

Walnut Creek
Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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PROPOSED BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	178,871
MAINTENANCE ASSESSMENTS	1,100,128
DEBT ASSESSMENTS (2008)	0
DEBT ASSESSMENTS (2010)	130,015
OTHER REVENUES	0
INTEREST INCOME	1,500
TOTAL REVENUES	\$ 1,410,514
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	10,000
PAYROLL TAXES (EMPLOYER)	800
ENGINEERING	45,000
LEGAL FEES	19,000
AUDIT FEES	4,000
MANAGEMENT	47,664
POSTAGE	1,250
OFFICE SUPPLIES/PRINTING	5,700
INSURANCE	14,000
LEGAL ADVERTISING	1,200
MISCELLANEOUS	9,000
DUES & SUBSCRIPTIONS	175
ASSESSMENT ROLL	7,500
TRUSTEE FEES	2,000
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 169,639
TOTAL MAINTENANCE EXPENDITURES	\$ 1,034,120
TOTAL EXPENDITURES	\$ 1,203,759
REVENUES LESS EXPENDITURES	\$ 206,755
BOND PAYMENTS (2008)	-
BOND PAYMENTS (2010)	(122,214)
BALANCE	\$ 84,541
COUNTY APPRAISER & TAX COLLECTOR FEE	(28,180)
DISCOUNTS FOR EARLY PAYMENTS	(56,361)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

PROPOSED MAINTENANCE BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

MAINTENANCE EXPENDITURES	FISCAL YEAR 2022/2023 BUDGET
MAINTENANCE EXPENDITURES	
FIELD MAINTENANCE	5,000
OPERATIONS MANAGEMENT	12,000
SECURITY SERVICES	405,760
SECURITY SERVICES - ABDI	12,000
SECURITY CAMERAS & MAINTENANCE	8,000
SECURITY ONLINE SOLUTIONS	12,800
TELEPHONE	11,000
ELECTRIC	82,500
WATER & SEWAGE	17,000
GUARDHOUSE - VISITOR PASSES	6,700
GATE SYSTEM MAINTENANCE	30,000
GUARDHOUSE INT/EXT MAINTENANCE	22,500
LAKE & PRESERVE MAINTENANCE	45,000
SIGNAGE	2,000
STREETLIGHT MAINTENANCE	5,000
WATERFALL MAINTENANCE	75,000
HOLIDAY LIGHTING	10,000
LAKE RESTORATION & MAINTENANCE	0
OPERATING RESERVE/CONTINGENCY	26,060
MISCELLANEOUS MAINTENANCE	10,000
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	74,800
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	14,000
HEADWALL STABILIZATION PROJECT	10,000
LAKE SLOPE SOIL MAINTENANCE	10,000
IGUANA CONTROL	27,000
TAFT STREET STRUCTURAL MAINTENANCE	20,000
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	80,000
TOTAL MAINTENANCE EXPENDITURES	\$ 1,034,120

DETAILED PROPOSED BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	168,608	162,648	178,871	Expenditures Less Interest/.94
MAINTENANCE ASSESSMENTS	914,743	1,116,372	1,100,128	Expenditures Less Carryover/.94
DEBT ASSESSMENTS (2008)	341,281	0	0	Bond Maturity Date: May 1, 2021
DEBT ASSESSMENTS (2010)	129,914	130,015	130,015	Bond Payments/.94
OTHER REVENUES	60,229	0	0	
INTEREST INCOME	2,971	1,500	1,500	Projected At \$125 Per Month
TOTAL REVENUES	\$ 1,617,746	\$ 1,410,535	\$ 1,410,514	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	6,200	6,000	10,000	\$4,000 Increase From 2021/2022 Budget
PAYROLL TAXES (EMPLOYER)	474	480	800	Projected At 8% Of Supervisor Fees
ENGINEERING	37,503	35,000	45,000	\$10,000 Increase From 2021/2022 Budget
LEGAL FEES	12,918	19,000	19,000	FY 21/22 Expenditure Through December 2021 Was \$3,400
AUDIT FEES	3,700	3,800	4,000	Accepted Amount For 2021/2022 Audit
MANAGEMENT	45,648	46,284	47,664	CPI Adjustment (Capped At 3%)
POSTAGE	835	1,250	1,250	No Change From 2021/2022 Budget
OFFICE SUPPLIES/PRINTING	2,912	5,750	5,700	\$50 Decrease From 2021/2022 Budget
INSURANCE	12,991	14,000	14,000	Insurance Estimate
LEGAL ADVERTISING	689	1,300	1,200	\$100 Decrease From 2021/2022 Budget
MISCELLANEOUS	5,754	9,000	9,000	No Change From 2021/2022 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2021/2022 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
TRUSTEE FEES	1,420	2,500	2,000	Decreased Due To Maturity Of 2021 Bond
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2021/2022 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2021/2022 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 141,069	\$ 154,389	\$ 169,639	
TOTAL MAINTENANCE EXPENDITURES	\$ 676,162	\$ 1,049,390	\$ 1,034,120	
TOTAL EXPENDITURES	\$ 817,231	\$ 1,203,779	\$ 1,203,759	
REVENUES LESS EXPENDITURES	\$ 800,515	\$ 206,756	\$ 206,755	
BOND PAYMENTS (2008)	(295,209)	-	-	Bond Maturity Date: May 1, 2021
BOND PAYMENTS (2010)	(122,593)	(122,214)	(122,214)	Yearly Maximum Debt Assessment
BALANCE	\$ 382,713	\$ 84,542	\$ 84,541	
COUNTY APPRAISER & TAX COLLECTOR FEE	(29,938)	(28,181)	(28,180)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(57,634)	(56,361)	(56,361)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 295,141	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	
NET EXCESS/ (SHORTFALL)	\$ 295,141	\$ -	\$ -	

DETAILED PROPOSED MAINTENANCE BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
MAINTENANCE EXPENDITURES				
MAINTENANCE EXPENDITURES				
FIELD MAINTENANCE	5,000	5,000	5,000	No Change From 2021/2022 Budget
OPERATIONS MANAGEMENT	12,000	12,000	12,000	No Change From 2021/2022 Budget
SECURITY SERVICES	286,340	317,000	405,760	28% Increase From 2021/2022 Budget
SECURITY SERVICES - ABDI	0	12,000	12,000	ABDI Fees
SECURITY CAMERAS & MAINTENANCE	0	5,000	8,000	\$3,000 Increase From 2021/2022 Budget
SECURITY ONLINE SOLUTIONS	0	0	12,800	Security Online Solutions
TELEPHONE	10,423	10,500	11,000	\$500 Increase From 2021/2022 Budget
ELECTRIC	77,106	80,000	82,500	\$2,500 Increase From 2021/2022 Budget
WATER & SEWAGE	9,375	17,000	17,000	No Change From 2021/2022 Budget
GUARDHOUSE - VISITOR PASSES	1,728	6,700	6,700	No Change From 2021/2022 Budget
GATE SYSTEM MAINTENANCE	11,834	26,000	30,000	\$4,000 Increase From 2021/2022 Budget
GUARDHOUSE INT/EXT MAINTENANCE	25,895	12,500	22,500	\$10,000 Increase From 2021/2022 Budget
LAKE & PRESERVE MAINTENANCE	35,256	41,000	45,000	\$4,000 Increase From 2021/2022 Budget
SIGNAGE	998	2,000	2,000	No Change From 2021/2022 Budget
STREETLIGHT MAINTENANCE	139	5,000	5,000	No Change From 2021/2022 Budget
WATERFALL MAINTENANCE	54,918	60,000	75,000	\$15,000 Increase From 2021/2022 Budget
HOLIDAY LIGHTING	6,582	6,600	10,000	\$3,400 Increase From 2021/2022 Budget
LAKE RESTORATION & MAINTENANCE	71,352	5,000	0	Final Payment For Project Was In October 2021
OPERATING RESERVE/CONTINGENCY	8,199	0	26,060	Operating Reserve/Contingency
MISCELLANEOUS MAINTENANCE	0	5,000	10,000	\$5,000 Increase From 2021/2022 Budget
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	33,238	74,800	74,800	Third Year Of Five Year Reserve - Total Project Is \$373,500
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	0	14,000	14,000	No Change From 2021/2022 Budget
HEADWALL STABILIZATION PROJECT	0	10,000	10,000	No Change From 2021/2022 Budget
LAKE SLOPE SOIL MAINTENANCE	0	10,000	10,000	No Change From 2021/2022 Budget
IGUANA CONTROL	25,779	27,000	27,000	Iguana Control
TAFT STREET STRUCTURAL MAINTENANCE	0	0	20,000	Taft Street Structural Maintenance
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	0	285,290	80,000	Funds From Prior Year Budgets Being Held In Reserve
TOTAL MAINTENANCE EXPENDITURES	\$ 676,162	\$ 1,049,390	\$ 1,034,120	

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2010) BUDGET
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	60	25	25	Projected Interest For 2022/2023
NAV Tax Collection	122,593	122,214	122,214	Yearly Maximum Debt Assessment
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 122,653	\$ 122,239	\$ 122,239	
EXPENDITURES				
Principal Payments	45,000	50,000	50,000	Principal Payment Due In 2023
Additional Principal Payments	10,000	10,256	12,819	Additional Principal Payments
Interest Payments	65,381	61,983	59,420	Interest Payments Due In 2023
Total Expenditures	\$ 120,381	\$ 122,239	\$ 122,239	
Excess/ (Shortfall)	\$ 2,272	\$ -	\$ -	

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 1/1/22 =	\$1,095,000		

Walnut Creek Community Development District Assessment Comparison

	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
Administrative	\$ 186.01	\$ 187.10	\$ 181.73	\$ 199.86
Maintenance	\$ 981.65	\$ 1,022.90	\$ 1,247.35	\$ 1,229.20
2008 Debt	\$ 427.00	\$ 383.79	\$ -	\$ -
<u>2010 Debt</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>
Total	\$ 1,740.58	\$ 1,739.71	\$ 1,575.00	\$ 1,574.98

* 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