



**WALNUT CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
SPECIAL BOARD MEETING
& PUBLIC HEARING
JULY 10, 2018
6:00 P.M.**

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

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

AGENDA
WALNUT CREEK
COMMUNITY DEVELOPMENT DISTRICT
Walnut Creek Clubhouse
7500 NW 20th Street
Pembroke Pines, Florida 33024
SPECIAL BOARD MEETING & PUBLIC HEARING
July 10, 2018
6:00 p.m.

A. Call to Order	
B. Proof of Publication	Page 1
C. Establish Quorum	
D. Additions or Deletions to Agenda	
E. Comments from the Public for Items Not on the Agenda	
F. Approval of Minutes	
1. June 5, 2018 Regular Board Meeting.....	Page 2
G. Administrative Matter	
1. Financial Update.....	Page 16
2. Update on HOA Landscape Maintenance Agreement	
H. Public Hearing	
1. Proof of Publication.....	Page 28
2. Receive Public Comments on Fiscal Year 2018/2019 Final Budget	
3. Consider Resolution No. 2018-03 – Adopting a Fiscal Year 2018/2019 Final Budget.....	Page 29
I. New/Additional Business	
1. Consider Resolution No. 2018-04 – Adopting a Fiscal Year 2018/2019 Meeting Schedule.....	Page 48
2. Consider Resolution No. 2018-05 – Adopting a Statewide Mutual Aid Agreement.....	Page 50
J. Field Maintenance/Capital Improvements	
1. Irrigation/Water Usage Update (SFWMD).....	Page 52
2. Landscape Report from Mainguy Landscape Services.....	Page 58
3. Update on Waterfalls Maintenance Services	
4. Consider Taft Street Entrance Pavilion East Side Stucco Damage Inspection & Proposals – <i>Under Separate Cover</i>	
5. Discussion Regarding Digital Signage	
K. Security Systems/Services	
1. Kent Security Report/Update – <i>Under Separate Cover</i>	
L. Old Business	

M. Additional Staff Updates/Requests

1. Attorney
2. District Manager

N. Additional Board Member/Public Comments

O. Adjourn

www.walnutcreekcdd.org

Broward Daily Business Review

June 20, 2018

Miscellaneous Notices

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

The Board of Supervisors of the Walnut Creek Community Development District (the "District") will hold a Public Hearing and Special Board Meeting on July 10, 2018, at 6:00 p.m., or as soon thereafter as can be heard, at the Walnut Creek Community Clubhouse, 7500 NW 20th Street, Pembroke Pines, Florida 33024.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2018/2019 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours five (5) days prior to the date of the meetings. The purpose of the Special Board Meeting is for the Board to consider any business which may come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (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 meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Walnut Creek Community Development District

www.walnutcreekcdd.org

6/20-27 18-04/0000326466B

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 5, 2018**

A. CALL TO ORDER

District Manager, Gloria Perez, called the June 5, 2018, Regular Board Meeting of the Walnut Creek Community Development District to order at 6:05 p.m. at the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Broward Daily Business Review* on September 20, 2017, as part of the District's Fiscal Year 2017/2018 Regular Board 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: Chairman William Cook and Supervisors Zalman Kagan, Betty Ross and Ali Munju.

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.

Also present were Dominick Tamarazzo, Esquire, of Kelly Kronenberg, Attorney at Law; and Eddie Bingham of Mainguy Landscape.

D. SHADE SESSION

The Board of Supervisors will meet privately pursuant to Florida Statutes, Section 286.011(8), concerning MARY STANSELL, et al. v. WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT, et al., Case No. CACE-16-019501(2), 17th Judicial Circuit, Broward County, FL.

District Counsel Ginger Wald made the following opening announcement:

The Board of Supervisors hereby commences a litigation attorney-client session to discuss the pending litigation, to wit: Mary Stansell, et al. v. Walnut Creek Community Development District et al., Case Number CACE-16-019501(2), 17th Judicial Circuit, Broward County, Florida, to which Walnut Creek Community Development District presently is a party, and which is now pending before the 17th Judicial Circuit Court in Broward County, Florida. The meeting will continue in private session in the Walnut Creek Clubhouse located at 7500 N.W. 20th St., Pembroke Pines, Florida to discuss settlement negotiations or strategy sessions related to litigation expenditures, pursuant to Section 286.011, Subsection 8, Florida Statutes. It is estimated that the attorney-client session will last approximately 30 minutes. Persons attending the attorney-client session of the Board of Supervisors of the District are as follows: Gloria Perez, District Manager; William Cook, Chairman; Betty Ross, Assistant Secretary;

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 5, 2018**

Ali Munju, Assistant Secretary; Zalman Kagan, Assistant Secretary; Ginger Wald, District Counsel; and Dominick Tamarazzo, District Special Counsel. The entire session will be recorded by certified court reporter, Victoria Suarez, who will also be present. The Board of Supervisors will resume the public meeting at this location following the pending litigation attorney-client session.

Mrs. Perez recessed the Regular Meeting at 6:08 p.m.

After the conclusion of the Shade Session, at 6:41 p.m., Mrs. Perez reconvened Regular Meeting.

Ms. Wald announced that the private pending litigation attorney-client session regarding Mary Stansell et al. v. Walnut Creek Development District et al, Case Number CACE-16-019501(2), to which Walnut Creek Community Development District is presently a party, and which is now pending before the 17th Judicial Circuit Court in Broward County, Florida is terminated.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

G. APPROVAL OF MINUTES

1. May 1, 2018, Special Board Meeting

Mrs. Perez presented the minutes of the May 1, 2018, Special Board Meeting and asked if there were any corrections and/or additions.

There being none, a MOTION was made by Supervisor Kagan, seconded by Supervisor Munju and unanimously passed to approving the minutes of the May 1, 2018, Special Board Meeting, as presented.

H. ADMINISTRATIVE MATTERS

1. Financial Update

As is procedurally done, Financial Reports through April 2018, were presented in the meeting books and reviewed: Monthly Financial Report-Operating Fund (actual revenues and expenditures with fund balances and availability); April 2018 Check Register; Balance Sheet; Debt Service Profit and Loss YTD Comparisons/Report(s); Tax/Assessment Collections; Expenditure Recap through April 2018.

Available Funds as of April 30, 2018, reflect: \$1,041,337.32.

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

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 5, 2018**

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

2. Update on Improvements/Emergency Funds Account

Mrs. Perez advised the Board that the Improvements/Emergency Funds Account had been established and balances would be reflected on the financials moving forward, as requested by the Board.

I. NEW/ADDITIONAL BUSINESS

1. Consider Settlement of MARY STANSELL, et al. v. WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT, et al., Case No. CACE-16-019501(2), 17th Judicial Circuit, Broward County, FL

A **MOTION** was made by Supervisor Ross, seconded by Supervisor Munju and passed unanimously approving the general release of all claims in the case of MARY STANSELL, et al. v. WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT, et al., Case No. CACE-16-019501(2), 17th Judicial Circuit Court, Broward County, FL for the amount of \$95,000.

2. Discussion Regarding Fiscal year 2018/2019 Proposed Budget Reductions

Mrs. Perez presented four (4) budget scenarios in the meeting book for the Board's review. She also provided the following breakdown, as well as a fifth (5) scenario via handout.

The following four scenarios were presented for discussion purposes:

Scenario #1 - Assessment of \$2,277.36
Same as presented and approved 2018/2019 Proposed Budget
\$246.2 less than 2017/2018 Budget

Scenario #2 - Assessment of \$2,210.80
\$66.65 less than the approved 2018/2019 Proposed Budget
\$246.20 less than 2017/2018 Budget

Supervisor Kagan presented this alternate budget, which provides for various reductions and the removal of Supervisor Fees and Payroll Taxes as well as removal of miscellaneous line items.

Scenario #3 - Assessment of \$2,231.17
\$46.19 less than the approved 2018/2019 Proposed Budget
\$225.83 less than 2017/2018 Budget

Various reductions of costs and removal of projects, as requested by Supervisors

Scenario #4 - Assessment of \$2,203.48
\$73.88 less than the approved 2018/2019 Proposed Budget
\$253.52 less than 2017/2018 Budget

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 5, 2018**

Mainly reducing the Landscape Budget, should the Board elect not to go out for the RFP process and remain with the reduced landscaping third amendment to contract dated August 2017, bringing the current landscape maintenance line item down to \$350,000.

Mrs. Perez advised the Board that a fifth (5) scenario was created (*provided via handout*), pursuant to a meeting held at the HOA's President's request on May 30, 2018, after the meeting books had been posted and printed. During said meeting, the HOA representatives, Bill Marshall and Property Manager Cliff Cole, offered to assume full responsibility for all of the District's landscaping and its related components, including that of cost with the intention of leveraging an overall savings to the community by combining the landscaping services of the District and HOA under one contract, which would result in removing all Landscaping line items from the adopted proposed FY 2018/2019 Budget, totaling \$444,400.

Bill Marshall, President for the Walnut Creek HOA, provided an explanation and stated that the HOA, by combining the landscape responsibilities, can offer the community, as a whole, a savings of approximately \$200,000. He added that the budget line items would be removed from the District budget and the difference would be applied to HOA assessments. He further noted that should this move forward, the HOA would absorb the landscaping costs for the months of October, November and December of this year and the residents' HOA increase would be applied as of January 2019. The increase being anticipated on HOA assessments would be from the current \$225 per month to \$250 per month. Mr. Marshall also addressed questions from the Board as well as the public.

Scenario #5 was reviewed and briefly discussed. Mrs. Perez noted that should the Board move forward with Scenario #5, it would require approval and authorization via a motion for the maintenance agreement between the District and the HOA to be executed and for the same to be finalized prior to the 2018-2019 Final Budget process scheduled for July 10, 2018.

A discussion ensued followed by:

A **MOTION** made by Supervisor Ross, seconded by Supervisor Munju and unanimously passed approving entering into an agreement between the Walnut Creek Community Development District and the Walnut Creek Homeowners' Association (the "HOA") thereby transferring all District landscape responsibilities and costs for related items such as landscaping, tree trimming, irrigation, meter reading, plant replacement, etc. to the HOA with a commencement date of October 1, 2018; and simultaneously authorizing District Counsel to produce the Agreement and further authorizes District management to execute on behalf of the District.

A discussion ensued regarding termination of the current agreement with Mainguy Landscaping and the Board opted not to take any further action at this time.

The handout included the following Breakdown of some of the Line items;

MISCELLANEOUS Line Items have been omitted and replaced with General Operating Expenditures

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 5, 2018**

General Operating Expenditures - This line item covers various small or day to day expenses that do not have an individual line item. For example, telephone conference charges, cleaning supply replacement costs, records storage, delineators, backflow inspections and certifications, maintenance to Lake Fountain, etc.

ASSESSMENT ROLL - SDS's annual fee for processing the District's assessment roll to Broward County. SDS also processes the distributions (about 15 per year) from the Tax Collector and forwards the applicable amounts to the Bond Trustees for payments due on the outstanding bonds. This includes handling numerous phone calls from property owners who have questions about the assessments.

TRUSTEE FEES - Annual Fees paid to Banks whom serve as Trustees; 2008 Bond is US Bank and 2010 Bond is Hancock Bank.

FIELD MAINTENANCE - This line item covers the fees that the District pays the HOA, based on an agreement between the District and the HOA, for services provided by the HOA that include, but are not limited to, cleaning of guardhouses, picking up trash throughout CDD owned areas, assistance with miscellaneous projects including setting up of meeting room, etc.

OPERATIONS MANAGEMENT - Field management services that SDS provides the District. Include, but not limited to, coordination and communication with contractors for required maintenance and improvements, solicitation of bids/cost quotes, management of contracts.

LAKE & PRESERVE MAINTENANCE - This covers the District's annual cost for the maintenance provided by Allstate Resource Management to properly maintain the District's ten lakes, canals and preserve areas.

SIGNAGE – Cleaning, replacement and/or installation of signs throughout any of the CDD owned and/or maintained areas.

OPERATING RESERVE/CONTINGENCY – Miscellaneous and/or day to day expenses such as light fixtures, lighting supplies, fencing additions, repairs and/or replacements and other miscellaneous infrastructure needs. Provides for a contingency fund to replace and/or repair District owned/maintained infrastructure or improvement projects.

WATERFALL MAINTENANCE – Covers the regular maintenance of the three (3) waterfall structures located at Taft Street entrance. This item was increased by \$25,000 to account for the Diamond Bright Replacement.

LAKE RESTORATION & MAINTENANCE – To pay for Lake Bank Restoration Project. This line item has been reduced from the previous budget which was inclusive of the Project Deposit and First year of monthly payments.

STORMWATER MGMT & PIPE REPLACEMENT RESERVE/CONTINGENCY – This line item has been increased by \$40,000 to fund the necessary pipe replacement at the lake outfall

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 5, 2018**

structures. Similar pipe repairs and replacements have been completed at lakes #6, #4 and #3 within the last two years.

STORMWATER MGMT & PIPE REPLACEMENT - ENGINEERING – Accounts for required District Engineer oversight for the Stormwater management and pipe replacement projects.

PAVILION & TAFT ST. GUARDHOUSE BEAM REPLACEMENT – Created to account for the plans, permitting and replacement of the trellis beams with existing or alternate design as designated by the Board.

PRESSURE CLEANING AND PAINTING OF EXTERIOR STRUCTURES & GATES – Created to account for the pressure cleaning and painting of the exterior structures and gates. The last time painted 2009/2010.

SMALL WATERFALL FEATURE PROJECT – Created to provide for the repair of the small waterfall feature located at the front of the Taft Street guardhouse or to abandon the feature and make necessary modifications to create a landscape feature. Both options will require long term maintenance.

PERIMETER WALL INSTALLATION PROJECT RESERVE/CONTINGENCY – This line item had been created to account for start-up funds for a wall and/or fence combination around the perimeter of the District currently being considered by the Board. Removed at the Boards Request.

J. FIELD MAINTENANCE/CAPITAL IMPROVEMENTS

1. Irrigation/Water Usage Update

The Irrigation/Water Usage Report was presented in the meeting booklet.

2. Landscape Report from Mainguy Landscape Services

The landscape reports were distributed via handout by Mainguy.

Mrs. Perez presented via handout a proposal she recently received from Mainguy for the replacement of a timer and wires. A discussion ensued after which:

A MOTION was made by Supervisor Munju, seconded by Supervisor Ross and passed approving the Mainguy proposal dated June 5, 2018, in the amount not to exceed \$725 for the irrigation system repairs. The MOTION on a vote of 4 to 1, with Chairman Cook dissenting.
--

3. Update on Tree Trimming Project

Mrs. Perez advised the Board that the project was underway and that they were approximately 25% completed. A brief discussion ensued.

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 5, 2018**

4. Consider Approval of Earth Advisors' Revised Draft Contract for Landscaping Maintenance

Mrs. Perez advised that the District was awaiting revisions and the finalized Word version of the documents from Earth Advisors, pursuant to the last requested changes shown in the email below;

From: Gloria Perez

Sent: Thursday, May 31, 2018 3:21 PM

To: 'Earth Advisors' <eai@earthadvisors.com>

Cc: Julian Romero <JRomero@sdsinc.org>; Ginger E. Wald <gwald@bclmr.com>

Subject: RE: Walnut Creek CDD- revised Landscape Maintenance Contract

Hi John,

Once the following items have been addressed please forward the contract in Word format to be forwarded to District Counsel for final review and comments;

- Edging 4.5 Currently the grass is to the edge of the waterline, please note the care that has to be taken when working closely to the edge as geo-tube fabric must not be damaged in the process.
- 8.7 Allocates Tree trimming as a separate contract. Annual Trimming of Trees and Palms – Is currently part of the existing contract and we discussed including it with specs and is to be conducted with a certain time period with the Boards authorization. Kindly make it part of the specifications and a line item on the Bid sheet.
- Irrigation Section calls for proposals to be submitted for irrigation repairs. As previously discussed currently the District has this included as part of the agreement specifying sprinkler heads, valves, lines, main lines, etc., are all fixed and maintained at no additional charge. The District does get an invoice for things such as timers, pumps, etc. I would like for this to be made clear on the specs and for the line item not to be Optional. Please clarify on the specs and bid sheet.
- Please add the service of the reading of the meters for the water usage reports.

Please feel free to contact me at 786-985-8848, should you would like to discuss further.

Thanks,

Gloria Perez
District Manager
Special District Services, Inc.

Office: 786-347-2711 Ext. 2011
Toll Free: 877-737-4922

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 5, 2018**

gperez@sdsinc.org
www.sdsinc.org

No further action will be taken on this matter.

5. Consider Approval of Landscaping RFP Process

No further action will be taken on this matter.

6. Discussion Regarding Current Miami Pool Tech Waterfall Services

Mrs. Perez advised the Board that several meetings, communications with the account manager and attempts to get the vendor to provide the proper service have not resulted favorably, as the work being performed is not acceptable. District management is seeking the Board's approval to terminate the contract with Miami Pool Tech, which requires a 30 day notice.

Miami Pool Tech proposes to maintain the three waterfalls and ponds at \$795/month, \$9,540/year. The District was paying the previous service provider for the maintenance of the referenced waterfalls \$1,380/month or \$16,560/year, which amounted to an annual savings of approximately \$7,020 to the District.

A **MOTION** was made by Supervisor Ross, seconded by Supervisor Kagan and passed unanimously to terminate the current agreement with Miami Pool Tech, pursuant to the terms of the agreement.

7. Consider Approval of Waterfall Maintenance Proposals

Mrs. Perez presented in the meeting book three proposals from licensed and fully insured companies for the Board's consideration. The table below was distributed as a handout.

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 5, 2018**

Walnut Creek Community Development District
Waterfall Maintenance and Initial Clean Up Proposals

6/5/2018

Contractor	Scope of Work Overview	Cost
Mr. Pool Service	<p>Monthly Service: Contractor to perform three (3) weekly maintenance services to the three (3) District's waterfalls. Services to include, monitoring and inspection of fountain equipment, water testing, chemical addition as required, debris scooping, brushing of pond surfaces, vacuuming of ponds, emptying pump baskets.</p> <p>Initial Clean Up Service: Empty waterfalls, fully clean ponds and rocks/waterfalls from algae and dirt, refill, apply chemicals and start up.</p>	<p>Monthly Service \$1,200.00 Initial Clean Up: \$1,900.00</p>
5 Star Pools*		<p>Monthly Service \$1,225.00 Initial Clean Up: \$1,300.00</p>
KH Pool Services		<p>Monthly Service: \$1,290.00 Initial Clean Up: \$1,350.00</p>

Note: current Service Agreement with Miami Pool Tech is for \$795.00 per month. Previous Service Agreement with All Florida Pool & Spa was \$1,380.00 per month.

*5 Star Pools quoted an additional \$125.00 every six months for stabilizer application. Pool stabilizer/conditioner slows the breakdown of active chlorine. Helps to maintain a continuous chlorine residual in the ponds.

A discussion ensued and District management confirmed that a proposal had been requested from Clearview Pool Care, but they were not considered as an option, as the company does not carry workers' compensation insurance. District Counsel was asked to clarify if it is legal to engage the services of a company with an exemption of workers' comp to which Ms. Wald responded that it is legal, but she would recommend against it. A discussion ensued followed by:

A **MOTION** was made by Supervisor Munju, seconded by Supervisor Ross and passed unanimously approving and authorizing District management to engage the services of Clearview Pool Care (if workers' comp insurance or an exemption is provided) or another vendor, to provide maintenance services to the three water features at the Taft entrance three times per week, which consists of the west and east waterfalls as well as the small pond waterfall located in front of the guardhouse, in an amount not to exceed \$1,200 per month; and simultaneously authorizes District Counsel to prepare an agreement and for District management to execute same on behalf of the District.

Discussion ensued regarding the circulation pumps and motors necessary at the west waterfall and the guardhouse waterfall. The Board opted not to take any action on the guardhouse waterfall, followed by the following motion:

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 5, 2018**

A **MOTION** was made by Supervisor Munju, seconded by Supervisor Kagan and passed unanimously approving the installation of a small motor “circulation pump” at the west waterfall in an amount not to exceed \$1,000; and simultaneously authorizing District management to execute on behalf of the District.

District management was asked to obtain a second opinion and price.

A discussion ensued regarding the guardhouse waterfall feature and whether or not to make the waterfall fully operational or to abandon it completely. The Board was split on the issue and requested proposals for both options to be reviewed at an upcoming meeting.

A discussion ensued regarding the possibility of installing digital signage and District management was asked to verify the code.

8. Discussion Regarding Pavilion & Guardhouse Beams (Locations & Images)

Mrs. Perez provided the table and proposal/estimates (*as handouts*) giving the Board options and related costs, such as approval of zoning and planning, engineering, permit running, permits themselves, etc., for various beam replacement methods to assist with determining the budget line item amount being considered.

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 5, 2018**

Walnut Creek Community Development District
Heavy Beam Replacement Budget Estimates/Proposals

6/5/2018

The prices below consist of several options for the replacement of the wooden trellises at the entrance Pavilion and Taft Street Guardhouse and aid with determining a budget range for the replacement project.

Contractor	Heavy Wood Beam Proposals - General Scope of Work (Exhibit A)	Cost
Morrison Contractors	Installation of heavy wood beams to match existing dimensions and overall structure.	\$24,900.00
Arking Solutions		\$39,597.00
Broward Exterior Design		\$48,278.00
Royal Plastering		\$47,200.00
Capitol Builders		\$85,349.32
Contractor	Aluminum Beam Proposals - General Scope of Work (Exhibit B)	Cost
Royal Plastering	Flat structure constructed out of rectangular aluminum, smaller in dimension compared to existing *Engineering and permit running to be determined.	\$17,500.00
Arking Solutions	Flat structure constructed out of rectangular aluminum, smaller in dimension compared to existing beams.	\$31,230.00
United Iron Works	Flat structure constructed out of rectangular aluminum, comparable to dimensions of existing beams.	\$54,264.91
Contractor	Light Wood Beam Proposal - General Scope of Work (Exhibit C)	Cost
Broward Exterior Design	Flat structure constructed out of wood beams, smaller in dimension to existing.	\$26,290.00
Contractor	Saddleback Style Precast Cap Proposal - General Scope of Work (Exhibit D)	Cost
Royal Plastering	Install saddleback style precast caps along the top of the walls in lieu of trellises. This option is stained thereby not requiring paint, only pressure cleaning maintenance.	\$20,550.00

Note: permit fees from the City are not included and are yet to be determined; an allowance needs to be allocated.

All options were reviewed and discussed at length. Mrs. Perez advised the Board of the City of Pembroke Pines' requirements. Pictures of the options were distributed. A lengthy discussion ensued.

The information was reviewed and District management was instructed to reduce the Heavy Beam replace budget line item to \$35,000 for the future project.

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 5, 2018**

9. Discussion Regarding Taft Street Entrance Pavilion East Side Stucco Damage Inspection and Proposal

Mrs. Perez presented in the meeting book a damage assessment and proposal for repairs, which was provided by Royal Plastering Corp. dated May 15, 2018, explaining the damages to the stucco to the tower located at the Taft Street Entrance Pavilion due to water filtration. A brief discussion ensued and the Board requested additional evaluations and proposals.

10. Update on Landscape Lighting

A proposal for replacing landscape lighting as well as relocating existing lights was presented for the Board's consideration. Mrs. Perez advised that the landscape lighting had been vandalized on several occasions.

Chairman Cook announced he was passing the gavel to Supervisor Kagan and proceeded to make the following motion:

A **MOTION** was made by Supervisor Cook approving the engaging of the services of a qualified contractor to redesign the existing lighting to accommodate landscape changes and attempt to prevent further vandalism to the landscape light fixtures in an amount is not to exceed \$900. The **MOTION** died for lack of a second.

Chairman Cook took back the gavel.

No further action was taken on this matter.

Supervisor Ali Munju excused himself from the meeting at approximately 8:15 p.m.

11. Image of Taft Street Guardhouse Light Fixtures

The Board reviewed the image of the Taft Street guardhouse light fixtures and a discussion ensued.

12. Consider Approval of Taft Street Guardhouse Light Fixtures Proposals

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Cook and passed unanimously approving the Hypower Electrical Services proposal dated June 4, 2018, in an amount not to exceed \$1,175 for the installation of two new sconces to replace those as specified in the proposal; and simultaneously authorizing District management to execute on behalf of the District.

**K. SECURITY SYSTEMS/SERVICES
1. Kent Security Report/Update**

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 5, 2018**

The Security Report for the month of **June 2017** was presented in the meeting book and the **July 2017** Security Report was provided as a handout. Mrs. Perez requested that an electronic copy be forwarded for District records.

2. Discussion Regarding the Kent Security Systems/Service Agreement

Mrs. Perez advised that the Kent Security Agreement was due to expire October 15, 2018, and that she had communicated with Kent who has agreed to extend the services with no additional increases to the contract.

Mrs. Perez was recommending a 5th Amendment and three (3) year extension with no increases to be renewed automatically for one year at the end of the third year, unless either party opts out.

A **MOTION** was made by Supervisor Ross, seconded by Supervisor Kagan and passed unanimously approving a Fifth Amendment to the Kent Security contract, extending the contract for an additional three (3) years with no increases; and simultaneously authorizes District Counsel to produce the Amendment and further authorizes District management to execute on behalf of the District.

L. OLD BUSINESS

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

M. ADDITIONAL STAFF UPDATES/REQUESTS

1. Attorney

There were no updates from the District's Counsel.

2. District Manager

There were no additional updates from the District Manager.

N. ADDITIONAL BOARD MEMBER/PUBLIC COMMENTS

Mrs. Perez noted that the next meeting was scheduled for July 10, 2018, at 6:00 p.m. and would include the Public Hearing on the budget.

O. ADJOURNMENT

There being no further business to come before the Board a **MOTION** was made by Supervisor Ross, seconded by Supervisor Kagan and passed unanimously.

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 5, 2018**

ATTESTED BY:

Secretary /Assistant Secretary

Chairman/Vice-Chair

Walnut Creek
Community Development District

**Financial Report For
May 2018**

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
MAY 2018**

	Annual Budget 10/1/17 - 9/30/18	Actual May-18	Year To Date Actual 10/1/17 - 5/31/18
REVENUES			
ADMINISTRATIVE ASSESSMENTS	164,495	1,438	162,064
MAINTENANCE ASSESSMENTS	1,521,755	11,705	1,491,540
DEBT ASSESSMENTS (2008)	380,884	2,929	373,287
DEBT ASSESSMENTS (2010)	130,306	1,002	127,729
OTHER REVENUES	0	0	0
INTEREST INCOME	1,250	0	1,125
TOTAL REVENUES	\$ 2,198,690	\$ 17,074	\$ 2,155,745
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	10,000	1,000	5,800
PAYROLL TAXES (EMPLOYER)	800	77	444
ENGINEERING	35,000	413	16,979
LEGAL FEES	19,000	0	12,113
AUDIT FEES	3,500	0	0
MANAGEMENT	42,900	3,575	28,600
POSTAGE	1,400	54	299
OFFICE SUPPLIES/PRINTING	4,800	569	4,242
INSURANCE	14,050	0	12,951
LEGAL ADVERTISING	1,200	222	457
MISCELLANEOUS	6,500	340	6,018
DUES & SUBSCRIPTIONS	175	0	175
ASSESSMENT ROLL	7,500	0	0
TRUSTEE FEES	5,800	4,327	5,747
CONTINUING DISCLOSURE FEE	500	0	0
WEBSITE MANAGEMENT	1,500	125	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 154,625	\$ 10,702	\$ 94,825
MAINTENANCE EXPENDITURES			
FIELD MANAGEMENT	5,000	0	5,000
OPERATIONS MANAGEMENT	12,000	1,000	8,000
SECURITY SERVICES	304,500	23,728	184,986
LANDSCAPE MAINTENANCE	390,000	21,889	198,921
PLANT REPLACEMENT	20,000	0	300
TELEPHONE	9,500	764	6,612
ELECTRIC	76,000	6,694	47,953
WATER & SEWAGE	5,000	118	4,664
GUARD HOUSE - VISITOR PASSES	8,200	625	3,906
IRRIGATION MAINTENANCE	14,400	640	7,864
GATE SYSTEM MAINTENANCE	18,000	990	6,531
GUARD HOUSE INT/EXT MAINTENANCE	8,000	0	980
LAKE & PRESERVE MAINTENANCE	40,000	2,838	22,704
SIGNAGE	2,000	68	68

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
MAY 2018**

	Annual Budget 10/1/17 - 9/30/18	Actual May-18	Year To Date Actual 10/1/17 - 5/31/18
STREETLIGHT MAINTENANCE	4,500	0	2,435
WATERFALL MAINTENANCE	30,000	795	14,819
HOLIDAY LIGHTING	6,600	0	2,962
TREE TRIMMING	20,000	0	0
MISCELLANEOUS MAINTENANCE	5,000	0	42
MONUMENT REPAIRS	6,000	0	0
LAKE RESTORATION & MAINTENANCE	312,000	5,946	267,570
LAKE RESTORATION & MAINTENANCE - ENGINEERING	60,000	2,322	29,841
OPERATING RESERVE/CONTINGENCY	15,000	0	0
STORM CLEANUP	0	0	37,286
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	60,000	0	40,000
TOTAL MAINTENANCE EXPENDITURES	\$ 1,431,700	\$ 68,417	\$ 893,444
TOTAL EXPENDITURES	\$ 1,586,325	\$ 79,119	\$ 988,269
EXCESS OR (SHORTFALL)	\$ 612,365	\$ (62,045)	\$ 1,167,476
PAYMENT TO TRUSTEE (2008)	(358,031)	(2,871)	(352,107)
PAYMENT TO TRUSTEE (2010)	(122,488)	(982)	(120,481)
BALANCE	\$ 131,846	\$ (65,898)	\$ 694,888
COUNTY APPRAISER & TAX COLLECTOR FEE	(43,948)	(341)	(41,466)
DISCOUNTS FOR EARLY PAYMENTS	(87,898)	0	(80,746)
EXCESS/ (SHORTFALL)	\$ -	\$ (66,239)	\$ 572,676
CARRY FORWARD SURPLUS	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (66,239)	\$ 572,676

Bank Balance As Of 4/30/18	\$ 1,325,944.58
Funds Received: 5/1/18 - 5/31/18	\$ 16,732.34
Disbursements: 5/1/18 - 5/31/18	\$ 121,635.51
Bank Balance As Of 5/31/18	\$ 1,221,041.41
Accounts Payable As Of 5/31/18	\$ 82,561.05
Accounts Receivable As Of 5/31/18	\$ -
Other Assets As Of 5/31/18	\$ 350.00
Improvements/Emergency Funds As Of 5/31/18	\$ 166,000.00
Available Funds As Of 5/31/18	\$ 972,830.36

Walnut Creek Community Development District
Budget vs. Actual
October 2017 through May 2018

	<u>Oct '17 - May 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
01-3100 · Administrative Assessment	162,064.54	164,495.00	-2,430.46	98.52%
01-3200 · Maintenance Assessment	1,491,540.53	1,521,755.00	-30,214.47	98.01%
01-3810 · Debt Assessments (Series 2008)	373,287.50	380,884.00	-7,596.50	98.01%
01-3811 · Debt Assessments (Series 2010)	127,728.74	130,306.00	-2,577.26	98.02%
01-3820 · Debt Assess-Paid To Trustee-08	-352,107.20	-358,031.00	5,923.80	98.35%
01-3821 · Debt Assess-Paid To Trustee-10	-120,481.45	-122,488.00	2,006.55	98.36%
01-3830 · Assessment Fees	-41,466.08	-43,948.00	2,481.92	94.35%
01-3831 · Assessment Discounts	-80,746.01	-87,898.00	7,151.99	91.86%
01-9410 · Interest Income	1,125.36	1,250.00	-124.64	90.03%
Total Income	<u>1,560,945.93</u>	<u>1,586,325.00</u>	<u>-25,379.07</u>	<u>98.4%</u>
Expense				
01-1307 · Payroll tax expense	443.70	800.00	-356.30	55.46%
01-1308 · Supervisor Fees	5,800.00	10,000.00	-4,200.00	58.0%
01-1310 · Engineering	16,979.00	35,000.00	-18,021.00	48.51%
01-1311 · Management Fees	28,600.00	42,900.00	-14,300.00	66.67%
01-1315 · Legal Fees	12,112.50	19,000.00	-6,887.50	63.75%
01-1318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
01-1320 · Audit Fees	0.00	3,500.00	-3,500.00	0.0%
01-1450 · Insurance	12,951.00	14,050.00	-1,099.00	92.18%
01-1480 · Legal Advertisements	457.40	1,200.00	-742.60	38.12%
01-1512 · Miscellaneous	6,017.95	6,500.00	-482.05	92.58%
01-1513 · Postage and Delivery	299.40	1,400.00	-1,100.60	21.39%
01-1514 · Office Supplies	4,242.41	4,800.00	-557.59	88.38%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	5,746.88	5,800.00	-53.12	99.08%
01-1551 · Continuing Disclosure Fee	0.00	500.00	-500.00	0.0%
01-1570 · Website Management	1,000.00	1,500.00	-500.00	66.67%
01-1601 · Security Services	184,985.88	304,500.00	-119,514.12	60.75%
01-1603 · Gatehouse Maintenance	980.44	8,000.00	-7,019.56	12.26%
01-1605 · Gate System Maintenance	6,530.71	18,000.00	-11,469.29	36.28%
01-1606 · Guard house-Visitor Passes	3,906.20	8,200.00	-4,293.80	47.64%
01-1802 · Lawn (Landscape) Maintenance	198,920.64	390,000.00	-191,079.36	51.01%
01-1803 · Lake & Preserve Maintenance	22,704.00	40,000.00	-17,296.00	56.76%
01-1805 · Stormwater Mgt/Pipe Replacement	40,000.00	60,000.00	-20,000.00	66.67%
01-1808 · Irrigation Maintenance	7,864.00	14,400.00	-6,536.00	54.61%
01-1812 · Signs	68.00	2,000.00	-1,932.00	3.4%
01-1814 · Electricity	47,953.20	76,000.00	-28,046.80	63.1%
01-1815 · Miscellaneous Maintenance	42.00	5,000.00	-4,958.00	0.84%
01-1816 · Telephone	6,612.41	9,500.00	-2,887.59	69.6%
01-1817 · Water & sewer	4,664.18	5,000.00	-335.82	93.28%
01-1818 · Field Management	5,000.00	5,000.00	0.00	100.0%
01-1820 · Plant Replacement	300.00	20,000.00	-19,700.00	1.5%
01-1821 · Waterfall Maintenance	14,818.82	30,000.00	-15,181.18	49.4%
01-1824 · Streetlight Maintenance	2,435.00	4,500.00	-2,065.00	54.11%
01-1825 · Tree Trimming Services	0.00	20,000.00	-20,000.00	0.0%
01-1826 · Holiday Lighting	2,962.25	6,600.00	-3,637.75	44.88%
01-1829 · Monument Repairs	0.00	6,000.00	-6,000.00	0.0%
01-1831 · Storm Cleanup	37,285.84	0.00	37,285.84	100.0%
01-1832 · Lake Restoration & Maintenance	267,570.00	312,000.00	-44,430.00	85.76%
01-1833 · Lake Restoration & Maint- Engin	29,841.00	60,000.00	-30,159.00	49.74%
01-2311 · Operations Management	8,000.00	12,000.00	-4,000.00	66.67%
01-5930 · Operating Reserve/Capital Outlay	0.00	15,000.00	-15,000.00	0.0%
Total Expense	<u>988,269.81</u>	<u>1,586,325.00</u>	<u>-598,055.19</u>	<u>62.3%</u>
Net Income	<u><u>572,676.12</u></u>	<u><u>0.00</u></u>	<u><u>572,676.12</u></u>	<u><u>100.0%</u></u>

**Walnut Creek Community Development District
Check Register
May 2018**

Check Number	Date	Vendor	Amount
3690	05/01/2018	Allstate Resource Management, Inc.	2,838.00
3691	05/01/2018	ALM Media, LLC	113.45
3692	05/01/2018	American Shoreline Restoration Inc	5,946.00
3693	05/01/2018	AT&I Systems	660.00
3694	05/01/2018	Billing, Cochran, Lyles, Mauro, & Ramsey	2,235.00
3695	05/01/2018	Craig A. Smith & Associates, Inc	15,838.00
3696	05/01/2018	FPL	6,049.82
3697	05/01/2018	Hancock Bank (Tax Receipts)	3,907.75
3698	05/01/2018	John Zollo Graphic Designs Inc	625.00
3699	05/01/2018	Mainguy Landscape Services	34,394.58
3700	05/01/2018	Miami Pool Tech Inc	795.00
3701	05/01/2018	Special District Services, Inc.	5,854.28
3702	05/01/2018	U.S. Bank (Tax Receipts)	11,420.10
PR 5/3/18	05/01/2018	Payroll Processing	52.75
PR 5/3/18	05/01/2018	Payroll Taxes	153.00
PR 5/3/18	05/01/2018	Supervisor Fees	923.50
3703	05/09/2018	AT&I Systems	85.00
3704	05/09/2018	Cape Backflow Systems	640.00
3705	05/09/2018	City of Pembroke Pines	531.30
3706	05/09/2018	Comcast (8939)	334.54
3707	05/09/2018	Comcast (9044)	297.54
3708	05/09/2018	Kent Security of Palm Beach, Inc.	22,598.40
3709	05/18/2018	A.A. Fire Equipment Company, Inc.	42.00
3710	05/18/2018	AT&I Systems	330.00
3711	05/18/2018	Comcast (Voice 8931)	132.58
3712	05/18/2018	Craig A. Smith & Associates, Inc	4,391.50
3713	05/18/2018	Office Depot Credit Plan	446.42
TOTAL			121,635.51

Walnut Creek Community Development District
Expenditures
May 2018

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Expenditures					
01-1307 · Payroll tax expense					
	05/01/2018	PR 5/3/18		mtg 5/1/18, PR 5/3/18 (Ross, Cook, Levenson, Munju, Kagan)	76.50
Total 01-1307 · Payroll tax expense					<u>76.50</u>
01-1308 · Supervisor Fees					
	05/01/2018	PR 5/3/18		mtg 5/1/18, PR 5/3/18 (Ross, Cook, Levenson, Munju, Kagan)	1,000.00
Total 01-1308 · Supervisor Fees					<u>1,000.00</u>
01-1310 · Engineering					
	05/31/2018	1805162	Craig A. Smith & Associates, Inc	inv# 1805162 general consulting engineering 5/1/18-5/31/18	412.50
Total 01-1310 · Engineering					<u>412.50</u>
01-1311 · Management Fees					
	05/31/2018	2018-1269	Special District Services, Inc.	Inv# 2018-1269 Management Fee May 2018	3,575.00
Total 01-1311 · Management Fees					<u>3,575.00</u>
01-1480 · Legal Advertisements					
	05/21/2018	I0000318141-0521	ALM Media, LLC	inv# I0000318141-0521 Notice of Attorney-Client Session	124.09
	05/24/2018	I0000320466-0524	ALM Media, LLC	inv# I0000320466-0524 Notice of Qualifying Period	97.57
Total 01-1480 · Legal Advertisements					<u>221.66</u>
01-1512 · Miscellaneous					
	05/01/2018	PR 5/3/18		mtg 5/1/18, PR 5/3/18 (Ross, Cook, Levenson, Munju, Kagan)	52.75
	05/31/2018	2018-1269	Special District Services, Inc.	April 2018 document storage	13.28
	05/31/2018	2018-1269	Special District Services, Inc.	April 2018 travel	274.22
Total 01-1512 · Miscellaneous					<u>340.25</u>
01-1513 · Postage and Delivery					
	05/31/2018	2018-1269	Special District Services, Inc.	April 2018 postage	11.75
	05/31/2018	2018-1269	Special District Services, Inc.	April 2018 FedEx	42.24
Total 01-1513 · Postage and Delivery					<u>53.99</u>
01-1514 · Office Supplies					
	05/04/2018		Office Depot Credit Plan	Acct# 6011564220516305	446.42
	05/31/2018	2018-1269	Special District Services, Inc.	April 2018 copier charges	90.30
	05/31/2018	2018-1269	Special District Services, Inc.	April 2018 meeting books	32.00
Total 01-1514 · Office Supplies					<u>568.72</u>
01-1550 · Trustee Fees (GF)					
	05/25/2018	5002429	U.S. Bank (Trustee Fee)	Inv# 5002429 Acct# 128054000 Refunding bond Series 2008 (5/1/18-4/30/19)	4,326.88
Total 01-1550 · Trustee Fees (GF)					<u>4,326.88</u>
01-1570 · Website Management					
	05/31/2018	2018-1269	Special District Services, Inc.	May 2018 Website fee	125.00
Total 01-1570 · Website Management					<u>125.00</u>
01-1601 · Security Services					
	05/31/2018	20030711	Kent Security of Palm Beach, Inc.	inv# 20030711 security services May 2018	23,728.32
Total 01-1601 · Security Services					<u>23,728.32</u>
01-1605 · Gate System Maintenance					
	05/01/2018	20217	AT&I Systems	inv# 20217 all inclusive gate maintenance May 2018	660.00
	05/07/2018	WO-011892	AT&I Systems	inv# WO_011892 Taft St visitor arm needs to be replaced-nuts and 3x 17 foot booms	330.00
Total 01-1605 · Gate System Maintenance					<u>990.00</u>

Walnut Creek Community Development District
Expenditures
May 2018

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
01-1606 · Guard house-Visitor Passes					
	05/25/2018	3118	John Zollo Graphic Designs Inc	inv# 3118 daily passes (12,000)	625.00
Total 01-1606 · Guard house-Visitor Passes					625.00
01-1802 · Lawn (Landscape) Maintenance					
	05/01/2018	21152	Mainguy Landscape Services	inv# 21152 landscape maintenance May 2018	21,888.58
Total 01-1802 · Lawn (Landscape) Maintenance					21,888.58
01-1803 · Lake & Preserve Maintenance					
	05/01/2018	134717	Allstate Resource Management, Inc.	inv# 134717 mitigation area maintenance and lake mgmt services May 2018	2,838.00
Total 01-1803 · Lake & Preserve Maintenance					2,838.00
01-1808 · Irrigation Maintenance					
	05/07/2018	R-13038	Cape Backflow Systems	Inv# R-13038 recertification of backflow prevention valve	340.00
	05/07/2018	R-13039	Cape Backflow Systems	inv# R-13039 repair kit and labor for rebuild	300.00
Total 01-1808 · Irrigation Maintenance					640.00
01-1812 · Signs					
	05/04/2018	33635	Signs to Go, Inc.	inv# 33635 "employee parking only" sign	68.00
Total 01-1812 · Signs					68.00
01-1814 · Electricity					
	05/18/2018	04574-72025	FPL	acct# 04574-72025 (4/18/18-5/18/18)	742.62
	05/18/2018	36358-71365	FPL	acct# 36358-71365 (4/18/18-5/18/18)	4,464.57
	05/18/2018	49811-50255	FPL	acct# 49811-50255 (4/18/18-5/18/18)	52.94
	05/18/2018	54061-43023	FPL	acct# 54061-43023 (4/18/18-5/18/18)	89.59
	05/18/2018	63522-34022	FPL	acct# 63522-34022 (4/18/18-5/18/18)	514.60
	05/18/2018	63714-09001	FPL	acct# 63714-09001 (4/18/18-5/18/18)	28.94
	05/18/2018	91603-83023	FPL	acct# 91603-83023 (4/18/18-5/18/18)	800.90
Total 01-1814 · Electricity					6,694.16
01-1816 · Telephone					
	05/15/2018	65147265	Comcast (Voice 8931)	Inv# 65147265 account# 904688931	132.58
	05/24/2018		Comcast (8939)	Acct# 8495751000518939 Service for 1800 NW 76th Ave (6/3/18-7/3/18)	334.54
	05/24/2018		Comcast (9044)	acct# 8495751000519044 service for 2400 NW 76th Ave (service 6/3/18-7/3/18)	297.54
Total 01-1816 · Telephone					764.66
01-1817 · Water & sewer					
	05/21/2018		City of Pembroke Pines	Acct# 05-551-00000-0026 (1800 NW 76 Ave) 5/21/18	41.84
	05/21/2018		City of Pembroke Pines	Acct# 05-551-00002-0017 (East Fountain) 5/21/18	19.34
	05/21/2018		City of Pembroke Pines	Acct# 05-551-00001-0018 (West Fountain) 5/21/18	56.90
Total 01-1817 · Water & sewer					118.08
01-2311 · Operations Management					
	05/31/2018	2018-1269	Special District Services, Inc.	May 2018 Field Operations fee	1,000.00
Total 01-2311 · Operations Management					1,000.00
01-1821 · Waterfall Maintenance					
	05/01/2018	18-00857	Miami Pool Tech Inc	inv# 18-00857 monthly service May 2018	795.00
Total 01-1821 · Waterfall Maintenance					795.00
01-1832 · Lake Restoration & Maintenance					
	05/01/2018	5	American Shoreline Restoration Inc	May 2018 Payment # 5 of 43+ on stormwater ponds bank repair	5,946.00
Total 01-1832 · Lake Restoration & Maintenance					5,946.00

Walnut Creek Community Development District
Expenditures
May 2018

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
01-1833 · Lake Restoration & Maint- Engin					
	05/31/2018	1805161	Craig A. Smith & Associates, Inc	inv# 1805161 storm water ponds bank repairs engineering 5/1/18-5/31/18	<u>2,322.00</u>
Total 01-1833 · Lake Restoration & Maint- Engin					<u>2,322.00</u>
Total Expenditures					<u>79,118.30</u>

**Walnut Creek CDD
Balance Sheet
As of May 31, 2018**

	<u>Operating Fund</u>	<u>Debt Service (2008) Fund</u>	<u>Debt Service (2010) Fund</u>	<u>General Fixed Assets</u>	<u>Long Term Debt</u>	<u>TOTAL</u>
ASSETS						
Current Assets						
Checking/Savings						
CenterState Bank	1,409,608.88	0.00	0.00	0.00	0.00	1,409,608.88
CD's	0.00	0.00	0.00	0.00	0.00	0.00
Total Checking/Savings	1,409,608.88	0.00	0.00	0.00	0.00	1,409,608.88
Total Current Assets	1,409,608.88	0.00	0.00	0.00	0.00	1,409,608.88
Other Assets						
Investments - Interest Account	0.00	0.00	2.07	0.00	0.00	2.07
Investments - Reserve Fund	0.00	36,020.79	129,425.49	0.00	0.00	165,446.28
Investments - Revenue Account	0.00	78,226.21	67,077.70	0.00	0.00	145,303.91
Investments - Prepayment Fund	0.00	2,854.62	0.00	0.00	0.00	2,854.62
Investments - Redemption Account	0.00	0.00	1,983.73	0.00	0.00	1,983.73
Investments - Principal	0.00	0.00	2.59	0.00	0.00	2.59
Petty Cash	350.00	0.00	0.00	0.00	0.00	350.00
Accounts Receivable	0.00	0.00	0.00	0.00	0.00	0.00
A/R Interest	0.00	0.00	0.00	0.00	0.00	0.00
A/R Non Ad Valorem Receipts	0.00	2,870.50	982.25	0.00	0.00	3,852.75
Land & Land Improvements	0.00	0.00	0.00	6,327,392.00	0.00	6,327,392.00
2010 Project Improvements	0.00	0.00	0.00	1,746,100.00	0.00	1,746,100.00
2014 Improvements	0.00	0.00	0.00	66,674.00	0.00	66,674.00
Infrastructure	0.00	0.00	0.00	3,123,376.00	0.00	3,123,376.00
Equipment	0.00	0.00	0.00	30,534.00	0.00	30,534.00
Depreciation - Infrastructure	0.00	0.00	0.00	-2,115,429.00	0.00	-2,115,429.00
Depreciation - Equipment	0.00	0.00	0.00	-25,199.00	0.00	-25,199.00
Amount Available In DSF (2008)	0.00	0.00	0.00	0.00	119,972.12	119,972.12
Amount Available In DSF (2010)	0.00	0.00	0.00	0.00	199,473.83	199,473.83
Amount To Be Provided	0.00	0.00	0.00	0.00	1,910,554.05	1,910,554.05
Total Other Assets	350.00	119,972.12	199,473.83	9,153,448.00	2,230,000.00	11,703,243.95
TOTAL ASSETS	1,409,958.88	119,972.12	199,473.83	9,153,448.00	2,230,000.00	13,112,852.83
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expense Sundry	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	161,285.73	0.00	0.00	0.00	0.00	161,285.73
Total Current Liabilities	161,285.73	0.00	0.00	0.00	0.00	161,285.73
Long Term Liabilities						
Special Assessment Debt (2008)	0.00	0.00	0.00	0.00	990,000.00	990,000.00
Special Assessment Debt (2010)	0.00	0.00	0.00	0.00	1,240,000.00	1,240,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	2,230,000.00	2,230,000.00
Total Liabilities	161,285.73	0.00	0.00	0.00	2,230,000.00	2,391,285.73
Equity						
Retained Earnings	566,154.24	133,922.29	224,800.78	-2,140,628.00	0.00	-1,215,750.69
Net Income	682,518.91	-13,950.17	-25,326.95	0.00	0.00	643,241.79
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Investment In Gen Fixed Assets	0.00	0.00	0.00	11,294,076.00	0.00	11,294,076.00
Total Equity	1,248,673.15	119,972.12	199,473.83	9,153,448.00	0.00	10,721,567.10
TOTAL LIABILITIES & EQUITY	1,409,958.88	119,972.12	199,473.83	9,153,448.00	2,230,000.00	13,112,852.83

**Walnut Creek CDD
Debt Service (Series 2008) Profit & Loss Report May 2018**

	Annual Budget 10/1/17 - 9/30/18	Actual May-18	Year To Date Actual 10/1/17 - 5/31/18
Revenues			
Interest Income	25	453	1,843
NAV Tax Collection	358,031	2,871	352,107
Bond Prepayments	0	0	1,452
Total Revenues	\$ 358,056	\$ 3,324	\$ 355,402
Expenditures			
Principal Payments	300,000	300,000	300,000
Additional Principal Payments	792	0	5,000
Interest Payments	57,264	32,113	64,352
Total Expenditures	\$ 358,056	\$ 332,113	\$ 369,352
Excess/ (Shortfall)	\$ -	\$ (328,789)	\$ (13,950)

**Walnut Creek CDD
Debt Service (Series 2010) Profit & Loss Report May 2018**

	Annual Budget 10/1/17 - 9/30/18	Actual May-18	Year To Date Actual 10/1/17 - 5/31/18
Revenues			
Interest Income	25	327	1,603
NAV Tax Collection	122,488	982	120,481
Bond Prepayments	0	0	1,473
Total Revenues	\$ 122,513	\$ 1,309	\$ 123,557
Expenditures			
Principal Payments	45,000	45,000	45,000
Additional Principal Payments	5,539	25,000	30,000
Interest Payments	71,974	36,868	73,884
Total Expenditures	\$ 122,513	\$ 106,868	\$ 148,884
Excess/ (Shortfall)	\$ -	\$ (105,559)	\$ (25,327)

**WALNUT CREEK CDD
TAX COLLECTIONS
2017 - 2018**

#	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 2008 Debt 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 2008 Debt Assessment Income (After Discounts & Fees)	Series 2010 Debt Assessment Income (After Discounts & Fees)	Series 2008 Debt Assessment Paid to Trustee	Series 2010 Debt Assessment Paid to Trustee
									\$2,197,440	\$164,495	\$1,521,755	\$380,884	\$130,306	\$164,495	\$1,521,755	\$380,884	\$130,306		
									\$2,065,594	\$153,375	\$1,431,700	\$358,031	\$122,488	\$153,375	\$1,431,700	\$358,031	\$122,488	\$358,031	\$122,488
1	1	Broward Cty Tax Collector	11/21/17	NAV Taxes	\$ 425,775.56		\$ (8,172.64)	\$ (17,143.67)	\$ 400,459.25	\$ 31,890.56	\$ 294,849.55	\$ 73,786.90	\$ 25,248.55	\$ 29,994.35	\$ 277,318.00	\$ 69,399.60	\$ 23,747.30	\$ 69,399.60	\$ 23,747.30
2	2	Broward Cty Tax Collector	12/08/17	NAV Taxes	\$ 1,377,377.08		\$ (26,445.63)	\$ (55,095.08)	\$ 1,295,836.37	\$ 103,165.58	\$ 953,833.60	\$ 238,699.45	\$ 81,678.45	\$ 97,058.17	\$ 897,366.65	\$ 224,568.50	\$ 76,843.05	\$ 224,568.50	\$ 76,843.05
3	3	Broward Cty Tax Collector	12/12/17	NAV Taxes	\$ 41,769.00		\$ (803.94)	\$ (1,572.48)	\$ 39,392.58	\$ 3,124.43	\$ 28,904.93	\$ 7,259.00	\$ 2,480.64	\$ 2,948.68	\$ 27,258.90	\$ 6,845.65	\$ 2,339.35	\$ 6,845.65	\$ 2,339.35
4	4	Broward Cty Tax Collector	12/29/17	NAV Taxes	\$ 116,393.39		\$ (2,239.36)	\$ (4,425.47)	\$ 109,728.56	\$ 8,717.89	\$ 80,602.40	\$ 20,171.00	\$ 6,902.10	\$ 8,218.76	\$ 75,987.00	\$ 19,015.95	\$ 6,506.85	\$ 19,015.95	\$ 6,506.85
5	5	Broward Cty Tax Collector	01/12/18	NAV Taxes	\$ 40,236.17		\$ (781.08)	\$ (1,182.53)	\$ 38,272.56	\$ 3,013.72	\$ 27,863.55	\$ 6,972.90	\$ 2,386.00	\$ 2,866.61	\$ 26,503.75	\$ 6,632.60	\$ 2,269.60	\$ 6,632.60	\$ 2,269.60
6	Int - 1	Broward Cty Tax Collector	01/30/18	Interest		\$ 484.99			\$ 484.99	\$ 484.99				\$ 484.99				\$ -	\$ -
7	6	Broward Cty Tax Collector	02/15/18	NAV Taxes	\$ 50,481.07		\$ (987.50)	\$ (1,105.65)	\$ 48,387.92	\$ 3,781.07	\$ 34,958.15	\$ 8,748.35	\$ 2,993.50	\$ 3,624.27	\$ 33,508.65	\$ 8,385.60	\$ 2,869.40	\$ 8,385.60	\$ 2,869.40
8	7	Broward Cty Tax Collector	03/15/18	NAV Taxes	\$ 17,701.28		\$ (349.60)	\$ (221.13)	\$ 17,130.55	\$ 1,325.78	\$ 12,258.15	\$ 3,067.65	\$ 1,049.70	\$ 1,283.05	\$ 11,862.90	\$ 2,968.70	\$ 1,015.90	\$ 2,968.70	\$ 1,015.90
9	8	Broward Cty Tax Collector	04/13/18	NAV Taxes	\$ 67,242.65		\$ (1,344.85)		\$ 65,897.80	\$ 5,036.45	\$ 46,565.55	\$ 11,653.15	\$ 3,987.50	\$ 4,935.70	\$ 45,634.25	\$ 11,420.10	\$ 3,907.75	\$ 11,420.10	\$ 3,907.75
10	Int - 2	Broward Cty Tax Collector	04/30/18	Interest		\$ 86.30			\$ 86.30	\$ 86.30				\$ 86.30				\$ -	\$ -
11	9	Broward Cty Tax Collector	05/15/18	NAV Taxes/Interest	\$ 16,902.02	\$ 171.80	\$ (341.48)		\$ 16,732.34	\$ 1,437.77	\$ 11,704.65	\$ 2,929.10	\$ 1,002.30	\$ 1,409.03	\$ 11,470.56	\$ 2,870.50	\$ 982.25	\$ 2,870.50	\$ 982.25
12	10	Broward Cty Tax Collector	06/15/18	NAV Taxes/Interest	\$ 8,743.92	\$ 262.32	\$ (180.13)		\$ 8,826.11	\$ 917.29	\$ 6,055.15	\$ 1,515.30	\$ 518.50	\$ 898.91	\$ 5,934.05	\$ 1,485.00	\$ 508.15	\$ 1,485.00	\$ 508.15
13									\$ -									\$ -	\$ -
14									\$ -										
15									\$ -										
16									\$ -										
17									\$ -										
18									\$ -										
					\$2,162,622.14	\$ 1,005.41	\$ (41,646.21)	\$ (80,746.01)	\$ 2,041,235.33	\$ 162,981.83	\$ 1,497,595.68	\$ 374,802.80	\$ 128,247.24	\$ 153,808.82	\$ 1,412,844.71	\$ 353,592.20	\$ 120,989.60	\$ 353,592.20	\$ 120,989.60

Note: \$2,197,440, \$164,495, \$1,521,755, \$380,884 and \$130,306 are 2017/2018 budgeted assessments before discounts and fees.
\$2,065,594, \$153,375, \$1,431,700, \$358,031 and \$122,488 are 2017/2018 budgeted assessments after discounts and fees.

\$ 2,162,622.14	
\$ 1,005.41	\$ 2,041,235.33
\$ (162,981.83)	\$ (153,808.82)
\$ (1,497,595.68)	\$ (1,412,844.71)
\$ (374,802.80)	\$ (353,592.20)
\$ (128,247.24)	\$ (120,989.60)
\$ 0.00	\$ 0.00

Broward Daily Business Review

June 20, 2018

Miscellaneous Notices

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

The Board of Supervisors of the Walnut Creek Community Development District (the "District") will hold a Public Hearing and Special Board Meeting on July 10, 2018, at 6:00 p.m., or as soon thereafter as can be heard, at the Walnut Creek Community Clubhouse, 7500 NW 20th Street, Pembroke Pines, Florida 33024.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2018/2019 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours five (5) days prior to the date of the meetings. The purpose of the Special Board Meeting is for the Board to consider any business which may come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (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 meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Walnut Creek Community Development District

www.walnutcreekcdd.org

6/20-27 18-04/0000326466B

RESOLUTION NO. 2018-03

A RESOLUTION OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2018/2019 BUDGET.

WHEREAS, the Walnut Creek Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2018/2019 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

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

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2018/2019 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

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

PASSED, ADOPTED and EFFECTIVE this 10th day of July, 2018.

ATTEST:

**WALNUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Walnut Creek
Community Development District

Option #1
Approved Proposed Budget

**Final Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

CONTENTS

- I FINAL BUDGET
- II FINAL MAINTENANCE BUDGET
- III DETAILED FINAL BUDGET
- IV DETAILED FINAL MAINTENANCE BUDGET
- V DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2008)
- VI DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2010)
- VII ASSESSMENT COMPARISON

DETAILED FINAL BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	167,815
MAINTENANCE ASSESSMENTS	1,357,659
DEBT ASSESSMENTS (2008)	380,030
DEBT ASSESSMENTS (2010)	130,015
OTHER REVENUES	0
INTEREST INCOME	1,250
TOTAL REVENUES	\$ 2,036,769
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	10,000
PAYROLL TAXES (EMPLOYER)	800
ENGINEERING	35,000
LEGAL FEES	19,000
AUDIT FEES	3,600
MANAGEMENT	43,800
POSTAGE	1,400
OFFICE SUPPLIES/PRINTING	4,800
INSURANCE	14,621
LEGAL ADVERTISING	1,200
MISCELLANEOUS	9,000
DUES & SUBSCRIPTIONS	175
ASSESSMENT ROLL	7,500
TRUSTEE FEES	6,250
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 158,996
TOTAL MAINTENANCE EXPENDITURES	\$ 1,276,200
TOTAL EXPENDITURES	\$ 1,435,196
REVENUES LESS EXPENDITURES	\$ 601,573
BOND PAYMENTS (2008)	(357,228)
BOND PAYMENTS (2010)	(122,214)
BALANCE	\$ 122,131
COUNTY APPRAISER & TAX COLLECTOR FEE	(40,710)
DISCOUNTS FOR EARLY PAYMENTS	(81,421)
EXCESS/ (SHORTFALL)	\$ -
CARRY FORWARD SURPLUS	0
NET EXCESS/ (SHORTFALL)	\$ -

FINAL MAINTENANCE BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR
	2018/2019
MAINTENANCE EXPENDITURES	BUDGET
MAINTENANCE EXPENDITURES	
FIELD MAINTENANCE	5,000
OPERATIONS MANAGEMENT	12,000
SECURITY SERVICES	314,000
LANDSCAPE MAINTENANCE	390,000
PLANT REPLACEMENT	20,000
TELEPHONE	9,500
ELECTRIC	80,000
WATER & SEWAGE	7,000
GUARD HOUSE - VISITOR PASSES	8,200
IRRIGATION MAINTENANCE	14,400
GATE SYSTEM MAINTENANCE	28,000
GUARD HOUSE INT/EXT MAINTENANCE	8,000
LAKE & PRESERVE MAINTENANCE	40,000
SIGNAGE	2,000
STREETLIGHT MAINTENANCE	4,500
WATERFALL MAINTENANCE	55,000
HOLIDAY LIGHTING	6,600
TREE TRIMMING	20,000
MISCELLANEOUS MAINTENANCE	10,000
MONUMENT REPAIRS	5,000
LAKE RESTORATION & MAINTENANCE	72,000
LAKE RESTORATION & MAINTENANCE - ENGINEERING	0
OPERATING RESERVE/CONTINGENCY	20,000
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	50,000
STORMWATER MGT & PIPE REPLACEMENT - ENGINEERING	5,000
PAVILION/TAFT GUARDHOUSE BEAM REPLACEMENT	65,000
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	15,000
SMALL WATERFALL FEATURE PROJECT	10,000
PERIMETER WALL INSTALLATION PROJECT RESERVE/CONTINGENCY	0
TOTAL MAINTENANCE EXPENDITURES	\$ 1,276,200

DETAILED FINAL BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	152,817	164,495	167,815	Expenditures/.94
MAINTENANCE ASSESSMENTS	1,008,626	1,521,755	1,357,659	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS (2008)	380,505	380,884	380,030	Bond Payments/.94
DEBT ASSESSMENTS (2010)	130,117	130,306	130,015	Bond Payments/.94
OTHER REVENUES	150	0	0	
INTEREST INCOME	1,395	1,250	1,250	No Change From 2017/2018 Budget
TOTAL REVENUES	\$ 1,673,610	\$ 2,198,690	\$ 2,036,769	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	8,000	10,000	10,000	No Change From 2017/2018 Budget
PAYROLL TAXES (EMPLOYER)	612	800	800	Projected At 8% Of Supervisor Fees
ENGINEERING	28,356	35,000	35,000	No Change From 2017/2018 Budget
LEGAL FEES	17,904	19,000	19,000	FY 17/18 Expenditure Through January 2018 Was \$5,578
AUDIT FEES	3,400	3,500	3,600	Accepted Amount For 2017/2018 Audit
MANAGEMENT	42,024	42,900	43,800	CPI Adjustment
POSTAGE	1,139	1,400	1,400	No Change From 2017/2018 Budget
OFFICE SUPPLIES/PRINTING	4,659	4,800	4,800	No Change From 2017/2018 Budget
INSURANCE	12,772	14,050	14,621	Insurance Company Estimate
LEGAL ADVERTISING	1,113	1,200	1,200	No Change From 2017/2018 Budget
MISCELLANEOUS	8,407	6,500	9,000	\$2,500 Increase From 2017/2018 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2017/2018 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
TRUSTEE FEES	5,747	5,800	6,250	Series 2008 Bond Trustee (US Bank) Increasing Fees In 2018/2019
CONTINUING DISCLOSURE FEE	350	500	350	\$150 Decrease From 2017/2018 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2017/2018 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 143,658	\$ 154,625	\$ 158,996	
TOTAL MAINTENANCE EXPENDITURES	\$ 857,382	\$ 1,431,700	\$ 1,276,200	
TOTAL EXPENDITURES	\$ 1,001,040	\$ 1,586,325	\$ 1,435,196	
REVENUES LESS EXPENDITURES	\$ 672,570	\$ 612,365	\$ 601,573	
BOND PAYMENTS (2008)	(359,031)	(358,031)	(357,228)	Yearly Maximum Debt Assessment
BOND PAYMENTS (2010)	(122,838)	(122,488)	(122,214)	Yearly Maximum Debt Assessment
BALANCE	\$ 190,701	\$ 131,846	\$ 122,131	
COUNTY APPRAISER & TAX COLLECTOR FEE	(32,209)	(43,948)	(40,710)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(61,164)	(87,898)	(81,421)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 97,328	\$ -	\$ -	
CARRY FORWARD SURPLUS	0	0	0	Carry Forward Surplus
NET EXCESS/ (SHORTFALL)	\$ 97,328	\$ -	\$ -	

DETAILED FINAL MAINTENANCE BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	FISCAL YEAR 2018/2019	
MAINTENANCE EXPENDITURES	ACTUAL	BUDGET	BUDGET	COMMENTS
MAINTENANCE EXPENDITURES				
FIELD MAINTENANCE	5,000	5,000	5,000	No Change From 2017/2018 Budget
OPERATIONS MANAGEMENT	12,000	12,000	12,000	No Change From 2017/2018 Budget
SECURITY SERVICES	274,620	304,500	314,000	\$9,500 Increase From 2017/2018 Budget
LANDSCAPE MAINTENANCE	309,734	390,000	390,000	No Change From 2017/2018 Budget
PLANT REPLACEMENT	2,950	20,000	20,000	No Change From 2017/2018 Budget
TELEPHONE	8,022	9,500	9,500	No Change From 2017/2018 Budget
ELECTRIC	72,460	76,000	80,000	\$4,000 Increase From 2017/2018 Budget
WATER & SEWAGE	5,676	5,000	7,000	\$2,000 Increase From 2017/2018 Budget
GUARD HOUSE - VISITOR PASSES	5,050	8,200	8,200	No Change From 2017/2018 Budget
IRRIGATION MAINTENANCE	11,469	14,400	14,400	No Change From 2017/2018 Budget
GATE SYSTEM MAINTENANCE	26,879	18,000	28,000	\$10,000 Increase From 2017/2018 Budget
GUARD HOUSE INT/EXT MAINTENANCE	0	8,000	8,000	Guard House Int/Ext Maintenance
LAKE & PRESERVE MAINTENANCE	34,523	40,000	40,000	No Change From 2017/2018 Budget
SIGNAGE	1,532	2,000	2,000	No Change From 2017/2018 Budget
STREETLIGHT MAINTENANCE	2,673	4,500	4,500	No Change From 2017/2018 Budget
WATERFALL MAINTENANCE	20,136	30,000	55,000	\$25,000 Increase From 2017/2018 Budget
HOLIDAY LIGHTING	5,458	6,600	6,600	No Change From 2017/2018 Budget
TREE TRIMMING	0	20,000	20,000	Tree Trimming
MISCELLANEOUS MAINTENANCE	7,237	5,000	10,000	\$5,000 Increase From 2017/2018 Budget
MONUMENT REPAIRS	5,600	6,000	5,000	\$1,000 Decrease From 2017/2018 Budget
LAKE RESTORATION & MAINTENANCE	0	312,000	72,000	Second Year Of Five Year Project
LAKE RESTORATION & MAINTENANCE - ENGINEERING	0	60,000	0	Fiscal Year 2017/2018 Expenditure
OPERATING RESERVE/CONTINGENCY	22,003	15,000	20,000	\$5,000 Increase From 2017/2018 Budget
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	24,360	60,000	50,000	\$10,000 Decrease From 2017/2018 Budget
STORMWATER MGT & PIPE REPLACEMENT - ENGINEERING	0	0	5,000	Allowance For Pipe Replacement Engineering Services
PAVILION/TAFT ST GUARDHOUSE BEAM REPLACEMENT	0	0	65,000	Special Project - Pavilion/Taft St. Guardhouse Beam Replacement
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	0	0	15,000	Special Project - Pressure Cleaning & Painting Of Exterior Structures
SMALL WATERFALL FEATURE PROJECT	0	0	10,000	Allowance to Make Small Waterfall Fully Operation or to Abandon System and Convert to Landscape Feature
PERIMETER WALL INSTALLATION PROJECT RESERVE/CONTINGENCY	0	0	0	Start off Reserve for Special Improvement Project to Install Perimeter Wall
TOTAL MAINTENANCE EXPENDITURES	\$ 857,382	\$ 1,431,700	\$ 1,276,200	

DETAILED FINAL DEBT SERVICE FUND (SERIES 2008) BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
Interest Income	575	25	25	Projected Interest For 2018/2019
NAV Tax Collection	359,031	358,031	357,228	Yearly Maximum Debt Assessment
Prepaid Bond Collection	1,452	0	0	
Total Revenues	\$ 361,058	\$ 358,056	\$ 357,253	
EXPENDITURES				
Principal Payments	285,000	300,000	315,000	Principal Payment Due In 2019
Additional Principal Payments	0	792	378	Additional Principal Payments
Interest Payments	78,187	57,264	41,875	Interest Payments Due In 2019
Total Expenditures	\$ 363,187	\$ 358,056	\$ 357,253	
Excess/ (Shortfall)	\$ (2,129)	\$ -	\$ -	

Series 2008 Bond Information

Original Par Amount =	\$3,450,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.01 - 5.03%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	July 2008		
Maturity Date =	May 2021		

Par Amount As Of 1/1/18 = \$1,290,000

DETAILED FINAL DEBT SERVICE FUND (SERIES 2010) BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	FISCAL YEAR 2018/2019	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	692	25	25	Projected Interest For 2018/2019
NAV Tax Collection	122,838	122,488	122,214	Yearly Maximum Debt Assessment
Prepaid Bond Collection	1,473	0	0	
Total Revenues	\$ 125,003	\$ 122,513	\$ 122,239	
EXPENDITURES				
Principal Payments	40,000	45,000	45,000	Principal Payment Due In 2019
Additional Principal Payments	0	5,539	6,609	Additional Principal Payments
Interest Payments	75,953	71,974	70,630	Interest Payments Due In 2019
Total Expenditures	\$ 115,953	\$ 122,513	\$ 122,239	
Excess/ (Shortfall)	\$ 9,050	\$ -	\$ -	

Series 2010 Bond Information

Original Par Amount =	\$2,650,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.05 - 5.95%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2010		
Maturity Date =	May 2040		
Par Amount As Of 1/1/18 =	\$1,310,000		

Walnut Creek Community Development District Assessment Comparison

	Fiscal Year 2015/2016 Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Projected Assessment*
Administrative	\$ 154.14	\$ 168.81	\$ 183.79	\$ 187.50
Maintenance	\$ 1,142.94	\$ 1,128.27	\$ 1,700.29	\$ 1,516.94
2008 Debt	\$ 427.00	\$ 427.00	\$ 427.00	\$ 427.00
<u>2010 Debt</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>
Total	\$ 1,870.00	\$ 1,870.00	\$ 2,457.00	\$ 2,277.36

* Assessments Include the Following :

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

Community Information:

Total Units 895

2008 Debt Service Information

Total Units 895
Prepayments 5
 Billed For 2008 Debt 890

2010 Debt Service Information

Total Units 895
Prepayments 4
 Billed For 2010 Debt 891

Walnut Creek
Community Development District

Option #2
Removal Of Landscaping

**Final Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

CONTENTS

- I FINAL BUDGET
- II FINAL MAINTENANCE BUDGET
- III DETAILED FINAL BUDGET
- IV DETAILED FINAL MAINTENANCE BUDGET
- V DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2008)
- VI DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2010)
- VII ASSESSMENT COMPARISON

FINAL BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	165,517
MAINTENANCE ASSESSMENTS	879,574
DEBT ASSESSMENTS (2008)	380,030
DEBT ASSESSMENTS (2010)	130,015
OTHER REVENUES	0
INTEREST INCOME	1,250
TOTAL REVENUES	\$ 1,556,386
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	8,000
PAYROLL TAXES (EMPLOYER)	640
ENGINEERING	35,000
LEGAL FEES	19,000
AUDIT FEES	3,600
MANAGEMENT	43,800
POSTAGE	1,400
OFFICE SUPPLIES/PRINTING	4,800
INSURANCE	14,621
LEGAL ADVERTISING	1,200
MISCELLANEOUS	9,000
DUES & SUBSCRIPTIONS	175
ASSESSMENT ROLL	7,500
TRUSTEE FEES	6,250
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 156,836
TOTAL MAINTENANCE EXPENDITURES	\$ 826,800
TOTAL EXPENDITURES	\$ 983,636
REVENUES LESS EXPENDITURES	\$ 572,750
BOND PAYMENTS (2008)	(357,228)
BOND PAYMENTS (2010)	(122,214)
BALANCE	\$ 93,308
COUNTY APPRAISER & TAX COLLECTOR FEE	(31,103)
DISCOUNTS FOR EARLY PAYMENTS	(62,205)
EXCESS/ (SHORTFALL)	\$ -
CARRY FORWARD SURPLUS	0
NET EXCESS/ (SHORTFALL)	\$ -

FINAL MAINTENANCE BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET
MAINTENANCE EXPENDITURES	
MAINTENANCE EXPENDITURES	
FIELD MAINTENANCE	5,000
OPERATIONS MANAGEMENT	12,000
SECURITY SERVICES	314,000
LANDSCAPE MAINTENANCE	0
PLANT REPLACEMENT	0
TELEPHONE	9,500
ELECTRIC	80,000
WATER & SEWAGE	7,000
GUARD HOUSE - VISITOR PASSES	8,200
IRRIGATION MAINTENANCE	0
GATE SYSTEM MAINTENANCE	28,000
GUARD HOUSE INT/EXT MAINTENANCE	8,000
LAKE & PRESERVE MAINTENANCE	40,000
SIGNAGE	2,000
STREETLIGHT MAINTENANCE	4,500
WATERFALL MAINTENANCE	55,000
HOLIDAY LIGHTING	6,600
TREE TRIMMING	0
MISCELLANEOUS MAINTENANCE	0
MONUMENT REPAIRS	0
LAKE RESTORATION & MAINTENANCE	72,000
LAKE RESTORATION & MAINTENANCE - ENGINEERING	0
OPERATING RESERVE/CONTINGENCY	55,000
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	45,000
STORMWATER MGT & PIPE REPLACEMENT - ENGINEERING	0
PAVILION/TAFT ST GUARDHOUSE BEAM REPLACEMENT	50,000
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	15,000
SMALL WATERFALL FEATURE PROJECT	10,000
PERIMETER WALL INSTALLATION PROJECT RESERVE/CONTINGENCY	0
TOTAL MAINTENANCE EXPENDITURES	\$ 826,800

DETAILED FINAL BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	152,817	164,495	165,517	Expenditures/.94
MAINTENANCE ASSESSMENTS	1,008,626	1,521,755	879,574	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS (2008)	380,505	380,884	380,030	Bond Payments/.94
DEBT ASSESSMENTS (2010)	130,117	130,306	130,015	Bond Payments/.94
OTHER REVENUES	150	0	0	
INTEREST INCOME	1,395	1,250	1,250	No Change From 2017/2018 Budget
TOTAL REVENUES	\$ 1,673,610	\$ 2,198,690	\$ 1,556,386	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	8,000	10,000	8,000	Reduction In Number Of Meetings
PAYROLL TAXES (EMPLOYER)	612	800	640	Projected At 8% Of Supervisor Fees
ENGINEERING	28,356	35,000	35,000	No Change From 2017/2018 Budget
LEGAL FEES	17,904	19,000	19,000	FY 17/18 Expenditure Through January 2018 Was \$5,578
AUDIT FEES	3,400	3,500	3,600	Accepted Amount For 2017/2018 Audit
MANAGEMENT	42,024	42,900	43,800	CPI Adjustment
POSTAGE	1,139	1,400	1,400	No Change From 2017/2018 Budget
OFFICE SUPPLIES/PRINTING	4,659	4,800	4,800	No Change From 2017/2018 Budget
INSURANCE	12,772	14,050	14,621	Insurance Company Estimate
LEGAL ADVERTISING	1,113	1,200	1,200	No Change From 2017/2018 Budget
MISCELLANEOUS	8,407	6,500	9,000	\$2,500 Increase From 2017/2018 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2017/2018 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
TRUSTEE FEES	5,747	5,800	6,250	Series 2008 Bond Trustee (US Bank) Increasing Fees In 2018/2019
CONTINUING DISCLOSURE FEE	350	500	350	\$150 Decrease From 2017/2018 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2017/2018 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 143,658	\$ 154,625	\$ 156,836	
TOTAL MAINTENANCE EXPENDITURES	\$ 857,382	\$ 1,431,700	\$ 826,800	
TOTAL EXPENDITURES	\$ 1,001,040	\$ 1,586,325	\$ 983,636	
REVENUES LESS EXPENDITURES	\$ 672,570	\$ 612,365	\$ 572,750	
BOND PAYMENTS (2008)	(359,031)	(358,031)	(357,228)	Yearly Maximum Debt Assessment
BOND PAYMENTS (2010)	(122,838)	(122,488)	(122,214)	Yearly Maximum Debt Assessment
BALANCE	\$ 190,701	\$ 131,846	\$ 93,308	
COUNTY APPRAISER & TAX COLLECTOR FEE	(32,209)	(43,948)	(31,103)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(61,164)	(87,898)	(62,205)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 97,328	\$ -	\$ -	
CARRY FORWARD SURPLUS	0	0	0	Carry Forward Surplus
NET EXCESS/ (SHORTFALL)	\$ 97,328	\$ -	\$ -	

DETAILED FINAL MAINTENANCE BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	FISCAL YEAR 2018/2019	
MAINTENANCE EXPENDITURES	ACTUAL	BUDGET	BUDGET	COMMENTS
MAINTENANCE EXPENDITURES				
FIELD MAINTENANCE	5,000	5,000	5,000	No Change From 2017/2018 Budget
OPERATIONS MANAGEMENT	12,000	12,000	12,000	No Change From 2017/2018 Budget
SECURITY SERVICES	274,620	304,500	314,000	\$9,500 Increase From 2017/2018 Budget
LANDSCAPE MAINTENANCE	309,734	390,000	0	Removed From 2017/2018 Budget
PLANT REPLACEMENT	2,950	20,000	0	Removed From 2017/2018 Budget
TELEPHONE	8,022	9,500	9,500	No Change From 2017/2018 Budget
ELECTRIC	72,460	76,000	80,000	\$4,000 Increase From 2017/2018 Budget
WATER & SEWAGE	5,676	5,000	7,000	\$2,000 Increase From 2017/2018 Budget
GUARD HOUSE - VISITOR PASSES	5,050	8,200	8,200	No Change From 2017/2018 Budget
IRRIGATION MAINTENANCE	11,469	14,400	0	Removed From 2017/2018 Budget
GATE SYSTEM MAINTENANCE	26,879	18,000	28,000	\$10,000 Increase From 2017/2018 Budget
GUARD HOUSE INT/EXT MAINTENANCE	0	8,000	8,000	Guard House Int/Ext Maintenance
LAKE & PRESERVE MAINTENANCE	34,523	40,000	40,000	No Change From 2017/2018 Budget
SIGNAGE	1,532	2,000	2,000	No Change From 2017/2018 Budget
STREETLIGHT MAINTENANCE	2,673	4,500	4,500	No Change From 2017/2018 Budget
WATERFALL MAINTENANCE	20,136	30,000	55,000	\$25,000 Increase From 2017/2018 Budget
HOLIDAY LIGHTING	5,458	6,600	6,600	No Change From 2017/2018 Budget
TREE TRIMMING	0	20,000	0	Removed From 2017/2018 Budget
MISCELLANEOUS MAINTENANCE	7,237	5,000	0	Line Item Eliminated
MONUMENT REPAIRS	5,600	6,000	0	Line Item Eliminated
LAKE RESTORATION & MAINTENANCE	0	312,000	72,000	Second Year Of Five Year Project
LAKE RESTORATION & MAINTENANCE - ENGINEERING	0	60,000	0	Fiscal Year 2017/2018 Expenditure
OPERATING RESERVE/CONTINGENCY	22,003	15,000	55,000	\$35,000 Increase From 2017/2018 Budget
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	24,360	60,000	45,000	\$15,000 Decrease From 2017/2018 Budget
STORMWATER MGT & PIPE REPLACEMENT - ENGINEERING	0	0	0	Line Item Eliminated
PAVILION/TAFT ST GUARDHOUSE BEAM REPLACEMENT	0	0	50,000	Special Project - Pavilion/Taft St. Guardhouse Beam Replacement
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	0	0	15,000	Special Project - Pressure Cleaning & Painting Of Exterior Structures
SMALL WATERFALL FEATURE PROJECT	0	0	10,000	Allowance to Make Small Waterfall Fully Operation or to Abandon System and Convert to Landscape Feature
PERIMETER WALL INSTALLATION PROJECT RESERVE/CONTINGENCY	0	0	0	Start off Reserve for Special Improvement Project to Install Perimeter Wall
TOTAL MAINTENANCE EXPENDITURES	\$ 857,382	\$ 1,431,700	\$ 826,800	

DETAILED FINAL DEBT SERVICE FUND (SERIES 2008) BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
Interest Income	575	25	25	Projected Interest For 2018/2019
NAV Tax Collection	359,031	358,031	357,228	Yearly Maximum Debt Assessment
Prepaid Bond Collection	1,452	0	0	
Total Revenues	\$ 361,058	\$ 358,056	\$ 357,253	
EXPENDITURES				
Principal Payments	285,000	300,000	315,000	Principal Payment Due In 2019
Additional Principal Payments	0	792	378	Additional Principal Payments
Interest Payments	78,187	57,264	41,875	Interest Payments Due In 2019
Total Expenditures	\$ 363,187	\$ 358,056	\$ 357,253	
Excess/ (Shortfall)	\$ (2,129)	\$ -	\$ -	

Series 2008 Bond Information

Original Par Amount =	\$3,450,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.01 - 5.03%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	July 2008		
Maturity Date =	May 2021		

Par Amount As Of 1/1/18 = \$1,290,000

DETAILED FINAL DEBT SERVICE FUND (SERIES 2010) BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	FISCAL YEAR 2018/2019	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	692	25	25	Projected Interest For 2018/2019
NAV Tax Collection	122,838	122,488	122,214	Yearly Maximum Debt Assessment
Prepaid Bond Collection	1,473	0	0	
Total Revenues	\$ 125,003	\$ 122,513	\$ 122,239	
EXPENDITURES				
Principal Payments	40,000	45,000	45,000	Principal Payment Due In 2019
Additional Principal Payments	0	5,539	6,609	Additional Principal Payments
Interest Payments	75,953	71,974	70,630	Interest Payments Due In 2019
Total Expenditures	\$ 115,953	\$ 122,513	\$ 122,239	
Excess/ (Shortfall)	\$ 9,050	\$ -	\$ -	

Series 2010 Bond Information

Original Par Amount =	\$2,650,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.05 - 5.95%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2010		
Maturity Date =	May 2040		
Par Amount As Of 1/1/18 =	\$1,310,000		

Walnut Creek Community Development District Assessment Comparison

	Fiscal Year 2015/2016 Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Projected Assessment*
Administrative	\$ 154.14	\$ 168.81	\$ 183.79	\$ 184.94
Maintenance	\$ 1,142.94	\$ 1,128.27	\$ 1,700.29	\$ 982.76
2008 Debt	\$ 427.00	\$ 427.00	\$ 427.00	\$ 427.00
<u>2010 Debt</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>
Total	\$ 1,870.00	\$ 1,870.00	\$ 2,457.00	\$ 1,740.62

* Assessments Include the Following :

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

Community Information:

Total Units 895

2008 Debt Service Information

Total Units 895
Prepayments 5
 Billed For 2008 Debt 890

2010 Debt Service Information

Total Units 895
Prepayments 4
 Billed For 2010 Debt 891

RESOLUTION NO. 2018-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2018/2019 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Walnut Creek Community Development District ("District") to establish a regular meeting schedule for fiscal year 2018/2019; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2018/2019 which is attached hereto and made a part hereof as Exhibit "A".

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

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2018/2019 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 10th day of July, 2018.

ATTEST:

**WALNUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019 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 2, 2018
December 4, 2018
February 5, 2019
March 5, 2019
May 7, 2019
June 4, 2019
August 6, 2019**

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

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

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

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

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT

www.walnutcreekcdd.org

PUBLISH: BROWARD DAILY BUSINESS REVIEW 00/00/18

RESOLUTION NO. 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, APPROVING THE *REVISED* FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of the Walnut Creek Community Development District (“District”) hereby approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Emergency Management requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 27P-19, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

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

Section 1. The above recitals are hereby adopted.

Section 2. That execution of the attached revised Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.

PASSED, ADOPTED and EFFECTIVE this 10th day of July, 2018.

ATTEST:

**WALNUT CREEK
COMMUNITY DEVELOPMENT DISTRICT,
FLORIDA**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

STATEWIDE MUTUAL AID AGREEMENT

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

WALNUT CREEK COMMUNITY

South Florida Water Management District
 ATTN: Water Usage Regulation District (4320)
 PO BOX 24680
 West Palm Beach, FL 33416-4680

Permit Number: 06-02865-W
 Issued to Walnut Creek Community Development District
2018 Monthly Meter Readings

Mainguy Landscape Services

Location	Jan – 2018	Feb – 2018	Mar – 2018	Apr – 2018	May – 2018	Jun – 2018	Jul – 2018	Aug – 2018	Sep – 2018	Oct – 2018	Nov – 2018	Dec – 2018
Pool area * Well C ID#148125	30,345,000	31,735,600	31,998,900	33,841,800	34,508,500							
Taft Area * Well D ID#148127	14,623,200	15,478,100	16,629,000	18,469,800	19,197,800							
Sheridan * Well J ID#148149	59,145,041	59,312,620	60,060,400	60,757,670	61,148,880							

* Denotes pumps controlled by the CDD. All other pumps controlled by the HOA.

WALNUT CREEK COMMUNITY

South Florida Water Management District
 ATTN: Water Usage Regulation District (4320)
 PO BOX 24680
 West Palm Beach, FL 33416-4680

Permit Number: 06-02865-W
 Issued to Walnut Creek Community Development District
2018 Monthly Meter Readings

Mainguy Landscape Services

Location	Jan – 2018	Feb – 2018	Mar – 2018	Apr – 2018	May – 2018	Jun – 2018	Jul – 2018	Aug – 2018	Sep – 2018	Oct – 2018	Nov – 2018	Dec – 2018
Maple Grove Well E	84,438,780	85,478,760	86,581,300	87,612,550	87,766,090							
Maple Glen Well F	43,235,550	46,032,980	48,496,120	50,479,680	51,008,860							
Willow Reach Well G	8,867,680	8,915,140	9,070,650	9,075,370	9,081,420							
Mahogany Bend Well H	22,690,590	24,039,540	26,592,000	29,471,580	30,041,920							

WALNUT CREEK COMMUNITY

South Florida Water Management District
 ATTN: Water Usage Regulation District (4320)
 PO BOX 24680
 West Palm Beach, FL 33416-4680

Permit Number: 06-02865-W
 Issued to Walnut Creek Community Development District
2018 Monthly Meter Readings

Mainguy Landscape Services

Location	Jan – 2018	Feb – 2018	Mar – 2018	Apr – 2018	May – 2018	Jun – 2018	Jul – 2018	Aug – 2018	Sep – 2018	Oct – 2018	Nov – 2018	Dec – 2018
Swimming Pool & CH Well B	86,793,740	88,202,000	88,489,820	90,403,250	91,067,830							
Model Homes Well I	19,615,426	(Bad Meter) 19,615,426	(Bad Meter) 19,615,426	(new meter) 486,380	698,660							
Palm Brook Well A	2,160,390	2,346,190	2,617,620	2,770,010	2,835,120							

Walnut Creek CDD Water Usage Data 2018

(Million Gallons)

Permit: 06-02865-W

	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Total
Pump A	0.03	0.03	0.19	0.27	0.15	0.07								0.70
Pump B	0.64	0.64	1.41	0.29	1.91	0.66								4.92
Well C	0.55	0.55	1.39	0.26	1.84	0.67								4.72
Pump D	0.32	0.32	0.85	1.15	1.84	0.73								4.89
Pump E	1.47	1.47	1.04	1.10	1.03	0.15								4.79
Pump F	2.63	2.63	2.80	2.46	1.98	0.53								10.40
Pump G	0.99	0.99	0.05	0.16	0.00	0.01								1.20
Pump H	0.85	0.85	1.35	2.55	2.88	0.57								8.20
Pump I	0.42	0.48	0.67	0.33	0.49	0.21								2.18
Pump J	0.14	0.14	0.17	0.75	0.70	0.39								2.15
Total	8.02	8.08	9.91	9.33	12.83	3.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.14

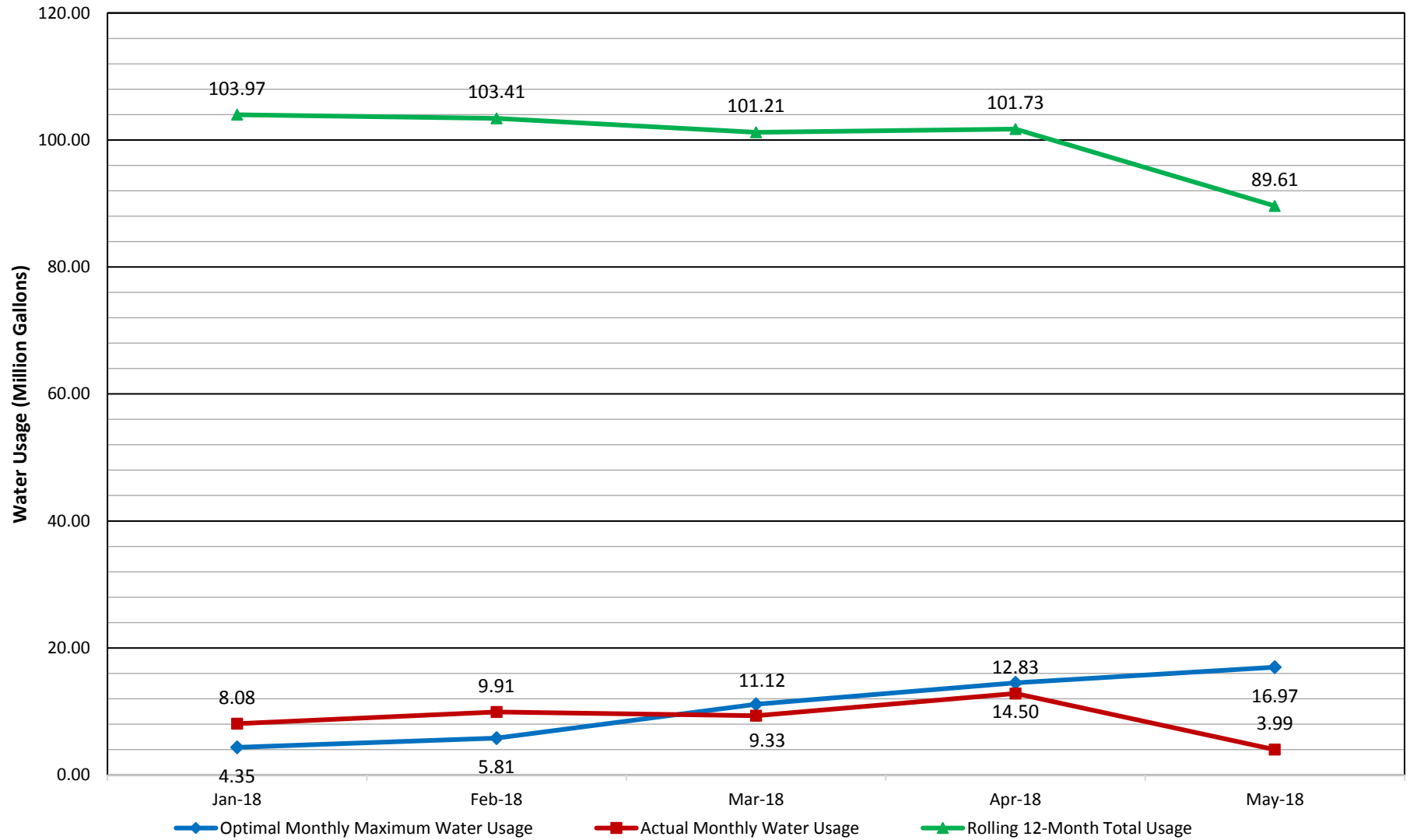
	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Total
Optimal Monthly Maximum Water Usage	6.04	4.35	5.81	11.12	14.50	16.97	15.89	20.51	18.70	13.47	8.96	7.89	6.04	144.19
Actual Monthly Water Water Usage	8.02	8.08	9.91	9.33	12.83	3.99								44.14
Percentage of Maximum Used	133%	186%	171%	84%	88%	23%								31%
Percent Difference	33%	86%	71%	-16%	-12%	-77%								-69%

Drought Irrigation (Given)	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
	1.57	1.13	1.51	2.89	3.77	4.41	4.13	5.33	4.86	3.5	2.33	2.05	1.57

Rolling 12-month usage (144.2MG)	104.95	103.97	103.41	101.21	101.73	89.61								
Maximum Month (20.5MG)														

NOTE: Pump I bad meter February and March. February and March Monthly Water Usage based on February 2017 and March 2017 for Pump I.

Walnut Creek CDD Water 2018 Usage



WALNUT CREEK COMMUNITY

South Florida Water Management District
 ATTN: Water Usage Regulation District (4320)
 PO BOX 24680
 West Palm Beach, FL 33416-4680

Permit Number: 06-02865-W
 Issued to Walnut Creek Community Development District
2018 Monthly Meter Readings

Mainguy Landscapae Services

Location	Jan - 2018	Feb - 2018	Mar - 2018	Apr - 2018	May - 2018	Jun - 2018	Jul - 2018	Aug - 2018	Sep - 2018	Oct - 2018	Nov - 2018	Dec - 2018
Palm Brook Well A	2,160,390	2,346,190	2,617,620	2,770,010	2,835,120							
Swimming Pool & CH Well B	86,793,740	88,202,000	88,489,820	90,403,250	91,067,830							
Pool Area * Well C ID#148125	30,345,000	31,735,600	31,998,900	33,841,800	34,508,500							
Taft Area * Well D ID#148127	14,623,200	15,478,100	16,629,000	18,469,800	19,197,800							
Maple Grove Well E	84,438,780	85,478,760	86,581,300	87,612,550	87,766,090							
Maple Glen Well F	43,235,550	46,032,980	48,496,120	50,479,680	51,008,860							
Willow Reach Well G	8,867,680	8,915,140	9,070,650	9,075,370	9,081,420							
Mahogany Bend Well H	22,690,590	24,039,540	26,592,000	29,471,580	30,041,920							
Model Homes Well I	19,615,426	19,615,426	19,615,426	486,380	698,660							
Sheridan * Well J ID#148149	59,145,041	59,312,620	60,060,400	60,757,670	61,148,880							

bad meter New meter

* Denotes pumps controlled by the CDD. All other pumps controlled by the HOA.



LANDSCAPE REPORT

Walnut Creek Community Development District

June, 2018

SERVICES PROVIDED DURING JUNE, 2018

During the month, the following services were provided at Walnut Creek CDD:

- Grounds Services – During the month, a total of three (3) Grounds Services were provided on June 3rd, 18th and 28th.
- Trim/Detail Services – The shrubs were trimmed by the Trim Crew assigned to the community.
- Irrigation Services – Routine wet-test inspection was conducted of the irrigation system and noted issues were repaired.
- Landscape Improvements – No projects were undertaken during the month.
- Pest Control/Fertilization – The next fertilizer application is scheduled to occur in August, 2018.
- Tree Trimming/Removal –The annual maintenance pruning is currently underway.

PENDING PROJECTS

There are no pending approved proposals at this time. All previously approved projects have been completed.

PROPERTY ASSESSMENT

We completed an inspection of the property on June 26, 2018. We have enclosed a Property Inspection Report setting forth our observations and/or recommendations.

PROPERTY INSPECTION REPORT

Property: Walnut Creek CDD

Inspected By: Rob Mainguy

Date Inspected: June 26, 2018

1. OVERALL CURB APPEAL

- **General Impression**

Excellent Good Fair Needs Attention

Notes	The overall appearance of the grounds throughout the CDD portion of the community is very good. The ficus hedge is growing very aggressively as is the case every year at this time.
--------------	--

- **Entrances/Entry Features**

Excellent | Good Fair Needs Attention

Notes	All entrance and entry features are attractively landscaped and neatly trimmed.
--------------	---

- **Signage/Monuments**

Excellent Good Fair Needs Attention

Notes	The landscaping at the monuments is attractive and well-maintained.
--------------	---

2. TURF

• Overall Appearance (color/weeds)

Excellent Good Fair Needs Attention

Notes	The turf shows outstanding color and vitality right now. This is a result of the recently fertilization and rains.
--------------	--

• Nutritional Status

Excellent Good Fair Needs Attention

Notes	The turf is fertilized regularly and is extremely healthy and attractive. The second of three applications is due in August.
--------------	--

• Areas of Decline/New Sod Needed

Yes No

Notes	None noted at this time.
--------------	--------------------------

• Insect/Disease Damage

Yes No

Notes	None noted at this time.
--------------	--------------------------

• Irrigation Status

Excellent Good Fair Needs Attention

Notes	There are no issues to report at this time.
--------------	---

3. **ORNAMENTAL SHRUBS**

• **Overall Appearance**

Excellent **Good** **Fair** **Needs Attention**

Notes	All shrubs are healthy and growing as expected. As mentioned above, the ficus hedge is particularly aggressive right now and requiring substantial attention.
--------------	---

• **Nutritional Status**

Excellent **Good** **Fair** **Needs Attention**

Notes	The shrubs are fertilized regularly and are growing extremely well. The second of three applications is scheduled for August.
--------------	---

• **Insect/Disease Damage**

Yes **No**

Notes	The turf and ornamentals were inspected during the month and spot treatments performed as needed.
--------------	---

• **Trimming/Grooming**

Excellent **Good** **Fair** **Needs Attention**

Notes	The shrubs are trimmed regularly and in good condition.
--------------	---

• **Weed Control (Planted Areas)**

Excellent **Good** **Fair** **Needs Attention**

Notes	The ornamental beds and tree well as uniformly weed free, as always.
--------------	--

Mulching (Planted Areas)

Excellent Good Fair Needs Attention

Notes	The ornamental beds are bare of mulch as previously reported.
--------------	---

4. TREES

• **Overall Appearance**

Excellent Good Fair Needs Attention

Notes	The canopy throughout the community is healthy and attractive.
--------------	--

• **Nutritional Status**

Excellent Good Fair Needs Attention

Notes	The trees are fertilized regularly and are growing very well. No nutritional issues noted.
--------------	--

• **Insect/Disease Damage**

Pervasive Minimal None Noted

Notes	None noted at this time.
--------------	--------------------------

• **Tree Wells**

Excellent Good Fair Needs Attention

Notes	The tree wells are well formed and uniformly weed free.
--------------	---

- **Shape/Trimming Needs**

Excellent
 Good
 Fair
 Needs Attention

Notes	The annual tree pruning is currently underway.
--------------	--

- **Removal Needs (diseased trees/stumps)**

Yes
 No

Notes	There are several dead trees that will be removed during the annual pruning project. Proposals will be provided for replacement trees, as appropriate.
--------------	--

5. IRRIGATION SYSTEM

- **Wet Test Performed**

Yes
 No

Notes	A wet-test inspection of the irrigation system was performed during the month. All noted items were repaired at the time of this service.
--------------	---

- **System Function**

Excellent
 Good
 Fair
 Needs Attention

Notes	See above.
--------------	------------

- **Pump Function**

Excellent
 Good
 Fair
 Needs Attention

Notes	There are no issues to report at this time.
--------------	---

- **Timeclock Function**

Excellent
 Good
 Fair
 Needs Attention

Notes	There are no issues to report.
--------------	--------------------------------

- **Rust Inhibitor (if any)**

Excellent
 Good
 Fair
 Needs Attention

Notes	Not applicable.
--------------	-----------------

6. INTEGRATED PEST MANAGEMENT

- **Inspected For Insects**

Yes
 No

Notes	The turf and ornamentals were inspected during the month, and spot-treatments were performed to resolve identified issues.
--------------	--

- **Observable Insect Damage**

Yes
 No

Notes	None noted at this time.
--------------	--------------------------

- **Treatment(s) Performed (if any)**

Yes
 No

Notes	See above.
--------------	------------

- **Follow-Up Required**

Yes

No

Notes	See above.
--------------	------------

Thank you very much.