

**WALNUT CREEK HOMEOWNERS' ASSOCIATION, INC.  
TOWN HALL MEETING**

**DATE:** DECEMBER 8, 2025  
**TIME:** 6:00 p.m.  
**PLACE:** Carter Elementary School  
8500 A Meyers Rd.  
Richmond, TX 77469

**AGENDA**

**This is a notice to all property owners of the Walnut Creek Homeowners Association, Inc. that a Town Hall meeting is scheduled to review and discuss the following topics and conduct business:**

*Open Session*

- I. Call to Order and Adoption of Agenda--- 6:00 PM
- II. Financial Report and 2026 Budget
- III. Homeowner Open Forum
- IV. Adjournment--- 7:00 PM

Homeowner questions and comments must be held for the homeowner's open forums only. Items not listed on the posted agenda cannot be decided upon until the next Board meeting, per state law.

**All questions must pertain to the association.  
In the interest of time, a maximum of two minutes per homeowner is permitted.**



PO Box 5191, Katy, Texas 77491  
713-429-5440 Phone / 713-344-0472 Fax  
[www.csutx.com](http://www.csutx.com)

## Walnut Creek

## Balance Sheet

Period Through 10/31/2025

**Assets**Cash

CIT Operating	10,866.42
CIT ICS	898,384.25

<u>Total Cash</u>	<u>909,250.67</u>
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Reserves

CIT Reserve	195,593.56
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<u>Total Reserves</u>	<u>195,593.56</u>
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Accounts Receivables

2023 Assessments	10,265.54
2024 Assessments	31,994.68
2025 Assessments	67,486.69
2025 Builder Fees	630.00
Capitalization Fees	315.00
Finance Charges	8,516.20
Collection Costs	17,883.99
Legal Fees - Collections	30,005.55
DRV Enforcement Expenses	9,119.17
NSF Service Fees	346.61
Legal Fees - DRV Enforcement	3,418.61

<u>Total Accounts Receivables</u>	<u>179,982.04</u>
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Prepaid Expenses

Prepaid Insurance	3,760.30
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<u>Total Prepaid Expenses</u>	<u>3,760.30</u>
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<i>Total Assets</i>		<u><u>1,288,586.57</u></u>
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**Liabilities & Equity**Liability

Prepaid Assessments	17,399.46
Unearned Assessments	207,112.50
Unearned Assessments - Builder	11,970.00

<u>Total Liability</u>	<u>236,481.96</u>
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Equity

Net Income	242,715.27
C/Y Surplus/(Deficit)	(640.00)
Members Equity	578,253.81
CY Profit (Loss)	41,964.16

<u>Total Equity</u>	<u>862,293.24</u>
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Reserves

Reserve Fund	308,503.91
Interest Income Reserve	499.10
Reserve Expenses	(119,191.64)

<u>Total Reserves</u>	<u>189,811.37</u>
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<i>Total Liabilities &amp; Equity</i>		<u><u>1,288,586.57</u></u>
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# Walnut Creek Budget Comparison

Period 10/1/2025 To 10/31/2025 11:59:00 PM

	Current Period Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b>Assessment Revenue</b>									
Residential Assessments	0.00	70,770.00	(70,770.00)	100.00%	658,507.50	707,700.00	(49,192.50)	6.95%	849,240.00
Pro-Rated Assessments	0.00	2,205.00	(2,205.00)	100.00%	0.00	22,050.00	(22,050.00)	100.00%	26,460.00
Assessments - Builder	0.00	0.00	0.00	0.00%	(1,890.00)	0.00	(1,890.00)	0.00%	0.00
<b>TOTAL Assessment Revenue</b>	<b>0.00</b>	<b>72,975.00</b>	<b>(72,975.00)</b>	<b>100.00%</b>	<b>656,617.50</b>	<b>729,750.00</b>	<b>(73,132.50)</b>	<b>10.02%</b>	<b>875,700.00</b>
<b>Other</b>									
Capitalization Fees	740.00	833.00	(93.00)	11.16%	8,875.00	8,330.00	545.00	-6.54%	10,000.00
Finance Charges	0.00	1,250.00	(1,250.00)	100.00%	7,041.48	12,500.00	(5,458.52)	43.67%	15,000.00
Reserve for Doubtful Accc	0.00	(4,954.00)	4,954.00	100.00%	0.00	(49,540.00)	49,540.00	100.00%	(59,447.00)
Other Income	0.00	8.00	(8.00)	100.00%	0.00	80.00	(80.00)	100.00%	100.00
Non-Owner Other Income	0.00	0.00	0.00	0.00%	8,947.00	0.00	8,947.00	0.00%	0.00
Collection Costs	10.00	0.00	10.00	0.00%	15,050.00	0.00	15,050.00	0.00%	0.00
Legal Fees - Collections	607.02	2,083.00	(1,475.98)	70.86%	14,565.14	20,830.00	(6,264.86)	30.08%	25,000.00
Legal Fees - DRV Enforce	1,431.18	208.00	1,223.18	-588.07%	4,583.44	2,080.00	2,503.44	-120.36%	2,500.00
DRV Enforcement Expens	975.00	125.00	850.00	-680.00%	9,650.00	1,250.00	8,400.00	-672.00%	1,500.00
Interest Income	373.11	417.00	(43.89)	10.53%	5,394.70	4,170.00	1,224.70	-29.37%	5,000.00
<b>TOTAL Other</b>	<b>4,136.31</b>	<b>(30.00)</b>	<b>4,166.31</b>	<b>13887.70%</b>	<b>74,106.76</b>	<b>(300.00)</b>	<b>74,406.76</b>	<b>24802.25%</b>	<b>(347.00)</b>
<b>TOTAL Income</b>	<b>4,136.31</b>	<b>72,945.00</b>	<b>(68,808.69)</b>	<b>94.33%</b>	<b>730,724.26</b>	<b>729,450.00</b>	<b>1,274.26</b>	<b>-0.17%</b>	<b>875,353.00</b>
<b>Expense</b>									
<b>Administrative Services</b>									
Administrative Contract	4,200.00	4,200.00	0.00	0.00%	42,000.00	42,000.00	0.00	0.00%	50,400.00
Copies	421.26	417.00	(4.26)	-1.02%	4,418.65	4,170.00	(248.65)	-5.96%	5,000.00
Postage	1,510.96	667.00	(843.96)	-126.53%	8,936.93	6,670.00	(2,266.93)	-33.99%	8,000.00
Meeting Expenses	0.00	25.00	25.00	100.00%	528.25	250.00	(278.25)	-111.30%	300.00
Administrative Notices	0.00	347.00	347.00	100.00%	0.00	3,470.00	3,470.00	100.00%	4,164.00
Record Storage	0.00	30.00	30.00	100.00%	0.00	300.00	300.00	100.00%	360.00
Other Administrative Expe	1,653.00	833.00	(820.00)	-98.44%	18,263.00	8,330.00	(9,933.00)	-119.24%	10,000.00
DRV Enforcement Expens	575.00	417.00	(158.00)	-37.89%	7,125.00	4,170.00	(2,955.00)	-70.86%	5,000.00
ACC Charges - Owners	200.00	333.00	133.00	39.94%	3,050.00	3,330.00	280.00	8.41%	4,000.00
<b>TOTAL Administrative Serv</b>	<b>8,560.22</b>	<b>7,269.00</b>	<b>(1,291.22)</b>	<b>-17.76%</b>	<b>84,321.83</b>	<b>72,690.00</b>	<b>(11,631.83)</b>	<b>-16.00%</b>	<b>87,224.00</b>
<b>Common</b>									
Community Events	0.00	833.00	833.00	100.00%	3,555.00	8,330.00	4,775.00	57.32%	10,000.00
Holiday Decorations	0.00	667.00	667.00	100.00%	3,797.00	6,670.00	2,873.00	43.07%	8,000.00
Miscellaneous	0.00	83.00	83.00	100.00%	0.00	830.00	830.00	100.00%	1,000.00
Website	0.00	0.00	0.00	0.00%	1,357.72	0.00	(1,357.72)	0.00%	0.00
<b>TOTAL Common</b>	<b>0.00</b>	<b>1,583.00</b>	<b>1,583.00</b>	<b>100.00%</b>	<b>8,709.72</b>	<b>15,830.00</b>	<b>7,120.28</b>	<b>44.98%</b>	<b>19,000.00</b>
<b>Grounds Maintenance</b>									
Landscape Maintenance C	43,200.00	24,167.00	(19,033.00)	-78.76%	218,636.33	241,670.00	23,033.67	9.53%	290,000.00
Landscape Extras	81,760.00	3,333.00	(78,427.00)	-2353.05%	81,896.19	33,330.00	(48,566.19)	-145.71%	40,000.00
Irrigation Repairs	3,200.00	1,667.00	(1,533.00)	-91.96%	9,747.28	16,670.00	6,922.72	41.53%	20,000.00
DRV Mowing	425.00	375.00	(50.00)	-13.33%	2,850.00	3,750.00	900.00	24.00%	4,500.00

# Walnut Creek Budget Comparison

Period 10/1/2025 To 10/31/2025 11:59:00 PM

	Current Period Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
TOTAL Grounds Maintenance	128,585.00	29,542.00	(99,043.00)	-335.26%	313,129.80	295,420.00	(17,709.80)	-5.99%	354,500.00
<b><u>Maintenance &amp; Repairs</u></b>									
Maint & Repairs	0.00	1,000.00	1,000.00	100.00%	1,264.80	10,000.00	8,735.20	87.35%	12,000.00
Maint - Electrical	3,712.50	83.00	(3,629.50)	-4372.89%	7,604.77	830.00	(6,774.77)	-816.24%	1,000.00
Maint - Rec Center	0.00	0.00	0.00	0.00%	232.74	0.00	(232.74)	0.00%	0.00
Maint - Fences	0.00	1,250.00	1,250.00	100.00%	770.00	12,500.00	11,730.00	93.84%	15,000.00
Maint - Playgrounds	2,044.95	417.00	(1,627.95)	-390.40%	21,111.49	4,170.00	(16,941.49)	-406.27%	5,000.00
Pest Control	1,120.42	375.00	(745.42)	-198.78%	5,786.13	3,750.00	(2,036.13)	-54.30%	4,500.00
TOTAL Maintenance & Repairs	6,877.87	3,125.00	(3,752.87)	-120.09%	36,769.93	31,250.00	(5,519.93)	-17.66%	37,500.00
<b><u>Other</u></b>									
Bad Debt	75.76	1,667.00	1,591.24	95.46%	4,439.39	16,670.00	12,230.61	73.37%	20,000.00
TOTAL Other	75.76	1,667.00	1,591.24	95.46%	4,439.39	16,670.00	12,230.61	73.37%	20,000.00
<b><u>Pool</u></b>									
Pool Management	1,052.00	4,167.00	3,115.00	74.75%	47,977.58	41,670.00	(6,307.58)	-15.14%	50,000.00
Pool Supplies & Tags	0.00	417.00	417.00	100.00%	259.00	4,170.00	3,911.00	93.79%	5,000.00
Pool Extras & Repairs	264.00	583.00	319.00	54.72%	12,670.84	5,830.00	(6,840.84)	-117.34%	7,000.00
Pool - Access Devices	0.00	167.00	167.00	100.00%	0.00	1,670.00	1,670.00	100.00%	2,000.00
Pool Furniture	0.00	125.00	125.00	100.00%	0.00	1,250.00	1,250.00	100.00%	1,500.00
TOTAL Pool	1,316.00	5,459.00	4,143.00	75.89%	60,907.42	54,590.00	(6,317.42)	-11.57%	65,500.00
<b><u>Professional Services</u></b>									
Bank Charges	20.00	25.00	5.00	20.00%	330.00	250.00	(80.00)	-32.00%	300.00
Insurance Coverage - Proj	0.00	2,083.00	2,083.00	100.00%	16,921.53	20,830.00	3,908.47	18.76%	25,000.00
Legal - Corporate	0.00	208.00	208.00	100.00%	0.00	2,080.00	2,080.00	100.00%	2,500.00
Legal - Collections	7,466.77	4,167.00	(3,299.77)	-79.19%	23,436.96	41,670.00	18,233.04	43.76%	50,000.00
Legal - DRV Enforcement	1,887.43	417.00	(1,470.43)	-352.62%	1,887.43	4,170.00	2,282.57	54.74%	5,000.00
Tax Preparation/Audit	0.00	167.00	167.00	100.00%	600.00	1,670.00	1,070.00	64.07%	2,000.00
TOTAL Professional Service	9,374.20	7,067.00	(2,307.20)	-32.65%	43,175.92	70,670.00	27,494.08	38.90%	84,800.00
<b><u>Reserves</u></b>									
Reserve Contribution	0.00	5,944.00	5,944.00	100.00%	41,608.58	59,440.00	17,831.42	30.00%	71,329.00
TOTAL Reserves	0.00	5,944.00	5,944.00	100.00%	41,608.58	59,440.00	17,831.42	30.00%	71,329.00
<b><u>Taxes</u></b>									
Taxes - Property	0.00	108.00	108.00	100.00%	790.84	1,080.00	289.16	26.77%	1,300.00
TOTAL Taxes	0.00	108.00	108.00	100.00%	790.84	1,080.00	289.16	26.77%	1,300.00
<b><u>Utilities</u></b>									
Electricity - Common Area	1,819.39	1,000.00	(819.39)	-81.94%	9,204.27	10,000.00	795.73	7.96%	12,000.00
Telephone & Internet	0.00	183.00	183.00	100.00%	495.00	1,830.00	1,335.00	72.95%	2,200.00
Water & Sewer	28,515.81	10,000.00	(18,515.81)	-185.16%	85,207.40	100,000.00	14,792.60	14.79%	120,000.00
TOTAL Utilities	30,335.20	11,183.00	(19,152.20)	-171.26%	94,906.67	111,830.00	16,923.33	15.13%	134,200.00
TOTAL Expense	185,124.25	72,947.00	(112,177.25)	-153.78%	688,760.10	729,470.00	40,709.90	5.58%	875,353.00
Excess Revenue / Expense	(180,987.94)	(2.00)	(180,985.94)	0.00%	41,964.16	(20.00)	41,984.16	0.00%	0.00

# Walnut Creek Community Association, Inc.

## 2026 Maintenance Fees

The **2026 Assessment** has been approved in the amount of **\$630.00**.

The assessment is due no later than January 1<sup>st</sup> and will be considered delinquent if not paid in full by January 31, 2026. Below are payment options for your convenience:

**Pay with eCheck or Credit Card** by scanning the C-Property Pay QR code. Or visiting <https://www.csutx.com/payments/>, New users will need to create a new account. Online payments will need the following numbers:

**Management Company ID 3129**

**Association ID 194**

**Your 5-digit account number from your statement**

*Or*



**Mail a Check or Money Order** for the total amount due to the address shown on the enclosed statement before January 31, 2026. **Please be sure to make your check payable to Walnut Creek** and include the bottom portion of the statement with your payment.

**Contact us if you need to set up a 6-month payment plan for your 2026 assessments. Owners can make monthly payments throughout the year to prepay the next years' assessment. These payments would be made in advance of the due date and applied to the upcoming assessment billing.**

Any account not paid in full on or before January 31, 2026, is considered delinquent. It will accrue interest at 10% per annum.

Accounts not paid in full by February 28, 2026 may be turned over for legal pursuit in which all accumulated costs will be the responsibility of the delinquent Homeowner. Legal fees can range from \$150.00 to over \$2,000.00.



General information relating to Walnut Creek, including all Rules and Regulations for the community and home improvements, is posted online for your review.



PO Box 5191, Katy, Texas 77491  
713-429-5440 Phone / 713-344-0472 Fax  
[www.csutx.com](http://www.csutx.com)

## **Friendly Reminder: Keeping Our Community Beautiful**

We are so grateful for the pride everyone takes in making Walnut Creek such a wonderful place to live! To help us all keep our neighborhood looking its best, here are a few friendly reminders about our community deed restrictions:

 Lawns & Landscaping - Please keep yards mowed, edged, and free of weeds. Trim trees and shrubs so sidewalks and driveways stay clear.

 Trash & Recycling Cans - Cans should be placed at the curb only on collection days and stored out of view once pickup is complete.

 Outdoor Items - Let's keep our neighborhood tidy by storing toys, tools, and other items neatly out of sight when not in use.

 Home Improvements & Changes - Any exterior changes (paint, roofs, fences, patios, additions, etc.) should be submitted to the Architectural Control Committee (ACC) for approval before starting work. This ensures consistency and protects everyone's property values.

 Pets - For the safety and comfort of all residents, please keep pets leashed when outside and remember to clean up after them during walks.

 Abandoned/Inoperable Vehicles – The roads are public at Walnut Creek. Fort Bend County prohibits leaving these on public streets.

Thank you for doing your part to keep Walnut Creek safe, clean, and beautiful! If you have any questions about deed restrictions or need an ACC request form, please reach out to the HOA at (713) 429-5440 or [service@csutx.com](mailto:service@csutx.com)

Thank you- Walnut Creek

**WALNUT CREEK  
2026 Approved Budget**

**2026  
Approved  
Budget**

**Annual Operating Assessment  
Total Owners**

**\$630  
1391**

**REVENUE**

<b>Revenues:</b>	
Residential Assessments	876,330
Pro-Rated Operating Assessments	-
Builder Assessments	-
Cap Fees	10,000
Assessment Penalties	7,000
Legal Fees - Collections	15,000
Legal Fees - Deed Restrictions	1,500
Other Income	-
Collection Costs	14,000
DRV Enforcement Reimbursement	5,000
Non-Owner Other Income	-
Interest Income	5,500
Developer Funding	-
Other Income (Insurance)	-
Reserve for Doubtful Accounts	(17,527)
<b>Total Revenues</b>	<b>916,803</b>

**EXPENSES**

<b>Administrative</b>	
Administrative Contract	50,400
Gate Databases	-
Office Supplies	-
Copies	5,000
Postage	8,000
Community Mailings	-
Bank Charges	400
Administrative Notices	4,173
Deed Restriction Expenses	5,000
ACC Expenses	4,000
Meeting Expenses	650
Other Administrative	15,000
Record Storage	300
<b>Total Administrative</b>	<b>92,923</b>

<b>Professional Services</b>	
Legal - Corporate	2,500
Legal - Collections	30,000
Legal - Collections BTO	-
Legal- Deed Restrictions	5,000
Legal - Deed Restrictions BTO	-
Insurance	24,000
Tax Preparation & Audit	2,000
<b>Total Professional Services</b>	<b>63,500</b>

<b>Grounds Maintenance</b>	
Landscape Contract	276,312
Tree Trimming	29,500
Added Work & Replacement	40,000
Irrigation Repairs	20,000
Force Mows	4,500
<b>Total Grounds Maintenance</b>	<b>370,312</b>

<b>General Maintenance</b>	
Maintenance & Repairs	10,000
Electrical Maintenance & Repairs	1,000
Maintenance- Rec Center- Parking lot	120,000
Fence Maintenance & Repairs	1,000
Playgrounds	5,000
Pest/Animal Control	5,000
<b>Total General Maintenance</b>	<b>142,000</b>

**WALNUT CREEK  
2026 Approved Budget**

**2026  
Approved  
Budget**

<b>Pool</b>	
Management Contract	52,000
Supplies & Extras	5,000
Maintenance & Repairs	10,000
Access Control Devices	11,500
Furniture	3,000
<b>Total Pool</b>	<b>81,500</b>
<b>Utilities</b>	
Electricity - Common Area & Parks	10,150
Water & Sewer	72,576
Telephone & Internet	2,200
<b>Total Utilities</b>	<b>84,927</b>
<b>Taxes</b>	
Federal Income Tax	-
Taxes - Property	1,000
<b>Total Taxes</b>	<b>1,000</b>
<b>Bad Debts/Uncollected</b>	
Bad Debts/Uncollected	4,382
<b>Total Bad Debts/Uncollected</b>	<b>4,382</b>
<b>Other Expenses</b>	
Community Events	10,000
Holiday Decorations	8,000
Newsletter/Eblasts	1,000
Miscellaneous	1,000
<b>Total Other Expenses</b>	<b>20,000</b>
<b>Reserves</b>	
Reserve Study	
Reserve Contribution	-
<b>Total Reserves</b>	<b>-</b>
<b>Total Expenses</b>	<b>860,543</b>
<b>Profit (Loss)</b>	<b>56,260</b>

# Homeowner Forum



Now is the time to ask any questions you may have of the Board!

All questions need to pertain to the Association.

**Each homeowner will be limited to speak for 2 minutes.**

CSU Contact Information

Jane Ravel-

[jane@csutx.com](mailto:jane@csutx.com)

713-429-5440