



July 17, 2014

Ms. Cathy Deckert, District Manager  
Walnut Creek Community Development District.  
Special District Services, Inc.  
The Oaks Center, 2501A Burns Road  
Palm Beach Gardens, FL 33410

Re: Year 2014 Walnut Creek Community Development District Report

Dear Ms. Deckert:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by Walnut Creek Community Development District (the "District" or "CDD"); 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure; and 4) To review the insurance carried by the District and amounts set aside for the purpose of paying their premiums. This report aims to comply with the requirements of Article VIII, Section 8.21 of the Master Trust Indenture between Walnut Creek Community Development District and First Union National Bank dated November 1, 2000 (Bond Series 2000A and 2000B) and with the requirements of Article IX, Section 9.21 of the Trust Indenture between the District and Hancock Bank dated January 1, 2010 (Bond Series 2010). The Series 2000 Bonds were refunded in 2008.

## General

In November of 2000 the District issued Special Assessment Bonds in the amounts of \$4,575,000 (Series 2000A) and \$8,320,000 (Series 2000B) for the purpose of financing a portion of the following District improvements:

1. On-site roadway improvements including: stabilized subgrade and limerock base, roadway drainage, curbs and gutters. The improvements excluded asphalt pavement on the roadway surface.
2. Off-site roadway improvements in the perimeter streets including: turn lanes, sidewalks, striping, signage, traffic signalization and land acquisition.
3. Stormwater management facilities including: lakes, open common areas, storm sewers, inlets and manholes for the collection and transmission of the storm water runoff from streets and lots to the onsite lakes.
4. Water distribution systems including: water mains, fittings, valves and fire hydrants.
5. Water collection and transmission systems including: collection sewers and manholes.

In January of 2010 the District issued \$2,650,000 in Special Assessment Bonds (Series 2010) to conduct repairs and install lining in the storm sewer systems of Parcels B (Park North) and G (Park South) of the Development. The repairs were deemed necessary to correct certain failures exhibited by the pipes. About September of 2010 the Board of Supervisors, with consent of Bond Counsel, decided to allocate \$237,000 of Series 2010 Bond proceeds towards the repair and enhancement of CDD owned infrastructure at the entrance of Taft Street, namely the guardhouse, pavilion and three entrance water features. In September of 2011 the Board, with consent of Bond Counsel, decided to increase the allocated funds to \$255,000 for additional enhancements to the water features. In November of 2011 the Board increased the allocated funds to \$275,000 to included repairs to an existing 15 inch diameter drainage pipe located adjacent to the west water entrance feature at the Taft Street entrance.

As of the date of this report, the repairs and lining installation to the storm sewers in Park North and Park South have been completed. The repairs and enhancement to the guardhouse, pavilion and three entrance water features at the Taft Street entrance have been completed. The additional enhancements to the water features have been completed and, the repairs to the 15 inch diameter drainage pipe located by the west entrance feature at the Taft Street entrance have been completed. There are no known or apparent needs related to these features at this time other than a revision to the landscaping related to the small guardhouse fountain. The present thought is to replace the fountain with fixed landscaping and not have a fountain there at all.

### **District Location**

The District is located in Section 10, Township 51S, Range 41E, in the City of Pembroke Pines, Broward County, Florida. It is generally bounded by Sheridan St on the north, Taft St on the South, NW 72 Ave on the East and University Dr. on the west.

**Infrastructure Financed or Constructed by the District, Current Ownership, State, Working Order and Condition.**

**On-site Roadway Improvements:**



- Right of Way owner: Homeowners Association (HOA).
- Road improvements owner: CDD except for the asphalt layers.
- Status: complete and in good working order and condition.
- Maintenance responsibility: HOA.

**Off-site Roadway System: NW 72 Ave.:**



- **Improvements:** Sidewalk along the west side of the CDD and Traffic Signal modification at intersection with Sheridan St.
- **Right of Way owner:** Broward County (BC).
- **Road improvements owner:** BC.
- **Road Status:** complete and in good working order and condition.
- **Maintenance responsibility:** BC.

**Off-site Roadway System: University Dr.:**



- Improvements: Westbound Right Turn Lane from Taft St.
- Right of Way owner: BC.
- Road improvements owner: BC.
- Road Status: complete and in good working order and condition.
- Maintenance responsibility: BC.

## Off-site Roadway System: Sheridan St.:



- Improvements: Eastbound Right Turn Lane & West bound Left Turn Lane on the North entrance at NW 76 St, East bound Right Turn Lane at NW 72 St and Sidewalk along the north side of the CDD.
- Right of Way owner: BC.
- Road improvements owner: BC.
- Road Status: complete and in good working order and condition.
- Maintenance responsibility: BC.

## Off-site Roadway System: Taft St.:



- **Improvements:** Westbound Right Turn Lane and East & Westbound Left Turn Lanes on the south entrance at NW 76 Ave. East bound Right Turn Lane and East & Right bound Turn Lanes at the Municipal Park Facility. Traffic Signal modification at NW 76 Ave
- **Right of Way owner:** BC.
- **Road improvements owner:** BC.
- **Road Status:** complete and in good working order and condition.
- **Maintenance responsibility:** BC.



**On-site Roads Drainage Collection System:**

- Improvements: drainage pipes and structures on the roads
- Drainage System Owner: WCCDD
- Status: complete and in good working order and condition. The repairs and pipe lining operations in parcels B and G, which were financed by the Series 2010 Bonds, have been completed.
- Maintenance responsibility: WCCDD



## **Stormwater Detention Lakes:**



- **Improvements:** Ten Lakes (40.1 acres).
- **Improvements owner:** WCCDD
- **Status:** complete and in good working order and condition.
- **Maintenance responsibility:** WCCDD.

## Water Distribution System:



- **Improvements:** A network of pipes, fire hydrants and services.
- **Water improvements owner:** City of Pembroke Pines (CPP).
- **Status:** complete and conveyed to the CPP. It is in **good working order and condition.**
- **Maintenance responsibility:** CPP.

## **Sewer Collection System:**



- **Improvements:** A network of pipes, manholes and services and two lift stations.
- **Sewer improvements owner:** CPP.
- **Status:** complete and conveyed to the CPP. It is in good working order and condition.
- **Maintenance responsibility:** CPP.

## **Common Areas:**



- **Improvements:** Open Space/Recreation Area, Lake Parcels, Perimeter Berms, Landscape Buffer and Florida Power and Light Easement; enhanced with landscape and Irrigation Systems.
- **Owner:** WCCDD.
- **Status:** complete and in good working order and condition.
- **Maintenance responsibility:** WCCDD.

## Common Areas (continued)



- Taft Street entrance guardhouse, pavilion and entrance water features.
- Owner: WCCDD.
- Status: Repairs and enhancements to the entrance buildings and water features financed with Series 2010 Bond proceeds are complete. Further items are being covered in the annual maintenance of these facilities such as landscape lighting and plants to replace the small guardhouse fountain.
- Maintenance responsibility: WCCDD.

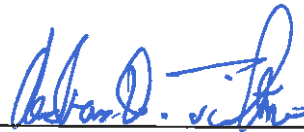
## **1. District's Operation, Repair and Maintenance Budget**

The District has budgeted \$128,237 and \$1,004,900 for Administrative and Maintenance expenditures respectively, for the Fiscal Year 2014-2015. The Administrative budget is a four percent plus increase and the Maintenance budget is slightly more than a one percent increase from the previous budget year with an overall increase of about 1.5 percent. Johnson Engineering, Inc. finds it sufficient for the proper maintenance of the infrastructure improvements for which the District is responsible based on these amounts of money and historical expenditures without a catastrophic event.

## **2. District's Public Liability and Property Damage Insurance**

The District Administrative Expenditures budget for the Fiscal Year 2014-2015 includes \$12,500 for insurance. The District holds property, inland marine, general liability, employment practices liability and public officials liability coverage under an insurance policy administered by Florida Insurance Alliance. The agreement number of the policy is 100113507. The agreement period is from October 1, 2013 to October 1, 2014. The annual premium is \$11,477. A copy of the insurance policy is available at the District Manager's office.

This report has been prepared by Johnson Engineering, Inc. based on its observations and in part utilizing and relying on information prepared and provided by others.



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July 17, 2014

Date