

**RYALS CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2024**

**RYALS CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
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**RYALS CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2024				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: gross	\$ 36,722				\$ 50,343
Allowable discounts (4%)	(1,469)				(2,014)
Assessment levy: net	35,253	\$ 35,253	\$ -	\$ 35,253	48,329
Off-roll assessments	204,922	153,691	51,231	204,922	264,851
Interlocal - Boggy Branch CDD (22.6% of O&M)	42,947	45,441	-	45,441	64,635
Total revenues	<u>283,122</u>	<u>234,385</u>	<u>51,231</u>	<u>285,616</u>	<u>377,815</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administration</b>					
Supervisors	7,536	3,229	4,306	7,535	5,000
District engineer	10,000	7,309	2,691	10,000	10,000
District counsel	25,000	10,517	14,483	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	97	1,000	1,097	1,500
Postage	500	-	500	500	500
Audit	3,575	-	3,575	3,575	3,575
Insurance - GL, POL	5,500	5,563	-	5,563	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	-	500	500	500
Tax collector	1,285	1,234	51	1,285	1,762
Total professional & admin expenditures	<u>93,486</u>	<u>47,289</u>	<u>45,856</u>	<u>93,145</u>	<u>91,427</u>

**RYALS CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2024				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
<b>Field operations - Shared<sup>1</sup></b>					
Field management	6,000	1,500	4,500	6,000	6,000
O&M accounting	3,400	-	3,400	3,400	3,400
Stormwater management	7,005	-	7,005	7,005	10,000
Stormwater treatment & monitoring	-	-	-	-	7,500
Irrigation/reclaim	18,782	31,958	31,958	63,916	64,000
Landscape					
Plant replacement	-	562	-	562	2,500
Irrigation repairs	-	155	-	155	5,000
Phase 1A	45,500	18,750	26,750	45,500	45,500
Phase 1A mulch	18,900	12,400	6,500	18,900	23,000
Phase 1B	38,000	-	9,500	9,500	38,500
Phase 1B mulch	27,048	-	-	-	20,000
Pond mowing (pond d)	-	-	-	-	10,000
Landscape buckfield circle	-	-	-	-	15,000
Maintenance & repairs	25,000	-	25,000	25,000	25,000
Miscellaneous contingency	-	-	-	-	10,000
Total field operations	<u>189,635</u>	<u>72,052</u>	<u>114,613</u>	<u>186,665</u>	<u>285,400</u>
Total expenditures	<u>283,121</u>	<u>119,341</u>	<u>160,469</u>	<u>279,810</u>	<u>376,827</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	115,044	(109,238)	5,806	988
Fund balances - beginning	-	-	115,044	-	5,806
Unassigned	1	115,044	5,806	5,806	6,794
Fund Balances - ending	<u>\$ 1</u>	<u>\$ 115,044</u>	<u>\$ 5,806</u>	<u>\$ 5,806</u>	<u>\$ 6,794</u>

<sup>1</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 2024**

**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	\$ 89,665	248.42	\$ 360.94	Future phase(s) cost/acre
Field operations - Ryals only	-	139.69	-	
Field operations - Shared (Ryals' Portion)	<u>220,765</u>	139.69	<u>1,587.47</u>	
	310,430		\$ 1,948.41	Phase 1 cost/acre
Field operations - Shared (Boggy's' Portion)	<u>64,635</u>			
Total Expenditures	<u>\$ 375,065</u>			
Parcels 1-4		52.69	\$ 1,948.41	Off-roll
Parcels 5-8		108.73	360.94	Off-roll
Parcels 9&10		23.9	2,106.39	On-roll
Parcel 12&Town Center		<u>63.1</u>	1,948.41	Off-roll
Total		248.42		

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

**EXPENDITURES**

***Professional & administration***

Supervisors	\$ 5,000
Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$2,400 per supervisor for each fiscal year; estimating 5 meetings per 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
<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.	
Tax collector	1,762
.035% of Revenues - Assessment levy collected by Duval County Tax Collector's Office to process non-advalorem assessments	
Total professional & admin expenditures	91,427

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

***Field operations - Shared***<sup>1</sup>

Field management	6,000
Part-time management firm managing District common elements.	
O&M accounting	3,400
Stormwater management	10,000
Twice monthly visits 15.24 acres of pond. Aquagenix contractor	
Stormwater treatment & monitoring	7,500
Irrigation/reclaim	64,000
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	
Plant replacement	2,500
Irrigation repairs	5,000
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	23,000
Phase 1B	38,500
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	20,000
Pond mowing (pond d)	10,000
Maintenance of Lake Mary Virginia Pond and Pond D (total 15.24 acres)	
Landscape buckfield circle	15,000
Maintenance & repairs	25,000
Periodic repairs to roadsign, irrigation, sidewalk, pavers, lighting, entry monuments. Pressure washing and street sweeping.	
Miscellaneous contingency	10,000
Total field operations	<u>285,400</u>
Total expenditures	<u><u>\$ 376,827</u></u>

<sup>1</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.