South University Dr. Canal Erosion/Stabilization Project and Contractors	
16. Update Regarding the Central Broward Water Control District Certification and Permit Renewals	
J. Security Systems/Services	
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- 3. Security Administrator Updates and Reports:
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 - b) Invoice Report.....Page 153
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- 4. Individual Incident Report(s) Requiring Board Action or Direction:
 - a) Resident Marilyn Dauphin Request for Payment Plan.....Page 155
 - b) Resident Miracola Taft St Exit Gate Incident of April 2, 2024.....Page 157

K. Old Business

L. Additional Staff Updates/Requests

- 1. Attorney
- 2. District Manager
 - a. SDS Ethics Training Memo.....Page 159
 - b. Reminder of the 2023 Form 1 – Statement of Financial Interests Due by July 1, 2024

M. Additional Board Member/Public Comments

N. 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

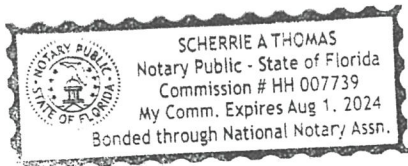
Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

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 Development District will hold Regular Meetings at 6:00 p.m. at the Walnut Creek Community Clubhouse, 7500 NW 20th Street, Pembroke Pines, Florida 33024 on the following dates:

- October 17, 2023
- January 16, 2024
- March 19, 2024
- April 16, 2024
- May 21, 2024
- June 18, 2024
- August 20, 2024

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, five (5) days prior to the date of the particular meeting.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, at least seven (7)

days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

WALNUT CREEK COMMUNITY
DEVELOPMENT DISTRICT
www.walnutcreekcodd.org
10/6 25-25/0000686577B

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 19, 2024**

A. CALL TO ORDER

District Manager, Gloria Perez, called the March 19, 2024, Regular Board Meeting of the Walnut Creek Community Development District (the “District”) to order at 6:03 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 and Zalman Kagan.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

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

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mrs. Perez noted that an agenda item from New Business H.14 Consider Approval of Regions’ Est. 2024-1257 – Bluetooth Pedestrian will now read “Regions’ Est. 2024-1257 – Bluetooth Pedestrian.”

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

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

F. APPROVAL OF MINUTES

1. January 16, 2024, Regular Board Meeting

The minutes from the January 16, 2024, Regular Board Meeting were presented for consideration.

A MOTION was made by Supervisor Beckmann, seconded by Supervisor Levenson and unanimously passed approving the minutes of the January 16, 2024, Regular Board Meeting, as presented.

G. ADMINISTRATIVE MATTERS

1. Financial Update

Financial Reports were presented in the meeting book 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 February 29, 2024, reflected: \$2,360,051.96.

A motion ratifying the financials or any further discussion was requested.

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

I. NEW/ADDITIONAL BUSINESS

1. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2023/2025 Proposed Budget

Mrs. Perez presented Resolution No. 2024-02, entitled:

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.

Mrs. Perez read the title of the resolution for the record and noted, as done in previous years, the maximum debt assessment amount is being assessed for the 2010 Bond. The Administrative Budget is higher than last year; insurance costs have increased and Legal Advertising costs have also increased.

The total estimated available funds for 9-30-24, should no unforeseen expenses occur, are expected to be approximately \$1,350,00. This amount consists of \$274,000 in operating funds and \$1,076,000 in improvement/emergency funds. The \$1,350,00 amount assumes that expenses will not exceed the budget for FY 2024/2025.

In addition to the \$1,350,000, there are also the Current Reserves (*not changed until Oct 1st*) consisting of:
Headwall - \$60,000
Lake Slope - \$30,000
Pipe Replacement - \$155,000
S-8 Canal - \$540,000

Supervisor Kagan requested that the amounts for the line items listed in the Reserves be provided in the amounts collected to date and reflect the current reserves. He further noted that Improvement Funds may be needed for the S-8 Canal Erosion Project and for pipe replacement.

A carryover of \$109,000 has been applied to this budget (\$100,000 was set up last year). Because the overall assessment presented for 2024/2025 is less than the overall assessment for 2023/2024, letters to residents would not be required if the Budget is approved without an increase.

If the \$109,000 carryover in the budget were to be eliminated, the increase to assessments would be approximately \$129.56 per unit.

109,000/895 = 121.79/.94 = 129.56

Should the increase be applied, notices to property owners would be required.

A discussion ensued and the Board requested that amendments be made.

All of the below options zero out the line item for Stormwater Drainage Pipe Cleaning & CCTV Project in the amount of \$120,000.

Option 1 – From the \$120,000 that has become available, allocate \$20,000 towards carryover and \$100,000 towards the reduction of assessments.

Options 2 - From the \$120,000 that has become available, allocate the full amount of \$120,000 towards the reduction of assessments.

Option 3 – Provide an option that reduces the per unit assessment by \$250.00 from last year’s assessment.

Management was directed to request a current estimated project cost from Landshore Enterprises for the S-8 Erosion Canal Project and to find out what contractor has done the Broward County canal project repairs along University and reach out to same.

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Levenson and unanimously passed adopting Resolution No. 2024-02, as presented, approving Proposed Budget, amended to reflect the above three (3) Options for FY 2024/2025 consideration and Setting the Public Hearing for May 21, 2024, at 6:00 p.m. in the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024; and further authorizing the required advertisement.

2. Iguana Control Reports

Iguana Control Reports were presented in the meeting book and were reviewed by the Board. The following figures reflect removed iguanas:

88 from the lakes and canals

22 from the Taft Street water features

110 Total

3. Consider Waterfalls and Taft Street Entrance Light Times

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
<p><i>*Some other "local" vendors were contacted to get a bid for this project, such as:</i></p> <ul style="list-style-type: none"> - MJV Electrical - C Davis Electric - GB Electric <p><i>They either stated do not carry the necessary requested insurances (Workers Comp. specifically), or did not provide the requested quote on time.</i></p>		

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Beckmann and passed unanimously approving the Tirone Electric proposal in the amount of \$1,200 for the replacement of the Taft Street Entrance/Exit and Waterfall Area times, upgrading same to commercial grade photocell timers, as presented.

4. Consider Fish Stocking Proposal

The Board had several questions for District management to forward to Allstate regarding the proposal: Why are you recommending a variety of fish, as this District does not permit sport fishing. Is it for environmental reasons? Additionally, will the catfish that are being proposed cause damage to the shoreline? Lastly, would it be better to solely stock with the mosquito fish instead? If so, please proceed, solely stocking with mosquito fish.

A **MOTION** was made by Supervisor Beckmann, seconded by Supervisor Kagan and passed unanimously approving the Allstate Resource Management fish stocking proposal dated February 20, 2024, in the amount of \$648; anticipated date of stocking is April 4, 2024.

5. Consider Ratification of Regions’ Est. 2024-1301 - Loop Replacement & Pavers

A **MOTION** was made by Supervisor Beckmann, seconded by Supervisor Ross and passed unanimously ratifying and approving the Regions’ Est. 2024-1304 for Loop Replacement and Pavers in the amount of \$2,915, as presented.

Mr. Riveros noted that the cost had since been reduced.

6. City of Pembroke Pines Backflow Prevention Assembly (BPA) Testing Program

The City of Pembroke Pines Backflow Prevention Assembly (BPA) Testing Program has been issued and is a requirement. The District will no longer be required to conduct its own testing, as it will be done through said program and the cost will be added to the water bill. The cost will be \$70 per device being tested and the District has four (4) devices.

The District's last backflow tests were conducted by Raider Rooter and passed in January.

7. Consider Ratification of Reef Tropical Est. 146381292 – East Waterfall Leak Repair

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Beckmann and passed unanimously ratifying and approving Reef Tropical Est. 146381292 in the amount of \$2,867.02 for the East Waterfall leak repair, inclusive of draining and refilling of the water feature, as presented.

8. Consider Ratification of Reef Tropical East. 145143389 – East Waterfall Leak Repair

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Beckmann and passed unanimously ratifying and approving Reef Tropical Est. 145143389 in the amount of \$969.20 for the East Waterfall leak repair, which includes the 8-inch flange from the pump and replace flange gasket with new hardware, as presented.

9. Discussion Regarding Star Casualty Insurance Company Property Damage Release

Mr. George advised of the options available, including the option to submit a claim through the District's insurance company, Egis, for the difference not included in the settlement. A discussion ensued and the Board opted to not submit a claim through Egis.

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Ross and unanimously passed accepting the proposed amount of \$10,000, which is the limit provided by Star Casualty and simultaneously authorizing the Chair to sign off on the settlement on behalf of the District.

10. City of Pembroke Pines' Fire Rescue Implementation of Universal Gate Access System

The City of Pembroke Pines' Fire-Rescue Implementation of Universal Gate Access System was presented in the meeting book. Mr. Riveros and Mr. Perez from Regions provided an explanation, noting that what was required is an independent system with its own circuit breaker to be maintained and locked to avoid tampering.

11. Consider Regions Est. 2024-1330 – Cleck-2-Enter System Project

Presented in the meeting book was Regions' Est. 2024-1330 for the Click-2-Enter System Project dated March 11, 2024, in the amount of \$26,298.99.

Since the deadline for the implementation of the required upgrades was determined to be in November 2024, the Board's direction was to confirm if all entrances must be addressed, as the provided estimate was only for the Taft entrance and the current emergency entrance is located at Sheridan.

Additionally, the Board directed District management to obtain proposals from three (3) licensed and approved vendors from the list on the City of Pembroke Pines' Fire-Rescue Implementation of Universal Gate Access System provided material.

12. Update on Security Guardhouse Phone Caller ID

This item was addressed as requested and the Security Guardhouse Phone Caller ID has been changed to "Walnut Creek GH." Please note that, unfortunately, certain phone providers will still reflect "W Lennar," as experienced with T-Mobile and Metro PCS. Nothing further can be done regarding this matter.

The majority of the calls are being conducted from the handheld cell phone that is provided by Regions and that phone will read "Regions Sec."

13. Consider Proposals for Taft Street Entrance Modification Project

Walnut Creek CDD Taft ST. Entrance Modification Project	
Arking Solutions	Caltran Engineering
<p>Design and Plans for roadway work control access. Design and Plans for Electrical work control arms. Site Plan, Existing and Proposed Site. To include: Construction Details. Singing, Marking. Electrical Panel and Connections.</p>	<p>Design of the access point of the community. Prepare engineering component package following FDOT plans Preparation Manual to include: Key sheets Tabulation of quantities as per FDOT pay items. Roadway Plans to include proposed curbing Paving and Grading with proposed new elevations. Drainage. Signing and pavement marking plans 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>\$6,750.00</p> <p>Not Included: \$2,400.00 Permit Processing Fee (plus any City/County Fees) if needed.</p>	<p>\$8,500.00</p>

Walnut Creek CDD	
Taft ST. Entrance Modification Project	
Arking Solutions	Caltran Engineering
<p>Arking Solutions has the ability to perform the job once plans and designs are approved. They provided an estimated price for that:</p> <p style="text-align: center;">\$37,311.00</p>	
<p>Some other companies were provided with the details and asked to provide estimates for this project.</p> <p>- 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.</p> <p>Other companies asked for estimates for this project, but did not provide a quote:</p> <ul style="list-style-type: none"> - <i>Persant Construction</i> - <i>Florida Paving & Stripping</i> <p>Local Contractors (Pembroke Pines/Hollywood area):</p> <ul style="list-style-type: none"> - <i>ABC Construction</i> - <i>Astral Construction and Engineering - message</i> - <i>RV Construction</i> - <i>Tiebeam Construction</i> 	

The proposal provided by Arking includes the gate systems design and the proposal from Caltran does not include the gate systems (only the road work).

Project Estimates we gathered without plans are estimated as: Headly Construction \$40,900 and Regions \$38,525.

Supervisor Ross excused herself from the meeting at approximately 7:02 p.m.

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Beckmann and passed unanimously approving the Arking Solutions proposal in the amount of \$6,750 for the Taft Street Entrance Modification Project, wherein Arking Solutions will provide the District with the proposed design and plans for the Taft Street Entrance Modification Project and Additional Gate Project to be used for bidding and permitting purposes; and simultaneously directing District Counsel to prepare an agreement and authorizing District management to sign on behalf of the District.

14. Consider Regions’ Est 2024-1257 – Bluetooth Pedestrian

Regions’ Est. 2024-1257, dated January 15, 2024, in the amount of \$1,155 was previously approved by the Board during the meeting of January 16, 2024, thereby selecting Option 2.

Mr. Rivero and Mr. Perez from Regions provided an explanation as to why Option 2 that was previously approved is no longer an option and clarifying that this was in reference to the West Pedestrian Gate:

1. *Using existing wiring supply power to the existing lock and the existing Bluetooth at the guardhouse. The 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, mold, 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 the proper wiring, minimize future repair expenses. The quote will also serve the future wiring replacement for the arm gate wiring, when required, which given the mesh of wires (image attached).

15. Consider Regions' Est 2024-1279 – New Keypad and Bluetooth Reader

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Levenson and passed unanimously approving Regions' Est 2024-1279, dated January 31, 2024, in the amount of \$1,372 for a new keypad and Bluetooth reader, as presented.

16. Consider Regions' Est. 2024-1278 – Sheridan Pedestrian and Vehicle Entrance Conduit and Wire Replacement

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Levenson and passed unanimously approving Regions' Est 2024-1278, dated January 31, 2024, in the amount of \$4,276.50 for the Sheridan pedestrian and vehicle entrance conduit and wire replacement, as presented.

I. SECURITY SYSTEMS/SERVICES

1. Regions' Security Report

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

2. Security Administrator Staff Changes Update

The Board was advised that Shaniya Woods was no longer part of the Security Administration Team.

Supervisor Kagan asked the Security Administrator approximately how many calls were being made to encourage the use of the App and was advised that they had not been making calls as of lately. The Security Admin was instructed to do so, as that is part of the Admin responsibilities.

3. Security Administrator Updates and Reports

a. Gate Maintenance/Service Report

This report was provided via handout by the Security Admin.

Because of the concerns with the numerous breakdowns of the Security Gate Systems, District management was instructed to obtain a second opinion/evaluation of the security gate systems.

b. Invoice Report

This report was provided via handout by the Security Admin and the same was reviewed with the Board.

c. Incident Report

This report was provided via handout by the Security Admin and the Board requested that the information be more complete and that the incidents and invoices for damages to the gates coincide. Additionally, the dates for repairs needed and when repaired are to be included in addition to the amount of the invoices.

4. Individual Incident(s) Report Requiring Board Action or Direction

This report was provided via handout by the Security Admin. Mr. Fontil asked the Board and District Counsel for direction. When asked by police producing a report as to whether or not to prosecute, direction was given to prosecute.

J. OLD BUSINESS

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

K. ADDITIONAL STAFF UPDATES/REQUESTS
1. Attorney

Mr. George provided an overview of the Memorandum Regarding Required Ethics Training and Financial Disclosure. District management was asked to recirculate the previous email to provide the links.

2. District Manager

The District Manager had no further comments.

L. ADDITIONAL BOARD MEMBER/PUBLIC COMMENTS

Public comments were taken at this time and the following items were discussed:

Concerns with the District gate readers and the HOA issued barcodes. Clarification was given that the District had provided an onsite Security Administrator to address the questions and concerns of the public and in order to assist with issues that arise on a day-to-day basis. It was further noted that no one should wait until a meeting to be assisted with security related concerns.

A question arose regarding the hedges along Sheridan. Clarification was given that the HOA currently maintains the hedges pursuant to a Landscaping Maintenance Agreement between the District and the HOA.

M. ADJOURNMENT

There being no further business to come before the Board a **MOTION** was made by Supervisor Levenson, seconded by Supervisor Beckmann and passed unanimously adjourning the meeting at 8:31 p.m.

ATTESTED BY:

Secretary /Assistant Secretary

Chairman/Vice-Chair

Walnut Creek
Community Development District

**Financial Report For
April 2024**

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

	Annual Budget 10/1/23 - 9/30/24	Actual Apr-24	Year To Date Actual 10/1/23 - 4/30/24
REVENUES			
ADMINISTRATIVE ASSESSMENTS	182,571	0	174,400
MAINTENANCE ASSESSMENTS	1,405,957	0	1,335,882
DEBT ASSESSMENTS (2010)	129,869	0	123,433
OTHER REVENUE	0	1,000	6,760
INTEREST INCOME	1,500	0	56,637
TOTAL REVENUES	\$ 1,719,897	\$ 1,000	\$ 1,697,112
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	10,000	0	3,800
PAYROLL TAXES (EMPLOYER)	800	0	291
ENGINEERING	40,000	0	2,340
LEGAL FEES	23,000	855	9,715
AUDIT FEES	4,100	0	0
MANAGEMENT	49,092	4,091	28,637
POSTAGE	1,450	67	715
OFFICE SUPPLIES/PRINTING	5,500	192	963
INSURANCE	17,500	0	21,056
LEGAL ADVERTISING	1,100	0	464
MISCELLANEOUS	8,750	345	3,746
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	1,167
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 173,117	\$ 5,717	\$ 74,489
MAINTENANCE EXPENDITURES			
FIELD MANAGEMENT	5,000	2,500	5,000
OPERATIONS MANAGEMENT	12,000	1,000	7,000
SECURITY SERVICES	370,000	23,415	153,284
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	924	6,459
ELECTRIC	85,000	8,053	56,713
WATER & SEWAGE	16,000	1,049	7,358
GUARD HOUSE - VISITOR PASSES	0	0	0
GATE SYSTEM MAINTENANCE	50,000	3,774	45,759
GUARD HOUSE INT/EXT MAINTENANCE	30,000	243	11,022
LAKE & PRESERVE MAINTENANCE	48,000	2,960	20,720
SIGNAGE	2,000	0	92
STREETLIGHT MAINTENANCE	5,000	0	0
WATERFALL MAINTENANCE	80,000	4,650	41,974
HOLIDAY LIGHTING	11,000	0	4,995

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

	Annual Budget 10/1/23 - 9/30/24	Actual Apr-24	Year To Date Actual 10/1/23 - 4/30/24
IGUANA REMOVAL SERVICES	27,000	2,242	15,692
MISCELLANEOUS MAINTENANCE	10,000	7,092	19,167
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	100,000	34,153	70,648
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	\$ 92,055	\$ 465,883
TOTAL EXPENDITURES	\$ 1,594,717	\$ 97,772	\$ 540,372
EXCESS OR (SHORTFALL)	\$ 125,180	\$ (96,772)	\$ 1,156,740
PAYMENT TO TRUSTEE (2010)	(122,077)	(2,751)	(119,026)
BALANCE	\$ 3,103	\$ (99,523)	\$ 1,037,714
COUNTY APPRAISER & TAX COLLECTOR FEE	(34,368)	0	(31,388)
DISCOUNTS FOR EARLY PAYMENTS	(68,735)	0	(63,301)
EXCESS/ (SHORTFALL)	\$ (100,000)	\$ (99,523)	\$ 943,025
CARRYOVER FROM PRIOR YEAR	100,000	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (99,523)	\$ 943,025

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 4/30/24	\$ 2,032,024.59
Accounts Payable As Of 4/30/24	\$ 54,912.97
Accounts Receivable As Of 4/30/24	\$ 8,720.00
Reserve For Headwall Stabilization As Of 4/30/24	\$ 100,000.00
Reserve For Lake Slope Soil Maintenance As Of 4/30/24	\$ 30,000.00
Reserve For Stormwater Maint/Pipe Replacement As Of 4/30/24	\$ 155,000.00
Reserve For S-8 Canal Reconstruction As Of 4/30/24	\$ 540,000.00
Operating Account Available Funds As Of 4/30/24	\$ 1,160,831.62
Improvements/Emergency Funds As Of 4/30/24	\$ 1,082,909.25
Total Available Funds As Of 4/30/24	\$ 2,243,740.87

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

	<u>Oct 23 - Apr 24</u>	<u>23/24 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
01-3100 · Administrative Assessment	174,400.24	182,571.00	-8,170.76	95.53%
01-3200 · Maintenance Assessment	1,335,882.20	1,405,957.00	-70,074.80	95.02%
01-3811 · Debt Assessments (Series 2010)	123,432.90	129,869.00	-6,436.10	95.04%
01-3821 · Debt Assess-Paid To Trustee-10	-119,026.05	-122,077.00	3,050.95	97.5%
01-3830 · Assessment Fees	-31,388.15	-34,368.00	2,979.85	91.33%
01-3831 · Assessment Discounts	-63,300.85	-68,735.00	5,434.15	92.09%
01-9400 · Miscellaneous Revenue	6,760.00	0.00	6,760.00	100.0%
01-9410 · Interest Income	56,636.74	1,500.00	55,136.74	3,775.78%
01-9411 · Carryover From Prior Year	0.00	100,000.00	-100,000.00	0.0%
Total Income	1,483,397.03	1,594,717.00	-111,319.97	93.02%
Expense				
01-1307 · Payroll tax expense	290.70	800.00	-509.30	36.34%
01-1308 · Supervisor Fees	3,800.00	10,000.00	-6,200.00	38.0%
01-1310 · Engineering	2,340.00	40,000.00	-37,660.00	5.85%
01-1311 · Management Fees	28,637.00	49,092.00	-20,455.00	58.33%
01-1315 · Legal Fees	9,715.00	23,000.00	-13,285.00	42.24%
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	3,746.15	8,750.00	-5,003.85	42.81%
01-1513 · Postage and Delivery	714.66	1,450.00	-735.34	49.29%
01-1514 · Office Supplies	962.90	5,500.00	-4,537.10	17.51%
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	1,166.62	2,000.00	-833.38	58.33%
01-1601 · Security Services	153,283.71	370,000.00	-216,716.29	41.43%
01-1604 · Guardhouse Int/Ext Maintenance	11,022.17	30,000.00	-18,977.83	36.74%
01-1605 · Gate System Maintenance	45,759.00	50,000.00	-4,241.00	91.52%
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	20,720.00	48,000.00	-27,280.00	43.17%
01-1805 · Stormwater Mgt/Pipe Replacement	70,648.00	100,000.00	-29,352.00	70.65%
01-1812 · Signs	92.46	2,000.00	-1,907.54	4.62%
01-1814 · Electricity	56,712.55	85,000.00	-28,287.45	66.72%
01-1815 · Miscellaneous Maintenance	19,170.03	10,000.00	9,170.03	191.7%
01-1816 · Telephone	6,458.70	12,500.00	-6,041.30	51.67%
01-1817 · Water & sewer	7,357.62	16,000.00	-8,642.38	45.99%
01-1818 · Field Management	5,000.00	5,000.00	0.00	100.0%
01-1821 · Waterfall Maintenance	41,973.62	80,000.00	-38,026.38	52.47%
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 April 2024

	<u>Oct 23 - Apr 24</u>	<u>23/24 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
01-1835 · Pressure Clean & Paint Ext Strc	0.00	14,000.00	-14,000.00	0.0%
01-1839 · Iguana Removal Services	15,691.69	27,000.00	-11,308.31	58.12%
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	7,000.00	12,000.00	-5,000.00	58.33%
Total Expense	<u>540,372.40</u>	<u>1,594,717.00</u>	<u>-1,054,344.60</u>	<u>33.89%</u>
Net Income	<u>943,024.63</u>	<u>0.00</u>	<u>943,024.63</u>	<u>100.0%</u>

**Walnut Creek Community Development District
Check Register
March 2024**

Reference #	Date	Vendor	Amount
3-1	3/1/2024	Comcast (Voice 8931)	179.36
3-2	3/1/2024	1st Solution Pest Control	140.00
3-3	3/1/2024	Allstate Resource Management, Inc.	2,960.00
3-4	3/1/2024	Billing, Cochran, Lyles, Mauro & Ramsey	2,305.00
3-5	3/1/2024	Blue Iguana Pest Control Inc	4,483.34
3-6	3/1/2024	Comcast (8939)	372.79
3-7	3/1/2024	Comcast (9044)	372.79
3-8	3/1/2024	Craig A Smith & Associates LLC	390.00
3-9	3/1/2024	Crystal Pool Service Inc	5,606.00
3-10	3/1/2024	Hancock Bank (Tax Receipts)	2,736.55
3-11	3/1/2024	Regions Security	3,491.46
3-12	3/1/2024	Special District Services	6,032.43
3-13	3/5/2024	Amazon Capital Services	77.94
3-14	3/5/2024	FPL	8,370.19
3-15	3/5/2024	Regions Security	31,622.51
3-16	3/5/2024	Tirone Electric	405.00
3-17	3/7/2024	City of Pembroke Pine (536647-248299)	456.47
3-18	3/7/2024	City of Pembroke Pines (536645-248297)	423.35
3-19	3/7/2024	City of Pembroke Pines (536646-248298)	251.59
TOTAL			70,676.77

Walnut Creek Community Development District

Check Register

April 2024

Reference #	Date	Vendor	Amount
4-1	4/2/2024	Allstate Resource Management, Inc.	2,960.00
4-2	4/2/2024	Billing, Cochran, Lyles, Mauro & Ramsey	500.00
4-3	4/2/2024	Blue Iguana Pest Control Inc	2,241.67
4-4	4/2/2024	Central Broward Water Control District	21.00
4-5	4/2/2024	City of Pembroke Pine (536647-248299)	417.32
4-6	4/2/2024	City of Pembroke Pines (536645-248297)	179.08
4-7	4/2/2024	City of Pembroke Pines (536646-248298)	228.32
4-8	4/2/2024	Comcast (8939)	372.79
4-9	4/2/2024	Comcast (9044)	372.79
4-10	4/2/2024	Comcast (Voice 8931)	179.36
4-11	4/2/2024	Craig A Smith & Associates LLC	325.00
4-12	4/2/2024	Crystal Pool Service Inc	4,650.00
4-13	4/2/2024	Crystal Springs	3.98
4-14	4/2/2024	FPL	8,339.79
4-15	4/2/2024	Regions Security	9,264.00
4-16	4/2/2024	Special District Services	5,533.82
4-17	4/2/2024	Tirone Electric	225.00
4-18	4/2/2024	Wolfer Landscape Services	1,200.00
4-19	4/22/2024	Comcast (Voice 8931)	178.88
4-20	4/23/2024	Allstate Resource Management, Inc.	34,153.00
4-21	4/23/2024	Amazon Capital Services	103.25
4-22	4/23/2024	Arking Solutions Inc	3,375.00
4-23	4/23/2024	AT&I Systems	398.00
4-24	4/23/2024	Billing, Cochran, Lyles, Mauro & Ramsey	1,990.00
4-25	4/23/2024	Comcast (8939)	372.49
4-26	4/23/2024	Comcast (9044)	372.49
4-27	4/23/2024	Crystal Pool Service Inc	4,650.00
4-28	4/23/2024	Crystal Springs	4.99
4-29	4/23/2024	Hancock Bank (Tax Receipts)	2,252.85
4-30	4/23/2024	Regions Security	23,317.67
4-31	4/23/2024	Walnut Creek Community Association, Inc.	2,500.00
TOTAL			110,682.54

Walnut Creek Community Development District
Expenditures
March 2024 - April 2024

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
Expenditures					
01-1307 · Payroll tax expense					
	03/21/2024	PR 03/19/24		mtg 03/19/24 PR 03/25/24 (Levenson, Ross, Beckman, Kagan)	61.20
Total 01-1307 · Payroll tax expense					<u>61.20</u>
01-1308 · Supervisor Fees					
	03/21/2024	PR 03/19/24		mtg 03/19/24 PR 03/25/24 (Levenson, Ross, Beckman, Kagan)	800.00
Total 01-1308 · Supervisor Fees					<u>800.00</u>
01-1310 · Engineering					
	03/31/2024	CASA-INV-001778	Craig A Smith & Associates LLC	professional services thru 03/31/2024	325.00
Total 01-1310 · Engineering					<u>325.00</u>
01-1311 · Management Fees					
	03/31/2024	2024-0424	Special District Services	Management fee - March 2024	4,091.00
	04/30/2024	2024-0543	Special District Services	4988 6591 8037 9902	4,091.00
Total 01-1311 · Management Fees					<u>8,182.00</u>
01-1315 · Legal Fees					
	03/31/2024	186842	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 03/31/2024	1,990.00
	04/30/2024	187382	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 04/30/2024	855.00
Total 01-1315 · Legal Fees					<u>2,845.00</u>
01-1512 · Miscellaneous					
	03/01/2024	15662	Central Broward Water Control District	public records request	21.00
	03/21/2024	PR 03/19/24		mtg 03/19/24 PR 03/25/24 (Levenson, Ross, Beckman, Kagan)	53.00
	03/31/2024	2024-0424	Special District Services	document storage	75.41
	03/31/2024	2024-0424	Special District Services	travel	90.20
	04/30/2024	2024-0543	Special District Services	document storage	155.16
	04/30/2024	2024-0543	Special District Services	travel	189.69
Total 01-1512 · Miscellaneous					<u>584.46</u>
01-1513 · Postage and Delivery					
	04/30/2024	2024-0543	Special District Services	FedEx	67.31
Total 01-1513 · Postage and Delivery					<u>67.31</u>
01-1514 · Office Supplies					
	03/31/2024	2024-0424	Special District Services	copier charges	12.00
	04/30/2024	2024-0543	Special District Services	copier charges	160.35
	04/30/2024	2024-0543	Special District Services	meeting books	32.00
Total 01-1514 · Office Supplies					<u>204.35</u>
01-1570 · Website Management					
	03/31/2024	2024-0424	Special District Services	website	166.66
	04/30/2024	2024-0543	Special District Services	website	166.66
Total 01-1570 · Website Management					<u>333.32</u>

Walnut Creek Community Development District
Expenditures
March 2024 - April 2024

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
01-1601 · Security Services					
	03/01/2024	30738	Regions Security	service March 2024	2,574.00
	04/17/2024	31140	Regions Security	Security March 2024	23,415.08
Total 01-1601 · Security Services					<u>25,989.08</u>
01-1604 · Guardhouse Int/Ext Maintenance					
	03/25/2024	56935	Tirone Electric	60 W LED Corn light bulbs	225.00
	04/11/2024	1HKM-LW9F-CYYT	Amazon Capital Services	bulletin board and garbage can	103.25
	04/19/2024	143798	1st Solution Pest Control	bi-monthly regular service of pest control	140.00
Total 01-1604 · Guardhouse Int/Ext Maintenance					<u>468.25</u>
01-1605 · Gate System Maintenance					
	03/01/2024	30737	Regions Security	service March 2024	825.00
	03/09/2024	30869	Regions Security	Sheridan Street - linear 1 button transmitter 318 MHZ - visor style factory block	200.00
	03/09/2024	30870	Regions Security	Taft visitor/ Taft resident arm barrier remount 2/12/24 6:37 pm	150.00
	03/09/2024	30862	Regions Security	dualbeam barcode reader for long range vehicle identification	2,760.00
	03/11/2024	30873	Regions Security	Mega code radio receiver, City of Pembroke Pines received installation	565.00
	03/25/2024	30975	Regions Security	Taft St resident entrance gate #1; Liftmaster motor for mega arm, swing, and slide	1,035.00
	03/25/2024	30974	Regions Security	Sheridan left lane barrier arm remount 3/19/24 6:33 pm	150.00
	03/26/2024	30984	Regions Security	Taft visitor arm barrier remount 3/21/24 2:05pm	150.00
	03/28/2024	23990885	AT&I Systems	evaluate Sheridan and Taft gate systems to determine maint and repairs	398.00
	04/01/2024	31068	Regions Security	Taft visitor arm barrier remount 3/31/24 6:05pm	225.00
	04/01/2024	31105	Regions Security	service maintenance contract April 2024	825.00
	04/01/2024	31106	Regions Security	service maintenance contract April 2024	2,574.00
	04/03/2024	31078	Regions Security	Taft right exit arm barrier remount 4/2/24 5:20 pm	150.00
Total 01-1605 · Gate System Maintenance					<u>10,007.00</u>
01-1803 · Lake & Preserve Maintenance					
	03/01/2024	6258	Allstate Resource Management, Inc.	mitigation area maintenance & lake management	2,960.00
	04/01/2024	6999	Allstate Resource Management, Inc.	mitigation area maintenance & lake management	2,960.00
Total 01-1803 · Lake & Preserve Maintenance					<u>5,920.00</u>
01-1805 · Stormwater Mgt/Pipe Replacement					
	04/03/2024	7981	Allstate Resource Management, Inc.	stormwater maintenance final payment	33,505.00
	04/04/2024	7666	Allstate Resource Management, Inc.	Annual Fish Stocking of a Variety of Sport Fish (Largemouth Bass, Bluegill, Channel Catfish and M...	648.00
Total 01-1805 · Stormwater Mgt/Pipe Replacement					<u>34,153.00</u>
01-1814 · Electricity					
	03/19/2024	63714-09001 0324	FPL	acct# 363714-09001 (02/19/24 - 03/19/24)	33.06
	03/19/2024	63522-34022 0324	FPL	acct# 63522-34022 (02/19/24 - 03/19/24)	522.11
	03/19/2024	91603-83023 0324	FPL	acct# 91603-83023 (02/19/24 - 03/19/24)	1,135.48
	03/19/2024	04574-72025 0324	FPL	acct# 04574-72025 (02/19/24 - 03/19/24)	490.20
	03/19/2024	36358-71365 0324	FPL	acct# 36358-71365 (02/19/24 - 03/19/24)	6,070.49
	03/19/2024	54061-43023 0324	FPL	acct# 54061-43023 (02/19/24 - 03/19/24)	88.45
	04/18/2024	04574-72025 0424	FPL	acct# 04574-72025 (03/19/24 - 04/18/24)	477.32

Walnut Creek Community Development District
Expenditures
March 2024 - April 2024

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
	04/18/2024	54061-43023 0424	FPL	acct# 354061-43023 (03/19/24 - 04/18/24)	94.95
	04/18/2024	63522-34022 0424	FPL	acct# 63522-34022 (03/19/24 - 04/18/24)	254.33
	04/18/2024	63714-09001 0424	FPL	acct# 63714-09001 (03/19/24 - 04/18/24)	32.33
	04/18/2024	91603-83023 0424	FPL	acct# 91603-83023 (03/19/24 - 04/18/24)	1,163.77
	04/18/2024	36358-71365	FPL	acct# 36358-71365 (03/19/24 - 04/18/24)	6,030.38
Total 01-1814 · Electricity					<u>16,392.87</u>
01-1815 · Miscellaneous Maintenance					
	03/13/2024	21393886 031324	Crystal Springs	water for guardhouse	3.98
	03/31/2024	2024-0424	Special District Services	plastic ties for fence, sign	98.55
	04/10/2024	21393886 041024	Crystal Springs	water for guardhouse	4.99
	04/11/2024	1548	Arking Solutions Inc	design and plans	3,375.00
	04/11/2024	1549	Arking Solutions Inc	permit process	3,700.00
	04/30/2024	2024-0543	Special District Services	plastic ties for fence	11.75
Total 01-1815 · Miscellaneous Maintenance					<u>7,194.27</u>
01-1816 · Telephone					
	03/11/2024	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (03/15/24 - 04/14/24)	372.79
	03/11/2024	8495 75 100 0519044	Comcast (9044)	acct# 8495751000519044 (03/15/24 - 04/14/24)	372.79
	03/15/2024	197121515	Comcast (Voice 8931)	acct# 904688931 inv# 197121515 (service thru 04/14/24)	179.36
	04/11/2024	8495 75 100 0519044	Comcast (9044)	acct# 8495751000519044 (04/15/24 - 05/14/24)	372.49
	04/11/2024	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (04/15/24 - 05/14/24)	372.49
	04/15/2024	199606127	Comcast (Voice 8931)	acct# 904688931 inv# 199606127	178.88
Total 01-1816 · Telephone					<u>1,848.80</u>
01-1817 · Water & sewer					
	03/14/2024	1529236	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (02/15/24 - 03/14/2024)	179.08
	03/14/2024	1529238	City of Pembroke Pine (536647-248299)	1800 NW 76 Ave E (02/15/24 - 03/14/24)	417.32
	03/20/2024	1529237	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (02/15/24 - 03/14/24)	228.32
	04/17/2024	536647-248299	City of Pembroke Pine (536647-248299)	1800 NW 76 Ave E (03/14/24 - 04/17/24)	494.64
	04/17/2024	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (03/14/24 - 04/17/24)	391.55
	04/22/2024	536645-248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (03/14/24 - 04/17/2024)	162.68
Total 01-1817 · Water & sewer					<u>1,873.59</u>
01-1818 · Field Management					
	04/15/2024	2023/2024	Walnut Creek Community Association, Inc.	2ndpayment for agreement b/t District and association FY 2023/24	2,500.00
Total 01-1818 · Field Management					<u>2,500.00</u>
01-1821 · Waterfall Maintenance					
	03/01/2024	2415180300	Crystal Pool Service Inc	March service	4,650.00
	04/01/2024	2415180400	Crystal Pool Service Inc	April service	4,650.00
Total 01-1821 · Waterfall Maintenance					<u>9,300.00</u>
01-1827 · Landscape Maint (Other)					
	03/07/2024	3075	Wolfer Landscape Services	Taft entrance trees around fountain trimmed	1,200.00
Total 01-1827 · Landscape Maint (Other)					<u>1,200.00</u>

**Walnut Creek Community Development District
Expenditures
March 2024 - April 2024**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
01-1839 · Iguana Removal Services					
	03/06/2024	112660	Blue Iguana Pest Control Inc	monitoring March 2024	2,000.00
	03/06/2024	112659	Blue Iguana Pest Control Inc	monitoring March 2024	241.67
	04/01/2024	119687	Blue Iguana Pest Control Inc	monitoring April 2024	241.67
	04/01/2024	119686	Blue Iguana Pest Control Inc	monitoring April 2024	2,000.00
Total 01-1839 · Iguana Removal Services					<u>4,483.34</u>
01-2311 · Operations Management					
	03/31/2024	2024-0424	Special District Services	field operations management	1,000.00
	04/30/2024	2024-0543	Special District Services	field operations management	1,000.00
Total 01-2311 · Operations Management					<u>2,000.00</u>
Total Expenditures					<u>136,732.84</u>

**Walnut Creek Community Development District
Balance Sheet
As of April 30, 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	2,032,024.59	0.00	0.00	0.00	2,032,024.59
Improvements/Emergency Funds	1,082,909.25	0.00	0.00	0.00	1,082,909.25
Total Checking/Savings	<u>3,114,933.84</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,114,933.84</u>
Total Current Assets	3,114,933.84	0.00	0.00	0.00	3,114,933.84
Other Assets					
Investments - Interest Account	0.00	0.00	0.00	0.00	0.00
Investments - Reserve Fund	0.00	123,727.50	0.00	0.00	123,727.50
Investments - Revenue Account	0.00	220,306.50	0.00	0.00	220,306.50
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00
Investments - Redemption Account	0.00	7,277.91	0.00	0.00	7,277.91
Investments - Principal	0.00	0.00	0.00	0.00	0.00
Accounts Receivable	8,720.00	0.00	0.00	0.00	8,720.00
A/R Non Ad Valorem Receipts	0.00	2,252.85	0.00	0.00	2,252.85
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	353,564.76	353,564.76
Amount To Be Provided	0.00	0.00	0.00	636,435.24	636,435.24
Total Other Assets	<u>8,720.00</u>	<u>353,564.76</u>	<u>8,183,865.00</u>	<u>990,000.00</u>	<u>9,536,149.76</u>
TOTAL ASSETS	<u>3,123,653.84</u>	<u>353,564.76</u>	<u>8,183,865.00</u>	<u>990,000.00</u>	<u>12,651,083.60</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	54,912.97	0.00	0.00	0.00	54,912.97
Total Current Liabilities	<u>839,912.97</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>839,912.97</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	839,912.97	0.00	0.00	990,000.00	1,829,912.97
Equity					
Retained Earnings	1,340,716.24	259,516.35	-3,110,211.00	0.00	-1,509,978.41
Net Income	943,024.63	94,048.41	0.00	0.00	1,037,073.04
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>2,283,740.87</u>	<u>353,564.76</u>	<u>8,183,865.00</u>	<u>0.00</u>	<u>10,821,170.63</u>
TOTAL LIABILITIES & EQUITY	<u>3,123,653.84</u>	<u>353,564.76</u>	<u>8,183,865.00</u>	<u>990,000.00</u>	<u>12,651,083.60</u>

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

	Annual Budget 10/1/23 - 9/30/24	Actual Apr-24	Year To Date Actual 10/1/23 - 4/30/24
Revenues			
Interest Income	100	1,289	6,393
NAV Tax Collection	122,077	2,253	116,275
Bond Prepayments	0	0	0
Total Revenues	\$ 122,177	\$ 3,542	\$ 122,668
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)	\$ -	\$ 3,542	\$ 94,048

**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	7	Broward Cty Tax Collector	03/15/24	NAV Taxes	\$ 30,752.88		\$ (608.13)	\$ (345.98)	\$ 29,798.77	\$ 3,265.93	\$ 25,162.00	\$ 2,324.95	\$ 3,164.52	\$ 24,381.40	\$ 2,252.85	\$ 2,252.85
9	8	Broward Cty Tax Collector	04/12/24	NAV Taxes	\$ 37,153.73		\$ (742.72)	\$ (18.02)	\$ 36,392.99	\$ 3,945.68	\$ 30,399.20	\$ 2,808.85	\$ 3,864.84	\$ 29,776.80	\$ 2,751.35	\$ 2,751.35
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
					\$1,669,862.30	\$ 1,006.77	\$ (32,130.87)	\$ (63,318.87)	\$ 1,575,419.33	\$ 178,345.92	\$ 1,366,281.40	\$ 126,241.75	\$ 168,208.53	\$ 1,288,184.75	\$ 119,026.05	\$ 119,026.05

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

Collections
97.17%

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.

\$ 1,669,862.30	
\$ 1,006.77	\$ 1,575,419.33
\$ (178,345.92)	\$ (168,208.53)
\$ (1,366,281.40)	\$ (1,288,184.75)
\$ -	\$ -
\$ (126,241.75)	\$ (119,026.05)
\$ -	\$ 0.00

MEMORANDUM

To: CDD & Special District Manager

From: Claudette Hamilton
Candidate and Municipal Liaison

Date: April 8, 2024

Subject: 2024 Candidate Qualifying

In preparation for the upcoming candidate qualifying for Special Districts and Community Development Districts (CDD), which begins at Noon, Monday, June 10, 2024, and concludes at Noon, Friday, June 14, 2024, this office would like to provide you with important information to facilitate a smooth process.

Please share the important information listed below with your candidates.

- The Supervisor of Elections Office will accept and hold qualifying papers beginning Monday, May 27, 2024 to be processed and filed during the qualifying period.
- **Form [DS-DE 9 Appointment of Campaign Treasurer](#)** is only required for candidates who intends to accept contributions or make expenditures in connection with his/her campaign.
- **Form [DS-DE 84 Statement of Candidate](#)** is only required for those candidates who file Form DS-DE 9 and must be filed within 10 days after filing said form.
- **[Form 1 Statement of Financial Interest for 2023](#)** must be filed electronically with the Florida Commission on Ethics. A copy must be provided during qualifying.
- **Form [DS-DE 302NP Candidate Oath Non-Partisan Office](#)** (must be properly executed). This form like all others required, can be downloaded from the Division of Elections website, <https://dos.myflorida.com/elections/forms-publications/>
- Special District candidates shall pay a \$25 qualifying fee.
- The qualifying fee can be paid with a personal check, money order, or cash. Check/money order should be payable to Broward County Supervisor of Elections.

We hope that this information is helpful to you and your candidates. Please feel free to call me at (954) 712-1961 should you have any questions regarding qualifying.

Sold To:

Walnut Creek Community Development District - CU80173075
2501 Burns Rd, Ste A
Palm Beach Gardens,FL 33410-5207

Bill To:

Walnut Creek Community Development District - CU80173075
2501 Burns Rd, Ste A
Palm Beach Gardens,FL 33410-5207

Published Daily

Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the
attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting ,
Was published in said newspaper by print in the issues of, and by publication on the
newspaper’s website, if authorized on May 01, 2024; May 08, 2024
SSC_Notice of Public Meeting
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

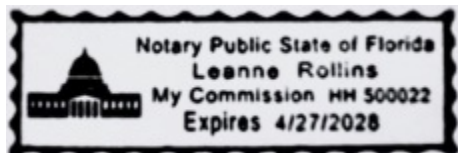


Signature of Affiant

Sworn to and subscribed before me this: May 09, 2024.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

Affidavit Delivery Method: E-Mail
Affidavit Email Address: LArcher@sdsinc.org
7625584

**NOTICE OF PUBLIC HEARING AND
REGULAR BOARD MEETING OF THE
WALNUT CREEK COMMUNITY DEVELOPMENT
DISTRICT**

The Board of Supervisors of the Walnut Creek Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on May 21, 2024, at 6:00 p.m., or as soon thereafter as can be heard, at the Walnut Creek Community Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2024/2025 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.walnutcreekcdd.org) or at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours five (5) days prior to the date of the meetings. The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record. 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. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (561) 630-4922, and/or toll free at 1-877-737- 4922, at least seven (7) days prior to the date of the meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Walnut Creek Community Development
District

www.walnutcreekcdd.org
5/1/24 & 5/8/24 7625584

Order # - 7625584

RESOLUTION NO. 2024-04

A RESOLUTION OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2024/2025 BUDGET.

WHEREAS, the Walnut Creek Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

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

PASSED, ADOPTED and EFFECTIVE this 21st day of May, 2024.

ATTEST:

**WALNUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Walnut Creek
Community Development District

Option 1 - O&M Assessment = \$1,655.76

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

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- I FINAL BUDGET
- II PROPOSED FINAL BUDGET
- III DETAILED FINAL BUDGET
- IV DETAILED FINAL MAINTENANCE BUDGET
- V DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2010)
- VI ASSESSMENT COMPARISON

FINAL 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	1,290,000
DEBT ASSESSMENTS (2010)	129,869
OTHER REVENUES	0
INTEREST INCOME	1,800
TOTAL REVENUES	\$ 1,613,564
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	\$ 1,301,600
TOTAL EXPENDITURES	\$ 1,483,781
REVENUES LESS EXPENDITURES	\$ 129,783
BOND PAYMENTS (2010)	(122,077)
BALANCE	\$ 7,706
COUNTY APPRAISER & TAX COLLECTOR FEE	(32,235)
DISCOUNTS FOR EARLY PAYMENTS	(64,471)
EXCESS/ (SHORTFALL)	\$ (89,000)
CARRYOVER FROM PRIOR YEAR	89,000
NET EXCESS/ (SHORTFALL)	\$ -

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

MAINTENANCE EXPENDITURES	FISCAL YEAR 2024/2025 BUDGET
FIELD MAINTENANCE	5,000
OPERATIONS MANAGEMENT	12,000
SECURITY SERVICES	370,000
HOA SECURITY SERVICES - ADMIN	35,100
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000
SECURITY 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	0
MONUMENT MAINTENANCE	6,000
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	240,000
TOTAL MAINTENANCE EXPENDITURES	\$ 1,301,600

DETAILED FINAL 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	1,290,000	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	\$ 1,613,564	
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	\$ 1,301,600	
TOTAL EXPENDITURES	\$ 930,668	\$ 1,594,717	\$ 1,483,781	
REVENUES LESS EXPENDITURES	\$ 572,595	\$ 125,180	\$ 129,783	
BOND PAYMENTS (2010)	(123,027)	(122,077)	(122,077)	Yearly Maximum Debt Assessment
BALANCE	\$ 449,568	\$ 3,103	\$ 7,706	
COUNTY APPRAISER & TAX COLLECTOR FEE	(27,242)	(34,368)	(32,235)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(52,245)	(68,735)	(64,471)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 370,081	\$ (100,000)	\$ (89,000)	
CARRYOVER FROM PRIOR YEAR	0	100,000	89,000	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 370,081	\$ -	\$ -	

DETAILED FINAL MAINTENANCE 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
MAINTENANCE EXPENDITURES				
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	0	Line Item Eliminated
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	\$ 1,301,600	

DETAILED FINAL DEBT SERVICE FUND (SERIES 2010) 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	
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	\$ 1,441.35
<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	\$ 1,801.68

* 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

Walnut Creek
Community Development District

Option 2 - O&M Assessment = \$1,631.98

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

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FINAL 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	1,268,723
DEBT ASSESSMENTS (2010)	129,869
OTHER REVENUES	0
INTEREST INCOME	1,800
TOTAL REVENUES	\$ 1,592,287
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	\$ 1,301,600
TOTAL EXPENDITURES	\$ 1,483,781
REVENUES LESS EXPENDITURES	\$ 108,506
BOND PAYMENTS (2010)	(122,077)
BALANCE	\$ (13,571)
COUNTY APPRAISER & TAX COLLECTOR FEE	(31,810)
DISCOUNTS FOR EARLY PAYMENTS	(63,619)
EXCESS/ (SHORTFALL)	\$ (109,000)
CARRYOVER FROM PRIOR YEAR	109,000
NET EXCESS/ (SHORTFALL)	\$ -

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

	FISCAL YEAR
	2024/2025
MAINTENANCE EXPENDITURES	BUDGET
FIELD MAINTENANCE	5,000
OPERATIONS MANAGEMENT	12,000
SECURITY SERVICES	370,000
HOA SECURITY SERVICES - ADMIN	35,100
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000
SECURITY 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	0
MONUMENT MAINTENANCE	6,000
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	240,000
TOTAL MAINTENANCE EXPENDITURES	\$ 1,301,600

DETAILED FINAL 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	1,268,723	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	\$ 1,592,287	
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	\$ 1,301,600	
TOTAL EXPENDITURES	\$ 930,668	\$ 1,594,717	\$ 1,483,781	
REVENUES LESS EXPENDITURES	\$ 572,595	\$ 125,180	\$ 108,506	
BOND PAYMENTS (2010)	(123,027)	(122,077)	(122,077)	Yearly Maximum Debt Assessment
BALANCE	\$ 449,568	\$ 3,103	\$ (13,571)	
COUNTY APPRAISER & TAX COLLECTOR FEE	(27,242)	(34,368)	(31,810)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(52,245)	(68,735)	(63,619)	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 FINAL MAINTENANCE 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
MAINTENANCE EXPENDITURES				
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	0	Line Item Eliminated
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	\$ 1,301,600	

DETAILED FINAL DEBT SERVICE FUND (SERIES 2010) 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	
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	\$ 1,417.57
<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	\$ 1,777.90

* 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

Walnut Creek
Community Development District

Option 3 - O&M Assessment = \$1,524.91

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

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FINAL 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	1,172,894
DEBT ASSESSMENTS (2010)	129,869
OTHER REVENUES	0
INTEREST INCOME	1,800
TOTAL REVENUES	\$ 1,496,458
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	\$ 1,301,600
TOTAL EXPENDITURES	\$ 1,483,781
REVENUES LESS EXPENDITURES	\$ 12,677
BOND PAYMENTS (2010)	(122,077)
BALANCE	\$ (109,400)
COUNTY APPRAISER & TAX COLLECTOR FEE	(29,893)
DISCOUNTS FOR EARLY PAYMENTS	(59,786)
EXCESS/ (SHORTFALL)	\$ (199,079)
CARRYOVER FROM PRIOR YEAR	199,079
NET EXCESS/ (SHORTFALL)	\$ -

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

	FISCAL YEAR
	2024/2025
MAINTENANCE EXPENDITURES	BUDGET
FIELD MAINTENANCE	5,000
OPERATIONS MANAGEMENT	12,000
SECURITY SERVICES	370,000
HOA SECURITY SERVICES - ADMIN	35,100
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000
SECURITY 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	0
MONUMENT MAINTENANCE	6,000
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	240,000
TOTAL MAINTENANCE EXPENDITURES	\$ 1,301,600

DETAILED FINAL 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	1,172,894	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	\$ 1,496,458	
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	\$ 1,301,600	
TOTAL EXPENDITURES	\$ 930,668	\$ 1,594,717	\$ 1,483,781	
REVENUES LESS EXPENDITURES	\$ 572,595	\$ 125,180	\$ 12,677	
BOND PAYMENTS (2010)	(123,027)	(122,077)	(122,077)	Yearly Maximum Debt Assessment
BALANCE	\$ 449,568	\$ 3,103	\$ (109,400)	
COUNTY APPRAISER & TAX COLLECTOR FEE	(27,242)	(34,368)	(29,893)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(52,245)	(68,735)	(59,786)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 370,081	\$ (100,000)	\$ (199,079)	
CARRYOVER FROM PRIOR YEAR	0	100,000	199,079	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 370,081	\$ -	\$ -	

DETAILED FINAL MAINTENANCE 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
MAINTENANCE EXPENDITURES				
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	0	Line Item Eliminated
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	\$ 1,301,600	

DETAILED FINAL DEBT SERVICE FUND (SERIES 2010) 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	
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	\$ 1,310.50
<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	\$ 1,670.83

* 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

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Walnut Creek Community Development District ("District") to establish a regular meeting schedule for fiscal year 2024/2025; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT, BROWARD COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 21st day of May, 2024.

ATTEST:

**WALNUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**

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

**October 15, 2024
January 21, 2025
March 18, 2025
April 15, 2025
May 20, 2025
June 17, 2025
August 19, 2025**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, five (5) days prior to the date of the particular meeting.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT

www.walnutcreekcdd.org

PUBLISH: SUN SENTINEL 00/00/24

Pest Findings by Location

WALNUT CREEK CDD LAKES & CANALS

APR 01, 2024 TO APR 30, 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				
	4/4/2024 05:04 PM	Iguana	Sighted	19
	4/9/2024 02:31 PM	Iguana	Sighted	3
	4/12/2024 02:16 PM	Iguana	Sighted	29
	4/19/2024 02:19 PM	Iguana	Sighted	14
	4/23/2024 01:38 PM	Iguana	Sighted	4
	4/25/2024 10:47 AM	Iguana	Sighted	3
	4/26/2024 02:23 PM	Iguana	Sighted	12
	4/30/2024 02:17 PM	Iguana	Sighted	2

Total For April 2024 (Lakes & Canals): 86

R.G.

Pest Findings by Location

WALNUT CREEK CDD TAFT ST WATERFALLS

APR 01, 2024 TO APR 30, 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				
	4/2/2024 02:17 PM	Iguana	Sighted	4
	4/3/2024 05:20 PM	Iguana	Sighted	6
	4/4/2024 01:58 PM	Iguana	Sighted	3
	4/11/2024 10:20 AM	Iguana	Sighted	13
	4/12/2024 12:07 PM	Iguana	Sighted	6
	4/16/2024 02:39 PM	Iguana	Sighted	3
	4/19/2024 01:27 PM	Iguana	Sighted	4
	4/25/2024 10:46 AM	Iguana	Sighted	2
	4/26/2024 01:19 PM	Iguana	Sighted	4

Total For April 2024 (Waterfalls): 45

R.G.



ULTRASITE Outdoor Bench:
Thermoplastic Coated Metal, 300 lb
Load Rating, Green, Powder Coated...

Item **8WGF3**

Mfr. Model **922-B6-GREEN**

Your Price  **\$2,623.04** / each



APPROVED VENDOR Park Bench:
Powder Coated Steel, 600 lb Load
Rating, Blue, Powder Coated Steel

Item **8G309**

Mfr. Model **RF96D BLUE**

Your Price  **\$2,250.00** / each



THOMAS STEELE Outdoor Bench:
Powder Coated Steel, 1,200 lb Load
Rating, Green, Powder Coated Steel

Item **45MK13**

Mfr. Model **CRF-4-VS-LEX**

Catalog Page **1428**

Your Price  **\$1,153.11** / each



**ULTRASITE Outdoor Bench: Recycled
Plastic, 1,200 lb Load Rating, Gray,
Powder Coated Steel, 96 in Lg**

Item **13P998**

Mfr. Model **940P-GRY8**

Catalog Page **1428**

Your Price  **\$1,621.07** / each



THOMAS STEELE Outdoor Bench:
Powder Coated Steel, 1,200 lb Load
Rating, Blue, Powder Coated Steel

Item **45MK11**

Mfr. Model **CRB-4-VS-MBL**

Catalog Page **1428**

Your Price  **\$1,612.96** / each

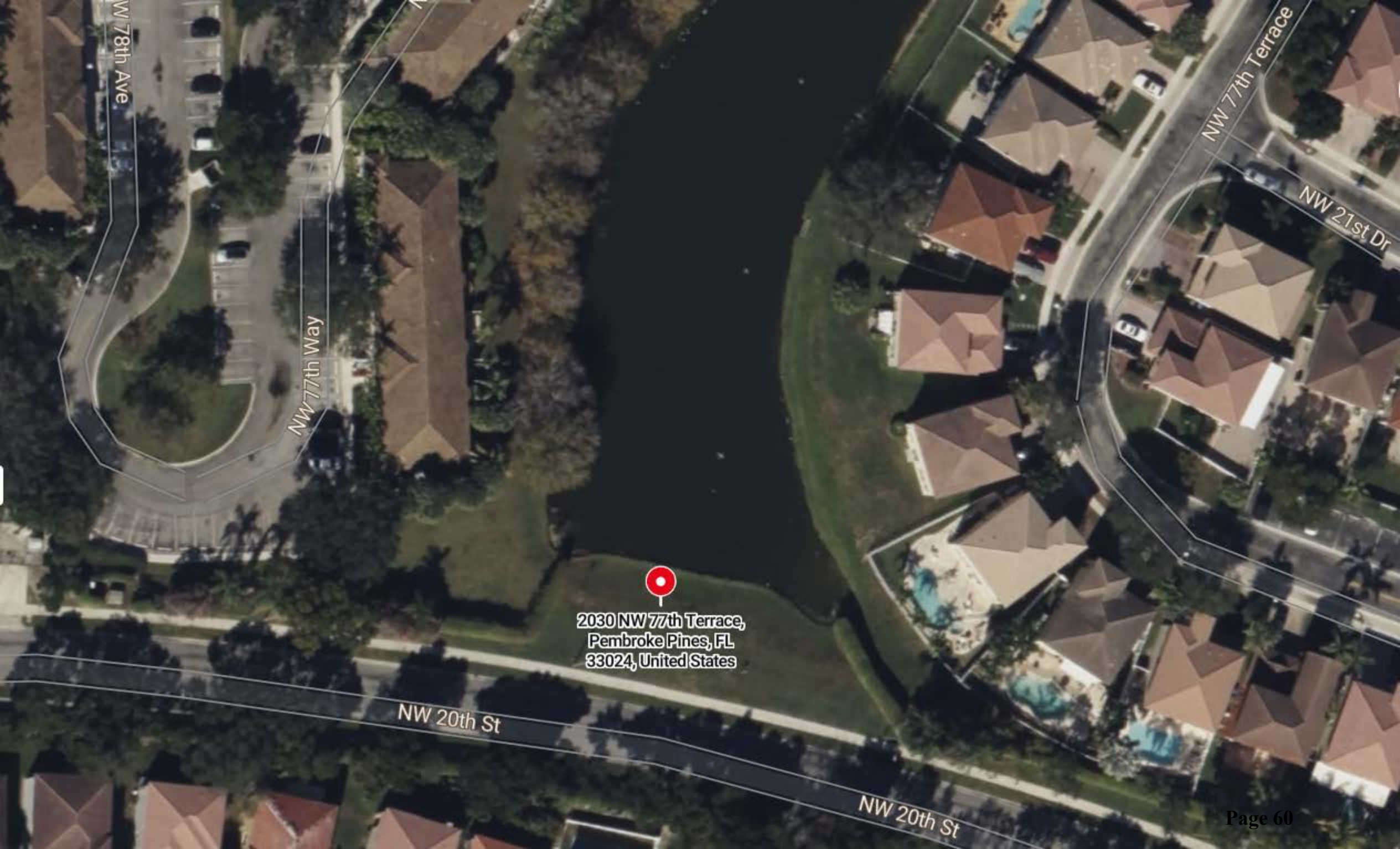


Central Park Personalized Benches

\$1,438.85

SKU TBN-19

[Email a link to this product](#)



W 78th Ave

NW 77th Way

NW 77th Terrace

NW 21st Dr



2030 NW 77th Terrace,
Pembroke Pines, FL
33024, United States

NW 20th St

NW 20th St

NW 76th Terrace

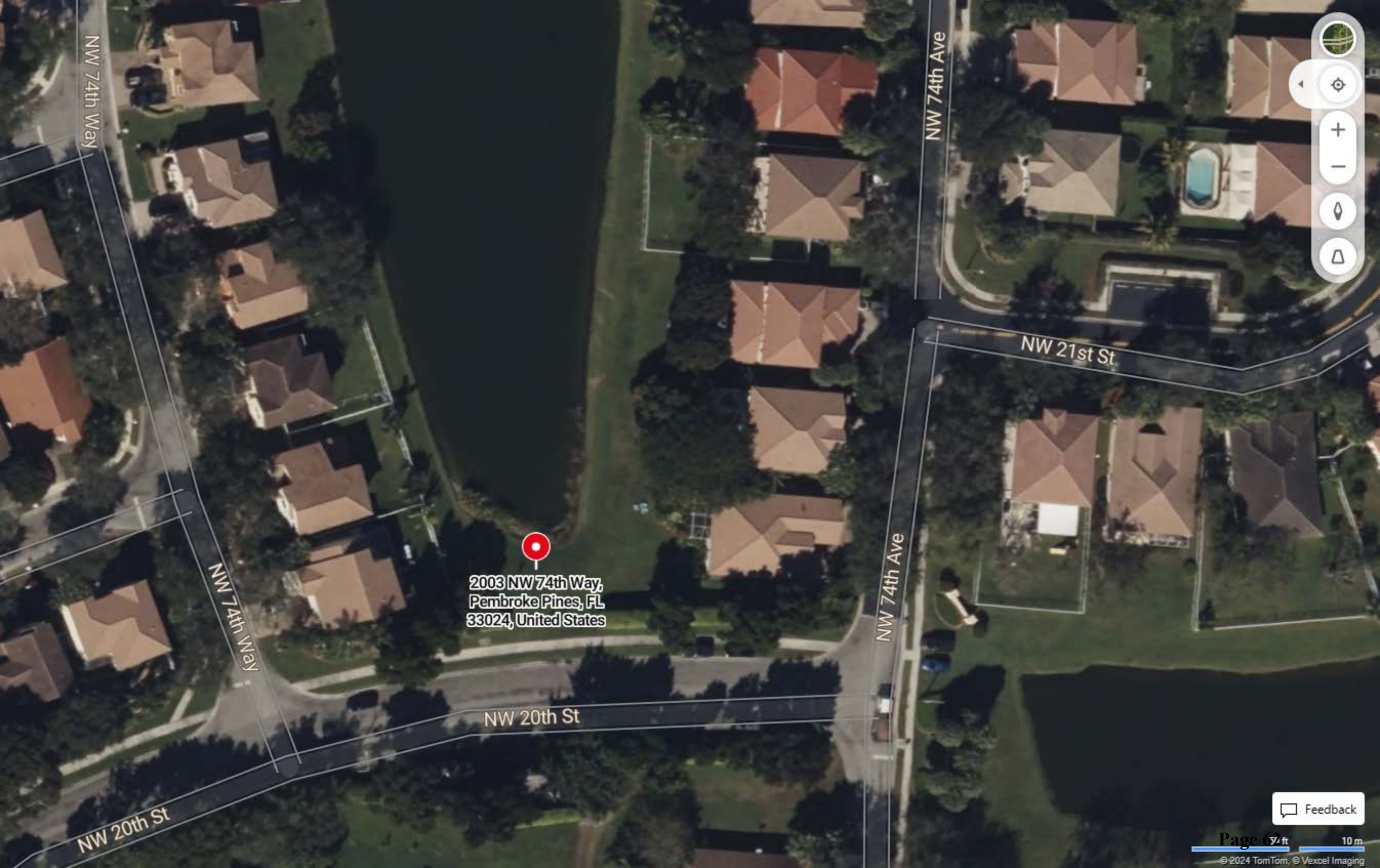


7500 NW 20th
Pines, FL

**7605 NW 19th Ct,
Pembroke Pines, FL
33024, United States**

NW 20th St

Feedback



NW 74th Way

NW 74th Ave

NW 21st St

NW 74th Way

203 NW 74th Way,
Pembroke Pines, FL
33024, United States

NW 20th St

NW 20th St

NW 74th Ave



Feedback



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Landshore Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration

April 9, 2024

Walnut Creek Community Development District
Attn.: Ms. Gloria Perez, District Manager
1800 NW 76TH Ave
Pembroke Pines, FL, 33024

Dear Ms. Perez,

Thank you for allowing Landshore Enterprises, LLC (d/b/a Erosion Restoration, LLC) to offer construction layout and technical-engineering services limited to research and evaluation of current condition with the purpose of construction estimate in accordance to Chapter 472.003(3)(c) of Florida Statutes. Pursuant to your request we prepared a proposal which includes the following items.

Erosion and Sedimentation Control Plan for approximately 517' of shoreline of Canal located along NW 72nd Avenue extending north towards Sheridan Street, as described in South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) No. 06-02659-P, located in Pembroke Pines, FL - subject to approval by government agencies having jurisdiction.

Note: any work in wetlands, flowage easements, preserves, mitigation areas, conservation areas, compensation areas, buffer impact areas and littoral zone may be entirely avoided or partially restricted at sole discretion of Landshore Enterprises, LLC.

- A. Mobilization to site to review slope geometry and soil parameters for compliance with current regulations and compare them to the Erosion and Sedimentation Control Plan for Walnut Creek CDD Canal prepared by Landshore Enterprises, LLC, dated July 15, 2022.

Item A base fee, including mobilization..... \$1,500.00

We will begin work within two weeks of acceptance of this proposal pending receipt of retainer of \$750.00. The cost for this work shall not exceed **One Thousand Five Hundred Dollars (\$1,500.00)**. Should you require services on this project beyond this scope of supply, we would revise this proposal to include items you may add or at your discretion we are available on a time and material basis.

Besides construction services outlined above we will be happy to provide you with professional services in civil, structural, geotechnical, surveying, legal and any other disciplines on an hourly basis or by a separate contracts – if it will become necessary based on our initial observations of existing situation on-site or if specifically requested in writing by yourself or by the government agencies having jurisdiction. All permit/application/review fees or separate charges accessed by the government shall be paid by the Client/Owner.



Landshore Enterprises, LLC

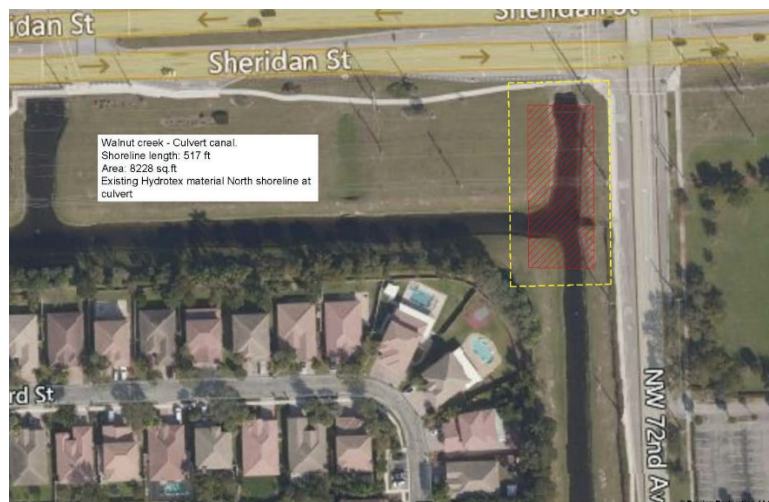
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Should you have any questions regarding this matter please do not hesitate to contact our office. Again, thank you for the opportunity to offer this proposal, we are looking forward to working with you.

Landshore Enterprises, LLC is devoted to thoroughly study each individual project from every perspective and strive to perform the best possible design that solves your problem. We suggest that you may consult with our company for all future development and repair projects, in order to avoid predictable dangerous conditions and save money via preventative actions.

Landshore Enterprises, LLC is turn-key multi-discipline design-build environmental company which focuses on erosion issues using non-structural, bio-engineering and bio-technical methods for shoreline restoration, erosion control and coast protection.

Established more than a decade ago we employ civil, structural, geo-technical, surveying, environmental and other professionals, providing viable customized solutions and highest level of service through innovation in engineering design, advancement and patenting of materials, scientific research and development of new construction technologies.



Standard Paragraphs:

The Standard Form of Agreement between **Walnut Creek Community Development District**, further referred as “**Client**” and Landshore Enterprises, LLC for technical-engineering services related to construction, design-built services and professional services for Professional Services as published by the National Society of Professional Engineers, The American Consulting Engineers Council and The American Society of Civil Engineers shall govern all aspects, disputes and responsibilities with respect to this contract Document EJCDC E-500, latest edition.



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All technical-engineering services, design-built (D-B) services or professional services requested by the Client or government agencies having jurisdiction, which are not specifically outlined in the contract, or requested by the Client as a revision in the scope of the Project will be performed by contract addendum at an agreed upon price or the same will be accomplished at the contract's hourly rates.

It is understood that the selection decision for a contract award may be based on the best value to the Owner from the combination of quality, management expertise, and price, but not necessarily the lowest price or on the lowest priced, technically acceptable proposal.

Design by the D-B contractor usually takes place before and sometimes during construction activities in the D-B contract. When a design is being developed concurrent with construction activities, this is called the "fast-track" approach. The fast-track approach is commonly used to combine design and construction time, which results in the project being completed in a shorter time period. Fast-track approach allows the D-B contractor to design portions of the work, start construction on those designs completed, and continue work while reviewing and designing other portions of the work.

In the Design-Build process, final design solutions are provided by the D-B contractor, not the Client, since the main goal of D-B contract is to ensure the adequacy and quality of desired construction, which were built into the selection criteria during alternative bid evaluation process.

Any additions and/or deletions to the scope of work shall be presented in writing by Landshore Enterprises, LLC and executed by both the Client and Landshore Enterprises, LLC.

Hourly services as stipulated in this contract shall be performed at the company's prevailing rates for the duration of the work efforts associated with this Project. The following rates presently apply:

Professional Engineer	\$190.00/Hour
Design Engineer	\$150.00/Hour
CAD Operator	\$100.00/Hour
Construction Administration	\$ 70.00/Hour

Landshore Enterprises, LLC is not responsible for the means, methods, techniques, sequences and procedures of construction selected by another contractor. It is also not responsible for any failure of another contractor to comply with laws, regulations, ordinances, codes or orders applicable to contractor's furnishing and performing the work proposed by Landshore Enterprises, LLC.

Measurements of lake depth and location data and its further graphical interpretation by Landshore Enterprises, LLC using Geographic Information System (GIS) and its precision and accuracy are limited to the same of the reference information, methods and instruments used. It is understood that information will be collected by



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Landshore Enterprises, LLC at the request of the Client, for his/her personal use such as providing more accurate estimate and submittal to the government agencies may require different standard or format.

Although every reasonable attempt will be made to present data as accurate as possible Landshore Enterprises, LLC makes no guarantees concerning its measuring, findings or any irregularities of the lake bottom or other parts of this project. By accepting this proposal or distributing information depicted on any plans and documents prepared by Landshore Enterprises, LLC to other parties the recipient hereby agrees to indemnify and hold Landshore Enterprises, LLC harmless and to waive to the fullest extent permitted by law any claim resulting from damages, losses and expenses, including attorneys' fees arising out of or resulting from usage of this information, or cause of action of any nature against Landshore Enterprises, LLC.

Project Limitations:

The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines.

Unless specifically hired to obtain all necessary permits - Landshore Enterprises, LLC will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).

Casus Fortuitous:

Neither the Client nor Landshore Enterprises, LLC will be responsible to the other for any delay, failure in performance, loss or damage due to fire, explosion, power blackout, earthquake, volcanic action, flood, the weather elements, strike, embargo, labor disputes, riots, civil or military authority, war, terrorist acts, acts of God, acts or omissions of carriers or suppliers, acts of regulatory or governmental agencies, or other causes beyond the reasonable control, except that the Client must pay for any services rendered.

Indemnification and Duty to Defend:

Prior to the beginning of works outlined in this Contract, the Client shall be responsible to notify the owners and interested parties of all affected properties and utilities and receive their approval.

To the extent provided by law, the Client agrees to indemnify, defend, and hold harmless Landshore Enterprises, LLC and all of its officers, agents, employees, sub-contractors and consultants from any third-party claim, loss, damage, cost, charge, or expense during the performance of this Contract, whether direct or indirect and whether to any person or property to which Landshore® Enterprises, LLC or said parties may be subject.

Furthermore, the Client agrees to participate and associate with Landshore Enterprises, LLC in the defense and trial of any damage claim or suit and any related settlement negotiations, shall such arise - within fourteen (14) days of receipt by the Client notice of claim. This provision will continue to apply after the contract ends.



Landshore Enterprises, LLC

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Pursuant to section 558.0035, Florida statutes, an individual employee or agent may not be held individually liable for negligence.

Qualifications:

Landshore Enterprises, LLC agrees that its staff and sub-consultants possess the necessary licenses required by the professional licensing boards having jurisdiction over the services to be provided and that when required, staff members possessing such licenses and qualified to perform the required services shall be assigned to this project.

Intellectual Property Rights:

It is understood that all sketches and calculations, including price quotations which are submitted for this proposal, based on assumptions made by Landshore Enterprises, LLC and data derived from information provided by the Client and public sources – is confidential and will not be shared or distributed to other parties without the written consent of Landshore Enterprises, LLC. All drafting and technical work performed by Landshore Enterprises, LLC or its sub-consultants is hereby declared an intellectual property and protected under copyright law.

After all payments to Landshore Enterprises, LLC will be made in full in accordance to this contract, by virtue of “work for hire” doctrine outlined in Section 101 of the 1976 Copyright Act – Intellectual Property Rights are transferred to the Client who thereby accepts all responsibility and full liability for further use of all printed documents and data.

Please note that State of Florida has a broad public records law under Florida Chapter 119. All state, county, and municipal records are open for personal inspection and copying by ANY person. Landshore Enterprises, LLC hereby disclaim all liability arising from improper usage of its information for any other purposes except from what it was specifically intended and any damages, loss or harm to public welfare that such application or interpretation may possibly cause to the Client or third parties.

Permit and Submittal Fees:

Our contract fees do not include any permit application or processing fees that may be assessed by the governmental agencies having jurisdiction. The total cost of these fees shall be the Client’s responsibility.

Outside Service and Reproduction Fees:

The stipulated contract fees do not include the cost of printing, copies, photo processing, long distance phone calls or the services of outside parties. These fees are separate charges, which shall be approved in writing by the Client and invoiced as direct charges.

Certificate of Merit:

The Client shall make no claim for professional negligence, either directly or by way of a cross complaint against Landshore Enterprises, LLC unless the Client has first provided Landshore Enterprises, LLC with a written



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certification executed by an independent consulting engineer currently practicing in the same discipline as Landshore Enterprises, LLC and licensed in the State of Florida. This certification shall: a) contain the name and license number of the certifier; b) specify the acts or omissions that the certifier contends are not in conformance with the standard of care for a consultant performing professional services under similar circumstances and c) state in detail the basis for the certifiers opinion that such acts or omissions do not conform to the standard of care for the profession. This certificate shall be provided to Landshore Enterprises, LLC not less than thirty (30) days prior of the presentation of any claim or the institution of any arbitration, mediation or judicial proceeding.

Client Termination Agreement:

This Agreement may be terminated without cause but in good faith by either Landshore Enterprises, LLC or the Client. The party terminating the Agreement must provide written notice to the other party ten (10) days prior to the effective date of termination. In the event of termination, Landshore Enterprises, LLC shall be compensated for all services performed prior to the effective date of termination and shall provide the Client with all information acquired by and/or generated by Landshore Enterprises, LLC as a result of performing its contractual obligations, including but not limited to survey data, reports, specifications, plans, and results of soil sampling.

Assignability:

The Client and Landshore Enterprises, LLC, respectively, bind themselves, their partners, successors, assigns and legal representatives of such other party, with respect to all covenants of this Agreement. Neither party hereto shall assign this Agreement without the written consent of the other party.

Attorney's Fees:

The laws of the State of Florida shall govern all aspects of the parties' Agreement. In the event of any litigation arising from or related to this agreement or the services provided under this agreement, the prevailing party shall be entitled to recover from the non-prevailing party all reasonable costs incurred, including staff time, court costs, attorneys' fees and all other related expenses in such litigation. It is also agreed that such arbitration or litigation take place in Broward County, Florida.

Cooperation and Project Understanding:

To the extent requested by Landshore Enterprises, LLC, the Client shall make available to Landshore Enterprises, LLC all information in its possession regarding existing and proposed conditions at the site. Such information shall include, but not be limited to engineering reports, plot plans, topographic or hydrographic surveys, soil data including borings, field and laboratory tests, written reports, etc. The Client shall immediately transmit to Landshore Enterprises, LLC any new information concerning site condition which becomes available, and any change in plans or specifications concerning the Project to the extent such information may affect Landshore Enterprises, LLC performance of the Services. The Client agrees, upon 24 hours oral or written notice, to provide a representative at the job site to supervise and coordinate the Services. Landshore Enterprises, LLC shall not be liable for any inaccurate or incorrect advice, judgment or decision which is based on any inaccurate information furnished by the Client and



Landshore Enterprises, LLC

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Environmental Engineering, Erosion Control, Construction Management
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the Client shall indemnify Landshore Enterprises, LLC or its Consultants against claims, demands, or liability arising out of, or contributed to, by such inaccurate information.

The Client agrees to provide entry to the project site for Landshore Enterprises, LLC employees and consultants with proper identification for the purposes outlined in this contract. Lock-out charges will be assessed on an hourly basis for any delay exceeding one hour.

Non-Solicitation and Hiring of Employees:

To promote an optimum working relationship, the Client agrees in good faith not to directly or indirectly employ or otherwise engage any employee of Landshore Enterprises, LLC or any person employed by Landshore Enterprises, LLC within the prior twelve month period without the prior written consent of Landshore® Enterprises, LLC. This restriction shall apply during the term of and for a period of one (1) year after the termination of this Agreement. The Client further agrees that loss of any such employee would involve considerable financial loss of an amount that could not be readily established by Landshore Enterprises, LLC. Therefore, in the event that the Client should breach this provision and without limiting any other remedy that may be available to Landshore Enterprises, LLC, the Client shall pay to Landshore Enterprises, LLC a sum equal to the employee's current annual salary plus twelve (12) additional months of the employee's current annual salary for training of a new employee as liquidated damages.

Invoicing and Payment:

Landshore Enterprises, LLC will submit invoices on a monthly basis during the progress of work under this contract as a proration of the services completed to date. In some cases, invoicing may occur upon completion of a phase of the project or completion of the project. Retainers, when required, will be deducted from the final payment for the Project.

Payment for services is due upon receipt of invoice and shall be made within 15 days of receipt of invoice. If payment is not received in 30 days from the date invoiced, Landshore Enterprises, LLC reserves the right to cease all work on the Project. After 60 days of non-payment, we will exercise the right to file a lien against the project.

The Client agrees to pay for any costs of collection, including, but not limited to lien costs, court costs or attorneys' fees involved in or arising out of collecting any unpaid or past due balances.

Landshore Enterprises, LLC shall not be liable to the Client or any third party for claims arising from suspension and termination of work due to the Client's failure to provide timely payment.

Any charges held to be in dispute shall be called to our attention within fifteen (15) days of receipt of invoice and the Client and Landshore Enterprises, LLC shall work together in good faith to resolve their differences. If a portion of the invoice is disputed within 15 days, the Client shall be obligated to pay the undisputed portion of the invoice. If unable to resolve differences in thirty (30) days, Landshore Enterprises, LLC shall have the right to suspend or terminate service.



Landshore Enterprises, LLC

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If the proposed services and fees are acceptable, please affix the signature of a duly authorized officer in the space provided, and provide requested information for our records and return an executed copy to this office. Your request for services is greatly appreciated.

The undersigned signatories acknowledge that they are duly authorized to sign and bind the party for whom they are signing for. The undersigned signatories further acknowledge that their actions and signatures have been approved by the corporation or other legal entity for whom they are acting or signing.

Sincerely,
Landshore Enterprises, LLC

Signature

Proposal Acceptance:

The stated fees, conditions and terms are accepted. Payment for services will be made as stipulated above. You are authorized to perform the work specified.

Signature

Name, Title

Date



Landshore Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration

April 9, 2024

Walnut Creek Community Development District
Attn.: Ms. Gloria Perez, District Manager
1800 NW 76TH Ave
Pembroke Pines, FL, 33024

Dear Ms. Perez,

Thank you for allowing Landshore Enterprises, LLC (d/b/a Erosion Restoration, LLC) to offer construction layout and technical-engineering services limited to research and evaluation of current condition with the purpose of construction estimate in accordance to Chapter 472.003(3)(c) of Florida Statutes. Pursuant to your request we prepared a proposal which includes the following items.

Erosion and Sedimentation Control Plan for approximately 517' of shoreline of Canal located along NW 72nd Avenue extending north towards Sheridan Street, as described in South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) No. 06-02659-P, located in Pembroke Pines, FL - subject to approval by government agencies having jurisdiction.

Note: any work in wetlands, flowage easements, preserves, mitigation areas, conservation areas, compensation areas, buffer impact areas and littoral zone may be entirely avoided or partially restricted at sole discretion of Landshore Enterprises, LLC.

The last survey was performed on May 16, 2022. If soil movement or field changes occurred that materially affect the proposed designed from July 15, 2022, then:

- A. Revise cross sections, in state plane coordinates and datum.
- B. Estimate volumes of in-situ material.
- C. Provide a revision detailing the additional materials required and the cost associated with the updated plans.

Items A to C, base fee \$1,000.00

We will begin work within two weeks of acceptance of this proposal pending receipt of retainer of \$500.00. The cost for this work shall not exceed **One Thousand Dollars (\$1,000.00)**. Should you require services on this project beyond this scope of supply, we would revise this proposal to include items you may add or at your discretion we are available on a time and material basis.

Besides construction services outlined above we will be happy to provide you with professional services in civil, structural, geotechnical, surveying, legal and any other disciplines on an hourly basis or by a separate contracts – if it will become necessary based on our initial observations of existing situation on-site or if specifically requested in writing by yourself or by the government agencies having jurisdiction. All permit/application/review fees or separate charges accessed by the government shall be paid by the Client/Owner.



Landshore Enterprises, LLC

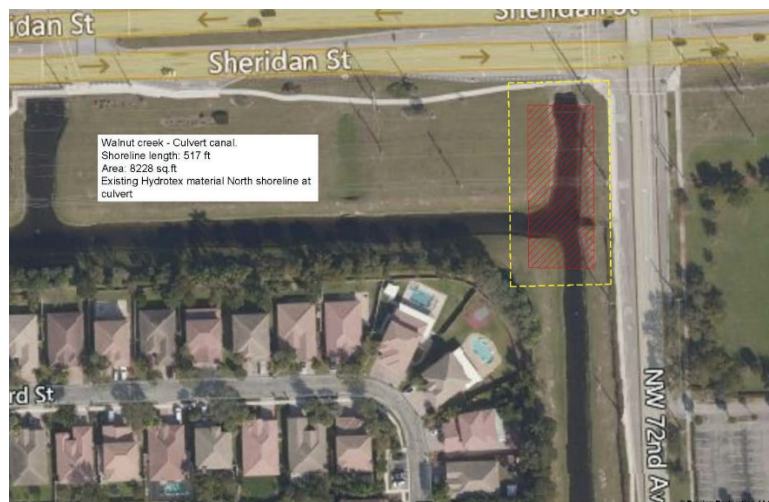
*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration*

Should you have any questions regarding this matter please do not hesitate to contact our office. Again, thank you for the opportunity to offer this proposal, we are looking forward to working with you.

Landshore Enterprises, LLC is devoted to thoroughly study each individual project from every perspective and strive to perform the best possible design that solves your problem. We suggest that you may consult with our company for all future development and repair projects, in order to avoid predictable dangerous conditions and save money via preventative actions.

Landshore Enterprises, LLC is turn-key multi-discipline design-build environmental company which focuses on erosion issues using non-structural, bio-engineering and bio-technical methods for shoreline restoration, erosion control and coast protection.

Established more than a decade ago we employ civil, structural, geo-technical, surveying, environmental and other professionals, providing viable customized solutions and highest level of service through innovation in engineering design, advancement and patenting of materials, scientific research and development of new construction technologies.



Standard Paragraphs:

The Standard Form of Agreement between **Walnut Creek Community Development District**, further referred as “**Client**” and Landshore Enterprises, LLC for technical-engineering services related to construction, design-built services and professional services for Professional Services as published by the National Society of Professional Engineers, The American Consulting Engineers Council and The American Society of Civil Engineers shall govern all aspects, disputes and responsibilities with respect to this contract Document EJCDC E-500, latest edition.



Landshore Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration*

All technical-engineering services, design-built (D-B) services or professional services requested by the Client or government agencies having jurisdiction, which are not specifically outlined in the contract, or requested by the Client as a revision in the scope of the Project will be performed by contract addendum at an agreed upon price or the same will be accomplished at the contract's hourly rates.

It is understood that the selection decision for a contract award may be based on the best value to the Owner from the combination of quality, management expertise, and price, but not necessarily the lowest price or on the lowest priced, technically acceptable proposal.

Design by the D-B contractor usually takes place before and sometimes during construction activities in the D-B contract. When a design is being developed concurrent with construction activities, this is called the "fast-track" approach. The fast-track approach is commonly used to combine design and construction time, which results in the project being completed in a shorter time period. Fast-track approach allows the D-B contractor to design portions of the work, start construction on those designs completed, and continue work while reviewing and designing other portions of the work.

In the Design-Build process, final design solutions are provided by the D-B contractor, not the Client, since the main goal of D-B contract is to ensure the adequacy and quality of desired construction, which were built into the selection criteria during alternative bid evaluation process.

Any additions and/or deletions to the scope of work shall be presented in writing by Landshore Enterprises, LLC and executed by both the Client and Landshore Enterprises, LLC.

Hourly services as stipulated in this contract shall be performed at the company's prevailing rates for the duration of the work efforts associated with this Project. The following rates presently apply:

Professional Engineer	\$190.00/Hour
Design Engineer	\$150.00/Hour
CAD Operator	\$100.00/Hour
Construction Administration	\$ 70.00/Hour

Landshore Enterprises, LLC is not responsible for the means, methods, techniques, sequences and procedures of construction selected by another contractor. It is also not responsible for any failure of another contractor to comply with laws, regulations, ordinances, codes or orders applicable to contractor's furnishing and performing the work proposed by Landshore Enterprises, LLC.

Measurements of lake depth and location data and its further graphical interpretation by Landshore Enterprises, LLC using Geographic Information System (GIS) and its precision and accuracy are limited to the same of the reference information, methods and instruments used. It is understood that information will be collected by



Landshore Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
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Landshore Enterprises, LLC at the request of the Client, for his/her personal use such as providing more accurate estimate and submittal to the government agencies may require different standard or format.

Although every reasonable attempt will be made to present data as accurate as possible Landshore Enterprises, LLC makes no guarantees concerning its measuring, findings or any irregularities of the lake bottom or other parts of this project. By accepting this proposal or distributing information depicted on any plans and documents prepared by Landshore Enterprises, LLC to other parties the recipient hereby agrees to indemnify and hold Landshore Enterprises, LLC harmless and to waive to the fullest extent permitted by law any claim resulting from damages, losses and expenses, including attorneys' fees arising out of or resulting from usage of this information, or cause of action of any nature against Landshore Enterprises, LLC.

Project Limitations:

The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines.

Unless specifically hired to obtain all necessary permits - Landshore Enterprises, LLC will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).

Casus Fortuitous:

Neither the Client nor Landshore Enterprises, LLC will be responsible to the other for any delay, failure in performance, loss or damage due to fire, explosion, power blackout, earthquake, volcanic action, flood, the weather elements, strike, embargo, labor disputes, riots, civil or military authority, war, terrorist acts, acts of God, acts or omissions of carriers or suppliers, acts of regulatory or governmental agencies, or other causes beyond the reasonable control, except that the Client must pay for any services rendered.

Indemnification and Duty to Defend:

Prior to the beginning of works outlined in this Contract, the Client shall be responsible to notify the owners and interested parties of all affected properties and utilities and receive their approval.

To the extent provided by law, the Client agrees to indemnify, defend, and hold harmless Landshore Enterprises, LLC and all of its officers, agents, employees, sub-contractors and consultants from any third-party claim, loss, damage, cost, charge, or expense during the performance of this Contract, whether direct or indirect and whether to any person or property to which Landshore® Enterprises, LLC or said parties may be subject.

Furthermore, the Client agrees to participate and associate with Landshore Enterprises, LLC in the defense and trial of any damage claim or suit and any related settlement negotiations, shall such arise - within fourteen (14) days of receipt by the Client notice of claim. This provision will continue to apply after the contract ends.



Landshore Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
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Pursuant to section 558.0035, Florida statutes, an individual employee or agent may not be held individually liable for negligence.

Qualifications:

Landshore Enterprises, LLC agrees that its staff and sub-consultants possess the necessary licenses required by the professional licensing boards having jurisdiction over the services to be provided and that when required, staff members possessing such licenses and qualified to perform the required services shall be assigned to this project.

Intellectual Property Rights:

It is understood that all sketches and calculations, including price quotations which are submitted for this proposal, based on assumptions made by Landshore Enterprises, LLC and data derived from information provided by the Client and public sources – is confidential and will not be shared or distributed to other parties without the written consent of Landshore Enterprises, LLC. All drafting and technical work performed by Landshore Enterprises, LLC or its sub-consultants is hereby declared an intellectual property and protected under copyright law.

After all payments to Landshore Enterprises, LLC will be made in full in accordance to this contract, by virtue of “work for hire” doctrine outlined in Section 101 of the 1976 Copyright Act – Intellectual Property Rights are transferred to the Client who thereby accepts all responsibility and full liability for further use of all printed documents and data.

Please note that State of Florida has a broad public records law under Florida Chapter 119. All state, county, and municipal records are open for personal inspection and copying by ANY person. Landshore Enterprises, LLC hereby disclaim all liability arising from improper usage of its information for any other purposes except from what it was specifically intended and any damages, loss or harm to public welfare that such application or interpretation may possibly cause to the Client or third parties.

Permit and Submittal Fees:

Our contract fees do not include any permit application or processing fees that may be assessed by the governmental agencies having jurisdiction. The total cost of these fees shall be the Client’s responsibility.

Outside Service and Reproduction Fees:

The stipulated contract fees do not include the cost of printing, copies, photo processing, long distance phone calls or the services of outside parties. These fees are separate charges, which shall be approved in writing by the Client and invoiced as direct charges.

Certificate of Merit:

The Client shall make no claim for professional negligence, either directly or by way of a cross complaint against Landshore Enterprises, LLC unless the Client has first provided Landshore Enterprises, LLC with a written certification executed by an independent consulting engineer currently practicing in the same discipline as



Landshore Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
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Landshore Enterprises, LLC and licensed in the State of Florida. This certification shall: a) contain the name and license number of the certifier; b) specify the acts or omissions that the certifier contends are not in conformance with the standard of care for a consultant performing professional services under similar circumstances and c) state in detail the basis for the certifiers opinion that such acts or omissions do not conform to the standard of care for the profession. This certificate shall be provided to Landshore Enterprises, LLC not less than thirty (30) days prior of the presentation of any claim or the institution of any arbitration, mediation or judicial proceeding.

Client Termination Agreement:

This Agreement may be terminated without cause but in good faith by either Landshore Enterprises, LLC or the Client. The party terminating the Agreement must provide written notice to the other party ten (10) days prior to the effective date of termination. In the event of termination, Landshore Enterprises, LLC shall be compensated for all services performed prior to the effective date of termination and shall provide the Client with all information acquired by and/or generated by Landshore Enterprises, LLC as a result of performing its contractual obligations, including but not limited to survey data, reports, specifications, plans, and results of soil sampling.

Assignability:

The Client and Landshore Enterprises, LLC, respectively, bind themselves, their partners, successors, assigns and legal representatives of such other party, with respect to all covenants of this Agreement. Neither party hereto shall assign this Agreement without the written consent of the other party.

Attorney's Fees:

The laws of the State of Florida shall govern all aspects of the parties' Agreement. In the event of any litigation arising from or related to this agreement or the services provided under this agreement, the prevailing party shall be entitled to recover from the non-prevailing party all reasonable costs incurred, including staff time, court costs, attorneys' fees and all other related expenses in such litigation. It is also agreed that such arbitration or litigation take place in Broward County, Florida.

Cooperation and Project Understanding:

To the extent requested by Landshore Enterprises, LLC, the Client shall make available to Landshore Enterprises, LLC all information in its possession regarding existing and proposed conditions at the site. Such information shall include, but not be limited to engineering reports, plot plans, topographic or hydrographic surveys, soil data including borings, field and laboratory tests, written reports, etc. The Client shall immediately transmit to Landshore Enterprises, LLC any new information concerning site condition which becomes available, and any change in plans or specifications concerning the Project to the extent such information may affect Landshore Enterprises, LLC performance of the Services. The Client agrees, upon 24 hours oral or written notice, to provide a representative at the job site to supervise and coordinate the Services. Landshore Enterprises, LLC shall not be liable for any inaccurate or incorrect advice, judgment or decision which is based on any inaccurate information furnished by the Client and the Client shall indemnify Landshore Enterprises, LLC or its Consultants against claims, demands, or liability arising out of, or contributed to, by such inaccurate information.



Landshore Enterprises, LLC

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Environmental Engineering, Erosion Control, Construction Management
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The Client agrees to provide entry to the project site for Landshore Enterprises, LLC employees and consultants with proper identification for the purposes outlined in this contract. Lock-out charges will be assessed on an hourly basis for any delay exceeding one hour.

Non-Solicitation and Hiring of Employees:

To promote an optimum working relationship, the Client agrees in good faith not to directly or indirectly employ or otherwise engage any employee of Landshore Enterprises, LLC or any person employed by Landshore Enterprises, LLC within the prior twelve month period without the prior written consent of Landshore® Enterprises, LLC. This restriction shall apply during the term of and for a period of one (1) year after the termination of this Agreement. The Client further agrees that loss of any such employee would involve considerable financial loss of an amount that could not be readily established by Landshore Enterprises, LLC. Therefore, in the event that the Client should breach this provision and without limiting any other remedy that may be available to Landshore Enterprises, LLC, the Client shall pay to Landshore Enterprises, LLC a sum equal to the employee's current annual salary plus twelve (12) additional months of the employee's current annual salary for training of a new employee as liquidated damages.

Invoicing and Payment:

Landshore Enterprises, LLC will submit invoices on a monthly basis during the progress of work under this contract as a proration of the services completed to date. In some cases, invoicing may occur upon completion of a phase of the project or completion of the project. Retainers, when required, will be deducted from the final payment for the Project.

Payment for services is due upon receipt of invoice and shall be made within 15 days of receipt of invoice. If payment is not received in 30 days from the date invoiced, Landshore Enterprises, LLC reserves the right to cease all work on the Project. After 60 days of non-payment, we will exercise the right to file a lien against the project.

The Client agrees to pay for any costs of collection, including, but not limited to lien costs, court costs or attorneys' fees involved in or arising out of collecting any unpaid or past due balances.

Landshore Enterprises, LLC shall not be liable to the Client or any third party for claims arising from suspension and termination of work due to the Client's failure to provide timely payment.

Any charges held to be in dispute shall be called to our attention within fifteen (15) days of receipt of invoice and the Client and Landshore Enterprises, LLC shall work together in good faith to resolve their differences. If a portion of the invoice is disputed within 15 days, the Client shall be obligated to pay the undisputed portion of the invoice. If unable to resolve differences in thirty (30) days, Landshore Enterprises, LLC shall have the right to suspend or terminate service.



Landshore Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration*

If the proposed services and fees are acceptable, please affix the signature of a duly authorized officer in the space provided, and provide requested information for our records and return an executed copy to this office. Your request for services is greatly appreciated.

The undersigned signatories acknowledge that they are duly authorized to sign and bind the party for whom they are signing for. The undersigned signatories further acknowledge that their actions and signatures have been approved by the corporation or other legal entity for whom they are acting or signing.

Sincerely,
Landshore Enterprises, LLC

Signature

Proposal Acceptance:

The stated fees, conditions and terms are accepted. Payment for services will be made as stipulated above. You are authorized to perform the work specified.

Signature

Name, Title

Date

MAY 13, 2024



Security Admin (Remote) Proposal

PRESENTED TO:
Walnut Creek CDD

PRESENTED BY:
Carlos Rivero, Jr.



Security Admin (Remote) Job Description

- Ensure a continuously updated resident information database, including, but not limited to names, addresses, email addresses and telephone numbers.
- Education of residents with the security system, including, but not limited to downloading and use of the system's application portal.
- Provide direct personal contact for residents to assist with security systems issues and assist with utilization of the security system.
- Monitor security services contractor engaged by the District and provide reports to the District of contractor's performance.
- Monitor camera surveillance of District's gated entrances. Monitor security equipment, including, but not limited to gate arms, cameras, software, video, internet connection, and report malfunctioning equipment to District contractor responsible for the maintenance and repair of the security equipment.
- Review security video for any activity that causes damage to the security equipment or interference with the proper District security protocol and report such activity to the District.
- Provide the District with security video and reports for any incidents regarding the District's security system.
- Prepare and submit invoices to the District for gate damage caused by vehicles and people.
- Prepare gate maintenance/repair report and invoice report for meetings.
- Submit Incident Reports or any items requiring board actions.
- Retrieve copies of police reports as needed.
- Includes a dedicated digital telephone line. Call recording capability.
- Includes 30 hours per week of service.
- HOA management is responsible for the ongoing maintenance of the SOS System, including the addition and updating of resident and vehicle information. Additionally, they must manage the issuance and installation of vehicle barcodes. The Security Admin will collaborate closely with the HOA management team.

Proposed Monthly Investment: \$1,610.00

Walnut Creek CDD Access Systems Upgrade

AAA Computer Service	Access Control Machines	AT&I	Regions Security
<p><i>As per City Of Pembroke Pines - Fire Prevention Department, all the vehicular accesses to the community need to be updated with the "Click2Enter System" (Attached Letter).</i></p> <p><i>- It was confirmed with City Of Pembroke Pines Fire Prevention Department, via phone call (with Fire Marshall Assistant Brian Nettina), that all of the 4 accesses to the Community need the mandatory upgrade, since the emergency vehicles never know which access they will need to use when an emergency occurs.</i></p>			
<p>Supply and Install the 4 (2 Taft & 2 Sheridan) Click2Enter Devices.</p>			
\$12,000.00	\$8,200.00	\$13,100.00	\$12,675.00
<p>These 2 companies proposals do not include permit processing.</p>		<p>AT&I includes on its price (consolidated on previous row) \$2,500.00 for their Permit Processing Fees.</p>	<p>Regions includes on its price (consolidated on previous row) their Permit Processing Fees.</p>
<p><i>All of these 3 vendors were taken from the list provided by the City of Pembroke Pines - Fire Prevention Department authorized contractors.</i></p>			



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



ISO Class One

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).



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

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jmcmamara@sunrisefl.gov

2nd Vice President
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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.



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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?nodetd=BRCOLOAMFLFIPRCO

Regards,

Chad Brocato, Fire Chief
FCABC President



AAA Computer Service
 1720 Harrison St STE 8D
 Hollywood, FL 33020
 (754) 244-5180
 Info@AAAComputerService.net
 http://WWW.AAAComputerService.net

Estimate

ADDRESS

Walnut Creek CDD
 1800 NW 76th Ave
 Hollywood, FL, United States

ESTIMATE # Walnut Creek CCD
DATE 03/27/2024

ACTIVITY	QTY	RATE	AMOUNT
Click2Enter Fire department access device	4	1,200.00	4,800.00T
Labor Access Control Remove old siren activated fire department access devices and install new click2enter devices X 4	4	1,800.00	7,200.00
note* Permitting and associated engineering not included in this estimate , if a permit is needed that cost would be billed separately from this estimate.		0.00	0.00
Warranty The Click2Enter device is warranted from the manufacturer to be free of defects in material and workmanship for one year from the date of purchase by the distributor or 18 months from shipment from Click2Enter		0.00	0.00

Any labor required would be subject to service call at AAACS standard rate of \$150/hour.

Thank you for your business.

SUBTOTAL	12,000.00
TAX	0.00
TOTAL	\$12,000.00

Accepted By

Accepted Date

Payment constitutes I acknowledge that I have read the terms, conditions and disclaimer information listed in this form. I understand that should it be necessary for AAA Computer Service, Inc. to commence any legal proceedings for collection of any balances past due from charges or advise or goods sold. I agree to pay all costs incurred, including attorney/ Collection agency fees.

Access Control Machines

8330 NW 56th St

Miami, FL 33166 US

sofia.perillo@accesscontrolmachines.com

es.com

www.accesscontrolmachines.com

Estimate 1367



ADDRESS	SHIP TO	DATE	TOTAL
Ronald Galvis	Ronald Galvis		\$8,200.00
Walnut Creek Community	Walnut Creek Community		
2501 purns rd	2501 purns rd		
palm beach gardens, Florida	palm beach gardens, Florida		
33410	33410		

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		Gate Sheridan St & NW 76th Ave.			
	Click2Enter	Click2Enter Emergency Access System Device	2	1,750.00	3,500.00
	LABOR	Labor, Configuration and Installation	2	300.00	600.00
					Subtotal: 4,100.00
		Gate Taft St, & NW 76th Ave.			
	Click2Enter	Click2Enter Emergency Access System Device	1	1,750.00	1,750.00
	LABOR	Labor, Configuration and Installation	1	300.00	300.00
					Subtotal: 2,050.00
		Gate Taft St, & NW 76th Ave. (Trap Gate)			
	Click2Enter	Click2Enter Emergency Access System Device	1	1,750.00	1,750.00
	LABOR	Labor, Configuration and Installation	1	300.00	300.00
					Subtotal: 2,050.00

Please find your estimate details here. Feel free to contact us if you have any questions. We look forward to working with you.

TOTAL	\$8,200.00
--------------	-------------------

Estimates are valid for 30 days.

THANK YOU.

Have a great day!

Access Control Machines

COMMERCIAL GATE SYSTEM

Prepared by:

James Walling,
AT&I Security Systems
james@atisecuritysystems.com

Submitted on: April 16, 2024

Prepared for:

Walnut Creek CCD

Quote number: 213256



Introduction

Dear Ronald Galvis,

Thank you for allowing us to provide a proposal for a gate system at Walnut Creek Community Development. AT&I created this proposal with all of Walnut Creek Community Development's needs in mind, designing a system that will not only enhance the property, but create a safer community as well.

At AT&I, we have extensive experience working on commercial quality gate systems that we can put our name behind. Our technicians have decades of combined experience and have not only seen the industry grow, but have grown with it as well. AT&I will never encounter a problem in which we won't find a solution for.

We're committed to the success of your project. Personalized service and one-on-one attention is our philosophy. We intend to install a system that will last for years to come.

I look forward to reviewing this quote with you.

All the best,

James Walling





ABOUT AT&I SYSTEMS

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

Our AT&I Notify System Supports Our Communication Strategy

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

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



Our people

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

Services We Provide

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



Gate Systems



Access Control Systems



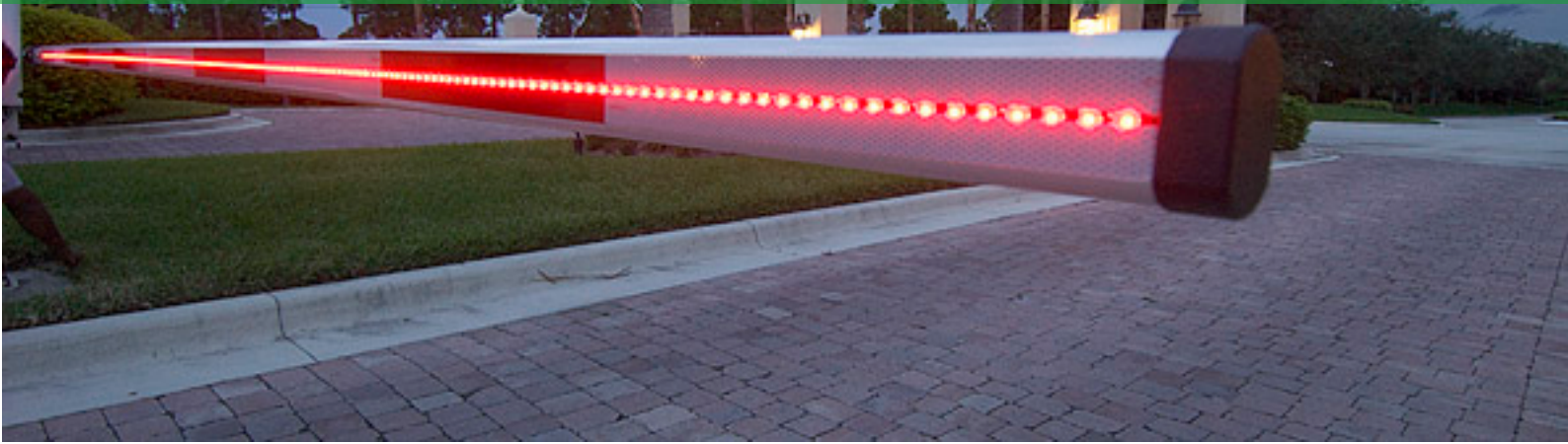
**High Definition
Surveillance Systems**

Security Solutions

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

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

Pricing



Description			Price
Emergency Click to Enter System, includes mounting posts Will be permitted and installed	\$2,200	4	\$8,800
Permit Cost Permit expediter, architect plans, on-site inspections, meeting with city officials	\$2,500	1	\$2,500
Installation Installation cost	\$450	4	\$1,800
Total			\$13,100

The pricing quoted is subject to change based on exact measurements obtained during the site visit, and is valid for 30 days after submission.

A deposit of 50% is due upon contract signing; the balance is due upon completion of the work.

LIMITED WARRANTY ON SALE

1. In the event that any part of the security equipment becomes defective, AT&I agrees to make all repairs and replacement of parts without costs to the Customer for a period of 1 Year from the date of installation unless specified differently on this agreement. AT&I reserves the option to either replace or repair the security equipment, and reserves the right to substitute materials of equal quality at time of replacement or to use reconditioned parts in fulfillment of this warranty. This warranty does not include batteries, electrical surges, lightning damage, underground wiring, software upgrades and repairs, communication devices that are no longer supported by communication pathways, obsolete components, and components exceeding manufacturer's useful life. AT&I is not the manufacturer of the equipment and other than AT&I's limited warranty Subscriber agrees to look exclusively to the manufacturer of the equipment for repairs under its warranty coverage if any. **Except as set forth in this agreement, AT&I makes no express warranties as to any matter whatsoever, including, without limitation to, unless prohibited by law, the condition of the equipment, its merchantability, or its fitness for any particular purpose and AT&I shall not be liable for consequential damages.** AT&I does not represent nor warrant that the security equipment may not be compromised or circumvented, or that the system will prevent any loss by burglary, hold-up, or otherwise; or that the system will in all cases provide the protection for which it is installed. **AT&I expressly disclaims any implied warranties, including implied warranties of merchantability or fitness for a particular purpose.** The warranty does not cover any damage to material or equipment caused by accident, misuse, attempted or unauthorized repair service, modification, or improper installation by anyone other than AT&I. Customer acknowledges that any affirmation of fact or promise made by AT&I shall not be deemed to create an express warranty unless included in this agreement in writing; that Customer is not relying on AT&I's skill or judgment in selecting or furnishing a system suitable for any particular purpose and that there are no warranties which extend beyond those on the face of this agreement, and that AT&I has offered additional and more sophisticated equipment for an additional charge which Customer has declined. Customer's exclusive remedy for AT&I's breach of this agreement or negligence to any degree under this agreement is to require AT&I to repair or replace, at AT&I's option, any equipment which is non-operational. This Limited Warranty is independent of and in addition to service contracted listed in this agreement. This Limited Warranty gives you specific legal rights and you may also have other rights which vary from state to state. If required by law, AT&I will procure all permits required by local law and will provide a Certificate of Workman's Compensation prior to starting work.

GENERAL PROVISIONS

2. **DELAY IN DELIVERY / INSTALLATION / RISK OF LOSS OF MATERIAL:** AT&I shall not be liable for any damage or loss sustained by Customer as a result of delay in delivery and/or installation of equipment, equipment failure, or for interruption of service due to electric failure, strikes, walk-outs, war, acts of God, or other causes, including AT&I's negligence or failure to perform any obligation. The estimated date work is to be substantially completed is not a definite completion date and time is not of the essence. In the event the work is delayed through no fault of AT&I, AT&I shall have such additional time for performance as may be reasonably necessary under the circumstances. Customer assumes all risk of loss of material once delivered to the job site. Should AT&I be required by existing or hereafter enacted law to perform any service or furnish any material not specifically covered by the terms of this agreement Customer agrees to pay AT&I for such service or material.

3. **TESTING OF SECURITY EQUIPMENT:** The parties hereto agree that the security equipment, once installed, is in the exclusive possession and control of the Customer, and it is Customer's sole responsibility to test the operation of the security equipment and to notify AT&I if any equipment is in need of repair. AT&I shall not be required to service the security equipment unless it has received notice from Subscriber, and upon such notice, AT&I shall, during the warranty or repair service plan period, service the security equipment to the best of its ability within 36 hours, exclusive of Saturday, Sunday and legal holidays, during the business hours of 8 a.m. and 4 p.m. Subscriber agrees to test and inspect the security equipment and to advise AT&I of any defect, error or omission in the security equipment. In the event Subscriber complies with the terms of this agreement and AT&I fails to repair the security equipment within 36 hours after notice is given, excluding Saturdays, Sundays, and legal holidays, Subscriber agrees to send notice that the security equipment is in need of repair to AT&I, in writing, by certified or registered mail, return receipt requested, and Subscriber shall not be responsible for payments due while the security equipment remains inoperable. In any lawsuit between the parties in which the condition or operation of the security equipment is in issue, the Subscriber shall be precluded from raising the issue that the security equipment was not operating unless the Subscriber can produce a post office certified or registered receipt signed by AT&I, evidencing that warranty service was requested by Subscriber.

4. **CARE AND SERVICE OF SECURITY EQUIPMENT:** Customer agrees not to tamper with, remove or otherwise interfere with the Security System which shall remain in the same location as installed. All repairs, replacement or alteration of the security equipment made by reason of alteration to Customer's premises, or caused by unauthorized intrusion, lightning or electrical surge, or caused by any means other than normal usage, wear and tear, shall be made at the cost of the Customer. Batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices that are no longer supported by communication pathways, obsolete components and components exceeding manufacturer's useful life, are not included in warranty or service and will be repaired or replaced at Customer's expense payable at time of service. No apparatus or device shall be attached to or connected with the security system as originally installed without AT&I's written consent otherwise the warranty will be voided.

5. **SUBSCRIBER'S DUTY TO SUPPLY ELECTRIC AND TELEPHONE SERVICE:** Customer agrees to furnish, at Customer's expense, all 110 Volt AC power, electrical outlet, ARC Type circuit breaker and dedicated

receptacle, Internet connection, high-speed broadband cable or DSL and IP Address, telephone hook-ups, RJ31x Block or equivalent, as deemed necessary by AT&I.

6. LIEN LAW: AT&I or any subcontractor engaged by AT&I to perform the work or furnish material who is not paid may have a claim against purchaser or the owner of the premises if other than the purchaser which may be enforced against the property in accordance with the applicable lien laws.

7. INDEMNITY / WAIVER OF SUBROGATION RIGHTS / ASSIGNMENTS: Customer agrees to defend, advance expenses for litigation and arbitration, including investigation, legal and expert witness fees, indemnify and hold harmless AT&I, its employees, agents and subcontractors, from and against all claims, lawsuits, including those brought by third-parties or by Subscriber, including reasonable attorneys' fees and losses, asserted against and alleged to be caused by AT&I's performance, negligence or failure to perform any obligation under or in furtherance of this agreement. Parties agree that there are no third-party beneficiaries of this agreement. Customer on its behalf and any insurance carrier waives any right of subrogation Customer's insurance carrier may otherwise have against AT&I or AT&I's subcontractors arising out of this agreement or the relation of the parties hereto. Customer shall not be permitted to assign this agreement without written consent of AT&I, which shall not unreasonably be withheld. AT&I shall have the right to assign this agreement to a company licensed to perform the services and shall be relieved of any obligations herein upon such assignment.

8. EXCULPATORY CLAUSE: AT&I and Customer agree that AT&I is not an insurer and no insurance coverage is offered herein. The security system, equipment, and AT&I's services are designed to detect and reduce certain risks of loss, though AT&I does not guarantee that no loss or damage will occur. AT&I is not assuming liability, and, therefore, shall not be liable to Customer or any other third party for any loss, economic or non-economic, business loss or interruption, consequential damages, in contract or tort, data corruption or inability to retrieve data, personal injury or property damage sustained by Customer or others as a result of equipment failure, human error, burglary, theft, hold-up, fire, smoke, water or any other cause whatsoever, regardless of whether or not such loss or damage was caused by or contributed to by AT&I's breach of contract, negligent performance to any degree in furtherance of this agreement, any extra contractual or legal duty, strict products liability, or negligent failure to perform any obligation pursuant to this agreement or any other legal duty, except for gross negligence and willful misconduct.

9. INSURANCE / ALLOCATION OF RISK: Subscriber shall maintain a policy of Comprehensive General Liability and Property Insurance for liability, casualty, fire, theft, and property damage. The parties intend that the Customer assume all potential risk and damage that may arise by reason of failure of the equipment, system or AT&I's services and that Customer will look to its own insurance carrier for any loss or assume the risk of loss. AT&I shall not be responsible for any portion of any loss or damage which is recovered or recoverable by Customer from insurance covering such loss or damage or for such loss or damage against which Customer is indemnified or insured. Customer and all those claiming rights under Customer waive all rights against AT&I and its subcontractors for loss or damages caused by perils intended to be detected by AT&I's services or covered by insurance to be obtained by Customer, except such rights as Customer or others may have to the proceeds of insurance.

10. LIMITATION OF LIABILITY: Customer AGREES THAT, EXCEPT FOR AT&I'S GROSS NEGLIGENCE AND WILLFUL MISCONDUCT, SHOULD THERE ARISE ANY LIABILITY ON THE PART OF AT&I AS A RESULT OF AT&I'S BREACH OF THIS CONTRACT, NEGLIGENT PERFORMANCE TO ANY DEGREE OR NEGLIGENT FAILURE TO PERFORM ANY OF AT&I'S OBLIGATIONS PURSUANT TO THIS AGREEMENT OR ANY OTHER LEGAL DUTY, EQUIPMENT FAILURE, HUMAN ERROR, OR STRICT PRODUCTS LIABILITY, WHETHER ECONOMIC OR NON-ECONOMIC, IN CONTRACT OR IN TORT, THAT AT&I'S LIABILITY SHALL BE LIMITED TO THE SUM OF \$250.00. IF SUBSCRIBER WISHES TO INCREASE AT&I'S AMOUNT OF LIMITATION OF LIABILITY, SUBSCRIBER MAY, AS A MATTER OF RIGHT, AT ANY TIME, BY ENTERING INTO A SUPPLEMENTAL AGREEMENT, OBTAIN A HIGHER LIMIT BY PAYING AN ANNUAL PAYMENT CONSONANT WITH AT&I'S INCREASED LIABILITY. THIS SHALL NOT BE CONSTRUED AS INSURANCE COVERAGE AND NOTWITHSTANDING THE FOREGOING, AT&I'S LIABILITY SHALL NOT EXCEED ITS AVAILABLE INSURANCE COVERAGE.

Customer ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS EXCULPATORY CLAUSE, INDEMNITY, INSURANCE, ALLOCATION OF RISK AND LIMITATION OF LIABILITY PROVISIONS.

11. LEGAL ACTION / BREACH / LIQUIDATED DAMAGES / AGREEMENT TO BINDING ARBITRATION: The parties agree that due to the nature of the services to be provided by AT&I, the payments to be made by the Customer for the term of this agreement form an integral part of AT&I's anticipated profits; that in the event of Customer's default it would be difficult if not impossible to fix AT&I's actual damages. Therefore, in the event Customer defaults in any payment or charges to be paid to AT&I, Customer shall be immediately liable for any unpaid installation and invoiced charges plus 80% of the balance of all payments for the entire term of this agreement as LIQUIDATED DAMAGES and AT&I shall be permitted to terminate all its services, including but not limited to terminating monitoring service, under this agreement and to remotely re-program or delete any programming without relieving Customer of any obligation herein.

CUSTOMER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE.

The prevailing party in any litigation or arbitration is entitled to recover its legal fees from the other party. In any action commenced by AT&I against Customer, Customer shall not be permitted to interpose any counterclaim. CUSTOMER MAY BRING CLAIMS AGAINST AT&I ONLY IN CUSTOMER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR ADMINISTERED BY ARBITRATION SERVICES INC., ITS SUCCESSORS OR ASSIGNS, PURSUANT TO ITS ARBITRATION RULES AT WWW.ARBTRATIONSERVICESINC.COM AND THE FEDERAL ARBITRATION ACT, EXCEPT THAT NO PUNITIVE OR CONSEQUENTIAL DAMAGES MAY BE AWARDED. The arbitrator shall be bound by the terms of this agreement, and shall on request of a party, conduct proceedings by telephone, video, submission of papers or in-person hearing. By agreeing to this arbitration provision the parties are waiving their right to a trial before a judge or jury, waiving their right to appeal the arbitration award and waiving their right to participate in a class action. Service of process or papers in any legal proceeding or arbitration between the parties may be made by First-Class

Mail delivered by the U.S. Postal Service addressed to the party's address designated in this agreement, on file with an agency of the state, or any other address provided by the party in writing to the party making service. The parties submit to the jurisdiction and laws of Florida, except for arbitration which is governed by the FAA and the arbitration rules and agree that any litigation or arbitration between the parties shall be commenced and maintained in the county where AT&I's principal place of business is located or Nassau County, New York. The parties waive trial by jury in any action between them unless prohibited by law. Any action between the parties must be commenced within one year of the accrual of the cause of action or shall be barred. All actions or proceedings by either party must be based on the provisions of this agreement. Any other action that Customer may have or bring against AT&I in respect to other services rendered in connection with this agreement shall be deemed to have merged in and be restricted to the terms and conditions of this agreement.

CUSTOMER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS AN AGREEMENT TO ARBITRATE DISPUTES AND THAT ARBITRATION IS BINDING AND FINAL AND THAT CUSTOMER IS WAIVING SUBSCRIBER'S RIGHT TO TRIAL IN A COURT OF LAW AND OTHER RIGHTS.

12. AT&I'S RIGHT TO SUBCONTRACT SPECIAL SERVICES: Subscriber agrees that AT&I is authorized and permitted to subcontract any services to be provided by AT&I to third parties who may be independent of AT&I, and that AT&I shall not be liable for any loss or damage sustained by Subscriber by reason of fire, theft, burglary or any other cause whatsoever caused by the negligence of third parties. Subscriber appoints AT&I to act as Subscriber's agent with respect to such third parties, except that AT&I shall not obligate Subscriber to make any payments to such third parties. Subscriber acknowledges that this agreement, and particularly those paragraphs relating to AT&I's disclaimer of warranties, exemption from liability, even for its negligence, limitation of liability and indemnification, inure to the benefit of and are applicable to any assignees, subcontractors, manufacturers, vendors and Monitoring Center of AT&I.

13. FULL AGREEMENT / SEVERABILITY: This agreement along with the Schedule of Equipment and Services constitute the full understanding of the parties and may not be amended, modified or canceled, except in writing signed by both parties. Subscriber acknowledges and represents that Customer has not relied on any representation, assertion, guarantee, warranty, collateral agreement or other assurance, except those set forth in this Agreement. Customer hereby waives all rights and remedies, at law or in equity, arising, or which may arise, as the result of Customer's reliance on such representation, assertion, guarantee, warranty, collateral agreement or other assurance. To the extent this agreement is inconsistent with any other document or agreement, whether executed prior to, concurrently with or subsequent to this agreement the terms of this agreement shall govern. This agreement shall run concurrently with and shall not terminate or supersede any existing agreement between the parties unless specified herein. Should any provision of this agreement be deemed void, the remaining parts shall be enforceable.

Sign-off



AT&I Security Systems proposes to Walnut Creek Community Development outlined in this proposal for an all-inclusive fee of 14,017.00. This includes project management, equipment, materials, labour, scheduling, supervision, and quality assurance.

Additional charges will be included if changes are made to the project scope once this document has been signed and/or differences between the allowance outlined above and the actual cost of these items varies.

The next step is to agree to this quote (in addition to any changes that have been noted in the presentation of this document) and to sign the contractual agreement which references the document above.

Walnut Creek Community Development



SIGNATURE
Ronald Galvis

Ronald Galvis

Not yet accepted



Walnut Creek CDD

Taft & Sheridan Streets Click2Enter System

**Confidential Proposal
May 9, 2024**

**Regions Security Services
1100 NW 72nd Ave
Miami, FL 33126
(305) 517-1266
www.RegionsSecurity.us
technology@RegionsSecurity.us**

About Us

Regions Security' mission is to optimize the protection of our clients' assets by developing and implementing a strategic plan. We strive to be the most dynamic and resourceful security provider for all our clients. As one of the top fastest growing companies in South Florida, Regions Security continues to expand rapidly in all major vertical markets. Our business extends throughout the tri-county area with contracts from north of Jupiter in Palm Beach County to south of Homestead in Miami-Dade County. Regions Security offers cutting-edge technology, highly trained security professionals and best-in-class customer service and support. We meet your needs, your budget and help you and your organization accomplish your security goals.



Regions Security has earned the confidence of our valued customers by providing professional assistance with all our access control and video surveillance installations. Our company's corporate offices and customer support center are in Miami, Florida adjacent to Miami International Airport. Our facilities support our networking and systems engineering department, as well as our help desk and technical services. We maintain a customer support department providing 24/7 help desk support. We only carry professional grade equipment and security software. Each of our support representatives have completed comprehensive training on all our products and have extensive knowledge of product application and equipment troubleshooting. Regions can help you understand your technological security risks by offering a complementary Security Risk Assessment of your company's operation, office and exterior areas including parking lots and building entrances. We will help you determine the best Access Control and Surveillance Systems for your facility to guarantee the highest level of uninterrupted operation. Regions collaborates with you to design a customized solution that addresses the evolving security needs of your organization in the most effective way possible.



Digital video surveillance helps deter crime, theft, vandalism, and employee theft. Security cameras and digital video recording may reduce fraudulent liability claims with clearly documented incidents. Video surveillance may also improve employee productivity and business efficiency. Access Control systems help protect valuable assets and sensitive areas by restricting and managing all entry points. These systems help increase employee safety and eliminate costly re-keying and lock changes. Experienced installation service technicians guarantee your system will be trouble-free. Each system includes a full 100% one-year warranty on parts and labor. Our technicians are available 24 hours a day, seven days a week. We are focused on customer satisfaction, which is an integral part of our past success and the cornerstone of our future growth. Our goal is 100% customer satisfaction.



Regions Security is a Veteran-Owned Small Business and a specialized provider of security and ancillary services. Regions Security was born out of the desire and need to address unresponsive and substandard services, red tape and service delays often offered by other companies.

Regions Security was formed in 2010 by its President & CEO Carlos Rivero, Jr. after serving in the U.S. Army and managing numerous security companies. Mr. Rivero is a highly recognized service-disabled veteran who served in the Operation Enduring Freedom military initiative in 2001-2002.

Taft & Sheridan Streets Click2Enter System

Description

QTY

Click2Enter System

4

Click2Enter does away with all of the cumbersome keys, access control codes, and remote-control actuators, because every emergency response vehicle and responder carries the key-their mobile or portable radio transceiver. Just a simple 'click' of the radio transmitter button is all that's required to open gates.

The Click2Enter System addresses the shortcomings of the products currently on the market, increasing law enforcement officer safety, reducing response time, providing mutual-aid compatibility, protecting valuable gates, and increasing property-owner value.

Includes:

- Required Equipment
- Permit Expediter
- Architect Plans
- Professional Installation
- On-site Inspections
- Meetings with City Officials
- Dedicated Circuit Breaker Excluded



Access Control Using Your Radio Transceiver for Public Safety and Authorized Users

-  Open Gates & Doors With a Pulse/Click of The Radio
-  Improve Emergency Response Times
-  Officer Safety Friendly
-  Mutual Aid Compatible
-  No Cost To The Public Safety Agencies



Equipment Warranty



Regions will repair or replace any new equipment sold and installed for a period of One Year, including labor. Equipment Warranty excludes accidents, vandalism, theft, water, lightning, fire damage, intrusion, abuse, misuse, any casualty, unauthorized repair service, modification, or any other cause beyond the control of Regions, including interruption of electrical power or internet service. Billable Services: Weekdays 8AM-5PM \$150 per hour and \$225 per hour after-hours/holidays, 2-hour minimum required.

Project Cost Summary

One-Time Investment Total: \$12,675.00

Purchase Agreement

Regions Security Services (**Regions**) located at 1100 NW 72nd Avenue; Miami Florida 33126 by its acceptance agrees to sell, and the customer listed below (“Customer”) agrees to purchase, under the terms and conditions of this agreement, the items listed in this proposal.

I. DELIVERY

Regions shall deliver equipment, software, and services in accordance with the installation schedule mutually agreed to by Regions and Customer.

II. RISK OF LOSS OR DAMAGE

During the period, the equipment is in transit or in Regions Security possession, up to and including the Date of Delivery and Physical Installation of said equipment, Regions Security and its insurers relieve the Customer of responsibility of all risks of loss or of damage to the equipment. Regions will maintain ownership of all equipment until final payment is received.

III. TERMS OF PAYMENT Regions Security shall issue an invoice covering the Equipment sold pursuant to this agreement. A 50% deposit will be required with the execution of this contract. Final balance payment with project completion. Regions Security shall include and procure all applicable taxes.

IV. INSTALLATION

Prior to shipment of the Equipment to the Customer’s premises, Customer shall prepare its premises by providing all necessary space and an installation schedule during normal working hours to allow Regions Security to complete all work in a timely manner.

V. SOFTWARE LICENSE AGREEMENT

In consideration of the mutual promises contained herein and in the purchase between the Customer and Regions Security, the parties agree as follows: All third-party software and source code is installed only to be used in the designated equipment on the condition that the customer agrees to the terms of all installed Software License Agreements. These licenses cover all software programs supplied by Regions Security developed by any third party and distributed under license by Regions Security. The licenses are for unlimited use and for an indefinite period on the same equipment. These licenses can only be transferred to equipment which is replacing original equipment.

VI. WARRANTY

Commencing on the date of installation and continuing for a period of 12 months, Regions Security agrees to provide, at no additional charge, labor to keep the equipment in, or restore equipment to, good working order. Parts will be furnished on an exchange basis, and the replacement parts will become the property of Regions Security. The warranty service provided under this agreement does not ensure uninterrupted operation of the equipment. The warranties provided by Regions Security under this agreement do not include repairs of damage caused by failure to continually provide a suitable installation environment, accident, disaster, fire, flood, water, wind, lightning, power fluctuations, unauthorized third-party service, force of nature or war. Manufacturer’s warranties available beyond Regions original warranty period, are not included.

VII. NON-SOLICITATION OF REGIONS SECURITY EMPLOYEES

Customer agrees not to knowingly hire or solicit Regions Security employees without Regions Security written consent during performance of the agreement and for a period of 2 years after termination of the agreement.

VIII. DISCLAIMER AND LIMITATION OF LIABILITY

Regions Security will not be liable for lost profits or other consequential damages even if Regions Security has been advised of the possibilities of such damages, or for any claim against the Customer by any other party. The Customer acknowledges he has read this agreement, which includes the Regions Security Equipment Description and Price Configuration, understands all the terms, and agrees to be bound by its terms and conditions. Further, the Customer agrees that this document is a complete and exclusive statement of the agreement between the parties, which supersedes all proposals or prior agreements, oral or written, between the parties related to the subject of this agreement.

IX. LEGAL REMEDIES

In the event of a dispute concerning any of the terms and condition of this Agreement and/or a breach of the Agreement, the prevailing party will be entitled to recover reasonable attorney’s fees. All legal proceedings shall be conducted in the county of Miami-Dade County, in the State of Florida.

Estimate No. 2024-1437

BUSINESS NAME (Customer)

CONTRACT NUMBER

CONTRACT DATE

BUSINESS ADDRESS

INSTALLATION DATE

CITY STATE ZIP

DEPOSIT AMOUNT

CUSTOMER REPRESENTATIVE / TITLE

REGIONS SECURITY REPRESENTATIVE / TITLE

SIGNATURE

DATE

SIGNATURE

DATE

Walnut Creek CDD Gates Systems Maintenance

AAA Computer Service Hollywood FL	Access Control Machines Miami FL	AT&I Palm Beach Gardens, FL			Royce Integrated Solutions Pompano Beach FL	Regions Security (Current Service Provider) Miami FL
		AT&I Level 1	AT&I Level 2	AT&I Level 3		

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

- 2 entrance arms (12') & gates at Sheridan street, including the 2 BAI barcode scanners.
- 2 exit arms (12') & gates at Sheridan street.
- 2 (12') exit arms at Taft street.
- 2 entrance arms (12') for Residents lane at Taft St. (trap system), including the BAI barcode scanner.
- 1 arm (15') entrance for Visitors lane at Taft ST. and its remote controller (guardhouse).

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

<u>Every 4 weeks</u> Preventive Maintenance Service Visits (13 visits per year)	<u>Monthly</u> Preventive Maintenance Service Visits	<u>Quarterly</u> Preventive Maintenance Service Visits			<u>Monthly</u> Preventive Maintenance Service Visits	<u>Quarterly</u> Preventive Maintenance Service Visits
		<u>2</u> Arm remount per month included without extra cost	<u>1</u> Arm remount per month included without extra cost			<u>2</u> Arm remount per month included without extra cost

AAA Computer Service Hollywood FL	Access Control Machines Miami FL	AT&I Palm Beach Gardens, FL			Royce Integrated Solutions Pompano Beach FL	Regions Security (Current Service Provider) Miami FL
		AT&I Level 1	AT&I Level 2	AT&I Level 3		
Hurricane preparation NOT Included. Hourly Emergency Call rated applied (\$300.00 per hour) if requested.	Hurricane preparation <u>INCLUDED</u> .		Hurricane preparation NOT Included. Flat rate of \$350.00 if requested.			Hurricane preparation <u>INCLUDED</u> .
Price per contract: \$750.00 per Visit (13 visits per year)	Price per contract: \$2,450.00 Monthly	Price per contract: \$1,250.00 Monthly	Price per contract: \$975.00 Monthly	Price per contract: \$525.00 Monthly	Price per contract: \$1,250.00 Monthly	Price per contract: \$825.00 Monthly

AAA Computer Service Hollywood FL	Access Control Machines Miami FL	AT&I Palm Beach Gardens, FL			Royce Integrated Solutions Pompano Beach FL	Regions Security (Current Service Provider) Miami FL
		AT&I Level 1	AT&I Level 2	AT&I Level 3		
<p>Service Calls Rates:</p> <p>Regular (Standard) Hours: \$150.00 per technician</p> <p>After (Emergency) Hours: \$300.00 per hour, per technician.</p> <p>*The hourly rate is charged by hour, by technician. Clarification necessary in case a specific labor/job needs more than one technician, to be performed.</p>	<p>Service Calls Rates:</p> <p>Regular Hours: INCLUDED.</p> <p>Monday-Sunday 9:00am - 5:00pm Unlimited service calls included. No service offered after the mentioned hours.</p>	<p>Service Calls Rates:</p> <p>Regular Hours: INCLUDED. ** For exceptions an hour rate of \$149.00 applies</p> <p>After Hours: \$175.00 per hours (with a minimum of 2 hours).</p> <p>*Weekends "Emergency Services" are only to open gates to allow access, if necessary. Any repair will be performed next business day.</p>	<p>Service Calls Rates:</p> <p>Regular Hours: \$149.00</p> <p>After Hours: \$175.00 per hours (with a minimum of 2 hours).</p> <p>*Weekends "Emergency Services" are only to open gates to allow access, if necessary. Any repair will be performed next business day.</p>	<p>Service Calls Rates:</p> <p>Regular Hours: INCLUDED. ** For exceptions an hour rate of \$96.00 applies, plus \$57.50 travel charge.</p> <p>After Hours: \$345.50 for the first 2 hours, plus \$144.00 for each additional hour.</p>	<p>Service Calls Rates:</p> <p>Regular Hours: INCLUDED. ** For exceptions an hour rate of \$150.00 applies.</p> <p>After Hours: \$225.00 per hour.</p>	

AAA Computer Service Hollywood FL	Access Control Machines Miami FL	AT&I Palm Beach Gardens, FL			Royce Integrated Solutions Pompano Beach FL	Regions Security (Current Service Provider) Miami FL
		AT&I Level 1	AT&I Level 2	AT&I Level 3		
	** Regular Hours Service INCLUDED with Plan. Does not include calls for damages caused by external factors, such as vehicles hit, vandalism, weather, etc.	** Regular Hours Service INCLUDED with Plan. Does not include calls for damages caused by external factors, such as vehicles hit, vandalism, weather, etc.			** Regular Hours Service INCLUDED with Plan. Does not include calls for damages caused by external factors, such as vehicles hit, vandalism, weather, etc.	** Regular Hours Service INCLUDED with Plan. Does not include calls for damages caused by external factors, such as vehicles hit, vandalism, weather, etc.
		Summarized minimum Fee Charged for after hours (weekends calls): \$350.00 Details in previous rows.			Summarized minimum Fee Charged for after hours (weekends calls): \$345.50 Details in previous rows.	Summarized minimum Fee Charged for after hours (weekends calls): \$225.00 Details in previous rows.

AAA Computer Service Hollywood FL	Access Control Machines Miami FL	AT&I Palm Beach Gardens, FL			Royce Integrated Solutions Pompano Beach FL	Regions Security (Current Service Provider) Miami FL
		AT&I Level 1	AT&I Level 2	AT&I Level 3		
Price for Arms (Spare): 12' Rectangular Gate Arm only (Red to Green) \$700.00 12' Rectangular Gate Arm Kit (Red to Green) \$820.00 15' Rectangular Gate Arm Only (Red to Green) \$750.00 15' Rectangular Gate Arm Kit (Red to Green) \$860.00	Price for Arms (Spare): 12' Rounded Gate Arm Kit (Red to Green) \$570.00 15' Rounded Gate Arm Kit (Red to Green) \$595.00 ***As per this vendor, square poles are being discontinued by Liftmaster, only rounded poles will be available.	Price for Arms (Spare): 12' LED, Square Red/Green Arm Only \$489.00 12' LED, Square Red/Green Arm with LED Kit: \$595.00 15' LED, Square Red/Green Arm Only: \$507.00 15' LED, Square Red/Green Arm with LED Kit: \$617.00			Price for Arms (Spare): 12' Rectangular Gate Arm Only (Red to Green) \$430.00 12' Rectangular Gate Arm Kit (Red to Green) \$490.00 15' Rectangular Gate Arm Only (Red to Green) \$445.00 15' Rectangular Gate Arm Kit (Red to Green) \$525.00 Counterweight for 15' Arm - \$100.00	Price for Arms (Spare): 12' Lighted barrier arm (red to green) barrier arm kit \$516.00 15' Lighted barrier arm (red to green) barrier arm kit \$546.00 <i>*Prices charged so far by Regions.</i>

AAA Computer Service Hollywood FL	Access Control Machines Miami FL	AT&I Palm Beach Gardens, FL			Royce Integrated Solutions Pompano Beach FL	Regions Security (Current Service Provider) Miami FL
		AT&I Level 1	AT&I Level 2	AT&I Level 3		
<p>Other Parts anticipated price:</p> <ul style="list-style-type: none"> - BAI Barcode Scanner \$7,975.00 - Liftmaster arm barricade operator \$3,900.00 - Liftmaster swing gate operator \$4,500.00 						

AAA Computer Service Hollywood FL	Access Control Machines Miami FL	AT&I Palm Beach Gardens, FL			Royce Integrated Solutions Pompano Beach FL	Regions Security (Current Service Provider) Miami FL
		AT&I Level 1	AT&I Level 2	AT&I Level 3		
	<p>Prior to entering into any agreement, this vendor will perform an initial inspection of the existing equipment. Once inspection is completed, Access Control Machines will provide a complete report, along with a proposal, if any items need to be addressed and/or replaced.</p>				<p>Prior to entering into any agreement, this vendor requires an initial inspection of the existing equipment at a rate of \$96.00 per hour (No number of hours specified). Once inspection is completed, ROYCE will provide a complete report, along with a proposal, if any items need to be addressed and/or replaced.</p>	

Other vendors contacted for these services :

- Access Experts 247 (Sunny Isles Beach FL)
- All Hurricane Garage Doors (Miami FL)
- Alpha Access Control (Boca Raton FL)
- EDL Gate Masters (Fort Lauderdale FL)
- Electric Gate Repair USA (Hallandale Beach FL)
 - Gate Repair Pro (Miami FL)
 - Guardian Electronics (Miami FL)
- Hurricane Garage Doors (Coconut Creek FL)
 - John Garage Doors (Hialeah FL)
 - Systemek (Miami FL)
 - Techpro (Boca Raton FL)

These vendors did not provide requested proposal. Many other local vendors where contacted but they stated to not carry the required Insurance.



AAA Computer Service
 1720 Harrison St STE 8D
 Hollywood, FL 33020
 (754) 244-5180
 Info@AAAComputerService.net
 http://WWW.AAAComputerService.net

Estimate

ADDRESS

Walnut Creek CDD
 1800 NW 76th Ave
 Hollywood, FL, United States

ESTIMATE # Gate maintenance
DATE 04/25/2024

ACTIVITY	QTY	RATE	AMOUNT
Maintenance gate operator Price Per/ operator : Lubricate Chain and Gears, Test safety Devices, Check Loop wire sealant and apply more if needed, Provide report of system health and any concerns that require additional services.	13	750.00	9,750.00
note* Any repairs needed will be submitted to the board with pricing for labor and materials/ parts and will be billed at our standard rates as follows :	1	0.00	0.00
Standard Service Call \$150/Hour per technician			
Emergency Service Call \$300/Hour per technician			

SUBTOTAL	9,750.00
TAX	0.00
TOTAL	\$9,750.00

Accepted By

Accepted Date

Re: WC Walnut Creek CDD - Proposal for Regular Access Systems Maintenance

AAA Computer Service <info@aaacomputerservice.net>

Fri 4/26/2024 7:07 AM

To: Ronald Galvis <rGalvis@sdsinc.org>

Cc: Aaron Greenberg <aaron@aaacomputerservice.net>; Gloria Perez <gperez@sdsinc.org>; Tori Shamy <tshamy@sdsinc.org>

📎 1 attachments (54 KB)

Pdf Preview.pdf;

This estimate reflects the cost for a maintenance of each device. We recommend scheduling a minimum bi-annually.

 Pdf Preview.pdf

- **- Hurricane plan preparation.**

In case of a hurricane event. We would need notification 72HR prior to event requesting service , we would under our standard emergency rates come out and secure the devices in an open position with best effort to minimize wind damage risks.

- **Please include in your proposal the rates for Service Calls (office and after office hours), other than the regular maintenance ones.**

Standard Service Call
\$150/Hour per technician

Emergency Service Call
\$300/Hour per technician

- **Price for Spare parts / equipment (equipment only)**
- **Subject to change with the market**

- **12' LED, Square Red/Green Arm Only \$700**

- **12' LED, Square Red/Green Arm with LED Kit \$820**
- **15' LED, Square Red/Green Arm Only \$750**
- **15' LED, Square Red/Green Arm with LED Kit \$860**
- **BAI Barcode Scanner \$7,975**
- **Liftmaster arm barricade operator \$3,900**
- **Liftmaster swing gate operator \$4,500**

AAA Computer Service

[AAA Computer Service](#)

[FL Security Cameras](#)

(754) 244-5180

FL License # ES12001649

[Visit us on Facebook](#)

On Apr 24, 2024, at 3:52 PM, Ronald Galvis <rGalvis@sdsinc.org> wrote:

Good afternoon, dear Aaron,

This email is just a friendly reminder regarding this matter (below).

Please be advised that we expect to have these proposals before the end of April, for our Board to be able to review them during their May's meeting.

Thank you and have a wonderful day.

Ronald G.

This agreement entered into this ____ day of _____ by and between **WALNUT CREEK HOA**, hereinafter called “**WALNUT CREEK**” and **The Office Services D.B.A. Access Control Machines**, a Florida Corporation, hereinafter called “**ACM**”

SECTION 1 – SCOPE OF SERVICES

1.1 Access Control Machines will provide hardware preventive and corrective maintenance to the following equipment's and systems:

- **Door Gates.**

Taft St (South)

Includes: 5 LiftMaster MegaArm Barriers.
2 BAI Bar Code Scanner.

Sheridan St (North).

Includes: 4 Iron Gates
4 LiftMaster MegaArm Barriers.
4 Swing gate operators
1 Bai Bar Code Scanner.

SECTION 2 – DUTIES OF CONTRACTOR

2.1 Preventive Maintenance Includes:

- a. One (1) Monthly visit on the first 8 days of each month to lubricate parts, cleanup, and maintenance following manufacturer recommendations.

2.2 Corrective Maintenance Includes:

- a. Service hours 9:00 am to 5:00 pm Monday to Sunday.
- b. Unlimited per call visit to fix any malfunction of equipment's mentioned on section 1.1.
- c. Spare parts not included.
 - a. Actual Cost of Arm Poles.
 - i. 12” Arm Pole with LED kit (570,00 US\$).
 - ii. 15” Arm Pole with LED kit (595.00 US\$).
- d. ACM cannot be responsible for any injury, damage, or loss caused by problems or malfunctions of gates.

2.3 ACM will process with manufacturer any warranty claims when apply.

2.4 Hurricane confirmed arrival.

It will be coordinated with the management any action should be applied to the gates due to Hurricane hit.

2.5 Schedule A shows equipment's included on this agreement

SECTION 3 – BOTH PARTIES AGREE

TERMS AND TERMINATION

- 3.1 Monthly cost of the agreement shall be paid on the first 10 days of each month at a monthly rate of 2,450.00US\$ per month.
- 3.2 This agreement is ongoing from the date of signature until ended by **WALNUT CREEK** and/or **ACM**. Either party may end this agreement for any reason by sending an email or letter to the other party with 30 days in advance.

DATE OF EXECUTION: _____

DATE OF EXECUTION: _____

WALNUT CREEK:

ACM:

NAME: _____

NAME: DAVID REY

SIGNATURE: _____

SIGNATURE:  _____

SCHEDULE A

EQUIPMENT'S SERVICES INCLUDED

System	Location	Description
Sheridan St Entrance	Residents Lane	1 Liftmaster MegaArm Barriers 1 BAI Barcode Reader
	Visitors Lane	1 Liftmaster MegaArm Barriers 1 BAI Barcode Reader
	Exit Lane	2 Liftmaster MegaArm Barriers
Taft St Entrance	Residents Lane	1 Liftmaster MegaArm Barriers 1 Swing gate Operator 1 BAI Barcode Reader
	Visitors Lane	1 Liftmaster MegaArm 1 Swing gate Operator
	Exit Lane	2 Liftmaster MegaArm Barriers 2 Swing Gate Operators

RE: WC Proposal for Regular Access Systems Maintenance

David <david.rey@accesscontrolmachines.com>

Thu 4/25/2024 2:18 PM

To: Ronald Galvis <rGalvis@sdsinc.org>

Cc: Gloria Perez <gperez@sdsinc.org>

📎 1 attachments (98 KB)

Walnut Creek Maintenance Agreement.docx;

Hello Ronald.

I have attached a draft of a tentative maintenance agreement for Walnut Creek for discussion, evaluation, and further approval.

- Notes:
- Square poles are being discontinued by Liftmaster, only rounded poles will be available.
 - New led poles are coming right now in 24 Volts instead of 12 Volts, so when a actual pole needs to be replaced, a new 24 Volts should be installed.
 - Before we sign the agreement, ACM will perform a detail survey of functioning to validate all safety sensors and motors are working well, any fix, must be performed before signature of the agreement.
 - We are offering a Mon-Sun support 9:00 am to 5:00 pm.
 - Spare parts as: belts, electric motors, gear box, loop sensor boxes, etc are not included on the maintenance agreement. The labor to replace any spare is included on the monthly cost of the maintenance agreement.

Do not hesitate to contact me for any additional information that could be needed.

Warm Regards



David Rey
President
 📞 (305)781-8008
 ✉️ david.rey@accesscontrolmachines.com

From: Ronald Galvis <rGalvis@sdsinc.org>
Sent: Wednesday, April 24, 2024 3:53 PM
To: David <david.rey@accesscontrolmachines.com>
Cc: Gloria Perez <gperez@sdsinc.org>
Subject: Re: WC Proposal for Regular Access Systems Maintenance

Good afternoon, dear David,

This email is just a friendly reminder regarding this matter (below).

Please be advised that we expect to have these proposals before the end of April, for our Board to be able to review them during their May's meeting.

GATE MAINTENANCE AGREEMENT

AT&I SECURITY SYSTEMS

12260 SW 53RD ST

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

CLIENT: WALNUT CREEK COMMUNITY DEVELOPMENT

Delivered on: August 22, 2023

Submitted by: James Walling





Dear Walnut Creek Community Development,

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

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

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

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

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

Sincerely,

James Walling





ABOUT AT&I SYSTEMS

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

Our AT&I Notify System Supports Our Communication Strategy

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

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



Our people

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

Services We Provide

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



Gate Systems



Access Control Systems



**High Definition
Surveillance Systems**

Security Solutions

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

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

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

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

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





WHAT WILL WE CHECK FOR DURING A PREVENTATIVE MAINTENANCE?

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

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



YOUR CUSTOMIZED PLAN

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

Sheridan Street Entrance & Exit

4 Liftmaster Barrier Mega Arm Gate Operator




4 Liftmaster Swing Gate Operator

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

Taft Street Main Entrance & Exit

5 Liftmaster Barrier Mega Arm Gate Operator

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

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

OUR AGREEMENT AND NEXT STEPS

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

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

Hourly Service Call Rate: \$149.00/ hour.

Travel Charges: \$0.00

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

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

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

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

Acceptance of terms and conditions listed above.



SIGNATURE
Gloria Perez



SIGNATURE
James Walling



INITIALS
Gloria Perez

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

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

Tue 8/22/2023 5:07 PM

To: Ronald Galvis <rGalvis@sdsinc.org>

Cc: Gloria Perez <gperez@sdsinc.org>

Hey Ronald,

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

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

For a spare arm pricing:

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

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

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

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

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

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

From: Ronald Galvis <rGalvis@sdsinc.org>

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

To: James Walling <james@atisecuritysystems.com>

Cc: Gloria Perez <gperez@sdsinc.org>

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

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

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

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

Thanks in advance for your prompt responses.

Have a great day.



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

SUBMITTED TO:

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

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

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

Contained in this proposal is the following documentation:

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

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

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

ROYCE INTEGRATED SOLUTIONS, INC.
Full-Service Customer Protection Plan
Schedule of Services

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

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

Taft Street

Resident Entry Lane:

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

Visitor Entry Lane:

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

Exit Lane:

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

Sheridan Street

Resident Entry Lane:

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

Visitor Entry Lane:

- One (1) Liftmaster Mega Arm Barrier Gate

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

Exit Lane:

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

Total Equipment:

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

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

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

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

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

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

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

Amount Per Month: \$1,250.00

Accepted By: _____

ROYCE Integrated Solutions, Inc.

Date

Date

Authorized Signature and Title

Authorized Signature and Title

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

Service Rates for Items not covered under contract

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

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

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

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

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

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

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

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

SWING GATE OPERATOR PREVENTATIVE MAINTENANCE

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

GATE OPERATOR PARTS TO BE INSPECTED

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

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

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

BARRIER GATE OPERATOR PREVENTATIVE MAINTENANCE

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

GATE OPERATOR PARTS TO BE INSPECTED

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

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

RE: WC Walnut Creek CDD - Access Systems Maintenance Proposal

Jason Bell <jbell@royceintegrated.com>

Tue 4/16/2024 2:39 PM

To: Ronald Galvis <rGalvis@sdsinc.org>

Cc: Gloria Perez <gperez@sdsinc.org>

No problem

From: Ronald Galvis <rGalvis@sdsinc.org>

Sent: Tuesday, April 16, 2024 2:16 PM

To: Jason Bell <jbell@royceintegrated.com>

Cc: Gloria Perez <gperez@sdsinc.org>

Subject: WC Walnut Creek CDD - Access Systems Maintenance Proposal

Good afternoon, dear Jason,

It was a pleasure speaking with you earlier today.

I am so glad and thankful since you informed me that Royce is willing to keep the same numbers (prices) as your previous proposal for our District.

As verbally informed, these proposals will be reviewed by the Board and a decision should be made during their May meeting. I'll keep you posted on any updates on it.

Thank you and have a wonderful day.



Ronald Galvis

Field Operations Manager

(786)503-1633

rgalvis@sdsinc.org

www.sdsinc.org



6900 S.W. 21st Court . Building 9 . Davie, FL 33317
 Toll-Free: 800.270.6558 . Local: 954.382.9766 . Fax: 954.382.9770
 Email: info@allstatemanagement.com

ESTIMATE / FOUNTAIN EQUIPMENT

Walnut Creek Community Development District
 Attn: Ronald Galvis, Special District Services, Inc.
 2501 A Burns Road
 Palm Beach Gardens, Florida 33401

DATE: TERMS: DELIVERY:
 4/2/2024 Balance due on installation Four (4) weeks from date of acceptance

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
One (1)	One-time Lake Fountain Maintenance Service	\$ 225.00
Twelve (12)	Fountain Light Bulb & Gasket Set (as necessary)	\$ 65.00 each

Estimated Total: \$225.00 to \$1,260.00**

**The internal condition of the submerged light fixtures is not known. When necessary, lights can be repaired based on the following pricing:

Bulb	\$55.00 / each*
Lens	\$50.00 / each*
Socket	\$35.00 / each*
Gasket	\$10.00 / each*

Note: If necessary, additional repairs will be quoted separately.

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

ALLSTATE RESOURCE MANAGEMENT, INC.

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

By: _____

By: _____

Dated: _____

BUDGET / FOUNTAIN EQUIPMENT

Walnut Creek Community Development District
Attn: Ronald Galvis, Special District Services, Inc.
2501 A Burns Road
Palm Beach Gardens, Florida 33401

<u>DATE:</u>	<u>TERMS:</u>	<u>DELIVERY:</u>
4/2/2024	50% Deposit w/ Balance due on Installation	TBD

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Twelve (12)	Fountain Light OEM LED Conversion Kit <ul style="list-style-type: none"> • White, ~4000K, 50 Watts each • 2-year Warranty 	\$ 595.00 each
One (1)	Installation & Lake Fountain Service	\$1,200.00

Estimated Budget Total: \$8,340.00**

**The internal condition of the submerged cables and light fixtures is not known. If necessary, additional repairs will be quoted separately.

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

ALLSTATE RESOURCE MANAGEMENT, INC.

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

By: _____

By: _____

Dated: _____

Walnut Creek CDD
Trimming of palms around waterfalls

Cutters Edge <i>Davie FL</i>	Trimscape <i>Homestead FL</i>	Turf Management <i>Miami FL</i>	Wolfer Landscape (Current Provider) <i>Davie FL</i>
Quarterly trimming of palms around waterfalls (Taft ST. Entrance) to avoid seeds or branches to fell/affect the waterfalls equipment.			
\$3,390.00	\$3,400.00	\$3,150.00	\$3,750.00

* Local vendors contacted for these services:

- America Stars
- Vibrant Lawn Services
- EPS Empire Property

These vendors did not provide requested proposal. Other local vendors where contacted but they did not show interest in this project.



To: Walnut Creek Community Development District
 2507 A Burns Road
 Palm Beach Gardens, FL 33410

Taft and NW 76th Ave
 Attn Ronald Galvis
 786.503.1633
 rgalvis@sdsinc.org

From: Michael Cihal

Date: 5/10/2024

Re: Arbor Care Service Agreements

The work shall be performed in accordance with the International Society of Arboriculture "Best Management Practices", ANSI A 300 "Pruning Standards" and Broward County Code of Ordinances Chapter 27- Pollution Control- Article XIV "Tree Preservation and Abuse Ordinance".

TREE PRUNING -

Palms Trees



13	Washintonia Palm	
14	Royal Palm	
3	Foxtail Palms	
3	Montgomery Palm	
4	Bismarkia Palms	
8	Medjool Palms	
1	Reclinata	

Prescription Tree Pruning: (Prune as required per below)

(PT)- Palms will be trimmed to the 9 o'clock and 3 o'clock position. All trimming will be done according to the ANSI "A" 300 standards. Unless scope requirements are different by local municipality.

Total: \$ 3,390.00

Permits are the property owner's responsibility. Cutters Edge can assist in permit pulling process this will be billed at an Hourly rate, plus permit fees accessed by issuer. Price does not include mitigation required by permit issuer, if required to be billed separately.

Foreman: An experienced Foreman will be always present on the site during each service. The Foreman will be available for site inspections.

All landscape debris created by Cutters Edge. (Tree Division) will be removed daily from the property.

Owners do not have an option to modify any of the specification as set forth by this contract agreement with out approval from the project manager and in agreement with Cutters Edge.

Liability:

Cutters Edge will not be held liable to the property and or others for any damage to underground utilities. This includes but not limited to irrigation system, cable lines phone lines, electrical lines, HVAC systems, malfunctions, the bursting or leaking of water pipes or any other unforeseen underground infrastructures.

Cutters Edge reserves the right to subcontract any of the stated work.

Cutters Edge will provide copies of General Liability Insurance with Workers Comp and be responsible for maintaining this coverage through the project's completion.

General Conditions:

Clean-up of landscape debris created during service call will be cleaned up and removed at time of visit. Landscape debris not created by Cutters Edge, can be removed for an additional cost if requested. Due to disposal laws. Cutters Edge will not remove the following construction material, hazardous materials, paints and oil-based products.

Cutters Edge cannot be held responsible for damage done under this service agreement, resulting from storms, wind, flood, and vehicle accidents or any other act of God. Cutter's edge can provide an estimate for the services.

Damages: Contractor shall not be held responsible for the following:

1. Any damage caused to garden hoses left in on the turf or shrubbery.
2. Any damage to personal items such as toys, pet items, lawn and garden tools, pots, extension cords, clothing, lawn furniture, Christmas Lights, or any other items left under or near to tree that that are being trimmed or removed.
3. Any damage to outdoor carpeting, ceramic, tile, sidewalks, decorative landscape borders and painted porches or driveways under or near to tree that that are being trimmed or removed
4. Any damage to screened-in porches which under or near to tree that that are being trimmed or removed.
5. Any damage to vinyl siding which is under or near to tree that that are being trimmed or removed.
6. Any damage to exposed wiring or piping running that is not protected by conduit or buried to a depth as per building code. Any damage to down spouts that do not maintain at least a four-inch clearance above turf areas.

7. Any damage to hidden underground surface wires and or pipes which may be damaged in the process of landscape maintenance under or near to tree that that are being trimmed or removed.
8. Any plant material improperly installed by others.
9. Any damage caused to hardscape that is not sperate from area under or near to tree that that are being trimmed or removed. This includes but not limited to plant beds, driveways, or sidewalks.
10. Any damage to lighting that is under or near to tree that that are being trimmed or removed. This included but not limited to wires, fixtures, bulbs and transformer.

Payment Terms and Cancellation Policy:

All projects, require a deposit of (50%) prior to commencement. All remaining balances due upon completion. Delinquent accounts will accrue an additional charge of 1.5% per month until account is current.

All Prices are subject to change without notice due to fuel increase, material increase and unforeseen circumstances. Deposits received does not secure price

Project must be started and completed at one time in its entirety or mobilization/demobilization fees may apply.

Client, hereby agrees to hold harmless, indemnify and defend Cutters Edge for any claims made against Cutters Edge by any person or entity, including residents or non-parties to this agreement for damages or injury arising out of services provided under this agreement, but excluding claims made by any employee, agent or subcontractor of Cutters Edge, and also excluding any claims attributable to neglect of Cutters Edge.

Cutters Edge, its successors and assigns, herby agrees to hold harmless indemnify and defend client for any claims made against Client for damage or injury arising out of negligence of Cutters Edge in its performance services under this agreement.

If suit is brought by either part in the event of a default under the terms of this agreement, included but not limited to the payment and cancelation terms, the prevailing party shall be entitled to recover the amount of collection and/or legal fees and costs incurred in exercising or protecting its interests, rights and remedies under this agreement

By signing or attaching a company, signed waiver is considered by Cutters Edge Lawn and Maintenance, Inc. that you fully agree with our Service Contract terms:

Property Owner or Authorized Representative Signature _____ Date: _____

Property Owner or Authorized Representative Print Name _____ Date: _____

Cutters Edge Sales Representative _____ Date: _____

Site Inspection

An inspection of the above contracted work must be completed within three business days of last day of service completion. If the inspection is not completed within this period, any callbacks for touchups/changes could have an additional charge.

Property Owner or Authorized Representative _____ Date: _____

Cutters Edge Sales Representative _____ Date: _____

2281 College Avenue Office: 954-472-0622 Email: info@cuttersedgepro.com
 Davie, FL 33317 Fax: 954-472-0621 Website: www.cuttersedgepro.com

Date	Estimate #
4/22/2024	1345

Bill To
Walnut Creek CDD c/o SDS Inc. 2501 A Burns Rd. Palm Beach Gardens, FL 33410

Description	Quantity	Rate	Amount
Trimming of palms around waterfall areas	1	3,400.00	3,400.00
Total			\$3,400.00

Phone #
PH: 305-989-8446

E-mail
Trimscape@hotmail.com



Proposal

12600 S.W. 125 Avenue, Miami, FL 33186
Phone: 305 255 7000 Fax: 305 255 1281

TO: Walnut Creek CDD	DATE: 3/28/24
ADDRESS: Gloria Perez	JOB NAME: Walnut Creek
2501A Burns Rd	JOB LOCATION: Taft entrance
Palm Beach Gardens, FL. 33410	PAGE: 1

We hereby submit specifications and estimates for: **Palm Trimming**

We propose to trim palms dropping debris into fountains by the main entrance. Palms that will be trimmed are Royal palms, Bismark palms and Medjool palms. Only the palms dropping debris in the fountain will be trimmed under this contract.

This contract will be for a quarterly trimming of the palms. They shall be done 4 times in the year or as directed by manager.

Price per trimming: **\$3,150.00**

We will be responsible for all clean up and disposal of debris.

Turf Management carries \$1,000,000 property liability insurance, vehicle insurance, and all workmen are covered under workers compensation.

We Propose hereby to furnish material and/or labor in accordance with above specifications, for the sum of: **\$3,150.00**

Acceptance of Proposal
Signature _____
Date _____

By:
Fernando Toledo, Certified Arborist
For Turf Management

This Proposal becomes a Contract upon acceptance by both parties.

ESTIMATE

Wolfer Landscape Services
5371 58th Ave
Davie, FL 33314

wolferlandscape@gmail.com
+1 (954) 581-3555

Walnut Creek CDD

Bill to

Walnut Creek CDD
7500 NW 20th Street
Pembroke Pines, FL 33024

Estimate details

Estimate no.: 1674

Estimate date: 04/21/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Services	Trim the palms surrounding the Taft Street entrance waterfalls - price is per trim	1	\$3,750.00	\$3,750.00
				Total	\$3,750.00



April 8,2024

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

Ref: WALNUT CREEK MAIN ENTRANCE IMPROVEMENT.
CHANGE ORDER

ARKING SOLUTIONS INC. is pleased to submit the following proposal for change order.

SCOPE OF WORK:

Provide Partial dedicated Survey with elevations.

Permit Process. Through Building Department Pembroke Pines, Broward County Public Works.
Fire Department.

TOTAL \$ 3,700=


Best Regards,

Martha L. Arango

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

Acceptance: _____

QTY.	MATERIAL	PRICE	AMOUNT
1	Air Relief	140.-	
2	Pair of Hub Fittings For Sand Filter @ multiple Pentair Triton II Commercial	246	492.-
	LABOR	720.-	



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

DATE 5-3-2024

NAME	Walnut Creek	178542
ADDRESS	1800 NW 76 Avenue	PHONE
CITY	Pembroke Park	
SCHEDULED DAY	AM <input type="checkbox"/> PM <input checked="" type="checkbox"/>	NEEDS OK'D BY
	ALL DAY <input type="checkbox"/>	OK'D BY
NON SERVICE <input type="checkbox"/>	ORDER BY	BALANCE
		BILLABLE <input checked="" type="checkbox"/> COD <input type="checkbox"/>
DESCRIPTION OF WORK		ROUTE# DAY
Repair Filter / Sand Leaking at Hub Fittings.		EAST Fountain
(Combo 250) Pentair TR-140 C		TOTAL MATERIAL 634.-
		TOTAL LABOR 720.-
		1,354.-
		TAX 0

SIGNATURE _____ DATE COMPLETED _____

Thank You PAY THIS AMOUNT → 1,354.-

- Verbally APPROVED by Chairperson Betty Ross, on May 10th, 2024.
- Vendor COI's already on File.

Ronald Galvis

Ronald Galvis – Field Operations Manager

Walnut Creek CDD



From: James Walling <jwalling@atisecuritysystems.com>
Sent: Wednesday, April 3, 2024 6:47 AM
To: Gloria Perez <gperez@sdsinc.org>
Cc: Mark Hildebrandt <mhildebrandt@atisecuritysystems.com>
Subject: Good Morning, Walnut Creek Report

Good Morning Gloria,

Here is the report for the gates. The reason your report shows "?" is because the system did not convert over the thumbs up and thumbs down.

Thumbs up means the equipment is good, thumbs down means the equipment needs to be replaced.

Sheridan
Entry
BAI 🛠️ both lanes

RH barrier
•Brushes 🛠️ • Batteries 🛠️ •Belt 🛠️ •Loop wires 🛠️ • CSW 🛠️

LH
• brushes 🛠️ • belt 🛠️ •batteries 🛠️ • old gear box • loop wires 🛠️
EXIT Sheridan

RH barrier
• batteries 🛠️ •belt 🛠️ • brushes 🛠️ closing loop 🛠️ • exit loop 🛠️ • old gearbox leaking oil •
CSW 🛠️ But missing the top cover

LH
• batteries 🛠️ • belt 🛠️ • brushes 🛠️ • loops 🛠️ • CSW 🛠️

TAFT RESIDENTS BARRIER

• BAI 🛠️ • brushes 🛠️ • batteries 🛠️ • belt 🛠️ • closing loop (under pavers)wire measure 🛠️
but operating • center loop 🛠️

2nd barrier





• brushes 🛠️ batteries 🛠️ • belt 🛠️ • closing loop bad harness but operational • safety loop 🛠️

VISITORS ENTRY




• No counterweight on arm • arm bent • • batteries 🛠️ • belt 🛠️ • closing loop wire 🛠️ but

operational • gearbox new but with hard bouncing
EXIT BARRIERS ON TAFT

LH

• batteries  missing a -15 amp fuse • belt  • brushes  loops 


RH

• batteries  • belt  • brushes  • loop wires 

James Walling

AT&I Systems

 james@atisecuritysystems.com  ATISecuritySystems.com

 [12260 SW 53rd St, Suite 608, Cooper City, FL 33330](#)

 Access Control Video Surveillance Gate Entry Systems Intrusion IoT Sensors



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From: crivero@regionssecurity.com <crivero@regionssecurity.com>
Sent: Thursday, May 2, 2024 4:14 PM
To: Gloria Perez <gperez@sdsinc.org>
Cc: Ronald Galvis <rGalvis@sdsinc.org>; Pierral Fontil <pierral.fontil@castlegroup.com>; Shanese Marsh <shanese.marsh@castlegroup.com>; Luis M. Perez (lperez@RegionsSecurity.us) <lperez@RegionsSecurity.us>
Subject: RE: Good Morning, Walnut Creek Report

Hello Gloria,

Happy Thursday! I apologize for the delay in sending this to you. If you have any questions or concerns, please don't hesitate to let me know. Have a great day!

TAFT ARM OPERATOR EVALUATION CHART 04/12/24

Arm Components	Taft Visitor	Taft Resident 1st	Taft Resident 2nd	Taft Right Exit	Taft Left Exit
BAI Reader	N/A	Passed	N/A	N/A	N/A
Battery	Passed	Passed	Passed	Passed	Passed
Brushes	85%	95%	55%	60%	55%
Belt	Passed	Passed	Passed	Passed	Passed
Harness	Passed	Passed	Passed	Passed	Passed
Close Loop Wire	Passed	Passed (New 2/23/24)	Passed (New 2/3/23)	Passed	Passed
Close Loop Detector	Passed	Passed	Passed	Passed	Passed
Center Loop	N/A	Passed	N/A	N/A	N/A
Center Loop Detector	Passed	Passed	Passed	Passed	Passed
Controller	Passed	Passed	Passed	Passed	Passed
Battery Fuse	Passed	Passed	Passed	Passed	Missing/replaced
AC Fuse	Passed	Passed	Passed	Passed	Passed
Transformer	Passed	Passed	Passed	Passed	Passed
Gear Box	Bouncing	Passed	Passed	Passed	Passed

Taft Visitor Gate Gear Box: Manufacturer was contacted on March 28th about the issue. Followed up with manufacturer in April and based on manufacturer's recommendations adjustments were made in mid-April.

Taft Left Exit Battery Fuse: Battery fuse was missing and a new one was installed. Battery fuse was present during the last inspection in March.

SHERIDAN OPERATOR EVALUATION CHART 04/17/2024

Arm Components	Sheridan Left 1st	Sheridan Left 2nd	Sheridan Right 1st	Sheridan Right 2nd	Sheridan Right Exit	Sheridan Left Exit
BAI Reader	Passed	N/A	Passed	N/A	N/A	N/A
Battery	Passed	Passed	Passed	Passed	Passed	Passed
Brushes	65%	55%	65%	45%	55%	55%
Belt	Passed	N/A	Passed	N/A	Passed	Passed
Harness	Passed	Passed	Passed	Passed	Passed	Passed
Close Loop Wire	Passed	N/A	Passed	N/A	Closing on Timer	Passed
Close Loop Detector	Passed	N/A	Passed	N/A	N/A	Passed
Open Loop Detector	N/A	N/A	N/A	N/A	Passed	Passed
Open Loop Wire	N/A	N/A	N/A	N/A	Passed	Passed
Center Loop	N/A	Passed	N/A	Passed	N/A	N/A
Center Loop Detector	N/A	Passed	N/A	Passed	N/A	N/A
Controller	Passed	Passed	Passed	Passed	Passed	Passed
Battery Fuse	Passed	Passed	Passed	Passed	Passed	Blown but replaced
AC Fuse	Passed	Passed	Passed	Passed	Passed	Passed
Transformer	Passed	Passed	Passed	Passed	Passed	Passed
Gear Box	Passed	Passed	Passed	Passed	Passed	Passed

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

SECURITY SOLUTIONS



SECURITY OFFICERS



VIRTUAL GUARDS



TECHNOLOGY SERVICES



CCTV CAMERAS



ACCESS CONTROL



GATE SERVICES



CONCIERGE FRONT DESK



REMOTE MONITORING

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Walnut Creek CDD Gate Performance

APRIL 1ST 2024 – APRIL 30TH 2024

 **14,267** Total Visitors Recorded

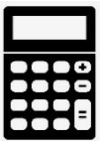
- An increase of 2,154 total recorded entries

 **1,014** Total Residents Recorded

 **2,923** QR invites scanned.

- An increase of 310

This averages out to...



- 509 entries per day
- 21.2 entries per hour

Note: These results do not contain data from the overflow log.



Walnut Creek CDD
CENSUS
(AS OF 5/9/2024)

 **644** Units have logged into the application. (UP BY 8)

 **251** Units have not logged into the application.

 **3,255** Total Residents in the system. (DOWN BY 7)

 **3,012** Total Residents Vehicles in the system. (UP BY 39)

 **5,432** Total Permanent Visitors in the system. (UP BY 31)

We appreciate everyone's continued feedback & support.

Walnut Creek CDD - Gates Systems Service Calls
January 2024

Date Reported	Malfunction (M) or Incident (I)	Date Fixed	Description - Details - Location	Invoice #	Amount Billed
1/3/2024	I		Taft St Residents Entrance Second Arm Hit by a vehicle		
1/4/2024	M		The visitor gate arm on Taft Street was broken and needed repair		
1/8/2024	I		Reported a vehicle using the space on the visitor lane		
1/9/2024	I		Taft St. visitor's arm struck a vehicle while it was entering the community		
2/6/2024	M		VISITORS GATE NOT EVENING OUT WHEN IT COMES BACKDOWN		
2/7/2024	M	2/7/2024	VISITORS ENTRANCE GATE WAS LEANING TOWARDS THE RIGHT	30543	\$0
2/7/2024	M		VISITORS ENTRANCE GATE NOT COMING BACK DOWN		
2/11/2024	M		VISITORS ENTRANCE GATE DID NOT COME BACK DOWN TO ITS ORIGINAL POSITION		
2/11/2024	M	2/11/2024	1st entrance resident gate arm on the ground	30701	\$225
2/16/2024	M		VISITORS ENTRANCE GATE NOT AT EVEN LEVEL		
2/17/2024	M	2/17/2024	The arm barrier at the entrance lane at Taft Street fell of the ground	30704	\$225
2/17/2024	M		An Amazon driver went through the gate, the up successfully went up on the way down it fell off.		
2/18/2024	M		A car was stuck at the right entrance on Sheridan St. because the swing gate did not open		
2/23/2024	M		The resident's arm barriers went stuck open after a registered car passed		
2/24/2024	M		1ST ENTRANCE RESIDENT GATE WAS NOT GOING BACK DOWN		
2/25/2024	M		The right exit lane arm barrier didn't go down the right way as it was supposed to be		
2/26/2024	M		That the first arm barrier at the resident's lane is not working.		
2/26/2024	M		The second gate arm is stuck in the down position at this time		
2/26/2024	M		The gate arm would not go up a resident was stuck in the middle		
2/29/2024	M		Resident gate doesnt working		
3/3/2024	M		The right swing gate from entrance lane at Sheridan Street opened due to the strong wind force, and now the right swing gate is no longer functional, and slightly stuck open		
3/5/2024	M		The resident first gate arm at Taft St. fell to the ground		
3/18/2024	M		The resident side arm barriers on taft st. wasn't functioning properly. This caused a resident to get stuck between both arm barriers.	30962	\$225.00
3/27/2024	M		The entrance gate at Sheridan street stopped working		
4/1/2024	M		The exit side gate arm on the righthand send fell off	31077	\$0.00
4/2/2024	M		The second arm on the residents side was stuck in the upwards position		
4/5/2024	M		The gate on the residents side was stuck in the upwards position		
4/10/2024	M		The residents entrance gate arm was stuck in the upwards position		
4/11/2024	M		The gate arm barrier at the visitors lane fell off.		
4/24/2024	M		The gate arm did not function properly by not returning to its proper position		
4/25/2024	M		The gate gate did not open, causing a car to get trapped		
4/27/2024	M		One of the delineators on Sheridan St. was blown down by the wind		

Walnut Creek Gate Arm Damage Invoice Report

DATE OF INCIDENT	NAME	ADDRESS	DATE OF INVOICE	INVOICE AMOUNT	INVOICE NUMBER	DATE FUNDS COLLECTED
7/21/2023	Michael Rubin	1809 NW 72nd Way	7/25/2023	\$440.00	2023-006	
7/29/2023	Hiram Mizrahi	7973 NW 18th Ct.	7/31/2023	\$440.00	2023-007	
7/29/2023	Trademark Sign LLC	2051 Green Rd., Suite E, Pompano Beach FL 33064	8/2/2023	\$440.00	2023-008	8/28/23 ts
8/3/2023	Julia Brandon	7306 NW 17th Ct.	8/4/2023	\$440.00	2023-009	
8/9/2023	Leeor Berkowitz	7322 nw 18TH Ct	8/16/2023	\$440.00	2023-010	
10/2/2023	Carlos Casely & Diana Gomez	2129 NW 75TH Way	11/10/2023	\$440.00	2023-2129	
12/24/2023	Martha Ruiz & Jamie David	1721 NW 78th Way	12/27/2023	\$440.00	2023-1721	
2/12/2024	Schlomo Stinmitz	7630 NW 20th Drive	3/8/2024	\$1,000.00	2024-7630	
3/5/2024	Lesly Dauphin & Marilyn Dauphin	7373 NW 18th Ct.	3/8/2024	\$1,000.00	2024-7373	
3/7/2024	Cassidy Walker	7683 NW 19th St.	3/8/2024	\$1,000.00	2024-7683	
3/8/2024	Jerry Ramasami	2262 NW 75th Way	3/8/2024	\$1,000.00	2024-2262	
3/30/2024	Jacqueline A Sutherland	7307 NW 22ND Dr	4/24/2024	\$1,000.00	2024-7307	
3/31/2024	Cher Taylor & Caridad Diaz	7985 NW 20th St	5/7/2024	\$1,000.00	2024-7985	
4/2/2024	Angelo Miracola	7737 NW 18th St	4/24/2024	\$1,000.00	2024-7737	
4/17/2024	Alecia Thomas	7478 NW 17th Drive	4/24/2024	\$1,000.00	2024-7478	
10/2/2023	Brian Bailey & Vanessa Figaro	7479 NW 17TH Dr.	11/10/2023	\$440.00	2023-7479	2/5/2024
5/10/2023	Roger Gupta	7604 NW 20th Ct.	5/16/2023	VOID		8/9/2023
5/28/2023	Liliana Moreno	7707 NW 18th St.	5/30/2023	\$440.00	2023-002	7/24/2023
6/25/2023	U-Haul	P.O. Box 24463, Phoenix AZ 85074	7/19/2023	\$440.00	2023-005	8/1/2023
7/3/2023	Tameka Skippings	7559 NW 17th Dr.	7/5/2023	\$440.00	2023-004	8/4/2023

Additional Notes:

INCIDENT REPORT

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**



WALNUT CREEK

INVOICE

2024-7373

Walnut Creek Community
C/O Special District Services, INC.
2501A Burns Road
Palm Beach Gardens, FL 33410

Date: Mar 8, 2024

Due Date: Apr 8, 2024

Balance Due: \$1,000.00

Bill To:

Lesly Dauphin & Marilyn Dauphin
7373 NW 18th Ct.
Pembroke Pines, FL 33024

Item	Quantity	Rate	Amount
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Charges for damages to the Walnut Creek Community Development District Security	1	\$1,000.00	\$1,000.00
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An incident occurred at the resident entrance at the Taft street gate. This occurred on March 5, 2024 at around 8:00 PM. The driver of a gray Honda, Tag# PWGL03 , collided with the second gate arm, causing it to fall off.

Important: Damages being charged must be paid to the "District" within at least thirty

(30) days of receipt of this invoice. Failure to pay within thirty (30) days will result in

having all gate access cards, transponders, and readers issued to this unit mentioned

herein deactivated.

Questions: Contact 954-985-8529

Subtotal: \$1,000.00

Tax (0%): \$0.00

Total: \$1,000.00

Notes:

Please make check payable to

Walnut Creek Community Development District

****Payments must be mailed to the address below. NO payment will be accepted in the Walnut Creek Community Clubhouse/ Property management office****

Terms:

Please send check to:

Special District Services

2501A Burns Road

Palm Beach Gardens, FL 33410



WALNUT CREEK

Palm South

INVOICE

2024-7737

Walnut Creek Community
C/O Special District Services, INC.
2501A Burns Road
Palm Beach Gardens, FL 33410

Date: Apr 24, 2024

Due Date: May 24, 2024

Balance Due: \$1,000.00

Bill To:

Angelo Miracola
7737 NW 18TH Street
Pembroke Pines, FL 33024

Item	Quantity	Rate	Amount
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Charges for damages to the Walnut Creek Community Development District Security	1	\$1,000.00	\$1,000.00
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Gate located at the Taft Street resident entrance that occurred on April 2nd, 2024 at around 11:27AM.

The driver of a Silver Cadillac, Tag# KBQA96, was exiting onto Taft Street, the vehicle didn't stop for the arm barrier causing the barrier to fall.

Important: Damages being charged must be paid to the "District" within at least thirty (30) days of receipt of this invoice. Failure to pay within thirty (30) days will result in having all gate access cards, transponders, and readers issued to this unit mentioned herein deactivated.

Questions: Contact 954-985-8529

Subtotal:	\$1,000.00
Tax (0%):	\$0.00
Total:	\$1,000.00

Notes:

Please make check payable to

Walnut Creek Community Development District

****Payments must be mailed to the address below. NO payment will be accepted in the Walnut Creek Community Clubhouse/ Property management office****

Terms:

Please send check to:

Special District Services

2501A Burns Road

Palm Beach Gardens, FL 33410

Ethics Training

Beginning in 2024, District Supervisors are required to complete four (4) hours of ethics training annually. Below are links to two training sessions that will, upon completion, satisfy the training requirement. *Beginning with the 2024 Form 1, District Supervisors will be required to confirm that they have completed the training each year.*

- **State Ethics Laws for Constitutional Officers & Elected Municipal Officers**
 - <https://www.youtube.com/watch?v=U8JktIMKzyl>
- **Public Meetings and Public Records Law**
 - <https://www.myfloridalegal.com/sites/default/files/Full%2520audio%25202018%5B2%5D.mp3>

Both links can be found on SDS' website, at www.sdsinc.org/links.

The Florida Association of Special Districts (FASD) also offers a training option through Florida State University's Florida Institute of Government. If your special district is a member of FASD, the cost for this special district-specific ethics training is \$49.00 for each district official.

If your special district is NOT a member of FASD, the cost for this special district-specific ethics training is \$79.00 for each district official.

Information on the FASD course can be found at <https://www.fasd.com/ethics-for-special-districts>.