

**RYALS CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2022**

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

<b>Description</b>	<b>Page Number(s)</b>
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 2022**

	Fiscal Year 2021				Amended Budget FY 2022
	Adopted	Actual through 3/31/2021	Projected Through 9/30/2021	Total Actual & Projected	
<b>REVENUES</b>					
Landowner contributions	\$ 143,951	\$ 14,539	\$ 80,617	\$95,156	\$ 130,980
Off-roll assessments (Parcels 9&10)	-	-	-	-	18,706
Interlocal - Boggy Branch CDD	-	-	-	-	16,831
Total revenues	<u>143,951</u>	<u>14,539</u>	<u>80,617</u>	<u>95,156</u>	<u>166,517</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administration</b>					
Supervisors	7,000	1,800	4,000	5,800	7,000
FICA	536	138	306	444	536
District engineer	35,000	3,924	6,076	10,000	10,000
District counsel	35,000	9,141	15,859	25,000	25,000
District management	40,000	10,000	30,000	40,000	36,000
Note/bond accounting	5,000	-	-	-	-
Printing & binding	500	250	250	500	500
Legal advertising	2,000	383	1,000	1,383	1,500
Postage	500	18	482	500	500
Dissemination agent <sup>1</sup>	1,000	-	-	-	-
Trustee <sup>1</sup>	5,500	-	-	-	-
Arbitrage rebate calculation <sup>1</sup>	750	-	-	-	-
Audit	3,575	-	3,575	3,575	3,575
Insurance - GL, POL	5,500	5,000	-	5,000	5,500
Miscellaneous- bank charges	500	63	437	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	-	500	500	500
Total professional & admin expenditures	<u>143,951</u>	<u>31,807</u>	<u>62,485</u>	<u>94,292</u>	<u>92,201</u>
<b>Field operations - Ryals only</b>					
General maintenance	-	-	-	-	-
Total field operations	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Field operations - Shared<sup>2</sup></b>					
Field management	-	-	-	-	2,000
Stormwater management					
Street lights	-	-	-	-	5,334
Effluent supply	-	-	-	-	18,782
Landscape					
Maintenance contract	-	-	-	-	39,200
Plant replacement	-	-	-	-	2,500
Irrigation repairs	-	-	-	-	1,500
Roadway maintenance	-	-	-	-	5,000
Total field operations	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>74,316</u>
Total expenditures	<u>143,951</u>	<u>31,807</u>	<u>62,485</u>	<u>94,292</u>	<u>166,517</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(17,268)	18,132	864	-
Fund balances - beginning	17,531	(864)	(18,132)	(864)	-
Fund Balances - ending	<u>\$ 17,531</u>	<u>\$ (18,132)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

<sup>1</sup>These expenditures will be incurred subsequent to the issuance of bonds.

<sup>2</sup>These 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 2022**

**Derivation of Contribution per Unit (Developable Acre)**

Expenditure Category	<u>Amount</u>	<u># of Units (Developable Acres)</u>	<u>Contribution 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>57,485</u>	139.69	<u>411.52</u>	
	149,686		\$ 782.67	Phase 1 cost/acre
Field operations - Shared (Boggy's' Portion)	<u>16,831</u>			
Total Expenditures	<u>\$166,517</u>			
Parcels 1-4		52.69	\$ 782.67	
Parcels 5-8		108.73	371.15	
Parcels 9&10		23.9	782.67	
Parcel 12&Town Center		<u>63.1</u>	782.67	
Total		248.42		

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

**EXPENDITURES**

***Professional & administration***

Supervisors	\$ 7,000
Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
FICA	536
As per federal law, this expenditure is currently 7.65% of gross wages.	
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
<b>Wrathell, Hunt and Associates, LLC</b> 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.	
Total professional & admin expenditures	<u>92,201</u>
 <b><i>Field operations - Ryals only</i></b>	
General maintenance	<u>-</u>
Total field operations	<u>-</u>

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

***Field operations - Shared***<sup>2</sup>

Field management	2,000
Part-time management firm managing District common elements.	
Stormwater management	
Street lights	5,334
Twice monthly visits 15.24 acres of pond.	
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	
Maintenance contract	39,200
All inclusive; fertilizer/chemical, irrigation checks, mulch/tree trim once etc. assumes \$5,600 linear feet and 20' wide ROW at .35¢ per square ft.	
Plant replacement	2,500
Irrigation repairs	1,500
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>74,316</u>
Total expenditures	<u><u>\$ 166,517</u></u>