

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

August 2, 2022

BOARD OF SUPERVISORS PUBLIC HEARINGS AND REGULAR MEETING AGENDA

Ryals Creek Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

July 26, 2022

ATTENDEES:
**Please identify yourself each time
you speak to facilitate accurate
transcription of meeting minutes.**

Board of Supervisors
Ryals Creek Community Development District

Dear Board Members:

The Board of Supervisors of the Ryals Creek Community Development District will hold a Public Hearings and a Regular Meeting on August 2, 2022 at 9:30 a.m., at the office of England-Thims & Miller, Inc., located at 14775 Old St. Augustine Road, Jacksonville, Florida 32258. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Ratification of C.S.S. Landscaping, Inc., Service Proposal for Seven Pines Phase 1A & 1B Maintenance
4. Ratification of Skinner Bros. Realty Company Field Operations Management Agreement [Phase 1A & 1B of Stillwood Pines Blvd.]
5. Ratification of Notice of Request for Proposals for Construction Services TMA Road Phase 2A, 2B and 2C
6. Ratification of Basham & Lucas Design Group, Inc., Proposal for Seven Pines Sign Monuments Design & Construction Documents
7. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Berger, Toombs, Elam, Gaines & Frank
8. Consideration of Resolution 2022-10, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2021
9. Ratification of Rogers Towers, P.A., Lobbyist Agreement
10. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - A. Proof/Affidavit of Publication

- B. Consideration of Resolution 2022-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
11. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2022-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
 12. Consideration of Resolution 2022-13, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District and Providing for an Effective Date
 13. Ratification of Sun State Nursery & Landscaping, Inc., Revised Change Order #7
 14. Ratification of Stormwater Management Needs Analysis
 15. Update: Construction Account Activity
 16. Acceptance of Unaudited Financial Statements as of June 30, 2022
 17. Approval of May 3, 2022 Regular Meeting Minutes
 18. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *England-Thims & Miller, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Q Registered Voters in District as of April 15, 2022
 - II. NEXT MEETING DATE: September 6, 2022 at 9:30 AM

• QUORUM CHECK

J MALCOM JONES, III	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
RILEY SKINNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
CHIP SKINNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
DAVIS SKINNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
CHRIS EYRICK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

19. Board Members' Comments/Requests

20. Public Comments

21. Adjournment

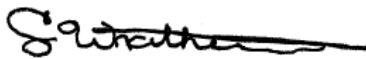
I look forward to seeing all of you at the upcoming meeting. In the meantime, should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 413 553 5047

Sincerely,



Craig Wrathell
 District Manager

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

3



Service Proposal

**RYALS CREEK CCD
2963 DUPONT AVENUE
SUITE 2
JACKSONVILLE, FLORIDA 32217**

Sales: Scott Soltau
Seven Pines Phase 1A & 1B-Maintenance
Jacksonville, Florida

Est ID: EST1725382 2
Date: Jun-15-2022

Email: chip@skinnerrealty.com
Phone:

This is an Agreement for Landscaping Maintenance ("Agreement") and is effective and entered into between C.S.S. Landscaping, Inc. and Ryals Creek CCD, Seven Pines Phase 1A & 1B ("Client"), as of the 15 day of JUNE, 2022 (the "Effective Date").

C.S.S. and Client agree to the scope of services as follows:

CONTRACT SERVICES

Maintenance

Mowing

- Turf will be mowed on intervals not to exceed once every seven days, during growing season, (maximum growing season is April through October), and as otherwise needed to maintain a neat appearance. In no case shall mowing intervals be greater than 15 days.
- Clippings shall either be vacuumed or blown off all hard surfaces. All clippings that clump or remain visible after mowing shall be mechanically removed at the time mowing is completed in a given area.
- The height of the turf will be cut to the guidelines provided by the State Agriculture Department to insure optimal growth and health of turf.
- If applicable lake banks and water retention areas will be mowed to water's edge or line trimmed until ground is firm enough to support equipment weight.
- It is recommended any Bahia grass within the community not to be serviced or otherwise known to be "mowed" until the grass goes to seed to allow it to re-germinate. When the Bahia grass is serviced at this point it is the same as over seeding each time the grass is serviced, this type of grass is not designed to be serviced on a weekly basis.
- We do not weed eat along fences that are homeowners property.

CSS Landscaping
P.O. Box 57552
Jacksonville, Florida
32241

P.(904) 262-5389

csslandscaping.com
scott.soltau@csslandscaping.com

CONTRACT SERVICES

Edging

- Edging by mechanical means will be performed no less than two times per month.
- Edging will be performed with proper equipment, never at any time will a weed eater be turned on edge to perform function of blade edging machinery.
- All soft surfaces such as plant beds and mulch beds will be edged.
- Care and attention will be taken not to extend bed areas beyond established boundaries.
- All hard surfaces such as walkways, roadways, curbs, cement and asphalt drives will be edged.

Trimming

- Trimming will be performed at the time of each mowing.
- All trimming will be used with a line trimmer or weed eater. C.S.S. will not trim areas of common ground that are directly touching a homeowner's fence line. This is to prevent any damage to the fence.
- Line trimming will be serviced around trees, fences, fire hydrants, buildings, signs and all other vertical structures.
- Vertically trimming all natural areas to prevent vegetation from encroachment to buildings will be an additional charge.

Shrub Pruning

- Plants and shrubs will be pruned no less than twice per month.
- To promote foliage growth proper pruning practices will be adhered to.

Weed Control in Ornamental Beds

- Weed control will be completed each time property is visited, by chemical or mechanical means.
- High traffic or highly visible areas will be kept free of weeds by hand pulling.
- Plant beds will remain free of weeds with well-defined edges.

Debris Removed

- Upon each property visit all loose trash and other debris will be removed.
- Careful attention will be taken in high traffic areas to ensure that debris, cigarette butts and loose trash is not left behind after each visit.
- Walkways and parking lots will be blown or vacuumed to remove all trash and clippings.
- Sewer grates and curbs will be cleaned off to remove unwanted debris.
- Emptying of trash receptacles and doggie trash receptacles is an additional charge.
- Storm cleanup is an additional charge
- Leaf removal is an additional charge

Tree Trimming Complete

- Tree canopies to be maintained to 8 feet; if canopies are not at this height when the contract is signed, there is an additional charge for the canopies to be raised.
- The trimming of palm trees is not included and will be an additional charge.

Fertilization

- C.S.S. will apply applications approximately every six (6) weeks; totaling 8 applications annually
- Turf will be fertilized with 22-0-10 fertilizer as required by seasonal changes additionally, there is pre-emergent spread throughout the turf in early fall and early spring to help prevent weeds germinating. Along with an insect control granular item to prevent the occurrence of cinch bugs, mole crickets, sod web worms, etc.
- Plants will be fertilized with 8-10-10 plant and tree fertilizer with minor elements per the manufacturer's recommendation.

CONTRACT SERVICES

Irrigation Inspection

- C.S.S. will perform a monthly irrigation check throughout all zones. This will be performed 12 times a year. This process is taken to identify any problems that may have occurred to the system throughout the month. If any other person and or contractor other than C.S.S. repairs the irrigation system C.S.S. is not responsible for any loss of plant material of any sort including sod, trees, shrubs, annuals, etc. C.S.S. is not responsible for inspecting the irrigation system monthly if C.S.S. is not repairing the system.
- Irrigation repairs that are necessary will be completed on a timely basis the hourly rate for repairs.....\$85.00 p/man hour, plus \$65.00 p/man hour for each additional crew member (Hourly rate subject to change).

Property Notes

- The total cost for Phase 1A is \$30,000.00 collected in 12 payments of \$2,500.00 per month. Includes one (1) pond.
- The total cost for Phase 1B is \$24,000.00 collected in 12 payments of \$2,000.00 per month. Includes one (1) pond.

SubTotal (All Contract Services) \$54,000.00

The total price of all seasonal services is \$54,000.00 collected in 12 payments of \$4,500.00 per payment .



Recommendations

Annuals

- C.S.S. plants annuals on a seasonal basis; the property manager can request annuals per season.
 - **NOTE: This is an additional charge; \$32.50 p/tray. (price subject to change)**

Mulch

- C.S.S. will use **2,700 bales of pine straw for Phase 1A and 3,864 bales for Phase 1B** to mulch all plant beds one time annually. Care will be exercised to keep mulch in such a manner so as not to restrict any discharge drains of the facility.
- Removal of mulch from beds would be an additional charge.
- **NOTE: This is an additional charge; \$7.00 p/bale installed. (price subject to change)**

TERM

The Term of this Agreement is twelve months from the Effective Date and includes **50 visits per year**. Unless written notice of non-renewal is received by either party at least 60 days prior to the expiration of the Initial Term, the Agreement shall be automatically extended for successive 12-month terms. C.S.S. may terminate this Agreement at any time and for any reason upon sixty (60) days' written notice. In addition, C.S.S. may terminate this Agreement at any time upon seven (7) days written notice if the Client's account becomes more than thirty (30) days past due. The client may cancel the contract for any reason upon sixty (60) days' notice, provided the Client has fulfilled the original twelve (12) month term. C.S.S. will be closed for Thanksgiving (Thursday and Friday). C.S.S. will also be closed for the week between Christmas and New Years.

FUEL ADDENDUM

Due to the volatility of fuel prices and our dependence on this product to provide service, CSS reserves the right to increase the monthly cost (not to exceed 5%), with a 30 day written notice prior to increase.

PAYMENT TERMS

As consideration for C.S.S. providing the Scope of Services, Client agrees to pay C.S.S. \$54,000.00, annually, collectible by C.S.S. in twelve equal monthly installments of \$4,500.00.

C.S.S. Landscaping, Inc. will invoice Client monthly. Each monthly payment is due on the date specified on the invoice. Any payments that C.S.S. does not receive by the due date will be charged a 1.5% per month late charge beginning from due date and continuing until paid in full.

INSURANCE & LIABILITIES

C.S.S. Landscaping, Inc. agrees to maintain proper licenses required by the State of Florida. C.S.S. also maintains the following types and amounts of insurance:

- Commercial General Liability \$1,000,000 each occurrence / \$2,000,000 aggregate
- Automobile Liability \$1,000,000 combined single limit
- Workers Compensation \$1,000,000 each accident

GUARANTEE

C.S.S. will perform all services under this Agreement in a workmanlike manner and consistent with industry standards.

ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between C.S.S. and the Client and is meant to supersede all prior oral or written communications, representations, and contracts with respect to the subject matter of this Agreement. This Agreement may not be amended or modified, except by written agreement signed by C.S.S. and Client.

GOVERNING LAW AND JURISDICTION

This Agreement and all matters arising out of or relating to this Agreement, whether sounding in contract, tort, or statute are governed by, and construed in accordance with the laws of the State of Florida.

Any legal suit, action, or proceeding arising out of or relating to this Agreement must be instituted in the county or circuit courts of the Fourth Judicial Circuit of the State of Florida and each party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action, or proceeding.

WAIVER OF JURY TRIAL

C.S.S. AND CLIENT HEREBY WAIVE ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION, PROCEEDING, CLAIM, OR COUNTERCLAIM, WHETHER IN CONTRACT OR TORT, AT LAW OR IN EQUITY, ARISING OUT OF OR IN ANY WAY RELATED TO THIS AGREEMENT.

ATTORNEYS' FEES

If either C.S.S. or Client institutes any legal suit, action, or proceeding against the other to enforce this Agreement, the prevailing party in the proceeding is entitled to receive, in addition to all other damages to which it may be entitled, the costs incurred by such party in conducting the proceeding, including reasonable attorneys' fees, expenses, and costs.

Dated this 5 day of JULY, 2022

C. Scott Soltau

C.S.S. Landscaping, Inc.

By:

Its:

RYALS CREEK CDD

Client

By:

Its:

Alberto ...
CHAIRMAN

5/22

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

4

MANAGEMENT AGREEMENT
Phase 1A and 1B of Stillwood Pines Blvd

THIS MANAGEMENT (this “Agreement”) is made as of this ____ day of July, 2022 (the “Effective Date”), by and between Ryals Creek CDD, a Florida Commercial Development District (“Owner”) whose principal place of business is at 2300 Glades Rd, Suite 410W, Boca Raton, FL 33431 and SKINNER BROS. REALTY COMPANY, a Florida corporation, whose principal place of business is at 2963 Dupont Avenue, Suite 2, Jacksonville, Florida 32217 (“Property Manager”).

WITNESSETH:

A. Owner is the owner of Phase 1A and 1B - Stillwood Pines Blvd more particularly described in Exhibit “A” attached hereto (the “Property”).

B. Owner desires to retain the services of Property Manager, as an independent contractor, for the management and operation of the Property, and Property Manager desires to manage and operate the Property or portions thereof, upon the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the premises and the mutual promises and covenants herein contained, Owner and Property Manager agree as follows:

ARTICLE I
Term of Agreement

The initial term of this Agreement shall commence as of the Effective Date and shall continue in full force and effect for a period of one year subject to earlier termination as hereinafter provided. The term of this Agreement shall be automatically renewed for periods of one year unless either Owner or Property Manager notifies the other, in writing, at least thirty (30) days before the annual expiration date, that it declines to so renew.

ARTICLE II
Appointment

Owner hereby grants to Property Manager, as an independent contractor, the sole and exclusive right for the day-to-day management and operation of the Property, subject to the terms and provisions of this Agreement. Owner reserves the right to initiate, modify and/or approve all policy matters not specifically covered in this Agreement. Property Manager hereby agrees for the day-to-day operation of the Property, to manage and operate the Property as an independent contractor subject to the terms and conditions of this Agreement.

ARTICLE III
Property Manager Obligations

3.01 **Costs of Operation.** As used in this Agreement “Budget” shall mean a written estimate or projection of all receipts and expenditures for the operation, maintenance of the Property during a calendar year or any part of it falling within the term of this Agreement (the “Fiscal Year”). All previously authorized costs incurred by Property Manager pursuant to approved Budgets in

connection with the management of the Property shall be borne by Owner, except for the following costs, which shall be borne by Property Manager:

(a) Property Manager's overhead and general administrative expenses;

(b) except as otherwise provided herein, costs of any subcontractor hired by Property Manager to perform any duties of Property Manager hereunder.

3.02 General Management Duties. Pursuant to the terms of this Agreement, Property Manager shall use due diligence and its best efforts to manage and operate the Property in a first-class manner, consistent with the management and operation of comparable properties; shall provide such services as are customarily provided by managers of properties of comparable class and standing; and shall consult with Owner and keep Owner advised as to all major or extraordinary matters and decisions affecting the Property. Property Manager shall without limiting the foregoing, perform the following services and duties for Owner in a faithful, diligent and efficient manner.

(a) to maintain businesslike relations with contractors of the Property. Property Manager shall report to Owner in writing with appropriate recommendations;

(b) subject to the limitations of approved Budgets, perform such other acts and deeds as are reasonable, necessary and proper in the discharge of its management duties under this Agreement.

3.03 Contracts and Supplies. Property Manager shall make bi-weekly site visits to inspect landscape maintenance and notify landscape contractor of any repairs and maintenance needs to both the landscaping and irrigation system. Property Manager shall also place orders for services and Personal Property as are necessary to properly maintain the Property. All such contracts and orders shall be subject to the limitations set forth in the approved budget. When taking bids or issuing purchase orders, Property Manager shall secure for and credit to Owner, any discounts, commissions, or rebates obtainable as a result of such purchases or services. Property Manager shall make purchases and (where necessary or desirable) obtain bids for necessary labor and materials at the lowest possible cost as in its judgment is consistent with good quality, workmanship and service standards. Property Manager shall not incur any obligation to any person or entity in which Property Manager, its officers, agents, employees or family members or any of the former, has a financial interest, at a price or fee higher than that which would have been charged as a result of bona fide arms-length negotiations for goods or services of comparable quality, and shall disclose to Owner all non-arms length transactions.

3.04 Alterations, Repairs and Maintenance

(a) Property Manager shall, at Owner's expense, perform or cause to be performed all necessary or desirable repairs and maintenance of the Property as are customarily made in the operation of properties of the kind, size and quality of the Property provided, however, that no unbudgeted alterations, additions or improvements involving a fundamental change in the character of any of the Property shall be made without the prior written approval of Owner. In addition, no unbudgeted expenditure in excess of \$5,000 per item shall be made for such purposes without the prior written approval of Owner provided, however, that emergency repairs involving manifest danger to life or property or immediately necessary for the preservation or the safety of the Property or for the safety of the tenants of the Property or required to avoid the suspension of any necessary service to the

Property or required by any judicial or governmental authority having jurisdiction may be made by the Property Manager without prior approval and irrespective of the cost limitations imposed by this Section 3.05(a); further, provided that Property Manager shall give immediate telephone and written notice to Owner of any such emergency repairs for which prior approval is not required.

(b) In accordance with the terms of approved Budgets, or upon written request and at the direction of Owner, Property Manager shall, from time to time during the term hereof, at Owner's expense, make or cause to be made all required capital improvements, replacements or repairs to the Property;

(c) Property Manager shall give Owner written notice of any material or latent defect in the Property and all parts thereof immediately after ascertainment thereof by Property Manager. Property Manager shall make periodic visual inspections of the Property consistent with its expertise.

3.05 Licenses and Permits. Property Manager shall, at Owner's expense, obtain and maintain in the name of Owner, all licenses and permits required of Owner or Property Manager in connection with the management and operation of the Property. Owner agrees to execute and deliver any and all applications and other documents and to otherwise cooperate with Property Manager in applying for, obtaining, and maintaining such licenses and permits.

3.06 Compliance with Laws. Property Manager shall notify Owner immediately upon receipt of any notice, demand or similar communication charging or claiming a default with respect to any obligation of Owner; and shall similarly notify Owner immediately upon receipt of any summons, notice, demand or similar communication regarding any action at law or in equity or before any regulatory body involving a claim against Owner or the Property, or any part thereof. Subject to the foregoing notice requirements, Property Manager shall comply with all statutes, laws, rules, regulations, requirements, orders, notices and ordinances of any government or governmental agency having jurisdiction over the Property and with the requirements of any insurance companies covering any risks relating to the Property. Any such action taken by Property Manager shall be subject to and preserve Owner's right to contest such violation. If the cost of compliance with any such statute, law, etc., exceeds \$1,000.00, in any instance, Property Manager shall promptly obtain Owner's written approval before authorizing or making any such expenditure.

ARTICLE IV **Management Fees**

4.01 Property Management Fees. As consideration for the Performance by Property Manager of all of its property management obligations under this Agreement, Owner agrees to pay to Property Manager a monthly property management fee of three hundred dollars (\$300) until the commencement of the Second Phase. The Second Phase is estimated to begin October 2022. At this time, Owner agrees to pay to Property Manager a monthly property management fee of five hundred dollars (\$500).

ARTICLE V
Indemnification

5.01 Indemnification of Property Manager. Owner agrees as follows:

(a) to hold and save Property Manager free and harmless from all expenses, claims, liabilities, losses, judgments or damages, including reasonable attorneys' fees which Property Manager may suffer or incur as a result of injury loss or damage to person or property in and about the Property when Property Manager is carrying out the provisions of this Agreement.

(b) to reimburse Property Manager for any money which Property Manager is required to pay in connection with the Property as provided in and pursuant to the terms of this Agreement, including payment for operating expenses, attorneys fees or costs, fees and judgments in connection with the defense of any claim, civil or criminal action, proceeding, charge, or prosecution made, instituted or maintained against Property Manager or Owner, jointly or severally, affecting or due to the condition or use of the Property, or acts or omissions of Owner, agents and employees of Owner, and;

(c) to retain legal counsel to defend promptly and diligently, at Owner's sole expense, any claim, action or proceeding brought against Property Manager or Owner, jointly or severally, arising out of or in connection with any of the foregoing. Notwithstanding the foregoing, Owner does not, by this indemnification and hold harmless clause indemnify or hold Property Manager free and harmless against damages suffered as a result of negligence or misconduct or the act or omission or the breach of any Provision of this Agreement on the part of Property Manager, its agents, or employees or as a result of acts or occurrences outside the scope of Property Manager's authority hereunder.

5.02 Indemnification of Owner. Property Manager agrees to defend and hold and save Owner free and harmless from all expenses, claims, liabilities, losses, judgments or damages, including reasonable attorneys' fees, which Owner may suffer or incur as a result of any act or omission or negligence or misconduct of Property Manager, its agents, employees, or others under the direction or control of Property Manager, or any act outside the scope of Property Manager's authority hereunder and to retain legal counsel as selected by Owner to defend promptly and diligently, at Property Manager's sole expense, any claim, action, or proceeding brought against Owner or Property Manager, jointly or severally, arising out of or in connection with any of the foregoing.

It is expressly understood and agreed that the provisions of Section 5.01 and Section 5.02 hereof shall survive the termination of this Agreement to the extent the cause arose prior to termination.

ARTICLE VI
Termination

6.01 Events of Termination.

(a) Owner may terminate this Agreement upon ten (10) days prior written notice to Property Manager if:

(i) At any time during the term hereof, all or a material part of the Property is damaged or destroyed;

(ii) All or substantially all of the Property is taken by condemnation or eminent domain by any public or quasi-public body or if a part of the Property is so taken that in Owner's reasonable judgment the remaining portion of the Property cannot be operated profitably.

(b) Either party may terminate this Agreement, without cause, upon thirty (30) days prior written notice to the other party.

(c) This Agreement shall immediately terminate without further notice upon the occurrence of any one of the following, or all of them:

(i) Just cause is shown. "Just Cause" shall mean Property Manager's failure to perform any one of its obligations, under this Agreement;

(ii) Property Manager becomes insolvent, or makes an assignment for the benefit of creditors, or admits in writing its inability to pay its debts generally as they become due, or consents to the appointment of a receiver or trustee or liquidator of all or a substantial part of its property, or has failed within thirty (30) days to pay or bond or otherwise discharge any judgment or attachment which is not stayed on appeal or otherwise being appropriately contested in good faith; or Property Manager is adjudicated a bankrupt or a trustee or a receiver is appointed for Property Manager or for all or a substantial part of Property Manager's property is any involuntary proceeding; or any court of competent jurisdiction asserts jurisdiction over all or a substantial part of Property Manager's property in an involuntary proceeding for the reorganization, dissolution, liquidation or winding up of Property Manager and such proceeding is not dismissed within thirty (30) days thereof, or Property Manager is not dismissed within thirty (30) days thereof; or Property Manager files a petition or answer, not denying jurisdiction, in any bankruptcy matter under the federal bankruptcy code or any similar state or federal law, whether nit or hereafter existing; or if any such petition against Property Manager is approved.

6.02 Effect of Termination. If this Agreement is terminated in accordance with its terms, all obligations of the parties shall cease as of the date of termination; provided that:

(a) Property Manager and Owner shall each be liable to the other for all their respective obligations arising hereunder through the date of termination;

(b) Neither party shall be deemed to have waived any rights to remedies in law or equity which may have arisen by reason of a breach or default by the other party in performance of its obligations hereunder; and

(c) In the event of termination by Owner for reasons other than Just Cause, Property Manager shall be entitled to receive all compensation and reimbursement, if any, due through the date of termination.

ARTICLE VII
Miscellaneous Provisions

7.01 Notices. All notices, demands, requests and other communications required or permitted hereunder shall be in writing and shall be deemed to be properly delivered or made if sent by United States certified mail return receipt requested postage prepaid addressed to the other party at its address set forth below or at such other address as either party may from time to time designate by notice to the other and shall be deemed effective five (5) days after the same is deposited in any post office or branch post office regularly maintained by the United States Government, or upon actual receipt, whichever is sooner. Alternatively, either party may use a recognized overnight express service and such notice shall be deemed effective the next business day after deposit with such recognized overnight express carrier, or upon actual receipt, whichever is sooner.

To Property Manager:

SKINNER BROS REALTY CO.
2963 Dupont Avenue, Suite 2
Jacksonville, Florida 32217

To Owner:

RYALS CREEK CDD
Attn: Craig Wrathell
2300 Glades Rd, Suite 410W
Boca Raton, FL 33431

Any part hereto may at any time be given ten (10) days written notice to the other party hereto designate any other address in substitution of the foregoing address to which such notice or communication shall be given.

7.02 Severability. If any term, covenant or condition of this Agreement or application thereof to any person or circumstance shall, to any extent, be held to be invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant or condition of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

7.03 Modification, Termination. This Agreement may be amended or modified only by a written instrument executed by Property Manager and Owner.

7.04 Total Agreement. This Agreement is a total and complete integration of any and all representations and agreements existing between Property Manager and Owner and supersedes any prior oral and written representations and agreements between them.

IN WITNESS WHEREOF, this Agreement has been executed on the date first above written.

OWNER:

RYALS CREEK CDD, a Florida Community
Development District

By: *A. Chester Skinner III*
Name: *A. CHESTER SKINNER III*
Its: *CHAIRMAN*

PROPERTY MANAGER:

SKINNER BROS. REALTY COMPANY, a
Florida corporation

By: _____
Name: _____
Its: _____

EXHIBIT "A"



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RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

5

PROOF OF PUBLICATION
DUVAL COUNTY

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Rhonda Fisher, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Request for Proposals for Construction Services

in the matter of Ryals Creek Community Development District

in the Court, was published in said newspaper by print in the issues of 6/30/22.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

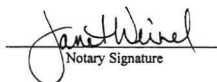
*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.



Rhonda Fisher

Sworn to and subscribed before me this 30th day of June, 2022 by Rhonda Fisher who is personally known to me.

JANET WEINEL
Notary Public, State of Florida
My Comm. Expires 12/18/2024
Commission No. HH156817


Notary Signature

Seal

Notary Public, State of Florida

RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR CONSTRUCTION SERVICES
TMA ROAD PHASE 2A, 2B AND 2C
JACKSONVILLE, FLORIDA

Notice is hereby given that the Ryals Creek Community Development District ("District") will receive proposals for the following District project:

TMA ROAD PHASE 2A, 2B AND 2C

The contract will require contractors to provide construction services for the **TMA ROAD PHASE 2A, 2B AND 2C** as more particularly described in the Project Manual and in accordance with the plans and specifications.

The Project Manual will be available beginning **Friday, July 1, 2022 at 3:00 p.m.** Please contact Jason Crews at crewsj@etminc.com for access instructions. The Project Manual will include, but not be limited to, the Request for Proposals, proposal and contract documents, and construction plans and specifications. The Project Manual will not be available for pickup at the offices of England-Thims & Miller, Inc.

There will be a **mandatory pre-proposal conference** held at the offices of England, Thims & Miller, Inc., ("District Engineer") 14775 Old St. Augustine Rd., Jacksonville, FL 32258 ("Engineer's Office") on **Wednesday, July 13, 2022 at 10:00 a.m.** Failure to attend may preclude a Proposer from responding to this Request for Proposal.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. **The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so.** Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) hours after the Project Manual is made available, together with a protest bond in a form acceptable to the District and in the amount of \$10,000, and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Engineer. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Firms desiring to provide construction services for the referenced project must submit one (1) original and eight (8) copies of the required proposal no later than **Monday, August 1, 2022 at 3:00 p.m.** at 14775 Old St. Augustine Rd, Jacksonville, FL 32258 with an electronic copy in PDF included with the submittal package on a CD. Proposals shall be submitted in a sealed opaque package, shall bear the name and address of the Proposer on the outside of the package and shall identify the name of the project. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO PROPOSAL FOR RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT ENCLOSED" on the face of it. Address responses to: Ryals Creek Community Development District, c/o England, Thims & Miller, Inc. 14775 Old St Augustine Rd, Jacksonville, FL 32258. The District will conduct a special public meeting on **Monday, August 1, 2022 at 3:00 p.m.** at the England, Thims & Miller's office to open the proposals. No official action will be taken at the meeting. The proposals will be evaluated at a public meeting on **Tuesday, August 2, 2022 at 2:30 p.m.** at the England-Thims & Miller's office. Both meetings are open to the public and will be conducted in accordance with the provisions of Florida law including but not limited to Chapter 190, Florida Statutes. A copy of the agenda for the meeting may be obtained from the District Manager, Government Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"). The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager's Office at least forty-eight (48) hours before the meeting by contacting the District Manager's Office. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Manager's Office. Each proposal shall remain binding for a minimum of one hundred and twenty (120) days after the proposal opening.

The successful Proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract, with a Surety acceptable to the District, in accordance with Section 255.05, Florida Statutes.

Any and all questions regarding the Project Manual or this project shall be directed in email only to Jason Crews at crewsj@etminc.com no later than **Friday, July 22, 2022 at 3:00 p.m.** No phone inquiries please.

Proposals received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

6



PROPOSAL FOR:

Seven Pines
Sign Monuments Design & Construction Documents
Jacksonville, FL
Project # 22-28

To: Ryals Creek Community Development District
c/o Chip Skinner
2963 Dupont Ave.
Jacksonville, FL 32217

Date: June 28, 2022

Dear Chip,

Thank you for the opportunity to submit our professional design service proposal. We shall provide the architectural and structural engineering for the sign monument improvements at the entry to Seven Pines at Kernan Blvd.

Our scope of services shall include:

Part 1: \$9,800

Sign Monument Conceptual Design & Construction Documents

- A. Conceptual site plan & elevation of the proposed sign monuments
 1. Graphic art depicting the sign monuments
 2. Graphic overlay on photograph of existing intersection
 3. Maximum of (3) edits based on the Family comments.
- B. Architectural Construction Documents including.
 1. Foundation Plan
 2. Architectural Base plan
 3. Elevations
 4. Cross-sections
 5. Structural engineering details
 6. Reverse sign drawings for other monument on the other side of the road

Part 2: \$2,100

Landscape & Lighting Concept

- A. We shall provide a landscape concept denoting suggested trees and plantings for both sides of the road adjacent to the new sign monuments. These plans shall be diagrammatic and not include plant counts or specifications. We presume ETM will adapt their planting plans for field modifications.
- B. We shall provide a diagrammatic lighting plan to show proposed LED lighting and up lighting of the sign and trees. This does not include electrical engineering or photometrics. We presume the contractor will coordinate power and metering.

Part 3: \$2,300

Monument "Actual Size" Field mock-ups

- A. We shall provide the high-resolution digital art to the printer for creating foam core sign boards.
- B. We shall coordinate getting the boards made and delivered to the site for installation by others.
- C. We shall pay for the board printing based on (2) 8'x16' sign boards.



Part 4: \$5,000 _____ (NTE allowance)

Additional Services if Requested

A. Should additional services be requested for design scope that is not addressed above, we can provide those services at our standard hourly rates. Prior to beginning any task, we would agree upon a not to exceed amount before moving forward.

Principal	\$200.00/Hour
Senior Architect	\$175.00/Hour
Architectural Designer	\$125.00/Hour
Landscape Architect	\$175.00/Hour
Graphic Artist	\$200.00/Hour
Clerical	\$55.00/Hour

Assumptions and Exclusions:

1. Geotechnical services are not included in this proposal although geotechnical data will be required and provided to the design team.
2. **The proposal does not include utility, site grading, site geometry, or storm water design**
3. Building permitting and submittal shall be done by others.

Not included in our Scope of Services:

1. Civil, Environmental or Geo-technical Engineering
2. As-built construction document
3. Soils Testing for landscape plant material
4. Landscape Planting plans
5. Irrigation design
6. Detailed grading plans
7. Construction Administration or Shop Drawing Review

The above services will be performed for the fees indicated after each item.. Payments to **Basham & Lucas Design Group, Inc.** shall be made on a monthly basis as invoiced according to a pro-rated amount of work completed each billing period. All payments shall be made no later than 30 days after receipt of invoice. A finance charge of 18% annually shall accrue and be due and payable for the period 30 days from the date of this invoice until such amount is paid. These fees shall be valid for a period of 90 days from the date of this proposal. Any "stop work" order for more than 30 days shall void this contract and all work completed up to that date shall be invoiced based on our percent of completion. Any owner requested value engineering changes to the drawings after 70% completion shall be considered additional services

We are extremely excited about your project and look forward to working with you. If you accept this proposal please return the signed proposal and we will begin immediately.

Sincerely,

Paul M. Basham

Accepted by:

Authorized Agent

Date

RYALS CREEK CDD
CHAIRMAN

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

7

**Ryals Creek
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2021

Ryals Creek Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

TABLE OF CONTENTS

	<u>Page Number</u>
FINANCIAL SECTION	
REPORT OF INDEPENDENT AUDITORS	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-7
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	8
Statement of Activities	9
Fund Financial Statements:	
Balance Sheet – Governmental Funds	10
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	11
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	12
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	14
Notes to Financial Statements	15-22
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	23-24
MANAGEMENT LETTER	25-27



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Ryals Creek Community Development District
Jacksonville, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Ryals Creek Community Development District as of and for the year ended September 30, 2021, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

To the Board of Supervisors
Ryals Creek Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Ryals Creek Community Development District as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Governmental accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquires of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 23, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Ryals Creek Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 23, 2022

**Ryals Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

Management's discussion and analysis of Ryals Creek Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Ryals Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2021.

- ◆ The District's assets exceeded liabilities by \$9,112,704 (net position). Net investment in capital assets was \$6,288,918 and restricted net position was \$2,823,786.
- ◆ Governmental activities revenues totaled \$9,124,566, while governmental activities expenses totaled \$72,419.

**Ryals Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2021	2020
Current assets	\$ 4,211,343	\$ 85,480
Capital assets	6,288,918	66,022
Total Assets	10,500,261	151,502
 Current liabilities	 1,387,557	 90,945
 Net Position		
Net investment in capital assets	6,288,918	66,022
Restricted net position	2,823,786	-
Unrestricted	-	(5,465)
Total Net Position	\$ 9,112,704	\$ 60,557

The increases in current assets, current liabilities and net position is related to the capital project activity in the current year.

The increase in capital assets and net investment in capital assets is the result of current year capital additions.

The increase in restricted net position is related to the capital project activity in the current year.

**Ryals Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2021	2020
Program Revenues		
Operating contributions	\$ 72,398	\$ 55,806
Capital contributions	9,052,168	60,772
Total Revenues	<u>9,124,566</u>	<u>116,578</u>
 Expenses		
General government	<u>72,419</u>	<u>55,785</u>
 Change in Net Position	9,052,147	60,793
 Net Position - Beginning of Year	<u>60,557</u>	<u>(236)</u>
 Net Position - End of Year	<u><u>\$ 9,112,704</u></u>	<u><u>\$ 60,557</u></u>

The increase in operating contributions and general government expenses is related to the increase in management expenses in the current year.

The increase in capital contributions is related to the capital project initiated in the current year.

**Ryals Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020.

	Governmental Activities	
	2021	2020
Land	\$ 17,410	\$ -
Construction in progress	6,271,508	66,022
Total Capital Assets	\$ 6,288,918	\$ 66,022

Current year activity consisted of additions to construction in progress of \$6,205,488 and the conveyance of land of \$17,410.

General Fund Budgetary Highlights

Actual expenditures were less than the final budget because there were lower legal and engineering fees than anticipated.

There were no amendments to the September 30, 2021 budget.

Economic Factors and Next Year's Budget

Ryals Creek Community Development District is in the process of significant construction with the District mainly funded by the developer, the economic effects to the District cannot be determined at this time.

Request for Information

The financial report is designed to provide a general overview of Ryals Creek Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Ryals Creek Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Ryals Creek Community Development District
STATEMENT OF NET POSITION
September 30, 2021

	Governmental Activities
Assets	
Current Assets	
Cash	\$ 1,641,512
Due from developer	2,564,656
Prepaid expenses	5,175
Total Current Assets	4,211,343
Non-Current Assets	
Capital assets, not being depreciated	
Land	17,410
Construction in progress	6,271,508
Total Non-Current Assets	6,288,918
Total Assets	10,500,261
 Liabilities	
Current Liabilities	
Accounts payable and accrued expenses	12,725
Contracts/retainage payable	1,368,832
Due to developer	6,000
Total Current Liabilities	1,387,557
 Net Position	
Net investment in capital assets	6,288,918
Restricted for capital projects	2,823,786
Total Net Position	\$ 9,112,704

See accompanying notes to financial statements.

Ryals Creek Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

Functions/Programs	Expenses	Program Revenues		Net (Expenses) Revenues and Changes in Net Position
		Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental Activities				
General government	\$ (72,419)	\$ 72,398	\$ 9,052,168	\$ 9,052,147
				Changes in Net Position 9,052,147
				Net Position - October 1, 2020 <u>60,557</u>
				Net Position - September 30, 2021 <u>\$ 9,112,704</u>

See accompanying notes to financial statements.

Ryals Creek Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2021

	General	Capital Projects	Total Governmental Funds
Assets			
Cash and cash equivalents	\$ 1,444	\$ 1,640,068	\$ 1,641,512
Due from developer	12,106	2,552,550	2,564,656
Prepaid expenses	5,175	-	5,175
Total Assets	\$ 18,725	\$ 4,192,618	\$ 4,211,343
Liabilities, Deferred Inflows of Resources and Fund Balances			
Liabilities			
Accounts payable and accrued expenses	\$ 12,725	\$ -	\$ 12,725
Contracts/retainage payable	-	1,368,832	1,368,832
Due to developer	6,000	-	6,000
Total Liabilities	18,725	1,368,832	1,387,557
Deferred Inflows of Resources			
Unavailable revenues	6,438	4,684	11,122
Fund Balances			
Nonspendable - prepaid expenses	5,175	-	5,175
Restricted for capital projects	-	2,819,102	2,819,102
Unassigned	(11,613)	-	(11,613)
Total Fund Balances	(6,438)	2,819,102	2,812,664
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 18,725	\$ 4,192,618	\$ 4,211,343

See accompanying notes to financial statements.

Ryals Creek Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2021

Total Governmental Fund Balances	\$ 2,812,664
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	6,288,918
Revenues that are not available are not recognized at the fund level, however, revenue is recognized when earned at the government-wide level.	<u>11,122</u>
Net Position of Governmental Activities	<u><u>\$ 9,112,704</u></u>

See accompanying notes to financial statements.

**Ryals Creek Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2021**

	<u>General</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Revenues			
Developer contributions	<u>\$ 66,845</u>	<u>\$ 9,030,074</u>	<u>\$ 9,096,919</u>
Expenditures			
Current			
General government	72,419	-	72,419
Capital outlay	<u>-</u>	<u>6,205,486</u>	<u>6,205,486</u>
Total Expenditures	<u>72,419</u>	<u>6,205,486</u>	<u>6,277,905</u>
Net Change in Fund Balances	(5,574)	2,824,588	2,819,014
Fund Balances - October 1, 2020	<u>(864)</u>	<u>(5,486)</u>	<u>(6,350)</u>
Fund Balances - September 30, 2021	<u>\$ (6,438)</u>	<u>\$ 2,819,102</u>	<u>\$ 2,812,664</u>

See accompanying notes to financial statements.

Ryals Creek Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

Net Change in Fund Balances - Total Governmental Funds	\$	2,819,014
<p>Amounts reported for governmental activities in the Statement of Activities are different because:</p>		
Governmental funds report capital outlays. However, in the Statement of Activities the costs of those assets is allocated over their estimated useful lives as depreciation. This is the amount of capital outlay in the current year.		6,205,486
The conveyance of capital assets does not affect current resources and therefore, is not reflected at the fund level. The conveyance however, does affect non-current assets and is reflected at the government-wide level.		17,410
Revenues, that are not available to meet current uses, are not reflected as revenues at the fund level, however, revenues are recognized when earned at the government-wide level. This is the current year change in unavailable revenues.		<u>10,237</u>
Change in Net Position of Governmental Activities	\$	<u><u>9,052,147</u></u>

See accompanying notes to financial statements.

Ryals Creek Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2021

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Developer contributions	\$ 143,951	\$ 143,951	\$ 66,845	\$ (77,106)
Expenditures				
Current				
General government	143,951	143,951	72,419	71,532
Net Change in Fund Balances	-	-	(5,574)	(5,574)
Fund Balances - October 1, 2020	-	-	(864)	(864)
Fund Balances - September 30, 2021	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (6,438)</u>	<u>\$ (6,438)</u>

See accompanying notes to financial statements.

Ryals Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on August 27, 2019, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance 2019-490-E of the City of Jacksonville, Florida, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Ryals Creek Community Development District. The District is governed by a five member Board of Supervisors. All the Supervisors are employed by the Developer. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Ryals Creek Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Ryals Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by developer contributions. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Ryals Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Ryals Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Capital Projects Fund – The Capital Projects Funds account for construction of infrastructure improvements within the boundaries of the District.

Ryals Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

The District currently has no investments.

Ryals Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

c. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

d. Capital Assets

Capital assets, which includes land and construction in progress, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Ryals Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments. The District did not have investment balances.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$1,650,123 and the carrying value was \$1,641,512. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

The District does not currently have investments.

NOTE C – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2021 was as follows:

	Balance October 1, 2020	Additions	Deletions	Balance September 30, 2021
<u>Governmental activities:</u>				
Capital assets, not being depreciated:				
Land	\$ -	\$ 17,410	\$ -	\$ 17,410
Constuction in progress	66,022	6,205,486	-	6,271,508
Total Capital Assets	<u>\$ 66,022</u>	<u>\$ 6,222,896</u>	<u>\$ -</u>	<u>\$ 6,288,918</u>

NOTE D – RELATED PARTY TRANSACTIONS

All five members of the Board of Supervisors are affiliated with the Developer or a related entity. The District received \$9,096,919 in contributions from the Developer for the year ended September 30, 2021. Additionally, the District has \$2,564,656 due from the developer and a developer advance of \$6,000.

Additionally, three of the Board members are members of the same immediate family.

NOTE E – ECONOMIC DEPENDENCY

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

Ryals Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE F – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims under this commercial coverage.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Ryals Creek Community Development District
Jacksonville, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Ryals Creek Community Development District, as of and for the year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated June 23, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Ryals Creek Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Ryals Creek Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Ryals Creek Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

To the Board of Supervisors
Ryals Creek Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Ryals Creek Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 23, 2022



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
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MANAGEMENT LETTER

To the Board of Supervisors
Ryals Creek Community Development District
Jacksonville, Florida

Report on the Financial Statements

We have audited the financial statements of the Ryals Creek Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated June 23, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*. Disclosures in that report, which are dated June 23, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the previous financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Ryals Creek Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Ryals Creek Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

To the Board of Supervisors
Ryals Creek Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Ryals Creek Community Development District. It is management's responsibility to monitor the Ryals Creek Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2021.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Ryals Creek Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 1
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: N/A
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$1,093,019
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The District started a major capital project, total expenditures for the year were \$6,205,486.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Ryals Creek Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District. The District has no assessments, developer funded.
- 8) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was N/A.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds. The District had no bonds outstanding at September 30, 2021.

To the Board of Supervisors
Ryals Creek Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 23, 2022

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

WHEREAS, the District’s Auditor, Berger, Toombs, Elam, Gaines & Frank has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Financial Report for Fiscal Year 2021;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT;

1. The Audited Financial Report for Fiscal Year 2021, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2021, for the period ending September 30, 2021; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2021 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 2nd day of August, 2022.

RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

9



T. R. Hainline, Jr.

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July 11, 2022

Via Email: wraithellc@whhassociates.com

Ryals Creek Community Development District
c/o Wrathell, Hunt & Associates, LLC
Attn.: Craig Wrathell
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

RE: Representation by Rogers Towers, P.A.

Dear Craig:

On behalf of Rogers Towers, P.A. (the "Firm"), I want to thank you for retaining us to represent Ryals Creek Community Development District (the "Client"). As part of our routine in opening new matters, we provide a letter to the Client to confirm our representation and to describe the services to be performed and the basis for compensation.

Scope of Representation

This letter confirms our agreement to assist the Client with lobbying on a CDD boundary amendment. We can only represent clients who have been cleared through our conflict checking process and whose names appear in our conflict data base. As a result, you agree our representation of the Client is limited to the Client and does not include any other individual or entity, including without limitation, any of its clients, officers, managers, directors, partners, members, shareholders, employees, parent, sister or subsidiary entities. We understand that our representation will be limited to this matter. If you desire any additional legal services, please advise us so that we may prepare a separate letter describing those services and the fees to be charged. In the event the scope of our representation is expanded pursuant to an express mutual understanding between us, but without a separate letter, the terms of this letter will also apply to any additional matters we agree to handle on the Client's behalf. If we can be of service to you in any other way, please do not hesitate to contact me.

Fees and Costs

Our fees for legal services are based on the time spent by our attorneys and legal assistants multiplied by their individual billing rates and are charged in 1/10th hour increments. For time spent attending public meetings and hearings at which Firm matters other than yours are noticed for hearing, we will allocate our time as applicable to the particular circumstances and you will be billed accordingly. We will bill you for our services on a monthly basis based on the standard billing rates of the individuals working

on the case. William Michaelis and I will be doing most of the work involved in this matter. Mr. Michaelis' current billing rate is \$300 per hour and mine is \$495 per hour. However, other attorneys or legal assistants will be used when their services are helpful or more economical.

Payment of our monthly invoices is due within thirty (30) days. We will include all costs we incur or advance in the course of our representation. Costs may include courier and express mail services, computer research charges, travel expenses, filing fees, fees of the court reporter and other reasonable and necessary charges incurred in the representation. Where a third party vendor sends us an invoice for services performed on your matter, we may also require that you pay costs directly to the particular vendor (as opposed to the Firm advancing the cost on your behalf and billing it to you on the next monthly invoice).

Any overpayment of an invoice by the Client may be held by Rogers Towers as a credit and applied to any other amounts then owed or to a future invoice. Should any credits remain at the conclusion of our representation of you in this matter, all such amounts will be refunded to the Client.

Our representation will be deemed concluded at the time that we have rendered our final bill for services on this and any other matter undertaken for you.

Document Retention

Under Florida law, your client file, with the exception of original documents you provide to us, belongs to the Firm. Nevertheless, if the Client's outstanding fees and costs have been paid, for reasonable copying charges we will typically provide copies of documents and materials prepared as part of the representation excluding certain materials such as internal memoranda, attorney notes, drafts not intended for external distribution, and other similar materials. For various reasons, including the minimization of unnecessary storage expenses, and consistent with applicable professional conduct rules, we reserve the right to destroy or otherwise dispose of any documents or other materials we do not feel need to be retained at the end of our representation. If you feel there are documents or files that need to be retained at the conclusion of the representation, you acknowledge and agree it is your obligation to request and retain such documents and that the Firm shall have no obligation to you to maintain such documents nor any liability to you for failing to do so. For your information, those documents retained by us at the closure of our representation are typically destroyed or otherwise disposed of at the end of the Firm's then current retention period, which may, in the Firm's sole discretion, be amended from time to time without further notice to the Client.

Conflicts and Consent to Confidentiality

In undertaking this representation, we have taken precautions to determine whether the Firm has any conflicts of interest with other clients as we represent many

other companies and individuals. It is possible that some of our present or future clients will have disputes or transactions with you during the time that we are representing you. Therefore, as a condition to our undertaking the representation described herein, you agree that this Firm may continue to represent or may undertake in the future to represent existing or new clients in any manner that is not substantially related to our work for you described herein, including litigation that may arise, even if the interest of such clients in those other matters are directly adverse to you (“Adverse Representations”). For purposes of clarification, an Adverse Representation shall not include matters or disputes arising against you or your affiliates with respect to the subject matter of this representation. We also agree that your prospective consent to conflicting representations contained in the preceding sentence shall not apply in any instance where as the result of our representation of you we have obtained sensitive, proprietary or other confidential information of a non-public nature that, if known to any such other client of ours, could be used in any such other matter by such client to your material disadvantage.

In furtherance of this mutual agreement, you agree that you will not, for yourself or any other party, assert our Firm’s engagement as a basis for disqualifying us from representing any party in an Adverse Representation or assert any Adverse Representation as a basis for any claim of breach of duty.

Additionally, from time to time issues arise that raise questions as to our existing or potential legal liabilities, obligations, and duties to our clients as well as our obligations and duties under the rules of professional conduct that apply to lawyers. These might include conflict of interest issues, and could even include issues raised because of a dispute between us and a client over the handling of a matter. Under normal circumstances when such issues arise we would seek the advice of attorneys within our Firm who serve as in-house counsel to the Firm and who advise the Firm on legal matters. We believe that it is in our clients’ interest, as well as the Firm’s interest, that in the event legal ethics or related issues arise during a representation, the Firm receive appropriate legal advice and analysis of our liabilities and obligations. We also believe such consultations to be attorney-client privileged communications between Firm personnel and counsel for the Firm. Accordingly, as part of our agreement concerning our representation of the Client, you agree that if we determine in our own discretion during the course of the representation to consult with our Firm’s counsel regarding the Firm’s representation of, or our relationship with, the Client, we have your advance consent to do so, and that our existing or continuing representation of you shall not, thereby, waive any attorney-client or other privilege that our Firm may have to protect the confidentiality of our communications with our counsel.

Cooperation

Your cooperation in this matter is very important; specifically, you must keep us informed of all relevant facts and circumstances and respond promptly to all papers and requests sent to you.

Security and Integrity of Communications

During the course of our representation, each of us may have the opportunity to correspond using numerous communication mediums. In addition to delivery methods such as postal service and telephone, there are additional means that are generally accepted and used by individuals and businesses. For convenience and expediency, each of us may utilize these other means, which include facsimile, cellular and cordless telephones, texts, and electronic mail. It is important to understand that these mediums are not necessarily secure from interception or alteration by others and may not receive protection under state or federal law. Unfortunately, transmitted information is capable of interception and immediate reproduction, alteration, and widespread distribution at relatively little cost or effort. The Firm intends to use these mediums to communicate with you and others during the course of our representation. However, we should each be aware of the security concerns and take these issues into consideration when using these means of communication.

Choice of Law

The relationship between the Client and the Firm, including the validity, construction, and enforceability of this engagement letter, shall be governed in all respects by the law and rules of professional conduct of the State of Florida, without regard to conflict of laws principles.

Public Meetings and Hearing Dates

During our representation of you in connection with the matter(s) set forth above, you may be provided with estimated public meeting and hearing dates. Please understand that these dates are set by the applicable federal, state and/or local agencies. The dates are only estimates and are subject to change, revision and/or deferral by the applicable agency. In addition, due to procedural, substantive and/or political considerations, your matter may be delayed, deferred or denied at any such public meeting or hearing. Accordingly, please be aware that any transactional deadline(s) and/or contractual obligation(s) relating to your matter may be adversely affected by (i) any public meeting or hearing date or the delay, deferral or cancellation thereof; (ii) the non-disposition of your matter at any such meeting or hearing; or (iii) the unfavorable disposition of your matter at any such meeting or hearing.

Termination of Representation

Both you and the Firm shall have the right to terminate the Firm's representation at any time, subject to this Firm's obligation to give you reasonable notice to arrange for alternative representation.

If the foregoing is agreeable to you, please acknowledge your understanding and acknowledgement by signing and returning a copy of this letter, which shall control all

Craig Wrathell
July 11, 2022
Page 5

obligations set forth herein except as may subsequently be agreed upon in writing. Please note your failure to return a signed copy but to continue obtaining legal services from the Firm shall constitute an acceptance of the terms and conditions set forth in this letter.

We sincerely appreciate the opportunity to represent you in this matter and we look forward to a pleasant, successful relationship.

Very truly yours,
ROGERS TOWERS, P.A.



By: T.R. Hainline, Jr.

Accepted and agreed to this
13 day of July, 2022.

RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT



A. Chester (Chip) Skinner III
Chair, Board of Supervisors

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

10A

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Rhonda Fisher, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing, etc.; and Notice of Regular Board of Supervisors' Meeting

See
Attached
(Page 1 of 3)

in the matter of Ryals Creek Community Development District

in the Court, was published in said newspaper by print in the issues of 7/14/22, 7/21/22.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

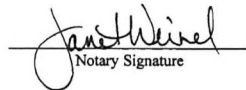
*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.



Rhonda Fisher

Sworn to and subscribed before me this 21st day of July, 2022 by Rhonda Fisher who is personally known to me.

JANET WEINEL
Notary Public, State of Florida
My Comm. Expires 12/18/2024
Commission No. HH156817


Notary Signature

Seal

Notary Public, State of Florida

**RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023
BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS
AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND
THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR
BOARD OF SUPERVISORS MEETING.**

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Ryals Creek Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 2, 2022
TIME: 9:30 a.m.
LOCATION: England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Acres	Assessment per Net Developable Acre	Total Assessment	Proposed Annual O&M Assessment if Paid on Duval County Tax Bill*
Parcel 1	15.91	\$782.67	\$12,452.28	\$13,461.92
Parcel 2	4.8	\$782.67	\$3,756.82	\$4,061.43
Parcel 3	22.07	\$782.67	\$17,273.53	\$18,671.09
Parcel 4	9.91	\$782.67	\$7,756.26	\$8,385.15
Parcel 5	16.85	\$371.15	\$6,253.88	\$6,760.95
Parcel 6	23.67	\$371.15	\$8,785.12	\$9,497.43
Parcel 7	15.45	\$371.15	\$5,734.27	\$6,199.21
Parcel 8	52.76	\$371.15	\$19,581.87	\$21,169.59
Parcel 9	10.52	\$782.67	\$8,233.69	\$8,901.29
Parcel 10	13.38	\$782.67	\$10,472.12	\$11,321.21
Parcel 12	6.56	\$782.67	\$5,134.32	\$5,550.62
Town Center	56.54	\$782.67	\$44,252.16	\$47,840.17
Total	248.42		\$149,686.32	\$161,823.06

*includes collection costs / early payment discounts.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Duval County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

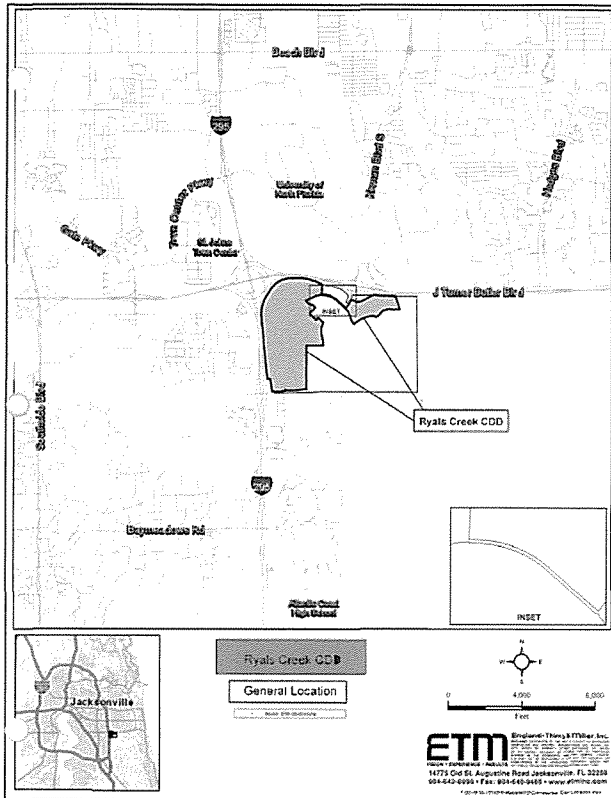
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at the offices of Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Ryals Creek Community Development District ("District") prior to June 15, 2022, proposed budget(s) ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
2. **DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "District's Office," 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.
3. **SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE:	August 2, 2022
HOUR:	9:30 A.M.
LOCATION:	England-Thims & Miller, Inc 14775 Old St. Augustine Road Jacksonville, Florida 32258
4. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Jacksonville and Duval County at least 60 days prior to the hearing set above.
5. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.
6. **PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Duval County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.
7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
8. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3RD DAY OF MAY, 2022.

ATTEST:	RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT
<u>s/Craig Wrathell</u>	<u>By: s/A. Chester Skinner, III</u>
Secretary/Assistant Secretary	Its: Chairman

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

10B

RESOLUTION 2022-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Ryals Creek Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Ryals Creek Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$341,713 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$341,713
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SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2ND DAY OF AUGUST, 2022.

ATTEST:

**RYALS CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2022/2023 Budget

Exhibit A: FY 2022/2023 Budget

**RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1
Costs/Assessment per unit	2
Definitions of General Fund Expenditures	3 - 4

**RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Amended Budget FY 2022	Actual through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: gross	\$ -				\$ 45,063
Allowable discounts (4%)	-				(1,803)
Assessment levy: net	-				43,260
Landowner contributions	134,570	\$ 61,314	\$ 92,580	\$ 153,894	-
Off-roll assessments (Parcels 9&10)	19,448	18,706	-	18,706	-
Off-roll assessments	-	-	-	-	242,302
Interlocal - Boggy Branch CDD	18,099	-	18,099	18,099	56,151
Total revenues	172,117	80,020	110,679	190,699	341,713
EXPENDITURES					
Professional & administration					
Supervisors	7,536	3,015	4,306	7,321	7,536
District engineer	10,000	3,488	6,512	10,000	10,000
District counsel	25,000	6,209	18,791	25,000	25,000
District management	36,000	18,000	18,000	36,000	36,000
Printing & binding	500	250	250	500	500
Legal advertising	1,500	2,688	1,000	3,688	1,500
Postage	500	73	427	500	500
O&M methodology	-	3,500	-	3,500	-
Audit	3,575	-	3,575	3,575	3,575
Insurance - GL, POL	5,500	5,175	-	5,175	5,500
Miscellaneous- bank charges	500	-	500	500	500
Website					
Hosting & development	705	705	-	705	705
ADA compliance	210	210	-	210	210
Annual district filing fee	175	175	-	175	175
Office supplies	500	195	305	500	500
Tax collector	-	-	-	-	1,577
Total professional & admin expenditures	92,201	43,683	53,666	97,349	93,778
Field operations - Shared²					
Field management	2,000	-	2,000	2,000	6,000
O&M accounting	-	-	-	-	3,400
Stormwater management	5,334	11,012	-	11,012	7,005
Effluent supply	18,782	-	18,782	18,782	18,782
Landscape					
Maintenance contract	44,800	-	-	-	-
Plant replacement	2,500	-	-	-	-
Irrigation repairs	1,500	-	-	-	-
Phase 1A	-	-	11,375	11,375	45,500
Phase 1A mulch	-	-	4,725	4,725	18,900
Phase 1B	-	-	9,500	9,500	38,000
Phase 1B mulch	-	-	6,762	6,762	27,048
Pond mowing	-	-	19,575	19,575	78,300
Roadway maintenance	5,000	-	5,000	5,000	5,000
Total field operations	79,916	11,012	75,719	86,731	247,935
Total expenditures	172,117	54,695	129,385	184,080	341,713
Excess/(deficiency) of revenues over/(under) expenditures	-	25,325	(18,706)	6,619	-
Fund balances - beginning	-	(6,619)	18,706	(6,619)	-
Committed					
Working capital	-	-	-	-	-
Unassigned	-	18,706	-	-	-
Fund Balances - ending	\$ -	\$ 18,706	\$ -	\$ -	\$ -

¹These expenditures will be incurred subsequent to the issuance of bonds.

²These costs are shared pursuant to an interlocal agreement between Boggy Branch CDD and Ryals Creek CDD at 22.6473 and 77.3527% respectively.

**RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
COSTS/ASSESSMENTS PER UNIT
FISCAL YEAR 2023**

Derivation of Assessment per Unit (Developable Acre)

Expenditure Category	<u>Amount</u>	<u># of Units (Developable Acres)</u>	<u>Assessment Amt per Unit (Developable Acre)</u>	
Professional & administration	\$ 92,201	248.42	\$ 371.15	Future phase(s) cost/acre
Field operations - Ryals only	-	139.69	-	
Field operations - Shared (Ryals' Portion)	<u>191,784</u>	139.69	<u>1,372.93</u>	
	283,985		\$ 1,744.08	Phase 1 cost/acre
Field operations - Shared (Boggy's' Portion)	<u>56,151</u>			
Total Expenditures	<u>\$340,136</u>			
Parcels 1-4		52.69	\$ 1,744.08	Off-roll
Parcels 5-8		108.73	371.15	Off-roll
Parcels 9&10		23.9	1,885.49	On-roll
Parcel 12&Town Center		<u>63.1</u>	1,744.08	Off-roll
Total		248.42		

**RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administration

Supervisors	\$ 7,536
Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
District engineer	10,000
The District engineer will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
District counsel	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
District management	36,000
Wrathell, Hunt and Associates, LLC specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and maintains the assets of the District.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. After bonds are issued, many of the required public hearings will be completed.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Audit	3,575
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Insurance - GL, POL	5,500
The District carries general liability and public officials liability insurance. The limit of liability is set at \$1,000,000 for general liability and \$1,000,000 for public officials liability.	
Miscellaneous- bank charges	500
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & development	705
ADA compliance	210
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Office supplies	500
Bank charges, automated AP and other charges.	
Tax collector	1,577
Total professional & admin expenditures	<u>93,778</u>

**RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Field operations - Shared²

Field management	6,000
Part-time management firm managing District common elements.	
O&M accounting	3,400
Stormwater management	7,005
Effluent supply	18,782
Assumes 5,600 linear feet and 20' wide ROW. 26 watering weeks a year at 3/4" water each water week at \$1 per 1,000 gallons.	
Landscape	
Phase 1A	45,500
Includes mowing with 42 service visits per year (\$30,000), edging, weeding, trash clean-up, fertilization, trimming and pruning, irrigation inspection (\$8,500) and annuals (\$7,000).	
Phase 1A mulch	18,900
Phase 1B	38,000
Includes mowing with 42 service visits per year (\$24,000), edging, weeding, trash clean-up, fertilization, trimming and pruning, irrigation inspection (\$8,000) and annuals (\$6,500).	
Phase 1B mulch	27,048
Pond mowing	78,300
Maintenance of Lake Mary Virginia Pond and Pond D (total 15.24 acres)	
Roadway maintenance	5,000
anticipates periodic street sweeping and once a year pressure washing of 5,600 linear feet of sidewalk.	
Total field operations	<u>247,935</u>
Total expenditures	<u><u>\$ 341,713</u></u>

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

11A

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Rhonda Fisher, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing, etc.; and Notice of Regular Board of Supervisors' Meeting

in the matter of Ryals Creek Community Development District

in the Court, was published in said newspaper by print in the issues of 7/14/22, 7/21/22.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

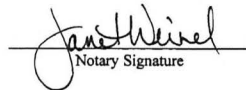
See
Attached
(Page 1 of 3)



Rhonda Fisher

Sworn to and subscribed before me this 21st day of July, 2022 by Rhonda Fisher who is personally known to me.

JANET WEINEL
Notary Public, State of Florida
My Comm. Expires 12/18/2024
Commission No. HH156817


Notary Signature

Seal

Notary Public, State of Florida

RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Ryals Creek Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 2, 2022
 TIME: 9:30 a.m.
 LOCATION: England-Thims & Miller, Inc.
 14775 Old St. Augustine Road
 Jacksonville, Florida 32258

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Parcel 12	6.56	\$782.67	\$5,134.32	\$5,550.62
Town Center	56.54	\$782.67	\$44,252.16	\$47,840.17
Total	248.42		\$149,686.32	\$161,823.06

*includes collection costs / early payment discounts.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Duval County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

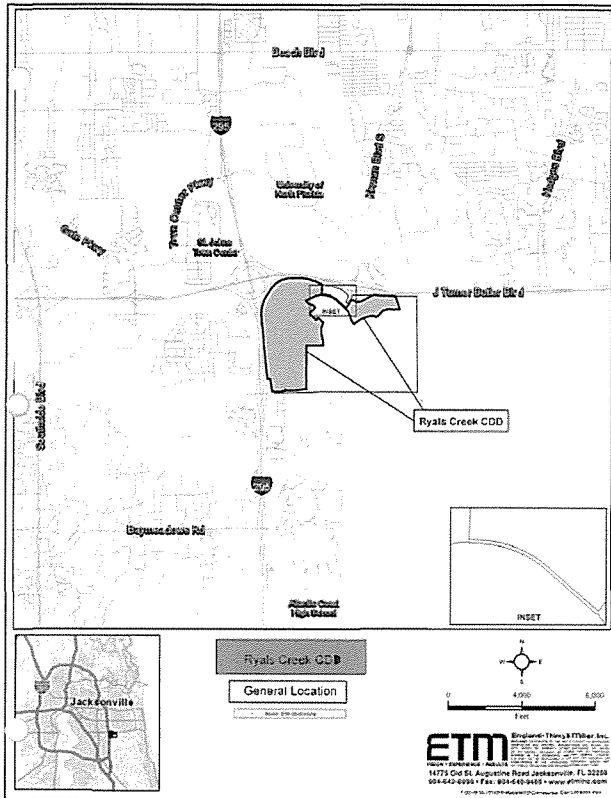
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at the offices of Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Ryals Creek Community Development District ("District") prior to June 15, 2022, proposed budget(s) ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
2. **DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "District's Office," 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.
3. **SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:
 DATE: August 2, 2022
 HOUR: 9:30 A.M.
 LOCATION: England-Thims & Miller, Inc
 14775 Old St. Augustine Road
 Jacksonville, Florida 32258
4. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Jacksonville and Duval County at least 60 days prior to the hearing set above.
5. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.
6. **PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Duval County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.
7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
8. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3RD DAY OF MAY, 2022.

ATTEST: RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT
 By: s/A. Chester Skinner, III
 Its: Chairman

s/Craig Wrathell
 Secretary/Assistant Secretary

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

11B


STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Michal Szymonowicz, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Michal Szymonowicz, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Assessment Roll Coordinator for the Ryals Creek Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Ryals Creek Community Development District.
4. I do hereby certify that on July 2, 2022 and in the regular course of business, I caused the letter, in the form attached hereto as Exhibit A, to be sent notifying affected landowners in the Ryals Creek Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

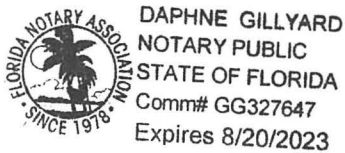
FURTHER AFFIANT SAYETH NOT.

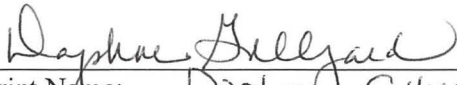


Michal Szymonowicz

SWORN TO (OR AFFIRMED) AND SUBSCRIBED before me by means of physical presence or online notarization, this 2nd day of July, 2022, by Michal Szymonowicz, for Wrathell, Hunt and Associates, LLC, who is personally known to me or has provided _____ as identification, and who did / did not take an oath.

NOTARY PUBLIC





Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: GG327647
My Commission Expires: 8/20/2023

EXHIBIT A: Mailed Notice

Ryals Creek
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 2, 2022

VIA FIRST CLASS MAIL

PAVILION HEALTH SERVICES INC
1660 PRUDENTIAL DR BLDG 2 STE 203
JACKSONVILLE, FL 32207

Parcel ID: 167728-0015

RE: Ryals Creek Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

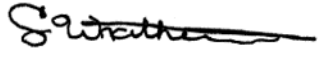
Dear Property Owner:

Pursuant to Chapters 190, 197, and 170, *Florida Statutes*, the Ryals Creek Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 2, 2022, at 9:30 a.m., and at the offices of England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting the offices of Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wrathell", with a long horizontal flourish extending to the right.

Craig Wrathell
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$336,176** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on a per acre basis for unplatted lots. Your property is classified as an undeveloped property.
3. **Schedule of O&M Assessments:**

Parcel	Total # of Acres	Assessment per Net Developable Acre	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Parcel 1	15.91	\$2,258.08	\$35,926.05
Parcel 2	4.8	\$2,258.08	\$10,838.78
Parcel 3	22.07	\$2,258.08	\$49,835.83
Parcel 4	9.91	\$2,258.08	\$22,377.57
Parcel 5	16.85	\$401.24	\$6,760.89
Parcel 6	23.67	\$401.24	\$9,497.35
Parcel 7	15.45	\$401.24	\$6,199.16
Parcel 8	52.76	\$401.24	\$21,169.42
Parcel 9	10.52	\$2,258.08	\$23,755.00
Parcel 10	13.38	\$2,258.08	\$30,213.11
Parcel 12	6.56	\$2,258.08	\$14,813.00
Town Center	56.54	\$2,258.08	\$127,671.84
Total	248.42		\$359,058.02

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
\$8,233.69	\$23,755.00	\$15,521.31

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the

remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Ryals Creek
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 2, 2022

VIA FIRST CLASS MAIL

SAWMILL TIMBER LLC
2963 DUPONT AVE
JACKSONVILLE, FL 32217

Parcel ID: 167728-0013, 167740-0110, 167740-0120, 167740-0130, 167740-0140, 167740-0150,
167740-0200, 167740-0220, 167740-0230, 167741-0030, 167741-0040, 167741-0060

RE: Ryals Creek Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

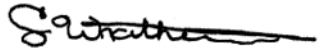
Dear Property Owner:

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The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting the offices of Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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District Manager

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4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
\$130,980.51	\$305,089.91	\$174,109.40

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the

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July 2, 2022

VIA FIRST CLASS MAIL

STILLWOOD ASSOCIATES LLC
300 S TRYON ST STE 200
CHARLOTTE, NC 28202

Parcel ID: 167741-0050

RE: Ryals Creek Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

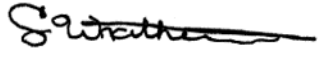
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\$10,472.12	\$30,213.11	\$19,740.99

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the

remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

11C

RESOLUTION 2022-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ryals Creek Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Duval County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A,"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: **50% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023.** In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 2nd day of August, 2022.

ATTEST:

**RYALS CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A
Budget

Exhibit B

Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

12

RESOLUTION 2022-13

A RESOLUTION OF THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Ryals Creek Community Development District ("**District**") is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being entirely situated in the City of Jacksonville, Duval County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity ("**DEO**"), a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District's Board shall be held as provided on the schedule attached hereto as **Exhibit A**.
2. **FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file this Resolution with DEO.
3. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 2nd day of August, 2022.

ATTEST:

RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 4, 2022	Regular Meeting	9:30 AM
November 1, 2022	Regular Meeting	9:30 AM
December 6, 2022	Regular Meeting	9:30 AM
January 2, 2023	Regular Meeting	9:30 AM
February 7, 2023	Regular Meeting	9:30 AM
March 7, 2023	Regular Meeting	9:30 AM
April 4, 2023	Regular Meeting	9:30 AM
May 2, 2023	Regular Meeting	9:30 AM
June 6, 2023	Regular Meeting	9:30 AM
July 11, 2023*	Regular Meeting	9:30 AM
August 1, 2023	Public Hearing & Regular Meeting	9:30 AM
September 5, 2023	Regular Meeting	9:30 AM

Exceptions:

July meeting is one (1) week later to accommodate July 4 holiday

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

13



**SUN
STATE
NURSERY &
LANDSCAPING, INC.**

Stan Bates
Vallencourt Construction Co., Inc.
449 Center St.
Green Cove Springs, FL 32043

RE: Stillwood Pines
Date: June 2, 2022

REVISED
CHANGE ORDER #7

Change all sod from Bermuda to Zoysia:

• (180,500) Credit for Bermuda Sod	.52 sq/ft	(\$93,860.00)
• (180,500) Add for Zoysia sod	.76 sq/ft	\$137,180.00
• Tax difference		<u>\$1,759.88</u>
		\$45,079.88
	Overhead & Profit	<u>\$6,761.98</u>
	TOTAL	\$51,841.86

Acceptance:

Signature

Print name

Date

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

14

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR’s website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction’s response unless the project’s expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (i.e., FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction’s budget. While necessary to comply with the statute, the concept of “future expenditures” should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type the from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Ryals Creek CDD
Name of stormwater utility, if applicable:	
Contact Person	
Name:	Craig Wrathell
Position/Title:	Managing Member
Email Address:	wrathellc@whhassociates.com
Phone Number:	(561)571-0010

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWFMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

Ryals Creek CDD is a Mixed Use CDD containing commercial and residential uses. The CDD was developed in multiple phase that were permitted, designed and constructed in accordance with City of Jacksonville and St. Johns River Water Management District regulations. The management of storm water is regulated with the multiple storm water management facilities (Smfs) and control structures constructed throughout the community.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
Other:						
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Permit Compliance
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:

- Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

Funding Mechanism is through the CDD that assess fees for each parcel in the community. These funds are set aside as needed to provide for the ongoing maintenance needs of the storm water management system. In additiona the area is covered by the City of Jacksonville Stormwater Plan

- Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):

- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	Yes
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	No
A system for managing stormwater complaints?	Yes
Other specific activities?	

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

No

Notes or Comments on the above:

This project is fully constructed and it is not anticipated that any new facilities will be constructed.

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vacator trucks, other)?	No
Muck removal (dredging legacy pollutants from water bodies, canal, etc.)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

The Roads for this community are owned by the City of Jacksonville. The City of Jacksonville does street cleaning on their own schedule.

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:		Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:		Feet
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	5	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
 - GIS program
 - MS4 permit application
 - Aerial photos
 - Past or ongoing budget investments
 - Water quality projects
- Other(s):
- Engineering Plans & Permits

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government’s population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district’s boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

A Shapefile of the Project Boundary will be included with this submittal.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc.).

No change anticipated

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	13	214	262	262	262
Brief description of growth greater than 15% over any 5-year period:					
Project Phases coming on line - Phase 2A (2024), Phase 2B (2025), Phase 2C (2026), Buckfield Circle (2023) & Floodplain (2024)					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project’s remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Stillwood Pines Boulevard					
Phase 1	7	32	32	32	32
Phase 2	0	25	41	41	41
Buckfield Circle	0	18	18	18	18
Floodplain Comp.	0	32	40	40	40

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Stillwood Pines Boulevard					
Phase 1	7	32	32	32	32
Phase 2	0	25	41	41	41
Buckfield Circle	0	18	18	18	18
Floodplain Comp.	0	32	40	40	40

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify: Engineering Plans & Permits
<input checked="" type="checkbox"/>	Other(s):

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system?
 - if no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
 - if yes, please provide a link if available:
 - if no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

End of Useful Life Replacement Projects with No Identified Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	214	262	262	262
Expansion	214	262	262	262
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	428	524	524	524

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0

Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0
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RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

15

**RYALS CREEK CDD
CONSTRUCTION ACCOUNT ACTIVITY
BOGGY BRANCH INTERLOCAL AGREEMENT**

Interlocal funding agreement commitment amount \$ 1,932,779.82

Interlocal Agreement Funding Received

2/26/2021	Boggy Branch Requisition #2	159,073.21
2/26/2021	Boggy Branch Requisition #3	114,238.35
4/8/2021	Boggy Branch Requisition #8	363,259.47
4/30/2021	Boggy Branch Requisition #17	471,762.45
6/1/2021	Boggy Branch Requisition #23	669,949.26
6/30/2021	Boggy Branch Requisition #32	154,497.08
Total Received		1,932,779.82

Requisitions:

Date	Requisition #	Payee	Amount
Processed			
3/5/2021	2	Vallencourt Construction Company	(159,073.21)
3/5/2021	3	Vallencourt Construction Company	(114,238.35)
4/15/2021	11	Vallencourt Construction Company	(363,259.47)
4/30/2021	17	Vallencourt Construction Company	(471,762.45)
6/17/2021	24	Vallencourt Construction Company	(669,949.26)
7/30/2021	32	Vallencourt Construction Company	(154,497.08)
Balance			(1,932,779.82)

Interlocal agreement funding still to be received -

In circulation (awaiting funding)

Balance -

Total interlocal funding available (excluding Retainage Payable) -

Retainage Payable

3/5/2021	2	Vallencourt Construction Company	(17,674.80)
3/5/2021	3	Vallencourt Construction Company	(12,693.15)
4/15/2021	11	Vallencourt Construction Company	(40,362.16)
4/30/2021	17	Vallencourt Construction Company	(52,418.05)
6/17/2021	24	Vallencourt Construction Company	(74,438.81)
7/30/2021	32	Vallencourt Construction Company	(21,154.15)
11/8/2021	-	Transfer in	218,741.12
Balance			-

Total interlocal funding available (assuming all obligations paid) **\$ -**

**RYALS CREEK CDD
CONSTRUCTION ACCOUNT ACTIVITY
CONSTRUCTION DRAWS (\$5.6M funded by ICI)**

Remaining amounts to expend:

Construction draw funding agreement (ICI commitment amount)				\$ 5,600,220.00
Date	Requisition #	Payee	Amount	
Payment verified				
10/1/2021	38	Forterra Pipe & Precast - CONSTRUCTION DRAW #2	(60,438.59)	
10/01/21	39	Vallencourt Construction Company, Inc. - CONSTRUCTION DRAW #2	(436,288.20)	
10/8/2021	41	GP Materials, Inc. - CONSTRUCTION DRAW #3	(11,106.24)	
10/8/2021	42	Vallencourt Construction Company - CONSTRUCTION DRAW #5	(201,426.30)	
10/26/2021	44	Cash Building Materials - CONSTRUCTION DRAW #7	(48,414.10)	
11/8/2021		Transfer out ¹	(1,838,606.70)	
10/26/2021	46	Forterra Pipe & Precast - CONSTRUCTION DRAW #7	(4,683.38)	
10/26/2021	43	GP Materials, Inc. - CONSTRUCTION DRAW #7	(5,391.21)	
10/26/2021	45	Vallencourt Construction Company - CONSTRUCTION DRAW #7	(647,775.53)	
11/22/2021	49	GP Materials, Inc. - CONSTRUCTION DRAW #8	(42,249.03)	
12/10/2021	45	Vallencourt Construction Company - CONSTRUCTION DRAW #9	(741,972.57)	
12/10/2021	51	GP Materials, Inc. - CONSTRUCTION DRAW #9	(16,482.13)	
12/10/2021	53	Cecil W. Powell & Company - CONSTRUCTION DRAW #9	(102,192.00)	
12/28/2021	55	Vallencourt Construction Company, Inc. - CONSTRUCTION DRAW #10	(681,380.01)	
12/28/2021	56	Forterra Pipe & Precast - CONSTRUCTION DRAW #10	(851.65)	
2/8/2022	57	Vallencourt Construction Company, Inc. - CONSTRUCTION DRAW #11	(10,962.36)	
2/8/2022	57	Vallencourt Construction Company, Inc.	(353,699.33)	
3/3/2022	60	GP Materials, Inc.	(24,472.70)	
3/17/2022	62	Vallencourt Construction Company, Inc.	(371,827.97)	
Total amounts paid			(5,600,220.00)	
Total remaining to be drawn for construction per agreement (not including related retainage)				-
Eligible Retainage Payable				
9/9/2021	39	Vallencourt Construction Company, Inc.	(48,476.47)	
9/30/2021	42	Vallencourt Construction Company, Inc.	(22,380.70)	
10/26/2021	45	Vallencourt Construction Company, Inc.	(71,975.06)	
11/8/2021	-	Transfer out ²	(218,741.12)	
11/8/2021	-	Transfer out ³	(39,404.85)	
12/8/2021	50	Vallencourt Construction Company, Inc.	(82,441.39)	
12/28/2021	55	Vallencourt Construction Company, Inc.	(75,708.89)	
2/8/2022	57	Vallencourt Construction Company, Inc.	(40,517.97)	
2/28/2022	-	Transfer in ⁵	599,646.45	
Total retainage payable			-	
Total remaining to be drawn for construction per agreement (including related retainage)⁴				\$ -

¹These amounts were initially funded from the \$6.4M bucket, however, they have since been funded by the \$5.6M bucket, which is reflected as a transfer out on this schedule. Details for this total can be found on the \$6.4M schedule.

²See Interlocal Agreement tab for details

³See Construction Account Activity tab for details

⁴If this amount is negative then the shortfall will be funded from other sources (starting with the \$6.4M bucket)

⁵This amount was transferred back to the \$6.4M bucket as all construction draw funding has been received and subsequently depleted.

Remaining amounts to collect/request from ICI:

Construction draw funding agreement (ICI commitment amount)				\$ 5,600,220.00
Funds received				
10/22/2021	-	CONSTRUCTION DRAW #1	(390,533.92)	
11/8/2021	38	Forterra Pipe & Precast - CONSTRUCTION DRAW #2	(60,438.59)	
11/8/2021	39	Vallencourt Construction Company, Inc. - CONSTRUCTION DRAW #2	(436,288.20)	
11/8/2021	41	GP Materials, Inc. - CONSTRUCTION DRAW #3	(11,106.24)	
11/8/2021	-	CONSTRUCTION DRAW #4	(1,448,072.78)	
11/8/2021	42	Vallencourt Construction Company - CONSTRUCTION DRAW #5	(201,426.30)	
11/8/2021	-	CONSTRUCTION DRAW #6	(750,000.00)	
12/7/2021	48	Cash Building Materials - CONSTRUCTION DRAW #7	(48,414.10)	
12/7/2021	46	Forterra Pipe & Precast - CONSTRUCTION DRAW #7	(4,683.38)	
12/7/2021	43	GP Materials, Inc. - CONSTRUCTION DRAW #7	(5,391.21)	
12/7/2021	45	Vallencourt Construction Company - CONSTRUCTION DRAW #7	(647,775.53)	
2/8/2022	49	GP Materials, Inc. - CONSTRUCTION DRAW #8	(42,249.03)	
2/8/2022	50	Vallencourt Construction Company - CONSTRUCTION DRAW #9	(741,972.57)	
2/8/2022	51	GP Materials, Inc. - CONSTRUCTION DRAW #9	(16,482.13)	
2/8/2022	53	Cecil W. Powell & Company - CONSTRUCTION DRAW #9	(102,192.00)	
2/8/2022	55	Vallencourt Construction Company, Inc. - CONSTRUCTION DRAW #10	(681,380.01)	
2/8/2022	56	Forterra Pipe & Precast - CONSTRUCTION DRAW #10	(851.65)	
3/11/2022	57	Vallencourt Construction Company, Inc. - CONSTRUCTION DRAW #11	(10,962.36)	
Total received			(5,600,220.00)	
Total remaining to be received from ICI				-
In circulation (to be processed) - awaiting funding from ICI				
Total requested but not received to date				-
Total remaining to be requested from ICI				\$ -

**RYALS CREEK CDD
CONSTRUCTION ACCOUNT ACTIVITY
CONSTRUCTION DRAWS (initially \$6.4M)**

Funds received

12/23/2020	Initial Construction Funds	\$ 6,467,000.00
10/26/2021	Parcel 9 lot closing - Completion of Master Infrastructure	2,500,000.00
10/26/2021	Parcel 9 lot closing - TMA Trip Revenue	378,840.00
10/26/2021	Parcel 9 lot closing - Fill Dirt Costs	107,100.00
12/22/2021	Parcel 10 lot closing - TMA Trip Revenue	454,608.00
12/22/2021	Parcel 10 lot closing - Completion of Master Infrastructure	2,150,000.00
2/24/2022	TMA Trip Revenue	23,629.18
2/24/2022	TMA Trip Revenue	47,258.36
3/16/2022	TMA Trip Revenue	2,953.65
3/19/2022	TMA Trip Revenue	44,304.71
4/20/2022	TMA Trip Revenue	11,814.59
4/20/2022	TMA Trip Revenue	17,721.90
4/29/2022	Developer Contribution	11,011.92
5/9/2022	JEA Water Main Purchase Order	395,820.94
Total Construction Funds		12,612,063.25

Requisitions:

Date	Requisition #	Payee	Amount
Payment verified			
3/2/2021	1	Sawmill Timber, LLC.	(2,266,000.64)
3/5/2021	4	England, Thims & Miller	(24,000.00)
3/22/2021	5	England, Thims & Miller	(24,024.31)
3/22/2021	6	Core & Main*	(593,466.53)
3/22/2021	7	England, Thims & Miller	(4,800.00)
4/5/2021	8	Forterra Pipe & Precast, LLC.*	(100,286.97)
4/5/2021	9	Core & Main*	(12,867.20)
4/5/2021	10	ECS of Florida	(2,500.00)
4/5/2021	12	Core & Main*	(18,742.00)
4/5/2021	13	Core & Main*	(184,403.28)
4/5/2021	14	Forterra Pipe & Precast, LLC.*	(31,361.65)
5/4/2021	15	England, Thims & Miller	(36,791.70)
5/4/2021	16	England, Thims & Miller	(28,851.67)
5/4/2021	18	Forterra Pipe & Precast, LLC.*	(18,185.40)
5/19/2021	19	ECS of Florida	(9,000.00)
5/19/2021	20	Forterra Pipe & Precast, LLC.*	(39,135.69)
5/19/2021	21	Core & Main*	(140,273.96)
5/19/2021	22	England, Thims & Miller	(270,545.65)
5/19/2021	23	ECS of Florida	(21,500.00)
6/30/2021	25	Valmont Industries, Inc.*	(177,000.00)
6/30/2021	26	ECS of Florida	(6,000.00)
6/30/2021	27	Forterra Pipe & Precast, LLC.*	(76,382.83)
6/30/2021	28	England, Thims & Miller	(134,858.13)
6/30/2021	29	Core & Main*	(4,477.76)
8/2/2021	30	Forterra Pipe & Precast, LLC.*	(20,275.51)
8/2/2021	31	Core & Main*	(31,214.00)
8/2/2021	32	Vallencourt Construction Company, Inc.*	(35,890.30)
8/2/2021	33	ECS of Florida	(14,300.00)
8/2/2021	34	England, Thims & Miller	(141,652.98)
8/20/2021	35	Vallencourt Construction Company, Inc.*	(354,643.62)
8/20/2021	36	ECS of Florida	(3,500.00)
11/8/2021		Transfer in*	1,838,606.70
10/1/2021	37	England, Thims & Miller	(60,094.56)
10/26/2021	47	England, Thims & Miller	(241,608.71)
11/22/2021	48	England, Thims & Miller	(115,839.10)
12/10/2021	52	England, Thims & Miller	(159,169.57)
12/28/2021	54	England, Thims & Miller	(109,407.76)
2/8/2022	58	England, Thims & Miller	(170,164.51)
2/8/2022	59	Onsight Industries	(32,243.08)
3/3/2022	61	England, Thims & Miller	(71,418.42)
3/17/2022	63	Vallencourt Construction Company, Inc.	(161,266.48)
3/17/2022	64	GP Materials, Inc.	(1,000.07)

3/17/2022	65	Cash Building Material	(28,204.60)	
4/5/2022	67	GP Materials, Inc.	(2,099.94)	
4/5/2022	66	England, Thims & Miller	(47,100.00)	
4/5/2022	68	Cash Building Material	(10,117.80)	
4/29/2022	-	JEA	(11,011.92)	
4/29/2022	69	GP Materials, Inc.	(9,476.73)	
5/13/2022	70	Vallencourt Construction Company, Inc.	(351,269.59)	
5/13/2022	71	England, Thims & Miller	(45,875.00)	
5/13/2022	72	GP Materials, Inc.	(32,169.46)	
5/13/2022	73	Cash Building Material	(10,890.50)	
5/27/2022	74	Vallencourt Construction Company, Inc.	(691,797.02)	
5/27/2022	75	GP Materials, Inc.	(10,160.82)	
5/27/2022	76	England, Thims & Miller	(53,274.09)	
6/27/2022	77	Vallencourt Construction Company, Inc.	(389,677.36)	
6/27/2022	78	Onsight Industries	(23,358.07)	
6/27/2022	80	Vallencourt Construction Company, Inc.	(438,380.02)	
6/27/2022	81	England, Thims & Miller	(44,053.21)	
7/20/2022	79	Cash Building Material	(6,554.30)	
Balance				(6,316,007.77)

Total Cash Available (Excluding Retainage Payable)

6,296,055.48

Retainage Payable

8/20/2021	35	Vallencourt Construction Company, Inc.	(39,404.85)	
11/8/2021	-	Transfer in	39,404.85	
3/17/2022	62 & 63	Vallencourt Construction Company, Inc.	(58,512.48)	
3/24/2022	-	Transfer out	(599,646.45)	
5/13/2022	70	Vallencourt Construction Company, Inc.	(39,029.95)	
5/27/2022	74	Vallencourt Construction Company, Inc.	(76,866.34)	
6/27/2022	77	Vallencourt Construction Company, Inc.	384,377.86	
6/27/2022	80	Vallencourt Construction Company, Inc.	(23,072.63)	
Balance				(412,749.99)

Total Available/(Shortfall): Assuming all Obligations Paid

\$ 5,883,305.49

*These amounts were initially funded from the \$6.4M bucket, however, they have since been funded by the \$5.6M bucket, which is reflected as a transfer in on this schedule

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

16

**RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2022**

**RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2022**

	General Fund	Capital Projects Fund	Total Governmental Funds
	<u> </u>	<u> </u>	<u> </u>
ASSETS			
Cash	\$ 42,414	\$6,302,610	\$ 6,345,024
Investments			
Undeposited funds	7,695	8,861	16,556
Total assets	<u>\$ 50,109</u>	<u>\$6,311,471</u>	<u>\$ 6,361,580</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 6,084	\$ -	\$ 6,084
Retainage payable	-	412,750	412,750
Accrued wages payable	200	-	200
Accrued taxes payable	413	-	413
Landowner advance	6,000	-	6,000
Total liabilities	<u>12,697</u>	<u>412,750</u>	<u>425,447</u>
Fund balances:			
Restricted for:			
Capital projects	-	5,898,721	5,898,721
Unassigned	37,412	-	37,412
Total fund balances	<u>37,412</u>	<u>5,898,721</u>	<u>5,936,133</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 50,109</u>	<u>\$6,311,471</u>	<u>\$ 6,361,580</u>

**RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ 10,472	\$ 10,472	\$ 18,706	56%
Interlocal - Boggy Branch CDD	-	-	16,831	0%
Landowner contribution	6,084	77,164	130,980	59%
Lot closing revenue	-	18,706	-	N/A
Total revenues	<u>16,556</u>	<u>106,342</u>	<u>166,517</u>	64%
EXPENDITURES				
Professional & administrative				
Supervisors	-	3,661	7,000	52%
FICA	-	215	536	40%
District engineer	1,125	8,626	10,000	86%
District counsel	1,917	9,520	25,000	38%
District management	3,000	27,000	36,000	75%
Printing & binding	42	375	500	75%
Legal advertising	-	2,881	1,500	192%
Postage	-	73	500	15%
O&M methodology	-	3,500	-	N/A
Audit	-	-	3,575	0%
Insurance - GL, POL	-	5,175	5,500	94%
Miscellaneous- bank charges	-	-	500	0%
Website				
Hosting & development	-	705	705	100%
ADA compliance	-	210	210	100%
Annual district filing fee	-	175	175	100%
Office supplies	-	195	500	39%
Total professional & administrative	<u>6,084</u>	<u>62,311</u>	<u>92,201</u>	68%
Field operations - Shared¹				
Field management	-	-	2,000	0%
Stormwater management				
Street lights	-	-	5,334	0%
Effluent supply	-	-	18,782	0%
Landscape				
Maintenance contract	-	-	39,200	0%
Plant replacement	-	-	2,500	0%
Irrigation repairs	-	-	1,500	0%
Roadway maintenance	-	-	5,000	0%
Total field operations	<u>-</u>	<u>-</u>	<u>74,316</u>	0%
Total expenditures	<u>6,084</u>	<u>62,311</u>	<u>166,517</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	10,472	44,031	-	
Fund balances - beginning	26,940	(6,619)	-	
Fund balances - ending	<u>\$ 37,412</u>	<u>\$ 37,412</u>	<u>\$ -</u>	

**RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year To Date
REVENUES		
Landowner contribution	\$ -	\$ 11,012
Lot closing revenue	-	4,757,100
Construction draw funding	-	3,052,354
TMA trip revenue	-	989,991
JEA water main purchase order	-	395,821
Total revenues	-	9,206,278
EXPENDITURES		
Capital outlay	534,163	2,808,346
Construction costs - CD	-	3,318,314
Total expenditures	534,163	6,126,660
Excess/(deficiency) of revenues over/(under) expenditures	(534,163)	3,079,618
Fund balances - beginning	6,432,884	2,819,103
Fund balances - ending	\$ 5,898,721	\$ 5,898,721

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

17

DRAFT

**MINUTES OF MEETING
RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Ryals Creek Community Development District held a Regular Meeting on May 3, 2022 at 9:30 a.m., at the office of England-Thims & Miller, Inc., located at 14775 Old St. Augustine Road, Jacksonville, Florida 32258.

Present were:

A. Chester (Chip) Skinner, III	Chair
J. Malcolm Jones, III	Vice Chair
Clayton (Riley) Skinner	Assistant Secretary
David (Davis) Godfrey Skinner, Jr.	Assistant Secretary

Also present, were:

Craig Wrathell	District Manager
Ernesto Torres	Wrathell Hunt and Associates LLC
Katie Buchanan (via telephone)	District Counsel
Jason Crews	Project Engineer
Jason Hall	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 9:33 a.m. Supervisors Jones, Chip Skinner, Riley Skinner and Davis Skinner were present, in person. Supervisor Eyrick was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Ratification of Interlocal Agreement by and Among Duval County Property Appraiser, Duval County Tax Collector, and Ryals Creek Community Development District for Uniform Collection and Enforcement of Non-Ad Valorem Assessment

40 Mr. Wrathell presented the Interlocal Agreement, which was executed between
41 meetings. He called attention to the Tax Collector and Property Appraiser fees on Page 3, in
42 Section 3 of the Agreement.

43 Mr. Wrathell responded to questions regarding the tax collection process, who pays the
44 fees, Parcels 9 and 10. An inquiry was made about including a labeled map in the agenda
45 packet as a recurring exhibit.

46

47 **On MOTION by Mr. Riley Skinner and seconded by Mr. Jones, with all in favor,**
48 **the Interlocal Agreement by and Among Duval County Property Appraiser,**
49 **Duval County Tax Collector, and Ryals Creek Community Development District**
50 **for Uniform Collection and Enforcement of Non-Ad Valorem Assessment, was**
51 **ratified.**

52

53

54 **FOURTH ORDER OF BUSINESS**

**Consideration of Work Authorization No. 3
for Storm Water Needs Analysis (20 years)**

55

56

57 Mr. Wrathell presented the England-Thims & Miller (ETM) Work Authorization No. 3, in
58 a not-to-exceed amount of \$10,000, for preparation of the Stormwater Needs Analysis Report,
59 which is due by June 30, 2022.

60 Mr. Hall distributed and reviewed a revised Storm Water Management Plan handout. He
61 responded to questions regarding conservation easements, dead tree removal, stormwater
62 management facilities (SMFs) and permits.

63 Mr. Wrathell stated that it might be necessary to meet in June to review revised
64 landscape proposals.

65

66 **On MOTION by Mr. Davis Skinner and seconded by Mr. Jones, with all in favor,**
67 **England-Thims & Miller Work Authorization No. 3 for preparation of the**
68 **Stormwater Management Needs Analysis Report, in a not-to-exceed amount of**
69 **\$10,000, was approved.**

70

71 **On MOTION by Mr. Jones and seconded by Mr. Riley Skinner, with all in favor,**
72 **the Revised Ryals Creek CDD Storm Water Management Plan dated May 2,**
73 **2022, was approved.**

74

75 In response to Mr. Hall's question, Mr. Wrathell confirmed that the District Engineer
76 should coordinate with Management regarding the finance portions of the Report.

77

78 **FIFTH ORDER OF BUSINESS**

**Consideration of Mobility Fee Credit
79 Agreement/Resolution**

80

81 Mr. Wrathell stated that Management has been collecting and tracking mobility fees for
82 auditing purposes and Ms. Buchanan prepared two documents for the Board's consideration.

83 Mr. Chip Skinner pointed out that Section 10 lists "mobility fees", "Lot/Parcels 9 and 10
84 closing" and "sale of trips" and stated, for consistency purposes, the same terminology should
85 be used. Mr. Wrathell stated, going forward, whenever "sale of trips" is referenced, "mobility
86 fees" would be placed in parentheses, since they mean the same thing.

87 Ms. Buchanan presented the Second Amendment to the Funding Agreement between
88 Ryals Creek CDD and Sawmill Timber, LLC, Relating to Construction of the Phase One Joint
89 Master Infrastructure and the Memorandum of Understanding [Closing Proceeds].

90 Regarding the first document, Ms. Buchanan stated that Vallencourt Construction was
91 contracted to complete the Phase One improvements and there was a First Amendment to the
92 Agreement to make changes that were requested by the Landowner, which is immaterial to
93 today's discussion. The point of the Second Amendment is to make sure that the parties
94 understand that the money is coming in, where it is coming from and how the CDD should
95 apply the funds going forward.

96 Mr. Chip Skinner asked for an explanation of the last sentence of the Agreement. Ms.
97 Buchanan stated the last sentence of Section 3A, which relates to a reduction of the repayment
98 amount, was deleted from the draft that is being presented. She recommended approval of the
99 Agreement in substantial form.

100 Regarding the second document, Ms. Buchanan stated her understanding that there are
101 occasions in which closing results and proceeds are intended to be directed to the CDD and the
102 Memorandum of Understanding is a very high-level Agreement that relates to how the CDD is
103 going to distribute and allocate any funds received as a result of the closing between the
104 Landowner and a buyer.

105 Mr. Chip Skinner stated, when Sawmill Timber sold parcels to Baptist and to Spectrum, it
106 was established in the sales contract that the buyer required a portion of their funds from the
107 sale to go directly to the CDD to assure completion of the Stillwood Pines roadway and Ms.
108 Buchanan is documenting here that the monies that the buyer directs to go into the CDD would
109 be used only for construction and not for operation and maintenance (O&M) expenses.

110

111 **On MOTION by Mr. Riley Skinner and seconded by Mr. Jones, with all in favor,**
112 **the Second Amendment to the Funding Agreement between Ryals Creek CDD**
113 **and Sawmill Timber, LLC, Relating to Construction of the Phase One Joint**
114 **Master Infrastructure and the Memorandum of Understanding [Closing**
115 **Proceeds], as described by District Counsel, in substantial form, were**
116 **approved.**

117

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120

**DUE TO AUDIO DIFFICULTIES, THE REMAINDER OF THE
MINUTES WERE TRANSCRIBED FROM THE MEETING NOTES**

121

122 **SIXTH ORDER OF BUSINESS**

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On MOTION by Mr. Davis Skinner and seconded by Mr. Jones, with all in favor,
Resolution 2022-08, Approving a Proposed Budget for Fiscal Year 2022/2023
and Setting a Public Hearing Thereon Pursuant to Florida Law on August 2,
2022 at 9:30 a.m., at the office of England-Thims & Miller, Inc., located at
14775 Old St. Augustine Road, Jacksonville, Florida 32258; Addressing
Transmittal, Posting and Publication Requirements; Addressing Severability;
and Providing an Effective Date, was adopted.

142 **SEVENTH ORDER OF BUSINESS** **Consideration of Proposals for Landscape**
 143 **Maintenance and Stormwater**
 144 **Maintenance**
 145

146 Mr. Wrathell presented the Sun State Nursery & Landscaping Inc., proposal for annual
 147 landscape and irrigation maintenance in the amount of \$148,638 per year and two Aquagenix
 148 proposals totaling \$7,004.96 per year for stormwater maintenance of Pond D and Lake Mary.
 149 Staff would obtain additional proposals for the Chair to review. Mr. Crews would create a
 150 scope of services and forward it to CSS and to Curb Appeal.

151

152 **On MOTION by Mr. Riley Skinner and seconded by Mr. Davis Skinner, with all**
 153 **in favor, tabling consideration of the Sun State Nursery & Landscaping Inc.,**
 154 **proposal, authorizing Staff to obtain additional proposals and granting the**
 155 **Board Chair authorization to review and accept, was approved.**

156
157

158 **On MOTION by Mr. Riley Skinner and seconded by Mr. Jones, with all in favor,**
 159 **the Aquagenix proposals for stormwater maintenance of Pond D and Lake**
 160 **Mary, in a total not-to-exceed amount of \$7,004.96 per year, were approved.**

161
162

163 **EIGHTH ORDER OF BUSINESS** **Update: Status of Addition of Village**
 164 **Center to the CDD**

165
166

A brief update was provided.

167

168 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2022-09,**
 169 **Designating Ernesto Torres as Assistant**
 170 **Secretary of the District, and Providing for**
 171 **an Effective Date**

172
173

Mr. Wrathell presented Resolution 2022-09.

174

175 **On MOTION by Mr. Chip Skinner and seconded by Mr. Riley Skinner, with all in**
 176 **favor, Resolution 2022-09, Designating Ernesto Torres as Assistant Secretary of**
 177 **the District, and Providing for an Effective Date, was adopted.**

178
179

180 **TENTH ORDER OF BUSINESS** **Update: Construction Account Activity**

181
182 A brief update was provided.

183
184 **ELEVENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
185 **Statements as of March 31, 2022**

186
187 Mr. Wrathell presented the Unaudited Financial Statements as of March 31, 2022.

188
189 **On MOTION by Mr. Chip Skinner and seconded by Mr. Riley Skinner, with all in**
190 **favor, the Unaudited Financial Statements as of March 31, 2022, were**
191 **accepted.**

192
193
194 **TWELFTH ORDER OF BUSINESS** **Approval of February 1, 2022 Public**
195 **Hearing and Regular Meeting Minutes**

196
197 Mr. Wrathell presented the February 1, 2022 Public Hearing and Regular Meeting
198 Minutes.

199
200 **On MOTION by Mr. Jones and seconded by Mr. Davis Skinner, with all in favor,**
201 **the February 1, 2022 Public Hearing and Regular Meeting Minutes, as**
202 **presented, were approved.**

203
204
205 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**

206
207 **A. District Counsel: *Kutak Rock, LLP***

208 There was no report.

209 **B. District Engineer: *England-Thims & Miller, Inc.***

210 There was no report

211 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

212 Staff to adjust the proposed Fiscal Year 2023 budget to consider the cost of landscape
213 and stormwater maintenance.

- 214 • **NEXT MEETING DATE: June 7, 2022 at 9:30 a.m.**

- 215 ○ **QUORUM CHECK**

216 The next meeting would be held on June 7, 2022.

217

218 **FOURTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

219

220 There were no Board Members' comments or requests.

221

222 **FIFTEENTH ORDER OF BUSINESS** **Public Comments**

223

224 No members of the public spoke.

225

226 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

227

228

229 **On MOTION by Mr. Jones and seconded by Mr. Riley Skinner, with all in favor,**
230 **the meeting adjourned at 11:06 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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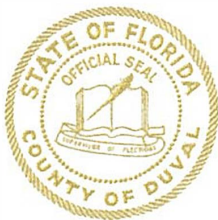
242 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

18CI



OFFICE OF THE SUPERVISOR OF ELECTIONS

MIKE HOGAN
SUPERVISOR OF ELECTIONS
OFFICE: (904) 630-7757
CELL: (904) 219-8924

105 EAST MONROE STREET
JACKSONVILLE, FLORIDA 32202
FAX (904) 630-2920
E-MAIL: MHOGAN@COJ.NET

June 2, 2022

Daphne Gillyard
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Dear Daphne

The information you requested on April 11, 2022 appears below:

0 Ryals Creek Community Development District **0 Registered Voters**

If you have any questions or need additional assistance, please contact Robert Phillips at 904-255-3436 or phillips@coj.net.

Sincerely,

A handwritten signature in blue ink that reads "Lana Self".

Lana Self
Candidate and Records Director

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

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RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 5, 2021	Regular Meeting	9:30 AM
November 2, 2021	Landowners' Meeting	9:30 AM
November 2, 2021 CANCELED	Regular Meeting	<i>immediately following Landowners' Meeting</i>
November 16, 2021	Public Hearing and Regular Meeting	9:30 AM
December 7, 2021 CANCELED	Regular Meeting	9:30 AM
January 4, 2022	Regular Meeting	9:30 AM
February 1, 2022	Regular Meeting	9:30 AM
March 1, 2022 CANCELED	Regular Meeting	9:30 AM
April 5, 2022 CANCELED	Regular Meeting	9:30 AM
May 3, 2022	Regular Meeting	9:30 AM
June 7, 2022 CANCELED	Regular Meeting	9:30 AM
July 5, 2022 CANCELED	Regular Meeting	9:30 AM
August 2, 2022	Public Hearing & Regular Meeting	9:30 AM
September 6, 2022	Regular Meeting	9:30 AM