

Walnut Creek
Community Development District

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

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 2010)**
- VI ASSESSMENT COMPARISON**

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

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	191,895
MAINTENANCE ASSESSMENTS	1,268,723
DEBT ASSESSMENTS (2010)	129,869
OTHER REVENUES	0
INTEREST INCOME	1,800
TOTAL REVENUES	\$ 1,592,287
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 182,181
TOTAL MAINTENANCE EXPENDITURES	\$ 1,301,600
TOTAL EXPENDITURES	\$ 1,483,781
REVENUES LESS EXPENDITURES	\$ 108,506
BOND PAYMENTS (2010)	(122,077)
BALANCE	\$ (13,571)
COUNTY APPRAISER & TAX COLLECTOR FEE	(31,810)
DISCOUNTS FOR EARLY PAYMENTS	(63,619)
EXCESS/ (SHORTFALL)	\$ (109,000)
CARRYOVER FROM PRIOR YEAR	109,000
NET EXCESS/ (SHORTFALL)	\$ -

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

	FISCAL YEAR 2024/2025 BUDGET
MAINTENANCE EXPENDITURES	
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
TOTAL MAINTENANCE EXPENDITURES	\$ 1,301,600

DETAILED FINAL 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
REVENUES				
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
TOTAL REVENUES	\$ 1,503,263	\$ 1,719,897	\$ 1,592,287	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 196,639	\$ 173,117	\$ 182,181	
TOTAL MAINTENANCE EXPENDITURES	\$ 734,029	\$ 1,421,600	\$ 1,301,600	
TOTAL EXPENDITURES	\$ 930,668	\$ 1,594,717	\$ 1,483,781	
REVENUES LESS EXPENDITURES	\$ 572,595	\$ 125,180	\$ 108,506	
BOND PAYMENTS (2010)	(123,027)	(122,077)	(122,077)	Yearly Maximum Debt Assessment
BALANCE	\$ 449,568	\$ 3,103	\$ (13,571)	
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
EXCESS/ (SHORTFALL)	\$ 370,081	\$ (100,000)	\$ (109,000)	
CARRYOVER FROM PRIOR YEAR	0	100,000	109,000	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 370,081	\$ -	\$ -	

DETAILED FINAL 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
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
TOTAL MAINTENANCE EXPENDITURES	\$ 734,029	\$ 1,421,600	\$ 1,301,600	

DETAILED FINAL 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	
Total Revenues	\$ 134,562	\$ 122,314	\$ 122,577	
EXPENDITURES				
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
Total Expenditures	\$ 115,113	\$ 122,314	\$ 122,577	
Excess/ (Shortfall)	\$ 19,449	\$ -	\$ -	

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	\$ 1,575.00	\$ 1,574.98	\$ 1,920.83	\$ 1,777.90

* Assessments Include the Following :

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

Community Information:

Total Units 895

2010 Debt Service Information

Total Units 895
Prepayments 5
 Billed For 2010 Debt 890