



**WALNUT CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**BROWARD COUNTY  
REGULAR BOARD MEETING  
APRIL 15, 2025  
6:00 P.M.**

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

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

**AGENDA**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
Walnut Creek Clubhouse  
7500 NW 20<sup>th</sup> Street Pembroke Pines, Florida 33024  
**REGULAR BOARD MEETING**  
**April 15, 2025**  
**6:00 p.m.**

<b>A. Call to Order</b>	
<b>B. Proof of Publication</b> .....	Page 1
<b>C. Establish Quorum</b>	
<b>D. Additions or Deletions to Agenda</b>	
<b>E. Comments from the Public for Items Not on the Agenda</b>	
<b>F. Security Systems/Services</b>	
1. Region’s Security Report.....	Page 4
2. Security Administrator Updates and Reports ( <i>provided via handout by Regions Security</i> ):	
a) Gate Maintenance/Service Report	
b) Invoice Report	
c) Incident Report	
<b>G. Approval of Minutes</b>	
1. March 18, 2025 Regular Board Meeting Minutes.....	Page 7
<b>H. Administrative Matter</b>	
1. Financial Update.....	Page 19
<b>I. New/Additional Business</b>	
1. Iguana Control Report.....	Page 37
2. Arking Solutions Presentation & Proposal for the Taft Street Visitor Gate Trap System Project.....	Page 39
3. Landshore Enterprises Lake 10 Shoreline Erosion Proposal.....	Page 44
4. Landshore Enterprises Updated Erosion and Sedimentation Control Plan for Canal ( <i>Posted on Website <a href="https://walnutcreekcdd.org/">https://walnutcreekcdd.org/</a> and provided to the Board via handout</i> )	
5. Landscape RFP Process Updated Map.....	Page 48
<b>J. Ratification &amp; Approvals</b> ( <i>Actions to be taken collectively via one Motion</i> )	
<b>K. Old Business</b>	
<b>L. Additional Staff Updates/Requests</b>	
1. Attorney	
2. District Manager	
<b>M. Additional Board Member/Public Comments</b>	
<b>N. Adjourn</b>	

SUN-SENTINEL

**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 Sep 30, 2024  
SSC\_Notice of Public Meeting  
Affiant further says that the newspaper complies with all legal requirements for  
publication in Chapter 50, Florida Statutes.

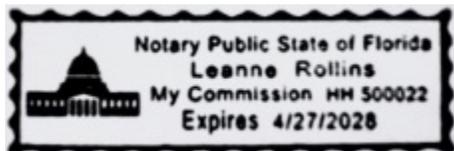


Signature of Affiant

Sworn to and subscribed before me this: October 01, 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  
7701258

**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 ensure 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  
09/30/2024 7701258



## Walnut Creek CDD Gate Performance

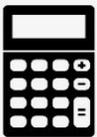
MARCH 1<sup>ST</sup> 2024 – MARCH 31<sup>ST</sup> 2025

 **21,774** Total Entries Recorded.

 **8,311** Total Residents Recorded.

 **4,792** QR Invites Scanned.

*This averages out to...*



- 702 entries per day
- 29 entries per hour (note: includes data from non-peak hours)

## Walnut Creek CDD

### CENSUS

(AS OF 4/4/2025)

 **716** Units have logged into the application. (UP BY 5)

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

 **3,221** Total Residents in the system. (DOWN BY 10)

Note: "Residents" include homeowners.

 **3,075** Total Residents Vehicles in the system. (DOWN 52)

 **5,907** Total Permanent Visitors in the system. (UP BY 80)

## Rover Performance

### MOVEMENT MAP (MARCH 1<sup>ST</sup> – MARCH 31<sup>ST</sup>)



#### Report Breakdowns:

Access Gate Arm Barrier Damage – 5

Disorderly Activity – 1

Illegal Garbage Disposal – 3

Information/Informative Reports – 43

Trespass – 3

Vandalism – 3

**We appreciate everyone's continued feedback & support.**

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 18, 2025**

**A. CALL TO ORDER**

District Manager, Gloria Perez, called the March 18, 2025, Regular Board Meeting of the Walnut Creek Community Development District (the “District”) to order at 6:05 p.m. in the Walnut Creek Clubhouse located at 7500 NW 20<sup>th</sup> Street, Pembroke Pines, Florida 33024.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that the notice of the Regular Board Meeting had been published in the *Sun Sentinel* on September 30, 2024, as part of the District’s Fiscal Year 2024/2025 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 Allan Beckmann, Vice Chairman Zalman Kagan and Supervisors Dr. Pauline Chin and Benjamin Kroker.

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

Others present included: Mr. Ruiz of Regions Security; Ms. Moisa, Walnut Creek Association Property Manager; and several members of the public.

Supervisor Igor Fateyev arrived at approximately 6:06 p.m.

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

Mrs. Perez advised that agenda item H.6 “Consider Arking Solutions Proposal for Taft Street Visitor Gate Trap System Project” is being TABLED until the next meeting scheduled for April 15, 2025. Mrs. Perez also added an agenda item under New Business Item H.11 Pedestrian Access To and From Preserve Condominiums.

At the request of Supervisor Kagan, agenda Item J.4 Visitor’s Tag Entry Using LPR was added under Security.

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

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

**F. APPROVAL OF MINUTES**

**1. January 21, 2025, Regular Board Meeting**

The minutes from the January 21, 2025, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Supervisor Kroker, seconded by Supervisor Dr, Chin and unanimously passed approving the minutes of the January 21, 2025, Regular Board Meeting, as presented.

**G. ADMINISTRATIVE MATTERS**

**1. Financial Update**

Financial Reports were presented in the meeting books, reviewed and consisted of: 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 28, 2025, reflect \$2,550,724.12.

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

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

**H. NEW/ADDITIONAL BUSINESS**

**1. Iguana Control Reports**

The Iguana Control Reports were presented in the meeting materials and were reviewed by the Board:

Iguanas were removed from the following locations:

87	from the lakes and canals
<u>39</u>	from the Taft Street water features
126	<i>Total</i>

**2. Consider Crystal Pools Work Order 176521 for the Replacement of Pentair Sand Filtration System at the West Waterfall**

A **MOTION** was made by Supervisor Dr. Chin, seconded by Supervisor Kagan and passed unanimously approving Crystal Pools Work Order 176521 dated March 7, 2025, in the amount of \$7,873 for the replacement of Pentair Sand Filtration System at the west waterfall, as presented.

**3. Discussion Regarding Epoxy 5000 Finish at East and West Waterfall Ponds**

This job was completed by Florida Pool Remodeling back in 2019 (west waterfall) and 2020 (east waterfall). According to these agreements (Section 10 - Warranty), the contractor warranted its work against defects in materials or workmanship for two (2) years; and ten (10) years for the Aquaguard Epoxy 5000 product. According to Jeff Kohler (Crystal Pools) the finish that was used "Aquaguard Epoxy 5000" will need to be addressed in the near future. He explained that it was not leaking or causing any functional problems (just esthetic), but it has started showing some areas that have chipped off the pond floor, particularly in the east waterfall, according to him maybe due to the vibrations of heavy vehicles constantly passing by. He recommended starting allocating funds for this work to be done in the next 2 to 3 years, or before if the Board so desires. The last time an entire Epoxy 5000 job was done was in 2020 for the east waterfall, and the cost was approximately \$59,000.

When this job is scheduled to be done, the most important part of it will be the proper preparation before applying a new finish, which entails emptying and refilling the ponds. We will monitor closely and have started making contacts with specialized companies to provide estimates.

Mr. Galvis is working on getting feedback from the manufacturers as well.

#### **4. Consider Allstate Resource Management Fish Stocking Proposal**

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Fateyev and passed unanimously approving the Allstate Resource Management fish stocking proposal dated February 14, 2025, in the amount of \$667, as presented.

#### **5. Consider Stormwater Management Proposal for Cleaning of Stormwater Drainage Structures**

A **MOTION** was made by Supervisor Fateyev, seconded by Chairman Beckmann and passed unanimously approving the Raptor Vac proposal dated March 4, 2025, in the amount of \$10,465 for the cleaning of 91 stormwater drainage structures, as presented.

#### **6. Consider Arking Solutions Proposal for Taft Street Visitor Gate Trap System Project**

This item was tabled until the meeting scheduled for April 15, 2025.

#### **7. Consider Landscaping RFP Bid Package Prepared by Earth Advisors**

Ms. Wald provided an overview of the landscaping RFP bid process. Lengthy discussions ensued and the Board went over the pros and cons of taking back the landscaping responsibilities and the economic impact on the District budget as well as concerns with the current services not meeting the needs and expectations of certain Board Members and members of the public. Concerns regarding the quality of the landscaping services over recent years and the loss of vegetation, trees and sod were also discussed.

Two of the Board Members noted that some improvements had been made as of recent and they would like to provide the Association with more time to move forward with annual installations and possible tree replacements.

Certain Board Members felt strongly that a proper agreement would assist with holding the landscape contractor accountable; the District's previous landscaping agreement was briefly discussed noting that it has the necessary language holding the contractor accountable for loss of vegetation if improper services were rendered. It was further noted that the current agreement between the Association and the current vendors is approx 4 or 5 pages long.

Cost was also discussed, and it was noted that if the District were to proceed with taking back the landscaping responsibilities for the District owned common areas that it would not impact the residents if the Association would reduce the cost of the Association Landscape Budget to offset the difference. Clarification was made that the District does not have any say over the Association's budget and would not be able to confirm that a reduction would be made and if so by how much.

A **MOTION** was made by Supervisor Kroker, seconded by Supervisor Fateyev directing staff to proceed with the Landscape Maintenance Services RFP sealed bid process as revised by District Counsel and District management thereby using the District’s original format and incorporating information provided by Earth Advisors; and further authorizing the required legal advertisements. That **MOTION** carried on a vote of 4 to 1 with Supervisor Dr. Chin dissenting.

**8. CAS Report on Newly Identified Lake 10 Shoreline Erosion**

The CAS Report on newly identified Lake 10 shoreline erosion memorandum was reviewed by the Board. District management is to present proposals from American Shoreline and Landshore Enterprises at a future meeting for Board consideration.

**9. Consider Resolution No. 2025-02 – Adopting a Proposed Fiscal Year 2025/2026 Budget**

This item was tabled until May 20, 2025, Board Meeting.

**10. Consider Resolution No. 2025-03 – Redesignating CDD Checking Account Signers**

Mrs. Perez presented Resolution No. 2025-03, entitled:

**RESOLUTION NO. 2025-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT, REDESIGNATING THE SIGNATORIES OF THE DISTRICT CHECKING ACCOUNT; AND PROVIDING EFFECTIVE DATE.**

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Fateyev and unanimously passed adopting Resolution No. 2025-03, as presented.

**11. Discussion Regarding Pedestrian Access To and From Preserve Condominiums**

Mrs. Perez noted that earlier today the District had received an email from a member of the Preserve Condominiums requesting that access be granted to and from the Preserve Condominiums. This request was circulated to the Board via email in advance to today’s meeting and opened the forum for discussion. An issue that was discussed was the reason the gate was locked in the first place. It was locked at the request of the Associations due to unauthorized vehicles that were parking in the Preserve parking lot and walking over to the District. The Board reviewed the request and determined that prior to considering providing open access via the gate that divides the District from the Preserve Condominiums, the approval of both neighboring entities and the Associations would be necessary. The Board directed District management to obtain a response from the Walnut Creek HOA and for Mr. Cohen to obtain a response from the Preserves Association.

**I. CONSIDER RATIFICATIONS AND APPROVALS – Items 1 through 4 below were considered under one MOTION.**

**1. Crystal Pools Work Order 176437 – Replacement of Sump Pump at the West Waterfall**

This is Crystal Pools' Work Order 176437 dated March 7, 2025, in the amount of \$806 for the replacement of the sump pump at the west waterfall. It was noted that this job is scheduled to be completed. According to the vendor, it will be convenient for it to be done at the same time as the replacement of the filter (today's Agenda Item H.2.). In the meantime, Crystal Pools confirmed the sump pump was working.

**2. Florida Fire Backflow Plumbing Est 2990 for Repairs to Backflow**

This is the Florida Fire Backflow Plumbing Est 2990 dated March 7, 2025, in the amount of \$701.75 for repairs to a backflow. It was noted that this job had been completed on Friday, March 14, 2025, and all of the 4 backflow devices are now in compliance and the next inspection is due in 2026.

**3. Shekinah Fence Estimate 6543 for Fence Repairs at NW 72<sup>nd</sup> Avenue**

This is Shekinah Fence Estimate 6543 dated January 19, 2025, in the amount of \$775 for fence repairs at NW 72<sup>nd</sup> Avenue.

**4. Shekinah Fence Estimate 6552 for Fence Repairs at NW 72<sup>nd</sup> Avenue**

This is Shekinah Fence Estimate 6552 dated February 5, 2025, in the amount of \$1,010 for fence repairs at NW 72<sup>nd</sup> Avenue.

The last repairs were completed by the Shekinah Fence on February 12th. As of March 14th we have not had similar incidents with the fence in question. Field Ops. are checking the area regularly.

Chairman Beckmann asked District management to contact the police and an additional roving service was requested of the Pembroke Pines Police Department and of the Regions Rover. Additionally, District management was asked to look into the option for specific cameras that were determined to not be feasible for this issue and area.

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Dr. Chin and passed unanimously ratifying and approving Agenda Items I-1 through I-4 above, as presented.

**J. SECURITY SYSTEMS/SERVICES**

**1. Regions' Security Report**

The Regions Security Report was presented in the meeting materials.

**2. Security Administrator Updates and Reports**

**a. Gate Maintenance/Service Report**

The report was provided via handout.

**b. Invoice Report**

The report was provided via handout.

Mrs. Perez noted that the damage invoices from July 21, 2023, through April 14, 2024, were invoiced well in advance to Regions having taken over and would like to know how to proceed, as the information is

not available to enforce or request payment for those invoices. Information was not included in the transition from HOA Security Admin to Regions Security Admin services.

After discussion, a **MOTION** was made by Supervisor Kagan, seconded by Supervisor Kroker and passed unanimously directing District management to void/write off the invoice listed in the report from July 21, 2023, through April 17, 2024.

Mr. Ruiz was requested that the report be presented more legibly for future meetings, allowing the Board to clearly see the information on the invoices collected funds.

### **c. Incident Report**

The report was provided via handout.

Again, Mr. Ruiz was asked that the report be presented more legibly for future meetings, as the font size was far too small.

### **3. Gate Damage Dispute Inv. 20251003 – Incident of February 19, 2025 - Castro**

Prior to today's meeting, Mrs. Perez circulated an email and video footage provided by Regions, notifying the District of this incident and the dispute of the charges made by Mr. Castro. Mr. Castro who attended today's meeting approached the Board and requested waiving the fee. Mr. Castro indicated that he had reattached the gate arm and stayed to ensure that it was working properly

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Kroker and passed unanimously voiding the current invoice and reducing the fee to \$225.

Regions Security was instructed to void the current invoice and create a new one.

### **4. Visitor's Tag Entry Using LPR**

The proposal for the visitor's tag entry using LPR was provided via handout by Regions (see attached). A lengthy discussion ensued and clarification was provided by Regions that this option would only be applicable for the permanent guests that were in the system.

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Fateyev and passed unanimously approving the Regions Security proposal dated March 13, 2025, for the Taft Street visitor access by license plate in the amount of \$1,193 for the resident lane barrier gate control and \$184 monthly for the vehicle plate gate management services; further authorizing District Counsel to prepare an Amendment to the Agreement and for District management to execute same on behalf of the District.

## **K. OLD BUSINESS**

There was no Old Business to come before the Board.

## **L. ADDITIONAL STAFF UPDATES/REQUESTS**

### **1. Attorney**

District Counsel had nothing further.

**2. District Manager**

The District Manager had nothing further.

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

There were no further comments from the Board or members of the public.

**N. ADJOURNMENT**

There being no further business to come before the Board a **MOTION** was made by Chairman Beckmann, seconded by Supervisor Fateyev and passed unanimously adjourning the meeting at 8:12 p.m.

**ATTESTED BY:**

\_\_\_\_\_  
Secretary /Assistant Secretary

\_\_\_\_\_  
Chairman/Vice-Chair



## **Walnut Creek**

**Pembroke Pines**

### **Taft Visitor Access By License Plate**

**Confidential Proposal  
March 13, 2025**

**Regions Security Services  
1100 NW 72nd Ave  
Miami, FL 33126  
(305) 517-1266  
[www.RegionsSecurity.us](http://www.RegionsSecurity.us)  
[technology@RegionsSecurity.us](mailto: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 innovative 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 efficiencies. 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.

## Hanwha Advanced Video Surveillance



Hanwha Techwin America (formerly Samsung Security) is a precision technology company that has demonstrated stable growth for over 42 years, and is part of the Hanwha Group, a Fortune 500 company and one of the largest conglomerates in South Korea. The Hanwha Group has accumulated manufacturing expertise over 60 years of operation, gaining in-depth market knowledge and experience in producing the highest quality, precision products that serve the aerospace, defense, energy and security industries. As a leading manufacturer in the security industry, Hanwha offers video surveillance products including analog and IP cameras, storage devices and software founded on world-class optical design, image processing technologies and intelligent video analytics.



## WAVE Intelligent Video Management Software



Hanwha's Wave Video Management Software (VMS) is an advanced, flexibility and customizable IP Video Management platform to create tailored networked video solutions. Compatible with all mayor video cameras and operating systems (Windows, Linux).



**Simplicity** Intuitive implementation is one of the most essential elements to ensure our users navigate through the software with ease. Whether it is software installation, server configuration, recording setup, layout creation, or sharing of your system with WAVE Sync, everything is designed with simplicity in mind.



**Reliability** You cannot afford to lose any video from an incident and that is why you need a reliable security surveillance solution. WAVE is loaded with features to help your system capture and record every moment with minimum downtime. Multi-server redundant fail-over option can be built into the software to be used and can be activated with only a few clicks.



**Remote** WAVE Sync allows you to share your system without having to have any in-depth knowledge of the network. With WAVE Sync you can easily remote access or share the system. WAVE Mobile app lets you view live video and playback recordings from your smart devices. Supports both iOS and Android.

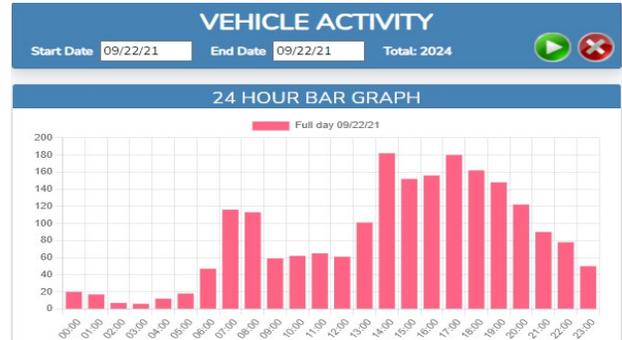


## Visitor and Resident Lane PlateTrak Gate Control



Residential communities and commercial buildings can now improve surveillance services with new innovative technology by capturing vehicle plates and data in real-time entering any facility, even at high speeds. The system will automatically decode and save in the Cloud the license plate data, vehicle class, make, and color. It will also save two images, the license plate and the vehicle entering the community. The information is stored for 90 days and can be searched by vehicle

plate number, class, make and color. Once the specific vehicle is found, the images can also be retrieved. Providing this information to the proper authorities can deliver results that are hard to attain otherwise. Regions does not guarantee that all license plates will be readable by the system, especially if they are blocked in some way, missing or damaged. Consumer acknowledges that unreadable plates are at no fault of the system.



Visitor LPR
ATME53
Blue Volkswagen Sedan
Entering
Mar 21 7:37:29 pm

## Equipment & Services

Description	QTY
 <b>Gate Processor Controller (Raspberry Pi, Power Supply &amp; Relay Module)</b>	<b>1</b>
<b>Gate Plate Processing Application Software</b>	<b>1</b>
<b>Wave Video Server Memory Upgrade (16GB)</b>	<b>1</b>

### Equipment Installation Services



Installation of new gate controller at guardhouse and additional server memory. We will connect controller to resident motor from the guardhouse. Does not include any electrical work, city permits, engineering plans, permit processing costs or fees.

### Engineering and Programming Services



Regions will program controller to integrate with current SOS Visitor Management System to receive license plates for previously authorized visitors. Set up program to open gate with Plate Recognition on both the Visitor and Resident lanes.

<b>Resident Lane Barrier Gate Control - Total \$1,193.00</b>
<b>Vehicle Plate Gate Management - Total \$ 184.00 /Month</b>

## Project Terms

**Payment: With Project Completion**  
**Delivery: 3-5 Working Days from Purchase Order**

# 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.

\_\_\_\_\_  
BUSINESS NAME (Customer)

\_\_\_\_\_  
CONTRACT NUMBER                      CONTRACT DATE

\_\_\_\_\_  
BUSINESS ADDRESS

\_\_\_\_\_  
INSTALLATION DATE

\_\_\_\_\_  
CITY            STATE            ZIP

\_\_\_\_\_  
DEPOSIT AMOUNT

\_\_\_\_\_  
CUSTOMER REPRESENTATIVE / TITLE

\_\_\_\_\_  
REGIONS SECURITY REPRESENTATIVE / TITLE

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
SIGNATURE

Walnut Creek  
Community Development District

**Financial Report For  
March 2025**

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
OPERATING FUND  
MARCH 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Mar-25	Year To Date Actual 10/1/24 - 3/31/25
<b>REVENUES</b>			
ADMINISTRATIVE ASSESSMENTS	191,895	2,412	181,862
MAINTENANCE ASSESSMENTS	1,268,723	15,955	1,197,490
DEBT ASSESSMENTS (2010)	129,869	1,634	122,646
OTHER REVENUE	0	225	4,225
INTEREST INCOME (OPERATING)	1,800	0	16,380
INTEREST INCOME (IMPROVEMENTS)	0	0	15,298
<b>TOTAL REVENUES</b>	<b>\$ 1,592,287</b>	<b>\$ 20,226</b>	<b>\$ 1,537,901</b>
<b>EXPENDITURES</b>			
<b>ADMINISTRATIVE EXPENDITURES</b>			
SUPERVISOR FEES	10,000	800	2,800
PAYROLL TAXES (EMPLOYER)	800	61	214
ENGINEERING	40,000	0	6,999
LEGAL FEES	23,000	0	6,350
AUDIT FEES	4,200	0	0
MANAGEMENT	50,556	4,213	25,278
POSTAGE	1,450	0	444
OFFICE SUPPLIES/PRINTING	5,300	15	856
INSURANCE	24,000	0	21,894
LEGAL ADVERTISING	2,500	0	0
MISCELLANEOUS	8,750	362	3,965
DUES & SUBSCRIPTIONS	175	0	175
ASSESSMENT ROLL	7,500	0	0
TRUSTEE FEES	1,600	0	1,420
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	167	1,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 182,181</b>	<b>\$ 5,618</b>	<b>\$ 71,395</b>
<b>MAINTENANCE EXPENDITURES</b>			
FIELD MANAGEMENT	5,000	0	2,500
OPERATIONS MANAGEMENT	12,000	1,000	6,000
SECURITY SERVICES	370,000	0	104,431
HOA SECURITY SERVICES ADMIN	35,100	0	5,500
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000	0	16,699
SECURITY CAMERAS & MAINTENANCE	12,000	274	1,644
SECURITY ONLINE SOLUTIONS	12,000	5,530	10,190
TELEPHONE	12,500	1,547	6,742
ELECTRIC	85,000	8,370	48,580
WATER & SEWAGE	16,000	986	5,978
GUARD HOUSE - VISITOR PASSES	0	0	0
GATE SYSTEM MAINTENANCE	50,000	825	31,671
GUARD HOUSE INT/EXT MAINTENANCE	30,000	424	9,562
LAKE & PRESERVE MAINTENANCE	48,000	3,048	18,024
SIGNAGE	2,000	0	0
STREETLIGHT MAINTENANCE	5,000	0	3,863
WATERFALL MAINTENANCE	80,000	0	39,550
HOLIDAY LIGHTING	11,000	0	4,995
IGUANA REMOVAL SERVICES	27,000	2,242	13,450

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
OPERATING FUND  
MARCH 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Mar-25	Year To Date Actual 10/1/24 - 3/31/25
MISCELLANEOUS MAINTENANCE	10,000	1,452	6,756
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	100,000	0	0
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	0	0	0
MONUMENT MAINTENANCE	6,000	0	0
TREE TRIMMING SERVICES	0	0	3,644
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,301,600</b>	<b>\$ 25,698</b>	<b>\$ 339,779</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,483,781</b>	<b>\$ 31,316</b>	<b>\$ 411,174</b>
<b>EXCESS OR (SHORTFALL)</b>	<b>\$ 108,506</b>	<b>\$ (11,090)</b>	<b>\$ 1,126,727</b>
PAYMENT TO TRUSTEE (2010)	(122,077)	(1,586)	(115,514)
<b>BALANCE</b>	<b>\$ (13,571)</b>	<b>\$ (12,676)</b>	<b>\$ 1,011,213</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(31,810)	(396)	(28,855)
DISCOUNTS FOR EARLY PAYMENTS	(63,619)	(195)	(58,449)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (109,000)</b>	<b>\$ (13,267)</b>	<b>\$ 923,909</b>
CARRYOVER FROM PRIOR YEAR	109,000	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (13,267)</b>	<b>\$ 923,909</b>

**Notes**

Reserves Set-Up For Un-Used Budgeted Fiscal Year 20/21, 21/22, 22/23 & 23/24 Maintenance Projects.

Improvement/Emergency Funds May Be Needed To Fund A Portion Of The Projects.

Reserve Balances Total \$1,225,000 (\$825,000 as of 9-30-23 -plus 9/30/24 additions - \$400,000).

Reserve Additions: S-8 Canal: \$240,000 - Stormwater/Pipe: \$100,000 - Headwall: \$50,000 - Lake Slop - \$10,000 - Total: \$400,000.

Bank Balance As Of 3/31/25	\$ 2,471,442.96
Accounts Payable As Of 3/31/25	\$ 50,775.66
Accounts Receivable As Of 3/31/25	\$ 12,945.00
Reserve For Headwall Stabilization As Of 3/31/25	\$ 150,000.00
Reserve For Lake Slope Soil Maintenance As Of 3/31/25	\$ 40,000.00
Reserve For Stormwater Maint/Pipe Replacement As Of 3/31/25	\$ 255,000.00
Reserve For S-8 Canal Reconstruction As Of 3/31/25	\$ 780,000.00
Operating Account Available Funds As Of 3/31/25	\$ 1,208,612.30
Improvements/Emergency Funds As Of 3/31/25	\$ 1,331,951.87
<b>Total Available Funds As Of 3/31/25</b>	<b>\$ 2,540,564.17</b>

**Walnut Creek Community Development District**  
**Budget vs. Actual**  
**October 2024 through March 2025**

	<b>Oct 24 - March 25</b>	<b>24/25 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
01-3100 · Administrative Assessment	181,862.24	191,895.00	-10,032.76	94.77%
01-3200 · Maintenance Assessment	1,197,489.60	1,268,723.00	-71,233.40	94.39%
01-3811 · Debt Assessments (Series 2010)	122,646.40	129,869.00	-7,222.60	94.44%
01-3821 · Debt Assess-Paid To Trustee-10	-115,514.00	-122,077.00	6,563.00	94.62%
01-3830 · Assessment Fees	-28,854.57	-31,810.00	2,955.43	90.71%
01-3831 · Assessment Discounts	-58,449.22	-63,619.00	5,169.78	91.87%
01-9400 · Miscellaneous Revenue	4,225.00	0.00	4,225.00	100.0%
01-9410 · Interest Income	16,380.30	1,800.00	14,580.30	910.02%
Interest Income (Improvements Account)	15,297.54	0.00	15,297.54	100.0%
01-9411 · Carryover From Prior Year	0.00	109,000.00	-109,000.00	0.0%
<b>Total Income</b>	<b>1,335,083.29</b>	<b>1,483,781.00</b>	<b>-148,697.71</b>	<b>89.98%</b>
<b>Expense</b>				
01-1307 · Payroll tax expense	214.20	800.00	-585.80	26.78%
01-1308 · Supervisor Fees	2,800.00	10,000.00	-7,200.00	28.0%
01-1310 · Engineering	6,999.00	40,000.00	-33,001.00	17.5%
01-1311 · Management Fees	25,278.00	50,556.00	-25,278.00	50.0%
01-1315 · Legal Fees	6,350.00	23,000.00	-16,650.00	27.61%
01-1318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
01-1320 · Audit Fees	0.00	4,200.00	-4,200.00	0.0%
01-1450 · Insurance	21,894.00	24,000.00	-2,106.00	91.23%
01-1480 · Legal Advertisements	0.00	2,500.00	-2,500.00	0.0%
01-1512 · Miscellaneous	3,964.91	8,750.00	-4,785.09	45.31%
01-1513 · Postage and Delivery	444.00	1,450.00	-1,006.00	30.62%
01-1514 · Office Supplies	855.73	5,300.00	-4,444.27	16.15%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	1,420.00	1,600.00	-180.00	88.75%
01-1551 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
01-1570 · Website Management	999.96	2,000.00	-1,000.04	50.0%
01-1601 · Security Services & Rover	104,430.53	370,000.00	-265,569.47	28.22%
01-1604 · Guardhouse Int/Ext Maintenance	9,562.28	30,000.00	-20,437.72	31.87%
01-1605 · Gate System Maintenance	31,671.00	50,000.00	-18,329.00	63.34%
01-1609 · Security Cameras & Maintenance	1,644.00	12,000.00	-10,356.00	13.7%
01-1610 · Security Online Solutions	10,189.78	12,000.00	-1,810.22	84.92%
01-1803 · Lake & Preserve Maintenance	18,024.00	48,000.00	-29,976.00	37.55%
01-1805 · Stormwater Mgt/Pipe Replacement	0.00	100,000.00	-100,000.00	0.0%
01-1812 · Signs	0.00	2,000.00	-2,000.00	0.0%
01-1814 · Electricity	48,579.70	85,000.00	-36,420.30	57.15%
01-1815 · Miscellaneous Maintenance	6,756.18	10,000.00	-3,243.82	67.56%
01-1816 · Telephone	6,741.87	12,500.00	-5,758.13	53.94%
01-1817 · Water & sewer	5,978.05	16,000.00	-10,021.95	37.36%
01-1818 · Field Management	2,500.00	5,000.00	-2,500.00	50.0%
01-1821 · Waterfall Maintenance	39,550.00	80,000.00	-40,450.00	49.44%
01-1824 · Streetlight Maintenance	3,863.00	5,000.00	-1,137.00	77.26%
01-1825 · Tree Trimming Services	3,645.00	0.00	3,645.00	100.0%

**Walnut Creek Community Development District**  
**Budget vs. Actual**  
**October 2024 through March 2025**

	<b>Oct 24 - March 25</b>	<b>24/25 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
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%
01-1835 · Pressure Clean & Paint Ext Strc	0.00	14,000.00	-14,000.00	0.0%
01-1839 · Iguana Removal Services	13,450.02	27,000.00	-13,549.98	49.82%
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 · Security Services Admin	5,500.00	35,100.00	-29,600.00	15.67%
01-1845 · Security Video Surv. & Virtual	16,698.90	35,000.00	-18,301.10	47.71%
01-1899 · Operating Maint Resrve/Contngcy	0.00	24,000.00	-24,000.00	0.0%
01-2311 · Operations Management	6,000.00	12,000.00	-6,000.00	50.0%
<b>Total Expense</b>	<b>411,174.11</b>	<b>1,483,781.00</b>	<b>-1,072,606.89</b>	<b>27.71%</b>
<b>Net Income</b>	<b>923,909.18</b>	<b>0.00</b>	<b>923,909.18</b>	<b>100.0%</b>

**Walnut Creek Community Development District  
Check Register  
March 2025**

Reference #	Date	Vendor	Amount
3-1	3/3/2025	Comcast (Voice 8931)	194.52
3-2	3/4/2025	Allstate Resource Management, Inc.	3,048.00
3-3	3/4/2025	Billing, Cochran, Lyles, Mauro & Ramsey	1,755.00
3-4	3/4/2025	Blue Iguana Pest Control Inc	2,241.67
3-5	3/4/2025	City of Pembroke Pines (536645-248297)	50.42
3-6	3/4/2025	Clark D. Bennett	150.00
3-7	3/4/2025	Comcast (8939)	478.16
3-8	3/4/2025	Comcast (9044)	442.97
3-9	3/4/2025	Craig A Smith & Associates LLC	1,235.00
3-10	3/4/2025	Crystal Pool Service Inc	9,650.00
3-11	3/4/2025	Crystal Springs	107.39
3-12	3/4/2025	Cutters Edge Cutters Edge Lawn and Mainte	3,645.00
3-13	3/4/2025	FPL	8,508.81
3-14	3/4/2025	Hancock Bank (Tax Receipts)	2,838.95
3-15	3/4/2025	Regions Security	28,630.29
3-16	3/4/2025	Shekinah Fence Services LLC	1,010.00
3-17	3/4/2025	Special District Services	6,294.61
3-18	3/4/2025	Tirone Electric	2,555.00
3-19	3/7/2025	City of Pembroke Pines (536646-248298)	141.00
3-20	3/7/2025	City of Pembroke Pines (536647-248299)	675.13
3-21	3/21/2025	Comcast (Voice 8931)	194.52
3-22	3/24/2025	Billing, Cochran, Lyles, Mauro & Ramsey	517.50
3-23	3/24/2025	Comcast (8939)	896.20
3-24	3/24/2025	Comcast (9044)	456.73
3-25	3/24/2025	Craig A Smith & Associates LLC	1,199.00
3-26	3/24/2025	Crystal Pool Service Inc	4,650.00
3-27	3/24/2025	KJC FUMIGATION LLC	140.00
3-28	3/24/2025	Landshore Enterprises LLC	750.00
3-29	3/24/2025	Regions Security	2,144.00
3-30	3/24/2025	Richie Rich Services LLC	<u>284.00</u>
		<b>TOTAL</b>	<b>84,883.87</b>

**Walnut Creek Community Development District**  
**Expenditures**  
**October 2024 through March 2025**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Debit</u>
<b>Expenditures</b>					
<b>01-1307 · Payroll tax expense</b>					
	10/18/2024	PR 10/15/24		mtg 10/15/24 PR 10/21/24 (Levenson, Ross, Beckman, Kagan, Fateyev)	76.50
	01/31/2025	PR 01-21-25		mtg 01/21/25 ck date 2/3/25 (Kroker, Ross, Beckman, Kagan, & Fateyev)	76.50
	03/18/2025	PR 03-21-25		mtg 03/18/25 ck date 3/21/25 (Kroker, Beckman, Kagan, & Fateyev)	61.20
Total 01-1307 · Payroll tax expense					<u>214.20</u>
<b>01-1308 · Supervisor Fees</b>					
	10/18/2024	PR 10/15/24		mtg 10/15/24 PR 10/21/24 (Levenson, Ross, Beckman, Kagan, Fateyev)	1,000.00
	01/31/2025	PR 01-21-25		mtg 01/21/25 ck date 2/3/25 (Kroker, Ross, Beckman, Kagan, & Fateyev)	1,000.00
	03/18/2025	PR 03-21-25		mtg 03/18/25 ck date 3/21/25 (Kroker, Beckman, Kagan, & Fateyev)	800.00
Total 01-1308 · Supervisor Fees					<u>2,800.00</u>
<b>01-1310 · Engineering</b>					
	10/31/2024	CASA-INV-002417	Craig A Smith & Associates LLC	professional services thru 10/31/2024	3,135.00
	11/30/2024	CASA-INV-002487	Craig A Smith & Associates LLC	professional services thru 11/30/2024	845.00
	12/31/2024	CASA-INV-002576	Craig A Smith & Associates LLC	professional services thru 12/31/2024	585.00
	01/31/2025	CASA-INV-002629	Craig A Smith & Associates LLC	professional services thru 01/31/2025	1,235.00
	02/28/2025	CASA-INV-002692	Craig A Smith & Associates LLC	professional services thru 02/28/2025	1,199.00
Total 01-1310 · Engineering					<u>6,999.00</u>
<b>01-1311 · Management Fees</b>					
	10/31/2024	2024-1455	Special District Services	Management fee - October 2024	4,213.00
	11/30/2024	2024-1588	Special District Services	Management fee - November 2024	4,213.00
	12/31/2024	2024-1817	Special District Services	Management fee - December 2024	4,213.00
	01/31/2025	2025-0058	Special District Services	Management fee - January 2025	4,213.00
	02/28/2025	2025-0171	Special District Services	Management Fee - February 2025	4,213.00
	03/31/2025	2025-0300	Special District Services	Management Fee - March 2025	4,213.00
Total 01-1311 · Management Fees					<u>25,278.00</u>
<b>01-1315 · Legal Fees</b>					
	10/31/2024	190280	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 10/31/2024	3,077.50
	11/30/2024	190789	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 11/30/2024	500.00
	12/31/2024	191218	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 12/31/2024	500.00
	01/31/2025	191822	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 01/31/2025	1,755.00
	02/28/2025	192220	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 02/28/2025	517.50
Total 01-1315 · Legal Fees					<u>6,350.00</u>
<b>01-1450 · Insurance</b>					
	10/01/2024	25436	Egis Insurance and & Risk Advisors	policy #100124507 10/1/24 - 10/1/25	21,894.00
Total 01-1450 · Insurance					<u>21,894.00</u>

**Walnut Creek Community Development District**  
**Expenditures**  
**October 2024 through March 2025**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Debit</u>
<b>01-1512 · Miscellaneous</b>					
	10/18/2024	PR 10/15/24		mtg 10/15/24 PR 10/21/24 (Levenson, Ross, Beckman, Kagan, Fateyev)	53.75
	10/31/2024	2024-1455	Special District Services	document storage	89.68
	10/31/2024	2024-1455	Special District Services	travel	225.76
	11/18/2024	11/18/24	Broward County Property Appraiser	annual property appraiser fee 24/25	1,790.00
	11/30/2024	2024-1588	Special District Services	document storage	89.68
	11/30/2024	2024-1588	Special District Services	travel	309.12
	12/31/2024	2024-1817	Special District Services	document storage	89.68
	12/31/2024	2024-1817	Special District Services	travel	135.68
	01/30/2025		Paymaster	W2 processing fee	86.75
	01/31/2025	2025-0058	Special District Services	document storage	91.54
	01/31/2025	2025-0058	Special District Services	travel	73.37
	01/31/2025	PR 01-21-25		mtg 01/21/25 ck date 2/3/25 (Kroker, Ross, Beckman, Kagan, & Fateyev)	53.75
	01/31/2025	401	Clark D. Bennett	revise amortization schedule	150.00
	02/28/2025	2025-0171	Special District Services	document storage	92.32
	02/28/2025	2025-0171	Special District Services	travel	271.66
	03/18/2025	PR 03-21-25		mtg 03/18/25 ck date 3/21/25 (Kroker, Beckman, Kagan, & Fateyev)	53.12
	03/31/2025	2025-0300	Special District Services	document storage	122.08
	03/31/2025	2025-0300	Special District Services	travel	186.97
Total 01-1512 · Miscellaneous					<u>3,964.91</u>
<b>01-1513 · Postage and Delivery</b>					
	10/31/2024	2024-1455	Special District Services	FedEx	118.17
	11/30/2024	2024-1588	Special District Services	FedEx	171.69
	11/30/2024	2024-1588	Special District Services	postage	10.33
	12/31/2024	2024-1817	Special District Services	FedEx	5.06
	02/28/2025	2025-0171	Special District Services	FedEx	111.88
	02/28/2025	2025-0171	Special District Services	postage	26.87
Total 01-1513 · Postage and Delivery					<u>444.00</u>
<b>01-1514 · Office Supplies</b>					
	10/18/2024	13GX-HG7W-X61W	Amazon Capital Services	Olympus digital recorder and carrying case	161.97
	10/19/2024	1MKN-TMPG-19HR	Amazon Capital Services	padlocks	47.96
	10/31/2024	2024-1455	Special District Services	copier charges	43.20
	11/30/2024	2024-1588	Special District Services	copier charges	188.40
	11/30/2024	2024-1588	Special District Services	meeting books	28.00
	12/31/2024	2024-1817	Special District Services	copier charges	3.15
	01/31/2025	2025-0058	Special District Services	copier charges	15.75
	02/28/2025	2025-0171	Special District Services	copier charges	324.00
	02/28/2025	2025-0171	Special District Services	meeting books	28.00
	03/31/2025	2025-0300	Special District Services	copier charges	15.30
Total 01-1514 · Office Supplies					<u>855.73</u>

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<b>01-1540 · Dues, License &amp; Subscriptions</b>					
	10/01/2024	90567	Florida Commerce	special district fee FY 24/25	175.00
Total 01-1540 · Dues, License & Subscriptions					<u>175.00</u>
<b>01-1550 · Trustee Fees (GF)</b>					
	11/18/2024	42727	Hancock Bank (Trustee Fee)	trustee fee 01/01/2025 - 12/31/2025	1,420.00
Total 01-1550 · Trustee Fees (GF)					<u>1,420.00</u>
<b>01-1570 · Website Management</b>					
	10/31/2024	2024-1455	Special District Services	website fee	166.66
	11/30/2024	2024-1588	Special District Services	website fee	166.66
	12/31/2024	2024-1817	Special District Services	website fee	166.66
	01/31/2025	2025-0058	Special District Services	website fee	166.66
	02/28/2025	2025-0171	Special District Services	website fee	166.66
	03/31/2025	2025-0300	Special District Services	website fee	166.66
Total 01-1570 · Website Management					<u>999.96</u>
<b>01-1601 · Security Services &amp; Rover</b>					
	10/31/2024	33064	Regions Security	security and rover services October 2024	20,994.98
	11/30/2024	33351	Regions Security	Security and Rover services November 2024	20,978.24
	12/15/2024	33570	Regions Security	SECURITY & ROVER SERVICES - December 2024	21,677.68
	01/31/2025	34054	Regions Security	SECURITY & ROVER SERVICES 01/01/25 - 01/31/25	21,551.51
	02/28/2025	34302	Regions Security	SECURITY & ROVER SERVICES 02/1/25 - 02/28/25	19,228.12
Total 01-1601 · Security Services & Rover					<u>104,430.53</u>
<b>01-1604 · Guardhouse Int/Ext Maintenance</b>					
	10/03/2024	1080048	Traffic Cones for Less	traffic delineators	643.50
	10/16/2024	1939	Elite Property Service & Painting Corp	remove bracket, patch holes, paint	850.00
	10/16/2024	58581	Tirone Electric	troubleshoot lights by Taft St entrance pavilion	360.00
	10/18/2024	25068	Richie Rich Services LLC	AC service at guardhouse	284.00
	10/31/2024	2024-1455	Special District Services	guardhouse light bulbs	48.06
	11/07/2024	156225	KJC FUMIGATION LLC	bi monthly pest control	140.00
	11/13/2024	4402	Shekinah Fence Services LLC	REPAIR FENCE SECTIONS BROKEN ALONG NW 72 AVE	1,756.00
	11/30/2024	2024-1588	Special District Services	fence gate chain	3.17
	01/03/2025	158311	KJC FUMIGATION LLC	bi monthly pest control	140.00
	01/10/2025	59363	Tirone Electric	replace light bulbs - 2 streetlights, 3 guardhouse bulbs, 1 decorative light	573.55
	01/24/2025	4412	Shekinah Fence Services LLC	REPAIR FENCE SECTIONS BROKEN ALONG NW 72 AVE	775.00
	02/11/2025	59612	Tirone Electric	job# 24-RB121 for pole light head replacement	2,555.00
	02/12/2025	4415	Shekinah Fence Services LLC	REPAIR FENCE SECTIONS BROKEN ALONG NW 72 AVE	1,010.00
	03/05/2025	160239	KJC FUMIGATION LLC	bi monthly pest control	140.00
	03/05/2025	25482	Richie Rich Services LLC	AC service at guardhouse	284.00
Total 01-1604 · Guardhouse Int/Ext Maintenance					<u>9,562.28</u>

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<b>01-1605 · Gate System Maintenance</b>					
	10/01/2024	32688	Regions Security	Oct 2024 gate maintenance contract	825.00
	10/29/2024	32997	Regions Security	Taft Street Resident Lane Sign 24" x 18" Reflective Aluminum	250.00
	11/01/2024	33025	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS nOV 24	825.00
	11/06/2024	33091	Regions Security	Taft resident 2nd arm remount 10/22 7:10 pm	225.00
	11/06/2024	33089	Regions Security	hurricane arm swing gates removal and remount	600.00
	11/06/2024	33090	Regions Security	Sheridan left exit arm remount 10/16 1:15 pm	300.00
	11/07/2024	33095	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS	810.00
	11/11/2024	33173	Regions Security	Sheridan entrance repair 10/18/24	300.00
	11/11/2024	33170	Regions Security	Sheridan left exit arm barrier remount 11/9/24 12:05 pm	225.00
	11/15/2024	33201	Regions Security	Sheridan left exit are remount 10/15 4:35 pm	150.00
	11/15/2024	33202	Regions Security	virtual guard remote gate control - 4 gate motors	3,512.00
	12/01/2024	33321	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS - December 2024	825.00
	12/01/2024	33322	Regions Security	SECURITY ONLINE SOLUTIONS - December 2024	1,090.00
	12/04/2024	33442	Regions Security	1 CLICK2ENTER SYSTEM PROJECT ON TAFT AND SHERIDAN	12,675.00
	12/09/2024	33457	Regions Security	Sheridan entrance gate loop replacement	1,890.00
	12/10/2024	33458	Regions Security	Installation of new LED kit for Taft resident 2nd arm	525.00
	12/31/2024	33647	Regions Security	Sheridan left exit arm remount 11/20/24 8:45 pm	225.00
	12/31/2024	33649	Regions Security	Sheridan left exit arm remount 12/30/24 9:15 pm	225.00
	12/31/2024	33650	Regions Security	Sheridan left exit are barrier remount 12/23/24 4:25 pm	150.00
	12/31/2024	33651	Regions Security	Sheridan left exit are barrier remount 12/13/24 6:25 pm	150.00
	12/31/2024	33645	Regions Security	Sheridan left exit arm remount 11/18/24 8:29 pm	150.00
	12/31/2024	33642	Regions Security	Taft resident arm barrier remount 10/30/24 8:17 pm	150.00
	12/31/2024	33646	Regions Security	Taft resident 2nd arm barrier remount 11/19/24 7:49 pm	225.00
	12/31/2024	33643	Regions Security	Taft resident 2nd arm barrier remount 10/30/24 7:05 pm	150.00
	12/31/2024	33648	Regions Security	Sheridan left exit are barrier remount 11/26/24 6:00 pm	225.00
	12/31/2024	33644	Regions Security	Taft resident arm remount 11/9/24 8:20 pm	225.00
	01/02/2025	33620	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS January 2025	825.00
	01/28/2025	33924	Regions Security	resident 1st arm re-mount 1/28/25 @ 10:05am	150.00
	01/30/2025	33960	Regions Security	2 x 12' lighted arms, 2 x 17' lighted arms	2,144.00
	02/01/2025	33952	Regions Security	February 2025 SECURITY GATE SYSTEM MAINTENANCE & REPAIRS	825.00
	03/01/2025	34201	Regions Security	SECURITY GATE SYSTEM MAINTENANCE & REPAIRS 03/01/25 - 03/31/25	825.00
<b>Total 01-1605 · Gate System Maintenance</b>					<b>31,671.00</b>
<b>01-1609 · Security Cameras &amp; Maintenance</b>					
	10/01/2024	32823	Regions Security	video maintenance services	274.00
	11/01/2024	33027	Regions Security	SECURITY CAMERAS & MAINTENANCE	274.00
	12/01/2024	33323	Regions Security	SECURITY CAMERAS & MAINTENANCE - December 2024	274.00
	01/02/2025	33622	Regions Security	SECURITY CAMERAS & MAINTENANCE January 2025	274.00
	02/01/2025	33954	Regions Security	February 2025 SECURITY CAMERAS & MAINTENANCE	274.00

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	03/01/2025	34203	Regions Security	SECURITY CAMERAS & MAINTENANCE 03/01/25 - 03/31/25	274.00
Total 01-1609 · Security Cameras & Maintenance					<u>1,644.00</u>
<b>01-1610 · Security Online Solutions</b>					
	10/01/2024	32796	Regions Security	Oct 2024 SOS app subscription	1,090.00
	11/01/2024	33026	Regions Security	SECURITY ONLINE SOLUTIONS November 24	1,090.00
	01/02/2025	33621	Regions Security	SECURITY ONLINE SOLUTIONS January 2025	1,090.00
	02/01/2025	33953	Regions Security	February 2025 SECURITY ONLINE SOLUTIONS	1,090.00
	02/12/2025	34092	Regions Security	2 SOS SYSTEM RASPBERRY PI DIAGNOSTIC:	300.00
	03/01/2025	34202	Regions Security	SECURITY ONLINE SOLUTIONS 03-01-25 - 03/31/25	1,090.00
	03/01/2025	34205	Regions Security	SECURITY ADMINISTRATIVE SERVICES 03/01/25 - 03/31/25	1,100.00
	03/01/2025	34204	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES 03/01/25 - 03/31/25	<u>3,339.78</u>
Total 01-1610 · Security Online Solutions					<u>10,189.78</u>
<b>01-1803 · Lake &amp; Preserve Maintenance</b>					
	10/01/2024	12027	Allstate Resource Management, Inc.	mitigation area maintenance and lake management	2,960.00
	11/01/2024	12819	Allstate Resource Management, Inc.	mitigation area maintenance and lake management	2,960.00
	12/01/2024	13578	Allstate Resource Management, Inc.	mitigation area maintenance and lake management	2,960.00
	01/01/2025	14389	Allstate Resource Management, Inc.	mitigation area maintenance and lake management	3,048.00
	02/01/2025	15205	Allstate Resource Management, Inc.	mitigation area maintenance and lake management	3,048.00
	03/01/2025	15956	Allstate Resource Management, Inc.	mitigation area maintenance and lake management	<u>3,048.00</u>
Total 01-1803 · Lake & Preserve Maintenance					<u>18,024.00</u>
<b>01-1814 · Electricity</b>					
	10/18/2024	54061-43023 1024	FPL	acct# 54061-43023 (09/18/24 - 10/18/24)	100.93
	10/18/2024	63714-09001 1024	FPL	acct# 63714-09001 (09/18/24 - 10/18/24)	31.63
	10/18/2024	63522-34022 1024	FPL	acct# 63522-34022 (09/18/24 - 10/18/24)	329.82
	10/18/2024	04574-72025 1024	FPL	acct# 04574-72025 (09/18/24 - 10/18/24)	443.35
	10/18/2024	91603-83023 1024	FPL	acct# 91603-83023 (09/18/24 - 10/18/24)	1,029.03
	10/18/2024	36358-71365 1024	FPL	acct# 36358-71365 (09/18/24 - 10/18/24)	5,972.40
	11/18/2024	54061-43023 1124	FPL	acct# 54061-43023 (10/18/24 - 11/18/24)	91.94
	11/18/2024	04574-72025 1124	FPL	acct# 04574-72025 (10/18/24 - 11/18/24)	421.20
	11/18/2024	63714-09001 1124	FPL	acct# 63714-09001 (10/18/24 - 11/18/24)	32.10
	11/18/2024	91603-83023 1124	FPL	acct# 91603-83023 (10/18/24 - 11/18/24)	1,113.91
	11/18/2024	36358-71365 1124	FPL	acct# 36358-71365 (10/18/24 - 11/18/24)	5,972.40
	11/18/2024	63522-34022 1124	FPL	acct# 63522-34022 (10/18/24 - 11/18/24)	76.10
	12/18/2024	36358-71365 1224	FPL	acct# 36358-71365 (11/18/24 - 12/18/24)	5,972.40
	12/18/2024	54061-43023 1124	FPL	acct# 54061-43023 (11/18/24 - 12/18/24)	75.86
	12/18/2024	91603-83023 1224	FPL	acct# 91603-83023 (11/18/24 - 12/18/24)	1,114.11
	12/18/2024	04574-72025 1224	FPL	acct# 04574-72025 (11/18/24 - 12/18/24)	369.22
	12/18/2024	63522-34022 1224	FPL	acct# 63522-34022 (11/18/24 - 12/18/24)	475.35
	12/18/2024	63714-09001 1224	FPL	acct# 63714-09001 (11/18/24 - 12/18/24)	34.33

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12/18/2024	36358-71365 0125	FPL	acct# 36358-71365 12/18/24 - 01/17/25	6,132.96
01/17/2025	63714-09001 0125	FPL	acct# 63714-09001 12/18/24 - 01/17/25	35.65
01/17/2025	54061-43023 0125	FPL	acct# 54061-43023 12/18/24 - 01/17/25	79.16
01/17/2025	04574-72025 0125	FPL	acct# 04574-72025 12/18/24 - 01/17/25	410.51
01/17/2025	91603-83023 0125	FPL	acct# 91603-83023 12/18/24 - 01/17/25	1,140.15
01/17/2025	63522-34022 0125	FPL	acct# 63522-34022 12/18/24 - 01/17/25	246.28
01/17/2025	91603-83023 0225	FPL	acct# 91603-83023 01/17/25 - 02/19/25	1,191.98
02/19/2025	63522-34022 0225	FPL	acct# 63522-34022 01/17/25 - 02/19/25	568.09
02/19/2025	36358-71365 0225	FPL	acct# 36358-71365 01/17/25 - 02/19/25	6,151.11
02/19/2025	54061-43023 0225	FPL	acct# 54061-43023 01/17/25 - 02/19/25	90.17
02/19/2025	04574-72025 0225	FPL	acct# 04574-72025 01/17/25 - 02/19/25	474.33
02/19/2025	63714-09001 0225	FPL	acct# 63714-09001 01/17/25 - 02/19/25	33.13
03/19/2025	36358-71365 0325	FPL	acct# 36358-71365 02/19/25 - 03/19/25	6,151.11
03/19/2025	91603-83023 0325	FPL	acct# 91603-83023 02/19/25 - 03/19/25	1,077.00
03/19/2025	54061-43023 0325	FPL	acct# 54061-43023 02/19/25 - 03/19/25	79.17
03/19/2025	04574-72025 0325	FPL	acct# 04574-72025 02/19/25 - 03/19/25	409.30
03/19/2025	63714-09001 0325	FPL	acct# 63714-09001 02/19/25 - 03/19/25	32.58
03/19/2025	63522-34022 0325	FPL	acct# 63522-34022 02/19/25 - 03/19/25	620.94
Total 01-1814 - Electricity				48,579.70
<b>01-1815 - Miscellaneous Maintenance</b>				
10/17/2024	101724-01	Earth Advisors Inc	completion of landscape audit and report	4,095.00
11/12/2024	2122	Landshore Enterprises LLC	initial deposit (50%) for re-evaluation of current conditions	750.00
11/20/2024	21393886 112024	Crystal Springs	water for guardhouse	69.93
12/18/2024	21393886 121824	Crystal Springs	water for guardhouse	59.45
01/15/2025	21393886 011525	Crystal Springs	water for guardhouse	62.44
01/17/2025	366	Project Perch Inc	Florida burrowing owl	100.00
02/12/2025	21393886 021225	Crystal Springs	water for guardhouse	107.39
02/28/2025	2025-0171	Special District Services	fire extinguisher and water bottle	60.22
03/17/2025	2165	Landshore Enterprises LLC	final payment for re-evaluation of current conditions	750.00
03/27/2025	5234	FLORIDA FIRE & BACKFLOW LLC	backflow repair and testing	701.75
Total 01-1815 - Miscellaneous Maintenance				6,756.18
<b>01-1816 - Telephone</b>				
10/11/2024	8495 75 100 0519044	Comcast (9044)	acct# 8495751000519044 (10/15/24 - 11/14/24)	823.27
10/11/2024	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (10/15/24 - 11/14/24)	823.27
10/15/2024	220522511	Comcast (Voice 8931)	acct# 904688931 inv# 220522511	180.18
11/11/2024	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (11/15/24 - 12/14/24)	394.02
11/11/2024	8495 75 100 0519044	Comcast (9044)	acct# 8495751000519044 (11/15/24 - 12/14/24)	429.28
11/15/2024	223093833	Comcast (Voice 8931)	acct# 904688931 inv# 223093833	180.18
12/11/2024	8495 75 100 0519044	Comcast (9044)	acct# 8495751000518939 (12/15/24 - 01/14/25)	419.47
12/15/2024	227241889	Comcast (Voice 8931)	acct# 904688931 inv# 227241889	180.18
01/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (01/15/25 - 02/14/25)	30.06
01/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495751000518939 (01/15/25 - 02/14/25)	424.34

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	01/15/2025	231049518	Comcast (Voice 8931)	acct# 904688931 inv# 231049518	194.52
	02/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (02/15/25 - 03/14/25)	478.16
	02/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495751000518939 (02/15/25 - 03/14/25)	442.97
	02/15/2025	233558470	Comcast (Voice 8931)	acct# 904688931 inv# 233558470	194.52
	03/11/2025	8495 75 100 0519044	Comcast (9044)	acct# 8495751000518939 (03/15/25 - 04/14/25)	456.73
	03/11/2025	8495 75 100 0518939	Comcast (8939)	acct# 8495751000518939 (03/15/25 - 04/14/25)	896.20
	03/15/2025	236086655	Comcast (Voice 8931)	acct# 904688931 inv# 236086655	194.52
<b>Total 01-1816 · Telephone</b>					<b>6,741.87</b>
<b>01-1817 · Water &amp; sewer</b>					
	10/21/2024	536645 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (09/16/24 - 10/17/24)	131.59
	10/21/2024	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (09/16/24 - 10/17/24)	259.48
	10/21/2024	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (09/16/24 - 10/17/24)	339.08
	11/20/2024	536645 - 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (10/17/24 - 11/19/24)	50.42
	11/20/2024	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (10/17/24 - 11/19/24)	448.80
	11/20/2024	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (10/17/24 - 11/19/24)	1,019.14
	12/19/2024	536646-248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (11/19/24 - 12/17/24)	267.74
	12/19/2024	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (11/19/24 - 12/17/24)	485.01
	12/19/2024	536645 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (11/19/24 - 12/17/24)	50.42
	01/22/2025	536647 248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (12/17/24 - 01/21/25)	647.97
	01/22/2025	536645 - 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (12/17/24 - 01/21/25)	67.70
	01/22/2025	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (12/17/24 - 01/21/25)	358.27
	02/19/2025	536645 - 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (01/21/25 - 02/18/25)	50.42
	02/19/2025	536647-248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (01/21/25 - 02/18/25)	675.13
	02/19/2025	536646 - 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (01/21/25 - 02/18/25)	141.00
	03/19/2025	536646 248298	City of Pembroke Pines (536646-248298)	1800 NW 76 Ave W (02/18/25 - 03/18/25)	204.37
	03/19/2025	536645 248297	City of Pembroke Pines (536645-248297)	1800 NW 76 AVE (02/18/25 - 03/18/25)	205.97
	03/19/2025	536647 248299	City of Pembroke Pines (536647-248299)	1800 NW 76 Ave E (02/18/25 - 03/18/25)	575.54
<b>Total 01-1817 · Water &amp; sewer</b>					<b>5,978.05</b>
<b>01-1818 · Field Management</b>					
	10/15/2024	2024/2025	Walnut Creek Community Association, Inc.	1st payment for agreement b/t District and association FY 2024/2025	2,500.00
<b>Total 01-1818 · Field Management</b>					<b>2,500.00</b>
<b>01-1821 · Waterfall Maintenance</b>					
	10/01/2024	2415181000	Crystal Pool Service Inc	October service	4,650.00
	11/01/2024	2415181100	Crystal Pool Service Inc	November service	4,650.00
	11/21/2024	2024-walnut-1	Felix Cleaning Service LLC	Filling and compacting areas under and between waterfall rocks	4,700.00
	11/21/2024	2415191200	Crystal Pool Service Inc	November repairs	1,950.00
	12/01/2024	2415181200	Crystal Pool Service Inc	December service	4,650.00
	01/01/2025	2515180100	Crystal Pool Service Inc	January service	4,650.00
	02/01/2025	2515180200	Crystal Pool Service Inc	February service	4,650.00
	02/24/2025	2515190300	Crystal Pool Service Inc	repairs to grout joints in between rocks at all 3 waterfalls	5,000.00
	02/24/2025	2515180300	Crystal Pool Service Inc	March service	4,650.00
<b>Total 01-1821 · Waterfall Maintenance</b>					<b>39,550.00</b>

**Walnut Creek Community Development District**  
**Expenditures**  
**October 2024 through March 2025**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Debit</u>
<b>01-1824 · Streetlight Maintenance</b>					
	01/16/2025	28649	Hall Fountains Inc.	LED platter for SL250 light fixture	3,863.00
Total 01-1824 · Streetlight Maintenance					3,863.00
<b>01-1825 · Tree Trimming Services</b>					
	02/13/2025	895	Cutters Edge Cutters Edge Lawn and Mainte	palm pruning	3,645.00
Total 01-1825 · Tree Trimming Services					3,645.00
<b>01-1826 · Holiday Lighting</b>					
	01/16/2025	13675	Randy's Holiday Lighting	final payment on 2024 holiday lights	4,995.00
Total 01-1826 · Holiday Lighting					4,995.00
<b>01-1839 · Iguana Removal Services</b>					
	10/01/2024	162997	Blue Iguana Pest Control Inc	monitoring October 2024	241.67
	10/01/2024	162999	Blue Iguana Pest Control Inc	monitoring October 2024	2,000.00
	11/01/2024	170558	Blue Iguana Pest Control Inc	monitoring November 2024	241.67
	11/01/2024	170563	Blue Iguana Pest Control Inc	monitoring November 2024	2,000.00
	12/01/2024	177406	Blue Iguana Pest Control Inc	monitoring December 2024	241.67
	12/01/2024	177404	Blue Iguana Pest Control Inc	monitoring December 2024	2,000.00
	01/06/2025	185007	Blue Iguana Pest Control Inc	monitoring January 2025	2,000.00
	01/06/2025	185008	Blue Iguana Pest Control Inc	monitoring January 2025	241.67
	02/04/2025	191201	Blue Iguana Pest Control Inc	monitoring February 2025	241.67
	02/04/2025	191203	Blue Iguana Pest Control Inc	monitoring February 2025	2,000.00
	03/03/2025	198110	Blue Iguana Pest Control Inc	monitoring March 2025	241.67
	03/03/2025	198111	Blue Iguana Pest Control Inc	monitoring March 2025	2,000.00
Total 01-1839 · Iguana Removal Services					13,450.02
<b>01-1844 · Security Services Admin</b>					
	10/01/2024	32689	Regions Security	Oct 2024 security administration	1,100.00
	11/01/2024	33029	Regions Security	SECURITY ADMINISTRATIVE SERVICES November 24	1,100.00
	12/01/2024	33325	Regions Security	SECURITY ADMINISTRATIVE SERVICES - December 2024	1,100.00
	01/02/2025	33624	Regions Security	Security Admin Services January 2025	1,100.00
	02/01/2025	33956	Regions Security	SECURITY ADMINISTRATIVE SERVICES February 2025	1,100.00
Total 01-1844 · Security Services Admin					5,500.00
<b>01-1845 · Security Video Surv. &amp; Virtual</b>					
	10/01/2024	32690	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES	3,339.78
	11/01/2024	33028	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Nov 24	3,339.78
	12/01/2024	33324	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Dec 24	3,339.78
	01/02/2025	33623	Regions Security	SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES Jan 25	3,339.78
	02/01/2025	33955	Regions Security	Feb 25 SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SERVICES	3,339.78
Total 01-1845 · Security Video Surv. & Virtual					16,698.90
<b>01-2311 · Operations Management</b>					
	10/31/2024	2024-1455	Special District Services	field operations management	1,000.00
	11/30/2024	2024-1588	Special District Services	field operations management	1,000.00
	12/31/2024	2024-1817	Special District Services	field operations management	1,000.00
	01/31/2025	2025-0058	Special District Services	field operations management	1,000.00

**Walnut Creek Community Development District  
Expenditures  
October 2024 through March 2025**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Debit</u>
	02/28/2025	2025-0171	Special District Services	field operations management	1,000.00
	03/31/2025	2025-0300	Special District Services	field operations management	1,000.00
Total 01-2311 · Operations Management					<u>6,000.00</u>
<b>Total Expenditures</b>					<b>411,174.11</b>

**Walnut Creek Community Development District  
Balance Sheet  
As of March 31, 2025**

	<u>Operating Fund</u>	<u>Debt Service (2010) Fund</u>	<u>General Fixed Assets</u>	<u>Long Term Debt</u>	<u>TOTAL</u>
<b>ASSETS</b>					
<b>Current Assets</b>					
Checking/Savings					
Operating Fund	2,471,442.96	0.00	0.00	0.00	2,471,442.96
Improvements/Emergency Funds	1,331,951.87	0.00	0.00	0.00	1,331,951.87
Total Checking/Savings	<u>3,803,394.83</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,803,394.83</u>
Total Current Assets	3,803,394.83	0.00	0.00	0.00	3,803,394.83
<b>Other Assets</b>					
Investments - Interest Account	0.00	3.41	0.00	0.00	3.41
Investments - Reserve Fund	0.00	126,027.30	0.00	0.00	126,027.30
Investments - Revenue Account	0.00	237,546.92	0.00	0.00	237,546.92
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00
Investments - Redemption Account	0.00	666.35	0.00	0.00	666.35
Investments - Principal	0.00	7.84	0.00	0.00	7.84
Accounts Receivable	12,945.00	0.00	0.00	0.00	12,945.00
A/R Non Ad Valorem Receipts	0.00	3,867.35	0.00	0.00	3,867.35
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	368,119.17	368,119.17
Amount To Be Provided	0.00	0.00	0.00	556,880.83	556,880.83
Total Other Assets	<u>12,945.00</u>	<u>368,119.17</u>	<u>8,183,865.00</u>	<u>925,000.00</u>	<u>9,489,929.17</u>
<b>TOTAL ASSETS</b>	<b><u>3,816,339.83</u></b>	<b><u>368,119.17</u></b>	<b><u>8,183,865.00</u></b>	<b><u>925,000.00</u></b>	<b><u>13,293,324.00</u></b>
<b>LIABILITIES &amp; EQUITY</b>					
<b>Liabilities</b>					
<b>Current Liabilities</b>					
Accrued Expense Sundry	0.00	0.00	0.00	0.00	0.00
Maintenance Projects Reserves	1,225,000.00	0.00	0.00	0.00	1,225,000.00
Accounts Payable	50,775.66	0.00	0.00	0.00	50,775.66
Total Current Liabilities	<u>1,275,775.66</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,275,775.66</u>
<b>Long Term Liabilities</b>					
Special Assessment Debt (2008)	0.00	0.00	0.00	0.00	0.00
Special Assessment Debt (2010)	0.00	0.00	0.00	925,000.00	925,000.00
Total Long Term Liabilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>925,000.00</u>	<u>925,000.00</u>
Total Liabilities	1,275,775.66	0.00	0.00	925,000.00	2,200,775.66
<b>Equity</b>					
Retained Earnings	1,616,654.99	283,794.59	-3,110,211.00	0.00	-1,209,761.42
Net Income	923,909.18	84,324.58	0.00	0.00	1,008,233.76
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>2,540,564.17</u>	<u>368,119.17</u>	<u>8,183,865.00</u>	<u>0.00</u>	<u>11,092,548.34</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>3,816,339.83</u></b>	<b><u>368,119.17</u></b>	<b><u>8,183,865.00</u></b>	<b><u>925,000.00</u></b>	<b><u>13,293,324.00</u></b>

**Walnut Creek CDD  
Debt Service (Series 2010) Profit & Loss Report March 2025**

	<b>Annual Budget 10/1/24 - 9/30/25</b>	<b>Actual Mar-25</b>	<b>Year To Date Actual 10/1/24 - 3/31/25</b>
<b>Revenues</b>			
Interest Income	100	893	5,987
NAV Tax Collection	122,077	1,586	115,514
Bond Prepayments	0	0	0
<b>Total Revenues</b>	<b>\$ 122,177</b>	<b>\$ 2,479</b>	<b>\$ 121,501</b>
<b>Expenditures</b>			
Principal Payments	55,000	0	0
Additional Principal Payments	11,083	0	10,000
Interest Payments	56,094	0	27,176
<b>Total Expenditures</b>	<b>\$ 122,177</b>	<b>\$ -</b>	<b>\$ 37,176</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 2,479</b>	<b>\$ 84,325</b>

**WALNUT CREEK CDD  
TAX COLLECTIONS  
2024 - 2025**

#	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
									\$1,590,491	\$191,897	\$1,268,725	\$129,869	\$191,897	\$1,268,725	\$129,869	
									\$1,495,062	\$180,383	\$1,192,602	\$122,077	\$180,383	\$1,192,602	\$122,077	\$122,077
1	1	Broward Cty Tax Collector	11/22/24	NAV Taxes	\$ 200,923.57		\$ (3,856.24)	\$ (8,111.22)	\$ 188,956.11	\$ 24,231.32	\$ 160,276.75	\$ 16,415.50	\$ 22,787.96	\$ 150,730.35	\$ 15,437.80	\$ 15,437.80
2	2	Broward Cty Tax Collector	12/06/24	NAV Taxes	\$ 228,911.34		\$ (4,395.10)	\$ (9,156.74)	\$ 215,359.50	\$ 27,606.64	\$ 182,602.60	\$ 18,702.10	\$ 25,972.20	\$ 171,792.35	\$ 17,594.95	\$ 17,594.95
3	3	Broward Cty Tax Collector	12/18/24	NAV Taxes	\$ 985,664.11		\$ (18,928.09)	\$ (39,259.12)	\$ 927,476.90	\$ 118,871.01	\$ 786,264.30	\$ 80,528.80	\$ 111,853.55	\$ 739,848.40	\$ 75,774.95	\$ 75,774.95
4	4	Broward Cty Tax Collector	12/27/24	NAV Taxes	\$ 12,359.39		\$ (239.06)	\$ (407.06)	\$ 11,713.27	\$ 1,490.49	\$ 9,859.10	\$ 1,009.80	\$ 1,412.52	\$ 9,343.70	\$ 957.05	\$ 957.05
5	5	Broward Cty Tax Collector	01/06/25	NAV Taxes	\$ 19,157.87		\$ (371.66)	\$ (574.75)	\$ 18,211.46	\$ 2,310.42	\$ 15,282.25	\$ 1,565.20	\$ 2,196.21	\$ 14,527.35	\$ 1,487.90	\$ 1,487.90
6	6	Broward Cty Tax Collector	01/10/25	NAV Taxes	\$ 5,040.32		\$ (98.40)	\$ (120.04)	\$ 4,821.88	\$ 607.82	\$ 4,020.70	\$ 411.80	\$ 581.38	\$ 3,846.50	\$ 394.00	\$ 394.00
7	Int - 1	Broward Cty Tax Collector	01/24/25	Interest		\$ 820.63			\$ 820.63	\$ 820.63			\$ 820.63			\$ -
8	7	Broward Cty Tax Collector	02/14/25	NAV Taxes	\$ 29,119.75		\$ (569.91)	\$ (624.71)	\$ 27,925.13	\$ 3,511.80	\$ 23,228.85	\$ 2,379.10	\$ 3,367.63	\$ 22,275.95	\$ 2,281.55	\$ 2,281.55
9	8	Broward Cty Tax Collector	03/14/25	NAV Taxes	\$ 20,001.26		\$ (396.11)	\$ (195.58)	\$ 19,409.57	\$ 2,412.11	\$ 15,955.05	\$ 1,634.10	\$ 2,340.67	\$ 15,483.10	\$ 1,585.80	\$ 1,585.80
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
					\$1,501,177.61	\$ 820.63	\$ (28,854.57)	\$ (58,449.22)	\$ 1,414,694.45	\$ 181,862.24	\$ 1,197,489.60	\$ 122,646.40	\$ 171,332.75	\$ 1,127,847.70	\$ 115,514.00	\$ 115,514.00

24/25 Assessment Roll:

Admin: \$191,896.95  
 Maint: \$1,268,725.15  
 2020 Debt: \$129,868.80  
\$1,590,490.90

Collections  
 94.38%

Note: \$1,590,491, \$191,897, \$1,268,869 and \$129,869 are 2024/2025 budgeted assessments before discounts and fees.  
 \$1,495,062, \$180,383, \$1,192,602 and \$122,077 are 2024/2025 budgeted assessments after discounts and fees.

\$ 1,501,177.61	
\$ 820.63	\$ 1,414,694.45
\$ (181,862.24)	\$ (171,332.75)
\$ (1,197,489.60)	\$ (1,127,847.70)
\$ -	\$ -
\$ (122,646.40)	\$ (115,514.00)
\$ -	\$ (0.00)

# Pest Findings by Location

## WALNUT CREEK CDD TAFT ST WATERFALLS

JAN 01, 2025 TO APR 01, 2025

### 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	01/03/2025 01:24 PM	Iguana	Sighted	5
	01/03/2025 01:37 PM	Iguana	Sighted	4
	01/06/2025 09:21 AM	Iguana	Sighted	1
	01/08/2025 05:01 PM	Iguana	Sighted	1
	01/10/2025 01:18 PM	Iguana	Sighted	2
	01/13/2025 09:21 AM	Iguana	Sighted	1
	01/13/2025 01:43 PM	Iguana	Sighted	4
	01/27/2025 09:03 AM	Iguana	Sighted	1
	01/27/2025 01:18 PM	Iguana	Sighted	2
	01/27/2025 02:56 PM	Iguana	Sighted	2
	01/31/2025 12:54 PM	Iguana	Sighted	2
	01/31/2025 02:12 PM	Iguana	Sighted	2
	02/05/2025 02:30 PM	Iguana	Sighted	2
	02/07/2025 01:14 PM	Iguana	Sighted	5
	02/12/2025 02:18 PM	Iguana	Sighted	1
	02/28/2025 02:33 PM	Iguana	Sighted	4
	03/07/2025 03:07 PM	Iguana	Sighted	2
	03/12/2025 02:51 PM	Iguana	Sighted	2
	03/14/2025 01:53 PM	Iguana	Sighted	7
	03/19/2025 03:17 PM	Iguana	Sighted	1
	03/24/2025 09:15 AM	Iguana	Sighted	1
	03/26/2025 11:41 AM	Iguana	Sighted	2
	03/31/2025 09:43 AM	Iguana	Sighted	1

#### Waterfalls Iguanas Counting:

- Number of Iguanas for counted for the Quarter JAN-MAR: 55

- Number of Iguanas counted for the month of MARCH: 16

RG.

# Pest Findings by Location

## WALNUT CREEK CDD LAKES & CANALS

JAN 01, 2025 TO APR 01, 2025

### 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				
	01/03/2025 02:32 PM	Iguana	Sighted	9
	01/03/2025 03:11 PM	Iguana	Sighted	8
	01/06/2025 08:48 AM	Iguana	Sighted	1
	01/10/2025 02:22 PM	Iguana	Sighted	2
	01/10/2025 02:39 PM	Iguana	Sighted	3
	01/13/2025 02:35 PM	Iguana	Sighted	7
	01/17/2025 03:03 PM	Iguana	Sighted	1
	01/27/2025 09:01 AM	Iguana	Sighted	2
	01/27/2025 03:59 PM	Iguana	Sighted	6
	01/31/2025 02:07 PM	Iguana	Sighted	4
	01/31/2025 02:13 PM	Iguana	Sighted	6
	02/05/2025 02:30 PM	Iguana	Sighted	3
	02/07/2025 02:07 PM	Iguana	Sighted	13
	02/12/2025 02:18 PM	Iguana	Sighted	2
	02/28/2025 02:34 PM	Iguana	Sighted	18
	03/03/2025 08:51 AM	Iguana	Sighted	2
	03/05/2025 01:54 PM	Iguana	Sighted	2
	03/07/2025 03:08 PM	Iguana	Sighted	7
	03/14/2025 02:46 PM	Iguana	Sighted	17
	03/19/2025 03:19 PM	Iguana	Sighted	1
	03/26/2025 11:41 AM	Iguana	Sighted	1
	03/31/2025 09:28 AM	Iguana	Sighted	1

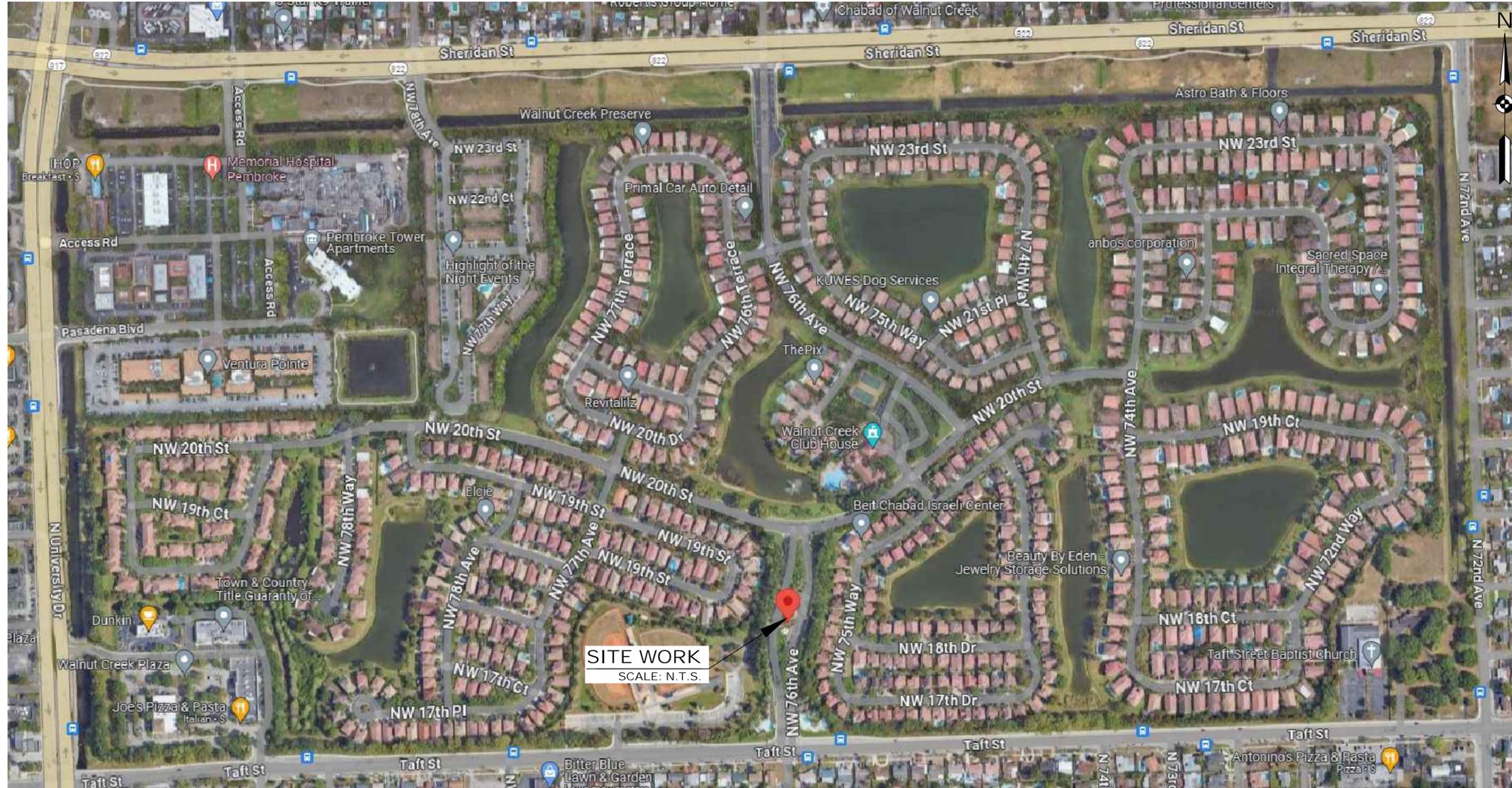
#### Lakes & Canals Iguanas Counting:

- Number of Iguanas for counted for the Quarter JAN-MAR: 116

- Number of Iguanas counted for the month of MARCH: 31

RG.

# WALNUT CREEK GATE TRAP IMPROVEMENT



**LOCATION SKETCH**  
SCALE: N.T.S.

**GENERAL NOTES:**

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 EDIT AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
- ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
- CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/ OR ADDITIONS TO THE WORK INCLUDING THE DRAWINGS.
- IF ANY CHANGES AND/OR DEVIATIONS RE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
- IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
- SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
- CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
- ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED. IF THESE DRAWINGS OR ANY PART THERE OF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

**DRAWING INDEX:**

C - 1	COVER PAGE, SITE WORK & NOTES
C - 2	EXISTING & PROPOSED FLOOR PLAN
E - 1	ELECTRICAL COVER SHEET
E - 2	ELECTRICAL PLANS
E - 3	ELECTRICAL PANEL SCHEDULES, RISER DIAGRAM AND DETAILS
E - 4	ELECTRICAL SPECS

**SCOPE OF WORK:**

- INSTALLATION OF A GATE TRAP ACCESS SYSTEM.
- GATES ACCESS CONTROL AND TRAFFIC CALMING CONTROLS FOR PUBLIC AND PRIVATE ROADS CONSIDERING EMERGENCY VEHICLES RESPONSE CRITERIA FOR GATES.
- PAVEMENT AND ROUTE WAY WORK.
- ELECTRICAL WORK.
- NOT PLUMBING & MECHANICAL WORK.

**DEMOLITION NOTES:**

- THIS PLAN IS INTENDED TO SHOW THE OVERALL SCOPE OF DEMOLITION WORK TO BE DONE. IT DOES NOT SHOW ALL OF THE SPECIFIC MINOR ITEMS EXISTING IN THE SPACE THAT WILL BE REQUIRED TO BE REMOVED TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL VISIT THE JOB SITE AND PERFORM A WALK THRU WITH THE OWNER TO IDENTIFY THE SPECIFIC ITEMS NOT SHOWN ON THIS PLAN THAT WILL BE REMOVED AND COORDINATE WHICH ITEMS WILL BE DISPOSED OF AND WHICH WILL BE GIVEN TO THE OWNER FOR HIS STORAGE.
- THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK, TRASH REMOVAL, STORAGE, ETC WITH THE OWNER.
- THE OWNER SHALL SUPPLY THE CONTRACTOR WITH AN ASBESTOS SURVEY IDENTIFYING ANY ITEMS THAT MAY HAVE ASBESTOS. THE CONTRACTOR SHALL FOLLOW THE SURVEY AND ANY ITEMS HAVING ASBESTOS SHALL BE REMOVED OR CONTAINED AS REQUIRED BY A CERTIFIED ASBESTOS ABATEMENT CONTRACTOR.
- ALL WORK SHALL BE CUT, PATCHED OR MODIFIED AS REQUIRED AND REFINISHED AS WELL AS REFINISHING EXISTING ITEMS REMAINING TO ACHIEVE A CONSISTENT FINISH AND A SATISFACTORY COMPLETED CONDITION.
- THE CONTRACTOR SHALL PROVIDE SAFETY FEATURES OR METHODS DURING DEMOLITION AS REQUIRED BY APPLICABLE CODES, O.S.H.A. OR SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL PLUMBING, MECHANICAL AND ELECTRICAL ITEMS TO BE REMOVED OR RELOCATED PRIOR TO PERFORMING THE WORK.
- ALL SURFACES DAMAGED BY DEMOLITION SHALL BE REPAIRED AND REFINISHED TO MATCH ADJACENT SURFACES AND AS PER FINISH SCHEDULE.
- REMOVE ALL EXISTING CABINETS, FURNITURE AND FIXTURES DEPICTED ON THE DRAWINGS. COORDINATE WITH THE OWNER, THE DISPOSAL OR STORAGE OF THESE ITEMS.
- REMOVE ALL EXISTING FLOOR CARPET, TILE, ETC. AND PREPARE SURFACE TO RECEIVED NEW FINISHES PER FINISH AND/OR INTERIOR DESIGNERS SPECIFICATIONS OBSERVE ANY ITEMS ADDRESSED BY THE ASBESTOS SURVEY AS NOTED ABOVE.
- CONTRACTOR IS TO VERIFY WITH THE OWNER AND IDENTIFY ALL EXISTING PIPES, CONDUITS, ETC. PRIOR TO DEMOLITION. CONTRACTOR SHALL IDENTIFY W/ PAINT ALL PIPES, CONDUITS, ETC. THAT ARE NOT GOING TO BE DEMOLISHED OR REMOVED.

**Arking Solutions Inc.**  
18268 SW 3rd St, Pembroke Pines FL 33029  
305-318-7703 786-547-2844 FAX 954-442-9413  
www.arkingsolutions.com

**WALNUT CREEK GATE TRAP**  
1800 NW 76th AVE,  
PEMBROKE PINES, FL 33025

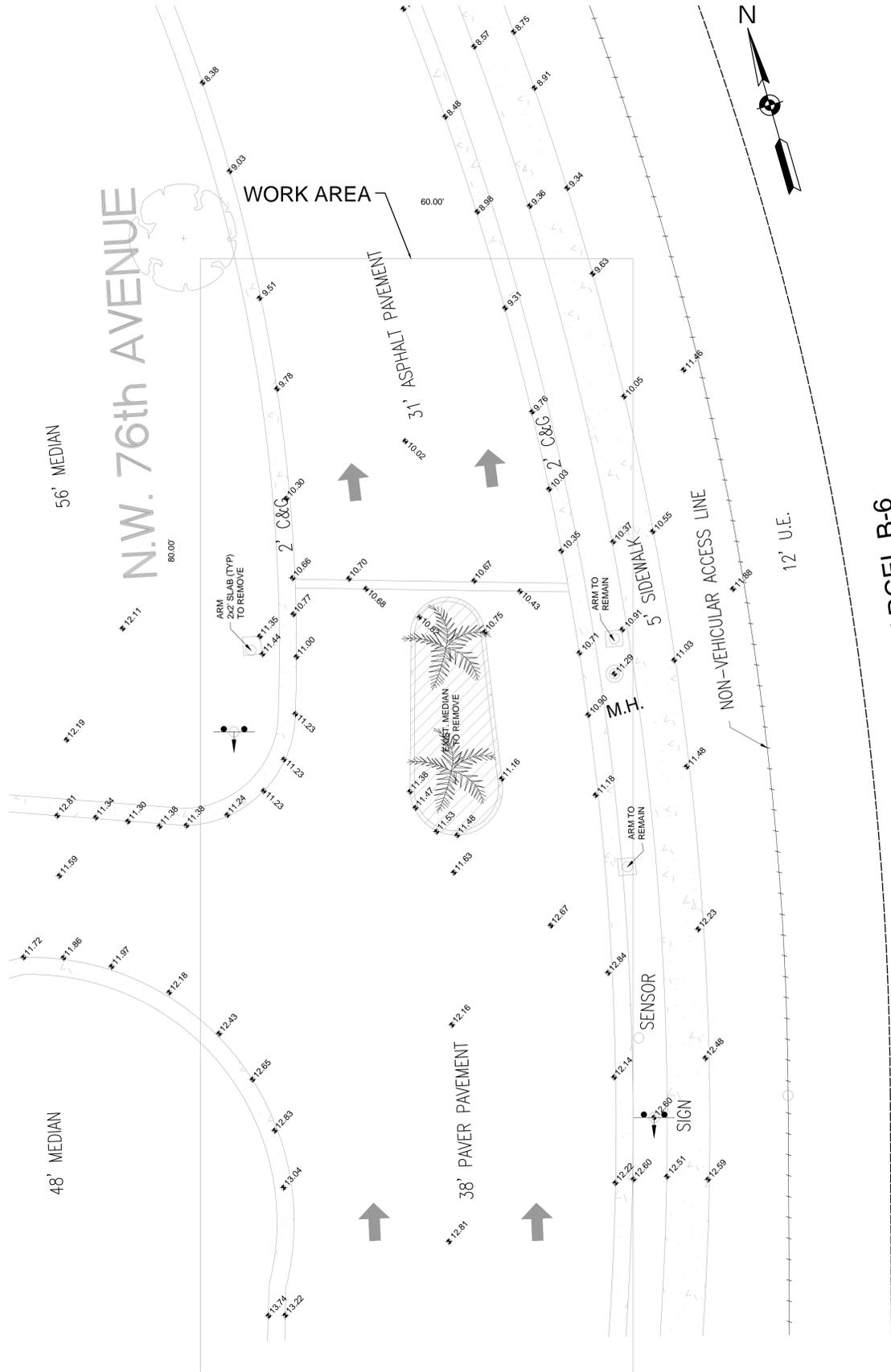
**COVER PAGE, SITE WORK & NOTES**

**JOSE E. POLANCO**  
P.E. No 76919  
14927 SW 142nd CT.  
Miami FL 33186  
305-282-6757  
email:  
SEAL

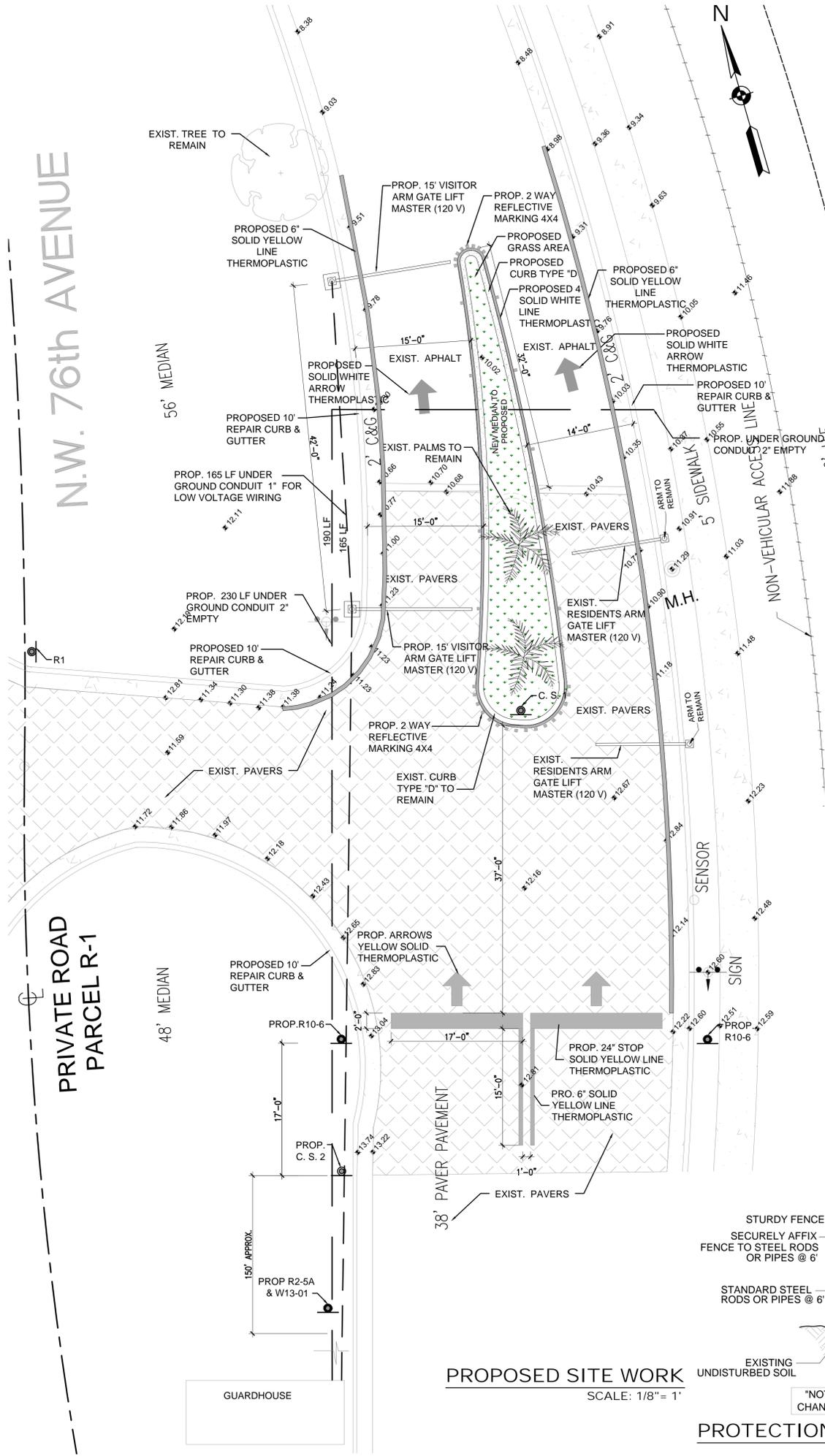
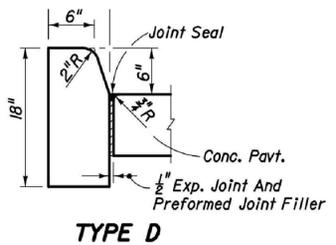
**Revisions**

No.	Date	Description

Date	04-10-2024
Drawn by	A. A. R.
Scale	AS SHOWN
Job Number	2024.09



EXISTING & DEMOLITION SITE PLAN  
SCALE: 1/8" = 1'



PROPOSED SITE WORK  
SCALE: 1/8" = 1'

REDUCED SPEED AHEAD

5 M.P.H.

STOP HERE ON RED

STOP

STOP IN GATE TRAP

GATE TRAP AHEAD

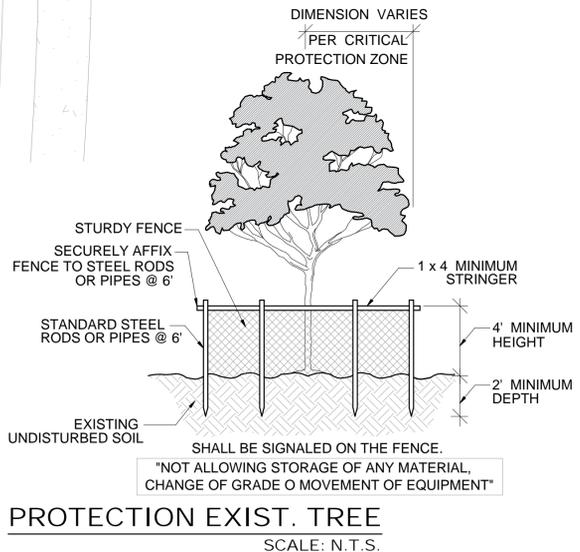
PROP. R2-5A & W13-01

PROP. R10-6

EXIST. R1

C. S. 1 PROP. FLASHING SIGN COST.

C. S. 2 PROP. FLASHING SIGN COST.



PROTECTION EXIST. TREE  
SCALE: N.T.S.

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SEAL

EXISTING & PROPOSED FLOOR PLAN

ENGINEER SIGNATURE

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF JOSE POLANCO, P.E. AND SHALL NOT BE REPRODUCED WITHOUT HIS WRITTEN CONSENT.

Revisions		
No.	Date	Description

Date	04-10-2024
Drawn by	A. A. R.
Scale	AS SHOWN
Job Number	2024.09
Sheet	C-2

Page 40

March 8, 2025

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

**Ref: WALNUT CREEK MAIN ENTRANCE IMPROVEMENT.**

ARKING SOLUTIONS INC. is pleased to submit the following proposal to provide the services required for “ADJUST CONTROL ACCESS” according the requirements on the last meeting.

### **SCOPE OF WORK:**

Furnish Labor, Material and Tools.

- Sunshine Utilities Location.
- M.O.T.
- Cut and Remove existing concrete curb.
- Demo existing asphalt for new curb.
- Excavation for new curb.
- Concrete Curb Type “D” 3,000 P.S.I. up to 90 LF
- New Sod.
- Sawcut asphalt, new trench to crossing the road on visitors and residents access area aprox. 40 LF, to install a new 2” empty pipe. ( Deep 30”)
- Remove Pavers, new trench to crossing the return road aprox. 40 LF  
To install a new 2” empty pipe. (Deep 30”)
- Remove and reinstall existing pavers visitor’s area for new Loops.
- Saw cut and reconstruction 4 points of Concrete Curb and Gutter for crossing the road.
- Compaction Test. 4 points
- Furnish and Installation empty 2” for future electrical connections including excavation. Aprox. 230 LF.
- Furnish and Installation new 1” pipe for new electrical connection including excavation. Aprox. 165 LF.
- Electrical connections for 2 new arms barrier and loops. (The existing arm will be discharged)

- Water Proof Junction box. 4
- New Mega Arm Barrier. (2) (The existing arm will be discharged)
- Led red and green 15 foot long. (3) (Including the Residents arm)
- Reinforced Concrete bases. (2)
- Arms Barrier surface sensors. (4) (2 more)
- Load and haul away construction debris and trash.

## THERMOPLASTIC STRIPING

2 Un. 24" Stop Solid Yellow Line  
4 Un. Solid Yellow Arrow.  
330 LF. 6" Yellow Solid Line.  
150 LF 4" Solid White Line.  
25 Un. RPM (2 Way Reflective Marking 4x4)

## SIGNS

1 Un. Sign R2-5A & W13-01  
1 Un. Sign C.S.2 Reflective.  
2 Un. R10-6  
1 Un. Sing C.S.1 Reflective.  
1 Un. R1

**Construction \$ 66,625=**

## PERMIT PROCESS

Process with Pembroke Pines & Public Works Broward County \$ 2,600=

### **Not Included:**

Landscaping work.  
Irrigation Systems.  
Asphalt Patching, according Public Works requirements.  
Fire devices if is required. (Knox Box)



PAYMENT SCHEDULE:  
50% Deposit payment.  
40% As per progress work.  
10% Final Payment.  
Best Regards,

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

Acceptance: \_\_\_\_\_



# Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts  
Shoreline stabilization/Environmental Engineering/Construction Management  
d/b/a Erosion Restoration, LLC

Walnut Creek Community Development District  
c/o: Special District Services, Inc.  
Attn: Ms. Gloria Perez, District Manager  
2501 A Burns Rd.  
Palm Beach Gardens, FL 33410

Estimate: #4288

Date: 4/2/2025

**Project: Shoreline Restoration for Approximately 700 Linear Feet**

**PRODUCT DESCRIPTION**

Eco-Filter Tube (EFT®) construction uses a woven or non-woven geotextile fabric that is formed into the shape of a tube. The tube is filled with sand by direct coupling to a hydraulic dredge. The tube is designed to retain the granular fill portion of the dredge slurry, while appropriately sized openings in the geotextile allow the excess water in the slurry to permeate through the tube walls. The procedure can be implemented in both dry and underwater conditions. The tubes can be fabricated in various circumferences, which, when inflated, will form a roughly elliptical shape. The Landshore® engineered EFT® system consists of a spun bound polyester filter fabric that is sewn together to form a tube specifically calculated for particular level of service, pressure, strength, stability and safety - is placed along the edge of water on prepared terrace and filled with sand to form an erosion barrier that has the characteristics of a permeable, gravity type retaining wall.

**JOB SCOPE**

Landshore® will install Eco-Filter Tube (EFT®) as follows: One (1) Base Tube to provide stabilization and allow for land reclamation; One (1) Sacrificial Tube to fill voids and for final grading to match existing slope. Sod will be placed on repaired areas to match existing landscape. **Fill material will be imported.**



# Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts  
 Shoreline stabilization/Environmental Engineering/Construction Management  
 d/b/a Erosion Restoration, LLC

## ITEMIZED ESTIMATE: TIME AND MATERIALS

Section	Description	Units	Estimated Quantities	Total
700'	Mobilization / General preparation	Lump Sum	1	
	Maintenance of Traffic	Lump Sum	1	
	Clearing and Grubbing	Lump Sum	1	
	Installation and maintenance of stormwater pollution prevention measures	Lump Sum	1	
	Grading and Shaping	Square Feet	3,650	
	Installation of EFT®			
	EFT® 1x7.5' Cir. Sacrificial Tube	Linear Feet	700	EFT
	EFT® 1x10' Cir. Base Tube	Linear Feet	700	
	Turf Reinforcement Mat - C125 Coconut	Square Feet	2,920	
	Sod (match to existing)	Square Feet	4,980	
Demobilization	Lump Sum	1		
<b>TOTAL JOB COST</b>				<b>\$70,240.00</b>

Excluding any permit fees and fees for a payment and performance bond, if any.

## PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

15% Booking Date	\$10,536.00
55% Mobilization Date	\$38,632.00
30% Completion of project	\$21,072.00

\*\*Terms: Net 15\*\*

\*\*Interest will be charged at 1.5% per month on past due invoices\*\*



# Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts  
Shoreline stabilization/Environmental Engineering/Construction Management  
d/b/a Erosion Restoration, LLC

## SPECIAL CONDITIONS

1. Landshore® is not responsible for damage to utilities outside of easement along shoreline if as-built drawings or locations are not provided by the Client.
2. Landshore® reserves the right to change this estimate unless an agreement is reached within 30 days of the original estimate date.
3. Landshore® is not responsible for removing or installing any electric work or cables.
4. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.
5. Landshore® is not responsible for any damages to the work by any natural disaster.
6. Existing Conditions-All dimensions for existing conditions are to be verified in the field by Landshore®. Landshore® will notify the Owner of deviations from the scope of work prior to the installation. Any discrepancies in dimensions or special modifications required due to field conditions shall be reported in writing to the Owner for clarification, approval, or modification prior to the commencement of work involved.
7. In case there are any unstable submerge slopes that have not been identified by the client, Landshore® will not be held responsible for any under water land slide caused by any additional load on top of submerge slope.
8. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).
9. If there are stormwater drainage pipes at shoreline edge, Landshore® can extend the pipes for an additional cost, following the approval from the Client.
- 10. All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.**
- 11. 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® 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).**

This estimate is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

\_\_\_\_\_  
Client's Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landshore Enterprises Representative Signature

\_\_\_\_\_  
Date

\\FTMS01\Drawings\2013\20139298-000\ArcGIS\Lake Erosion 8x11 Sheets\Lake 8-10 Erosion.mxd



Image from Broward County and Dated 2015

Lake ID	Compliance	Total LF
8	Non Compliance	890.6
	Severe Non Compliance	804.9
9	In Compliance	300.7
	Non Compliance	1217.7
10	In Compliance	1778.5
	Non Compliance	494.5
	Severe Non Compliance	231.4

**Legend**

- Walnut Creek CDD
- 0-8 in - In Compliance
- 8-16 in - Non Compliance
- 16> in - Severe Non Compliance

**Walnut Creek CDD  
Broward County Florida**

**JOHNSON  
ENGINEERING**

2122 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE (239) 334-0046  
FAX (239) 334-3661  
E.B. #642 & L.B. #642

**Lake Bank Erosion 2015  
Lake 8, 9 & 10**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
October 2015	20139298-000		As Shown	5



0 100 200 400  
HORIZONTAL GRAPHIC SCALE  
SCALE: 1" = 200'-0"



**LEGEND:**

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

EXHIBIT A

WALNUT CREEK COMMUNITY  
DEVELOPMENT DISTRICT MAINTENANCE

