

Walnut Creek  
Community Development District

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

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

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

	FISCAL YEAR 2024/2025 BUDGET
<b>REVENUES</b>	
ADMINISTRATIVE ASSESSMENTS	191,895
MAINTENANCE ASSESSMENTS	1,290,000
DEBT ASSESSMENTS (2010)	129,869
OTHER REVENUES	0
INTEREST INCOME	1,800
<b>TOTAL REVENUES</b>	<b>\$ 1,613,564</b>
<b>EXPENDITURES</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>	
SUPERVISOR FEES	10,000
PAYROLL TAXES (EMPLOYER)	800
ENGINEERING	40,000
LEGAL FEES	23,000
AUDIT FEES	4,200
MANAGEMENT	50,556
POSTAGE	1,450
OFFICE SUPPLIES/PRINTING	5,300
INSURANCE	24,000
LEGAL ADVERTISING	2,500
MISCELLANEOUS	8,750
DUES & SUBSCRIPTIONS	175
ASSESSMENT ROLL	7,500
TRUSTEE FEES	1,600
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 182,181</b>
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,301,600</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,483,781</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 129,783</b>
BOND PAYMENTS (2010)	(122,077)
<b>BALANCE</b>	<b>\$ 7,706</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(32,235)
DISCOUNTS FOR EARLY PAYMENTS	(64,471)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (89,000)</b>
CARRYOVER FROM PRIOR YEAR	89,000
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

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

	FISCAL YEAR 2024/2025 BUDGET
<b>MAINTENANCE EXPENDITURES</b>	
FIELD MAINTENANCE	5,000
OPERATIONS MANAGEMENT	12,000
SECURITY SERVICES	370,000
HOA SECURITY SERVICES - ADMIN	35,100
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000
SECURITY CAMERAS & MAINTENANCE	12,000
SECURITY ONLINE SOLUTIONS	12,000
GATE SYSTEM MAINTENANCE	50,000
TELEPHONE	12,500
ELECTRIC	85,000
WATER & SEWAGE	16,000
GUARDHOUSE INT/EXT MAINTENANCE	30,000
LAKE & PRESERVE MAINTENANCE	48,000
SIGNAGE	2,000
STREETLIGHT MAINTENANCE	5,000
WATERFALL MAINTENANCE	80,000
HOLIDAY LIGHTING	11,000
OPERATING RESERVE/CONTINGENCY	24,000
MISCELLANEOUS MAINTENANCE	10,000
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	100,000
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	14,000
HEADWALL STABILIZATION PROJECT	50,000
LAKE SLOPE SOIL MAINTENANCE	10,000
IGUANA CONTROL	27,000
STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT	0
MONUMENT MAINTENANCE	6,000
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	240,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,301,600</b>

**DETAILED PROPOSED BUDGET**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
ADMINISTRATIVE ASSESSMENTS	183,027	182,571	191,895	Expenditures Less Interest/.94
MAINTENANCE ASSESSMENTS	1,102,754	1,405,957	1,290,000	Expenditures Less Carryover/.94
DEBT ASSESSMENTS (2010)	130,359	129,869	129,869	Bond Payments/.94
OTHER REVENUES	6,075	0	0	
INTEREST INCOME	81,048	1,500	1,800	Projected At \$150 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 1,503,263</b>	<b>\$ 1,719,897</b>	<b>\$ 1,613,564</b>	
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENDITURES</b>				
SUPERVISOR FEES	7,600	10,000	10,000	No Change From 2023/2024 Budget
PAYROLL TAXES (EMPLOYER)	581	800	800	Projected At 8% Of Supervisor Fees
ENGINEERING	63,575	40,000	40,000	FY 23/24 Expenditure Through January 2024 Was \$1,690
LEGAL FEES	22,683	23,000	23,000	FY 23/24 Expenditure Through January 2024 Was \$6,370
AUDIT FEES	4,000	4,100	4,200	Accepted Amount For 2023/2024 Audit
MANAGEMENT	47,664	49,092	50,556	CPI Adjustment (Capped At 3%)
POSTAGE	2,002	1,450	1,450	No Change From 2023/2024 Budget
OFFICE SUPPLIES/PRINTING	1,869	5,500	5,300	\$200 Decrease From 2023/2024 Budget
INSURANCE	16,536	17,500	24,000	FY 23/24 Expenditure Was \$21,056
LEGAL ADVERTISING	462	1,100	2,500	Will Increase Due To Closing Of Daily Business Review
MISCELLANEOUS	18,222	8,750	8,750	No Change From 2023/2024 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2023/2024 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
TRUSTEE FEES	1,420	1,800	1,600	\$200 Decrease From 2023/2024 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2023/2024 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2023/2024 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 196,639</b>	<b>\$ 173,117</b>	<b>\$ 182,181</b>	
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 734,029</b>	<b>\$ 1,421,600</b>	<b>\$ 1,301,600</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 930,668</b>	<b>\$ 1,594,717</b>	<b>\$ 1,483,781</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 572,595</b>	<b>\$ 125,180</b>	<b>\$ 129,783</b>	
BOND PAYMENTS (2010)	(123,027)	(122,077)	(122,077)	Yearly Maximum Debt Assessment
<b>BALANCE</b>	<b>\$ 449,568</b>	<b>\$ 3,103</b>	<b>\$ 7,706</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(27,242)	(34,368)	(32,235)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(52,245)	(68,735)	(64,471)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 370,081</b>	<b>\$ (100,000)</b>	<b>\$ (89,000)</b>	
CARRYOVER FROM PRIOR YEAR	0	100,000	89,000	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 370,081</b>	<b>\$ -</b>	<b>\$ -</b>	

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

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
MAINTENANCE EXPENDITURES				
FIELD MAINTENANCE	5,000	5,000	5,000	No Change From 2023/2024 Budget
OPERATIONS MANAGEMENT	12,000	12,000	12,000	No Change From 2023/2024 Budget
SECURITY SERVICES	302,210	370,000	370,000	FY 23/24 Expenditure Through February 2024 Was \$105,237
HOA SECURITY SERVICES - ADMIN	5,000	35,100	35,100	No Change From 2023/2024 Budget
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	0	35,000	35,000	No Change From 2023/2024 Budget
SECURITY CAMERAS & MAINTENANCE	24,664	12,000	12,000	No Change From 2023/2024 Budget
SECURITY ONLINE SOLUTIONS	0	12,000	12,000	No Change From 2023/2024 Budget
GATE SYSTEM MAINTENANCE	47,685	50,000	50,000	No Change From 2023/2024 Budget
TELEPHONE	10,279	12,500	12,500	No Change From 2023/2024 Budget
ELECTRIC	93,872	85,000	85,000	No Change From 2023/2024 Budget
WATER & SEWAGE	9,660	16,000	16,000	No Change From 2023/2024 Budget
GUARDHOUSE INT/EXT MAINTENANCE	39,720	30,000	30,000	No Change From 2023/2024 Budget
LAKE & PRESERVE MAINTENANCE	36,841	48,000	48,000	No Change From 2023/2024 Budget
SIGNAGE	130	2,000	2,000	No Change From 2023/2024 Budget
STREETLIGHT MAINTENANCE	2,770	5,000	5,000	No Change From 2023/2024 Budget
WATERFALL MAINTENANCE	67,744	80,000	80,000	No Change From 2023/2024 Budget
HOLIDAY LIGHTING	9,990	11,000	11,000	No Change From 2023/2024 Budget
OPERATING RESERVE/CONTINGENCY	19,574	24,000	24,000	No Change From 2023/2024 Budget
MISCELLANEOUS MAINTENANCE	10,740	10,000	10,000	No Change From 2023/2024 Budget
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	9,250	100,000	100,000	Fourth Year Of Five Year Reserve
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	0	14,000	14,000	No Change From 2023/2024 Budget
HEADWALL STABILIZATION PROJECT	0	50,000	50,000	Current Reserve = \$60,000 - Total Project Is \$100,000
LAKE SLOPE SOIL MAINTENANCE	0	10,000	10,000	No Change From 2023/2024 Budget
IGUANA CONTROL	26,900	27,000	27,000	Iguana Control
STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT	0	120,000	0	Line Item Eliminated
MONUMENT MAINTENANCE	0	6,000	6,000	Monument Maintenance
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	0	240,000	240,000	Current Reserve = \$540,000 - Previously Estimated Cost = \$700,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 734,029</b>	<b>\$ 1,421,600</b>	<b>\$ 1,301,600</b>	

**DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2010) BUDGET**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	10,418	100	500	Projected Interest For 2024/2025
NAV Tax Collection	123,027	122,214	122,077	Yearly Maximum Debt Assessment
Prepaid Bond Collection	1,117	0	0	
<b>Total Revenues</b>	<b>\$ 134,562</b>	<b>\$ 122,314</b>	<b>\$ 122,577</b>	
<b>EXPENDITURES</b>				
Principal Payments	50,000	55,000	60,000	Principal Payment Due In 2025
Additional Principal Payments	5,000	11,220	9,814	Additional Principal Payments
Interest Payments	60,113	56,094	52,763	Interest Payments Due In 2025
<b>Total Expenditures</b>	<b>\$ 115,113</b>	<b>\$ 122,314</b>	<b>\$ 122,577</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 19,449</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2010 Bond Information**

Original Par Amount =	\$2,650,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.05 - 5.95%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2010		
Maturity Date =	May 2040		
Par Amount As Of 1/1/24 =	\$1,045,000		

## Walnut Creek Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
Administrative	\$ 181.73	\$ 199.86	\$ 204.00	\$ 214.41
Maintenance	\$ 1,247.35	\$ 1,229.20	\$ 1,570.91	\$ 1,441.35
<u>2010 Debt</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>
Total	<b>\$ 1,575.00</b>	<b>\$ 1,574.98</b>	<b>\$ 1,920.83</b>	<b>\$ 1,801.68</b>

\* Assessments Include the Following :

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

Community Information:

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Total Units 895

2010 Debt Service Information

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Total Units 895  
Prepayments 5  
 Billed For 2010 Debt 890



Walnut Creek  
Community Development District

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

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

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- VI    ASSESSMENT COMPARISON**

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

	FISCAL YEAR 2024/2025 BUDGET
<b>REVENUES</b>	
ADMINISTRATIVE ASSESSMENTS	191,895
MAINTENANCE ASSESSMENTS	1,268,723
DEBT ASSESSMENTS (2010)	129,869
OTHER REVENUES	0
INTEREST INCOME	1,800
<b>TOTAL REVENUES</b>	<b>\$ 1,592,287</b>
<b>EXPENDITURES</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>	
SUPERVISOR FEES	10,000
PAYROLL TAXES (EMPLOYER)	800
ENGINEERING	40,000
LEGAL FEES	23,000
AUDIT FEES	4,200
MANAGEMENT	50,556
POSTAGE	1,450
OFFICE SUPPLIES/PRINTING	5,300
INSURANCE	24,000
LEGAL ADVERTISING	2,500
MISCELLANEOUS	8,750
DUES & SUBSCRIPTIONS	175
ASSESSMENT ROLL	7,500
TRUSTEE FEES	1,600
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 182,181</b>
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,301,600</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,483,781</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 108,506</b>
BOND PAYMENTS (2010)	(122,077)
<b>BALANCE</b>	<b>\$ (13,571)</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(31,810)
DISCOUNTS FOR EARLY PAYMENTS	(63,619)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (109,000)</b>
CARRYOVER FROM PRIOR YEAR	109,000
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

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

	FISCAL YEAR
	2024/2025
MAINTENANCE EXPENDITURES	BUDGET
FIELD MAINTENANCE	5,000
OPERATIONS MANAGEMENT	12,000
SECURITY SERVICES	370,000
HOA SECURITY SERVICES - ADMIN	35,100
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000
SECURITY CAMERAS & MAINTENANCE	12,000
SECURITY ONLINE SOLUTIONS	12,000
GATE SYSTEM MAINTENANCE	50,000
TELEPHONE	12,500
ELECTRIC	85,000
WATER & SEWAGE	16,000
GUARDHOUSE INT/EXT MAINTENANCE	30,000
LAKE & PRESERVE MAINTENANCE	48,000
SIGNAGE	2,000
STREETLIGHT MAINTENANCE	5,000
WATERFALL MAINTENANCE	80,000
HOLIDAY LIGHTING	11,000
OPERATING RESERVE/CONTINGENCY	24,000
MISCELLANEOUS MAINTENANCE	10,000
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	100,000
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	14,000
HEADWALL STABILIZATION PROJECT	50,000
LAKE SLOPE SOIL MAINTENANCE	10,000
IGUANA CONTROL	27,000
STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT	0
MONUMENT MAINTENANCE	6,000
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	240,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,301,600</b>

**DETAILED PROPOSED BUDGET**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
ADMINISTRATIVE ASSESSMENTS	183,027	182,571	191,895	Expenditures Less Interest/.94
MAINTENANCE ASSESSMENTS	1,102,754	1,405,957	1,268,723	Expenditures Less Carryover/.94
DEBT ASSESSMENTS (2010)	130,359	129,869	129,869	Bond Payments/.94
OTHER REVENUES	6,075	0	0	
INTEREST INCOME	81,048	1,500	1,800	Projected At \$150 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 1,503,263</b>	<b>\$ 1,719,897</b>	<b>\$ 1,592,287</b>	
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENDITURES</b>				
SUPERVISOR FEES	7,600	10,000	10,000	No Change From 2023/2024 Budget
PAYROLL TAXES (EMPLOYER)	581	800	800	Projected At 8% Of Supervisor Fees
ENGINEERING	63,575	40,000	40,000	FY 23/24 Expenditure Through January 2024 Was \$1,690
LEGAL FEES	22,683	23,000	23,000	FY 23/24 Expenditure Through January 2024 Was \$6,370
AUDIT FEES	4,000	4,100	4,200	Accepted Amount For 2023/2024 Audit
MANAGEMENT	47,664	49,092	50,556	CPI Adjustment (Capped At 3%)
POSTAGE	2,002	1,450	1,450	No Change From 2023/2024 Budget
OFFICE SUPPLIES/PRINTING	1,869	5,500	5,300	\$200 Decrease From 2023/2024 Budget
INSURANCE	16,536	17,500	24,000	FY 23/24 Expenditure Was \$21,056
LEGAL ADVERTISING	462	1,100	2,500	Will Increase Due To Closing Of Daily Business Review
MISCELLANEOUS	18,222	8,750	8,750	No Change From 2023/2024 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2023/2024 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
TRUSTEE FEES	1,420	1,800	1,600	\$200 Decrease From 2023/2024 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2023/2024 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2023/2024 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 196,639</b>	<b>\$ 173,117</b>	<b>\$ 182,181</b>	
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 734,029</b>	<b>\$ 1,421,600</b>	<b>\$ 1,301,600</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 930,668</b>	<b>\$ 1,594,717</b>	<b>\$ 1,483,781</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 572,595</b>	<b>\$ 125,180</b>	<b>\$ 108,506</b>	
BOND PAYMENTS (2010)	(123,027)	(122,077)	(122,077)	Yearly Maximum Debt Assessment
<b>BALANCE</b>	<b>\$ 449,568</b>	<b>\$ 3,103</b>	<b>\$ (13,571)</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(27,242)	(34,368)	(31,810)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(52,245)	(68,735)	(63,619)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 370,081</b>	<b>\$ (100,000)</b>	<b>\$ (109,000)</b>	
CARRYOVER FROM PRIOR YEAR	0	100,000	109,000	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 370,081</b>	<b>\$ -</b>	<b>\$ -</b>	

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

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
MAINTENANCE EXPENDITURES				
FIELD MAINTENANCE	5,000	5,000	5,000	No Change From 2023/2024 Budget
OPERATIONS MANAGEMENT	12,000	12,000	12,000	No Change From 2023/2024 Budget
SECURITY SERVICES	302,210	370,000	370,000	FY 23/24 Expenditure Through February 2024 Was \$105,237
HOA SECURITY SERVICES - ADMIN	5,000	35,100	35,100	No Change From 2023/2024 Budget
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	0	35,000	35,000	No Change From 2023/2024 Budget
SECURITY CAMERAS & MAINTENANCE	24,664	12,000	12,000	No Change From 2023/2024 Budget
SECURITY ONLINE SOLUTIONS	0	12,000	12,000	No Change From 2023/2024 Budget
GATE SYSTEM MAINTENANCE	47,685	50,000	50,000	No Change From 2023/2024 Budget
TELEPHONE	10,279	12,500	12,500	No Change From 2023/2024 Budget
ELECTRIC	93,872	85,000	85,000	No Change From 2023/2024 Budget
WATER & SEWAGE	9,660	16,000	16,000	No Change From 2023/2024 Budget
GUARDHOUSE INT/EXT MAINTENANCE	39,720	30,000	30,000	No Change From 2023/2024 Budget
LAKE & PRESERVE MAINTENANCE	36,841	48,000	48,000	No Change From 2023/2024 Budget
SIGNAGE	130	2,000	2,000	No Change From 2023/2024 Budget
STREETLIGHT MAINTENANCE	2,770	5,000	5,000	No Change From 2023/2024 Budget
WATERFALL MAINTENANCE	67,744	80,000	80,000	No Change From 2023/2024 Budget
HOLIDAY LIGHTING	9,990	11,000	11,000	No Change From 2023/2024 Budget
OPERATING RESERVE/CONTINGENCY	19,574	24,000	24,000	No Change From 2023/2024 Budget
MISCELLANEOUS MAINTENANCE	10,740	10,000	10,000	No Change From 2023/2024 Budget
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	9,250	100,000	100,000	Fourth Year Of Five Year Reserve
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	0	14,000	14,000	No Change From 2023/2024 Budget
HEADWALL STABILIZATION PROJECT	0	50,000	50,000	Current Reserve = \$60,000 - Total Project Is \$100,000
LAKE SLOPE SOIL MAINTENANCE	0	10,000	10,000	No Change From 2023/2024 Budget
IGUANA CONTROL	26,900	27,000	27,000	Iguana Control
STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT	0	120,000	0	Line Item Eliminated
MONUMENT MAINTENANCE	0	6,000	6,000	Monument Maintenance
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	0	240,000	240,000	Current Reserve = \$540,000 - Previously Estimated Cost = \$700,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 734,029</b>	<b>\$ 1,421,600</b>	<b>\$ 1,301,600</b>	

**DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2010) BUDGET**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	10,418	100	500	Projected Interest For 2024/2025
NAV Tax Collection	123,027	122,214	122,077	Yearly Maximum Debt Assessment
Prepaid Bond Collection	1,117	0	0	
<b>Total Revenues</b>	<b>\$ 134,562</b>	<b>\$ 122,314</b>	<b>\$ 122,577</b>	
<b>EXPENDITURES</b>				
Principal Payments	50,000	55,000	60,000	Principal Payment Due In 2025
Additional Principal Payments	5,000	11,220	9,814	Additional Principal Payments
Interest Payments	60,113	56,094	52,763	Interest Payments Due In 2025
<b>Total Expenditures</b>	<b>\$ 115,113</b>	<b>\$ 122,314</b>	<b>\$ 122,577</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 19,449</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2010 Bond Information**

Original Par Amount =	\$2,650,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.05 - 5.95%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2010		
Maturity Date =	May 2040		
Par Amount As Of 1/1/24 =	\$1,045,000		

## Walnut Creek Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
Administrative	\$ 181.73	\$ 199.86	\$ 204.00	\$ 214.41
Maintenance	\$ 1,247.35	\$ 1,229.20	\$ 1,570.91	\$ 1,417.57
<u>2010 Debt</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>
Total	<b>\$ 1,575.00</b>	<b>\$ 1,574.98</b>	<b>\$ 1,920.83</b>	<b>\$ 1,777.90</b>

\* Assessments Include the Following :

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

Community Information:

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Total Units 895

2010 Debt Service Information

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Total Units 895  
Prepayments 5  
 Billed For 2010 Debt 890



Walnut Creek  
Community Development District

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

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

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- V     DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2010)**
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**PROPOSED BUDGET**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2024/2025 BUDGET
<b>REVENUES</b>	
ADMINISTRATIVE ASSESSMENTS	191,895
MAINTENANCE ASSESSMENTS	1,172,894
DEBT ASSESSMENTS (2010)	129,869
OTHER REVENUES	0
INTEREST INCOME	1,800
<b>TOTAL REVENUES</b>	<b>\$ 1,496,458</b>
<b>EXPENDITURES</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>	
SUPERVISOR FEES	10,000
PAYROLL TAXES (EMPLOYER)	800
ENGINEERING	40,000
LEGAL FEES	23,000
AUDIT FEES	4,200
MANAGEMENT	50,556
POSTAGE	1,450
OFFICE SUPPLIES/PRINTING	5,300
INSURANCE	24,000
LEGAL ADVERTISING	2,500
MISCELLANEOUS	8,750
DUES & SUBSCRIPTIONS	175
ASSESSMENT ROLL	7,500
TRUSTEE FEES	1,600
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 182,181</b>
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,301,600</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,483,781</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 12,677</b>
BOND PAYMENTS (2010)	(122,077)
<b>BALANCE</b>	<b>\$ (109,400)</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(29,893)
DISCOUNTS FOR EARLY PAYMENTS	(59,786)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (199,079)</b>
CARRYOVER FROM PRIOR YEAR	199,079
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

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

	FISCAL YEAR 2024/2025 BUDGET
<b>MAINTENANCE EXPENDITURES</b>	
FIELD MAINTENANCE	5,000
OPERATIONS MANAGEMENT	12,000
SECURITY SERVICES	370,000
HOA SECURITY SERVICES - ADMIN	35,100
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000
SECURITY CAMERAS & MAINTENANCE	12,000
SECURITY ONLINE SOLUTIONS	12,000
GATE SYSTEM MAINTENANCE	50,000
TELEPHONE	12,500
ELECTRIC	85,000
WATER & SEWAGE	16,000
GUARDHOUSE INT/EXT MAINTENANCE	30,000
LAKE & PRESERVE MAINTENANCE	48,000
SIGNAGE	2,000
STREETLIGHT MAINTENANCE	5,000
WATERFALL MAINTENANCE	80,000
HOLIDAY LIGHTING	11,000
OPERATING RESERVE/CONTINGENCY	24,000
MISCELLANEOUS MAINTENANCE	10,000
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	100,000
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	14,000
HEADWALL STABILIZATION PROJECT	50,000
LAKE SLOPE SOIL MAINTENANCE	10,000
IGUANA CONTROL	27,000
STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT	0
MONUMENT MAINTENANCE	6,000
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	240,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,301,600</b>

**DETAILED PROPOSED BUDGET**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
ADMINISTRATIVE ASSESSMENTS	183,027	182,571	191,895	Expenditures Less Interest/.94
MAINTENANCE ASSESSMENTS	1,102,754	1,405,957	1,172,894	Expenditures Less Carryover/.94
DEBT ASSESSMENTS (2010)	130,359	129,869	129,869	Bond Payments/.94
OTHER REVENUES	6,075	0	0	
INTEREST INCOME	81,048	1,500	1,800	Projected At \$150 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 1,503,263</b>	<b>\$ 1,719,897</b>	<b>\$ 1,496,458</b>	
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENDITURES</b>				
SUPERVISOR FEES	7,600	10,000	10,000	No Change From 2023/2024 Budget
PAYROLL TAXES (EMPLOYER)	581	800	800	Projected At 8% Of Supervisor Fees
ENGINEERING	63,575	40,000	40,000	FY 23/24 Expenditure Through January 2024 Was \$1,690
LEGAL FEES	22,683	23,000	23,000	FY 23/24 Expenditure Through January 2024 Was \$6,370
AUDIT FEES	4,000	4,100	4,200	Accepted Amount For 2023/2024 Audit
MANAGEMENT	47,664	49,092	50,556	CPI Adjustment (Capped At 3%)
POSTAGE	2,002	1,450	1,450	No Change From 2023/2024 Budget
OFFICE SUPPLIES/PRINTING	1,869	5,500	5,300	\$200 Decrease From 2023/2024 Budget
INSURANCE	16,536	17,500	24,000	FY 23/24 Expenditure Was \$21,056
LEGAL ADVERTISING	462	1,100	2,500	Will Increase Due To Closing Of Daily Business Review
MISCELLANEOUS	18,222	8,750	8,750	No Change From 2023/2024 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2023/2024 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
TRUSTEE FEES	1,420	1,800	1,600	\$200 Decrease From 2023/2024 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2023/2024 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2023/2024 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 196,639</b>	<b>\$ 173,117</b>	<b>\$ 182,181</b>	
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 734,029</b>	<b>\$ 1,421,600</b>	<b>\$ 1,301,600</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 930,668</b>	<b>\$ 1,594,717</b>	<b>\$ 1,483,781</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 572,595</b>	<b>\$ 125,180</b>	<b>\$ 12,677</b>	
BOND PAYMENTS (2010)	(123,027)	(122,077)	(122,077)	Yearly Maximum Debt Assessment
<b>BALANCE</b>	<b>\$ 449,568</b>	<b>\$ 3,103</b>	<b>\$ (109,400)</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(27,242)	(34,368)	(29,893)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(52,245)	(68,735)	(59,786)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 370,081</b>	<b>\$ (100,000)</b>	<b>\$ (199,079)</b>	
CARRYOVER FROM PRIOR YEAR	0	100,000	199,079	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 370,081</b>	<b>\$ -</b>	<b>\$ -</b>	

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

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
MAINTENANCE EXPENDITURES				
FIELD MAINTENANCE	5,000	5,000	5,000	No Change From 2023/2024 Budget
OPERATIONS MANAGEMENT	12,000	12,000	12,000	No Change From 2023/2024 Budget
SECURITY SERVICES	302,210	370,000	370,000	FY 23/24 Expenditure Through February 2024 Was \$105,237
HOA SECURITY SERVICES - ADMIN	5,000	35,100	35,100	No Change From 2023/2024 Budget
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	0	35,000	35,000	No Change From 2023/2024 Budget
SECURITY CAMERAS & MAINTENANCE	24,664	12,000	12,000	No Change From 2023/2024 Budget
SECURITY ONLINE SOLUTIONS	0	12,000	12,000	No Change From 2023/2024 Budget
GATE SYSTEM MAINTENANCE	47,685	50,000	50,000	No Change From 2023/2024 Budget
TELEPHONE	10,279	12,500	12,500	No Change From 2023/2024 Budget
ELECTRIC	93,872	85,000	85,000	No Change From 2023/2024 Budget
WATER & SEWAGE	9,660	16,000	16,000	No Change From 2023/2024 Budget
GUARDHOUSE INT/EXT MAINTENANCE	39,720	30,000	30,000	No Change From 2023/2024 Budget
LAKE & PRESERVE MAINTENANCE	36,841	48,000	48,000	No Change From 2023/2024 Budget
SIGNAGE	130	2,000	2,000	No Change From 2023/2024 Budget
STREETLIGHT MAINTENANCE	2,770	5,000	5,000	No Change From 2023/2024 Budget
WATERFALL MAINTENANCE	67,744	80,000	80,000	No Change From 2023/2024 Budget
HOLIDAY LIGHTING	9,990	11,000	11,000	No Change From 2023/2024 Budget
OPERATING RESERVE/CONTINGENCY	19,574	24,000	24,000	No Change From 2023/2024 Budget
MISCELLANEOUS MAINTENANCE	10,740	10,000	10,000	No Change From 2023/2024 Budget
STORMWATER MAINTENANCE & PIPE REPLACEMENT RESERVE/CONTINGENCY	9,250	100,000	100,000	Fourth Year Of Five Year Reserve
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES & GATES	0	14,000	14,000	No Change From 2023/2024 Budget
HEADWALL STABILIZATION PROJECT	0	50,000	50,000	Current Reserve = \$60,000 - Total Project Is \$100,000
LAKE SLOPE SOIL MAINTENANCE	0	10,000	10,000	No Change From 2023/2024 Budget
IGUANA CONTROL	26,900	27,000	27,000	Iguana Control
STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT	0	120,000	0	Line Item Eliminated
MONUMENT MAINTENANCE	0	6,000	6,000	Monument Maintenance
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	0	240,000	240,000	Current Reserve = \$540,000 - Previously Estimated Cost = \$700,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 734,029</b>	<b>\$ 1,421,600</b>	<b>\$ 1,301,600</b>	

**DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2010) BUDGET**  
**WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	10,418	100	500	Projected Interest For 2024/2025
NAV Tax Collection	123,027	122,214	122,077	Yearly Maximum Debt Assessment
Prepaid Bond Collection	1,117	0	0	
<b>Total Revenues</b>	<b>\$ 134,562</b>	<b>\$ 122,314</b>	<b>\$ 122,577</b>	
<b>EXPENDITURES</b>				
Principal Payments	50,000	55,000	60,000	Principal Payment Due In 2025
Additional Principal Payments	5,000	11,220	9,814	Additional Principal Payments
Interest Payments	60,113	56,094	52,763	Interest Payments Due In 2025
<b>Total Expenditures</b>	<b>\$ 115,113</b>	<b>\$ 122,314</b>	<b>\$ 122,577</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 19,449</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2010 Bond Information**

Original Par Amount =	\$2,650,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.05 - 5.95%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2010		
Maturity Date =	May 2040		
Par Amount As Of 1/1/24 =	\$1,045,000		

## Walnut Creek Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
Administrative	\$ 181.73	\$ 199.86	\$ 204.00	\$ 214.41
Maintenance	\$ 1,247.35	\$ 1,229.20	\$ 1,570.91	\$ 1,310.50
<u>2010 Debt</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>	<u>\$ 145.92</u>
Total	<b>\$ 1,575.00</b>	<b>\$ 1,574.98</b>	<b>\$ 1,920.83</b>	<b>\$ 1,670.83</b>

\* Assessments Include the Following :

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

Community Information:

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Total Units 895

2010 Debt Service Information

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Total Units 895  
Prepayments 5  
 Billed For 2010 Debt 890