

RYALS CREEK

**COMMUNITY DEVELOPMENT
DISTRICT**

November 12, 2024

BOARD OF SUPERVISORS

**REGULAR MEETING
AGENDA**

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

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

November 5, 2024

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 Regular Meeting on November 12, 2024 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. Update: Construction Account Activity
4. Public Comments: *Agenda Items (3 Minutes Per Speaker)*
5. Administration of Oath of Office to Newly Elected Supervisor [SEATS 1, 2, 4] *(the following to be provided in a separate package)*
 - A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1
 - B. Membership, Obligation and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
6. Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
7. Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date
8. Consideration of Conveyance of District Property

9. Acceptance of Unaudited Financial Statements as of September 30, 2024

10. Approval of October 8, 2024 Regular Meeting Minutes

11. Staff Reports

- A. District Counsel: *Kutak Rock, LLP*
- B. District Engineer: *England-Thims & Miller, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: December 10, 2024 at 9:30 AM

○ QUORUM CHECK

SEAT 1	J MALCOM JONES, III	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	RILEY SKINNER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	CHIP SKINNER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	DAVIS SKINNER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	CHRIS EYRICK	☐ IN PERSON	☐ PHONE	☐ NO

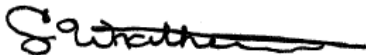
12. Board Members' Comments/Request

13. Public Comments

14. 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.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 782 134 6157

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

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**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		<u>1,932,779.82</u>

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	<u>(154,497.08)</u>
Balance			(1,932,779.82)

Interlocal agreement funding still to be received

-

Presented to Trustee (awaiting verification)

Balance -

In circulation (awaiting funding)

Balance -

Total interlocal funding available (excluding Rentaiage 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	<u>218,741.12</u>
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
5/3/2024			15581.27	
5/31/2024				
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
5/9/2022	JEA Water Main Purchase Order	395,820.94
6/28/2022	TMA Trip Revenue	8,860.95
7/29/2022	TMA Trip Revenue	2,953.65
7/29/2022	TMA Trip Revenue	8,860.95
8/1/2022	TMA Trip Revenue	41,351.07
9/2/2022	TMA Trip Revenue	11,814.60
9/2/2022	TMA Trip Revenue	11,814.60
9/2/2022	TMA Trip Revenue	11,814.59
9/16/2022	TMA Trip Revenue	14,768.24
9/16/2022	TMA Trip Revenue	20,675.55
10/10/2022	TMA Trip Revenue	8,860.95
12/6/2022	TMA Trip Revenue	5,907.30
12/12/2022	TMA Trip Revenue	11,814.60
3/3/2023	TMA Trip Revenue	3,051.13
4/18/2023	Refund Req. 100	1,643.00
5/5/2023	TMA Trip Revenue	9,153.39
5/5/2023	TMA Trip Revenue	18,306.78
6/8/2023	TMA Trip Revenue	9,153.39
6/8/2023	TMA Trip Revenue	18,306.78
6/27/2023	Decrease Bond Amount	22,895.30
7/7/2023	TMA Trip Revenue	61,022.60
7/7/2023	TMA Trip Revenue	27,460.17
8/4/2023	TMA Trip Revenue	15,255.63
8/4/2023	TMA Trip Revenue	30,511.30
8/22/2023	TMA Trip Revenue	12,204.50
8/22/2023	TMA Trip Revenue	18,306.78
9/20/2023	TMA Trip Revenue	18,306.78
9/20/2023	TMA Trip Revenue	27,460.17
9/30/2023	TMA Trip Revenue	3,051.13
9/30/2023	TMA Trip Revenue	27,460.17
11/16/2023	TMA Trip Revenue	18,306.78
11/16/2023	TMA Trip Revenue	9,153.39
1/18/2024	TMA Trip Revenue	18,306.78
1/18/2024	TMA Trip Revenue	18,306.78
1/26/2024	TMA Trip Revenue	18,306.78
1/26/2024	TMA Trip Revenue	27,839.00
3/15/2024	TMA Trip Revenue	270,436.00
3/29/2024	TMA Trip Revenue	779,492.00
3/29/2024	Curb Cut Funding	150,000.00
3/29/2024	Work Contribution	1,500,000.00
5/3/2024	TMA Trip Revenue	15,581.27
5/31/2024	TMA Trip Revenue	53,580.09
7/12/2024	TMA Trip Revenue	25,214.16
7/12/2024	TMA Trip Revenue	25,214.16
7/26/2024	TMA Trip Revenue	31,517.73
7/26/2024	TMA Trip Revenue	40,973.01
8/22/2024	Transfer funds to Phase 2 as account is closed	(5,717,303.03)
9/19/2024	Transfer to cover Requisition #141	132,318.50

Total Construction Funds

10,501,340.78

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	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)

8/1/2022	82	Vallencourt Construction Company, Inc.	(503,352.21)	
8/1/2022	83	England, Thims & Miller	(44,583.16)	
9/1/2022	84	Vallencourt Construction Company, Inc.	(185,881.00)	
9/1/2022	85	Cash Building Material	(5,247.20)	
9/1/2022	86	England, Thims & Miller	(32,924.07)	
9/1/2022	87	Basham & Lucas Design Group, Inc.	(9,800.00)	
10/7/2022	88	Vallencourt Construction Company, Inc.	(163,552.96)	
10/7/2022	89	Cash Building Material	(14,242.65)	
10/11/2022	90	ECS of Florida	(1,800.00)	
11/8/2022	91	Vallencourt Construction Company, Inc.	(299,964.29)	
11/8/2022	92	England, Thims & Miller	(4,617.30)	
12/2/2022	93	Basham & Lucas Design Group, Inc.	(4,600.00)	
12/2/2022	94	England, Thims & Miller	(307.50)	
12/2/2022	95	JEA	(88,189.00)	
1/6/2023	96	Vallencourt Construction Company, Inc.	(51,841.36)	
1/20/2023	97	Vallencourt Construction Company, Inc.	(85,677.96)	
1/6/2023	98	Basham & Lucas Design Group, Inc.	(1,050.00)	
1/23/2023	99	Cash Building Material	(3,710.70)	
1/20/2023	100	JEA	(1,643.00)	
1/20/2023	101	England, Thims & Miller	(36,150.98)	
1/23/2023	102	ECS of Florida	(1,200.00)	
2/27/2023	103	England, Thims & Miller	(10,268.57)	
3/6/2023	104	Vallencourt Construction Company, Inc.	(177,350.52)	
2/27/2023	105	England, Thims & Miller	(7,626.85)	
3/6/2023	106	Vallencourt Construction Company, Inc.	(318,445.20)	
3/15/2023	107	England, Thims & Miller	(7,428.00)	
3/15/2023	108	England, Thims & Miller	(4,548.00)	
3/31/2023	109	Cecil W. Powell & Company	(57,924.00)	
3/29/2023	110	Basham & Lucas Design Group, Inc.	(1,900.00)	
4/19/2023	111	England, Thims & Miller	(7,811.06)	
4/19/2023	112	England, Thims & Miller	(2,796.00)	
7/11/2023	115	England, Thims & Miller	(10,628.00)	
7/11/2023	116	England, Thims & Miller	(7,527.50)	
7/11/2023	119	JEA	(150,858.00)	
7/11/2023	120	England, Thims & Miller	(6,590.00)	
7/11/2023	121	National Stormwater Trust	(10,285.00)	
7/27/2023	114	Vallencourt Construction Company, Inc.	(204,125.30)	
7/27/2023	117	Vallencourt Construction Company, Inc.	(254,714.04)	
8/3/2023	118	Vallencourt Construction Company, Inc.	(113,410.78)	
8/31/2023	122	England, Thims & Miller	(17,408.25)	
8/31/2023	123	Basham & Lucas Design Group, Inc.	(3,587.50)	
8/31/2023	124	National Stormwater Trust	(9,345.00)	
8/31/2023	125	Vallencourt Construction Company, Inc.	(141,134.32)	
9/30/2023	126	England, Thims & Miller	(2,590.00)	
9/30/2023	129	Vallencourt Construction Company, Inc.	(57,470.28)	
9/30/2023	130	Construction Specialties of North Florida	(79,689.50)	
11/29/2023	127	JEA	(44,782.08)	
2/2/2024	133	Construction Specialties of North Florida	(55,782.65)	
2/2/2024	134	England, Thims & Miller	(1,036.00)	
2/12/2024	135	Onsight Industries	(8,885.00)	
3/8/2024	136	England, Thims & Miller	(2,657.00)	
4/16/2024	137	Construction Specialties of North Florida	(39,900.01)	
6/20/2024	138	ECS of Florida	(4,100.00)	
8/22/2024	139	England, Thims & Miller	(21,404.08)	
8/22/2024	140	Vallencourt Construction Company, Inc.	(679,682.60)	
9/19/2024	141	CSS Landcaping, Inc.	(132,318.50)	
Balance				(10,501,340.78)

Total Cash Available (Excluding Retainage Payable)

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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)	
8/1/2022	82	Vallencourt Construction Company, Inc.	(26,492.22)	
9/1/2022	84	Vallencourt Construction Company, Inc.	(9,783.21)	
9/30/2022	88	Vallencourt Construction Company, Inc.	(8,608.05)	
11/8/2022	91	Vallencourt Construction Company, Inc.	(15,787.60)	
1/6/2023	96	Vallencourt Construction Company, Inc.	(2,728.49)	
1/6/2023	97	Vallencourt Construction Company, Inc.	(4,509.36)	
3/6/2023	104	Vallencourt Construction Company, Inc.	(16,760.28)	
3/6/2023	106	Vallencourt Construction Company, Inc.	(9,334.24)	
7/27/2023	114	Vallencourt Construction Company, Inc.	(10,743.44)	
7/27/2023	117	Vallencourt Construction Company, Inc.	(13,406.00)	
8/3/2023	118	Vallencourt Construction Company, Inc.	(5,968.98)	
8/31/2023	125	Vallencourt Construction Company, Inc.	(7,428.13)	
9/30/2023	129	Vallencourt Construction Company, Inc.	(3,024.75)	
8/20/2024	140	Vallencourt Construction Company, Inc.	547,324.74	
Balance				0.00

Total Available/(Shortfall): Assuming all Obligations Paid**\$ 0.00**

*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 CDD
CONSTRUCTION ACCOUNT ACTIVITY
CONSTRUCTION DRAWS - PHASE 2**

Funds received

8/22/2024	Initial Construction Funds - Transfer from Phase 1	\$ 5,717,303.03	
8/30/2024	TMA Trip Revenue	25,214.18	
8/30/2024	TMA Trip Revenue	6,303.54	
10/11/2024	TMA Trip Revenue	22,062.41	
11/1/2024	TMA Trip Revenue	3,151.77	
Total Construction Funds			5,774,034.93

Requisitions:

Date	Requisition #	Payee	Amount	
Payment verified				
9/16/2024	1001	Vallencourt Construction Company, Inc.	(2,441,418.88)	
9/16/2024	1003	Ferguson Waterworks	(49,479.78)	
9/16/2024	1004	Rinker Materials	(63,764.40)	
9/19/2024		Transfer to cover Requisition #141	(132,318.50)	
10/7/2024	1005	England-Thims & Miller, Inc.	(12,260.00)	
10/7/2024	1006	Leesburg Concrete Co., Inc.	(17,255.90)	
10/7/2024	1007	Rinker Materials	(184,328.53)	
10/7/2024	1008	Ferguson Waterworks	(500,867.40)	
10/7/2024	1009	Ferguson Waterworks	(222,638.00)	
10/7/2024	1010	Vallencourt Construction Company, Inc.	(963,832.69)	
Balance				(4,588,164.08)

Total Cash Available (Excluding Retainage Payable)	<u>1,185,870.85</u>
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Retainage Payable

9/16/2024	1001	Vallencourt Construction Company, Inc.	(128,495.72)	
9/30/2024	1010	Vallencourt Construction Company, Inc.	(50,728.03)	
Balance				(179,223.75)

Total Available/(Shortfall): Assuming all Obligations Paid	<u>\$ 1,006,647.10</u>
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RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners' meeting was held on November 5, 2024, the Minutes of which are attached hereto as Exhibit A, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvass the votes and declare and certify the results of said election.

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

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

NAME OF SUPERVISOR	SEAT NUMBER	NUMBER OF VOTES
Jan Malcom Jones, III	1	468
Clayton Riley Skinner	2	467
David Godfrey Skinner, Jr.	4	468

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

NAME OF SUPERVISOR	TERM OF OFFICE	SEAT NUMBER
Jan Malcom Jones, III	4-year term	1
Clayton Riley Skinner	2-year term	2
David Godfrey Skinner, Jr.	4-year term	4

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12th DAY OF NOVEMBER, 2024.

**RYALS CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Attest:

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Ryals Creek Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective November 12, 2024:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of November 12, 2024:

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Ernesto Torres is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 12TH DAY OF NOVEMBER, 2024.

ATTEST:

**RYALS CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2024**

**RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	General Fund	Capital Projects Fund Phase 1	Capital Projects Fund Phase 2	Total Governmental Funds
ASSETS				
Cash	\$ 125,191	\$ -	\$3,061,839	\$ 3,187,030
Undeposited funds	-	-	22,064	22,064
Total assets	<u>\$ 125,191</u>	<u>\$ -</u>	<u>\$3,083,903</u>	<u>\$ 3,209,094</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 3,589	\$ -	\$1,901,183	1,904,772
Retainage payable	-	-	179,224	179,224
Due to Landowner	27,874	-	-	27,874
Accrued taxes payable	168	-	-	168
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>37,631</u>	<u>-</u>	<u>2,080,407</u>	<u>2,118,038</u>
Fund balances:				
Restricted for:				
Capital projects	-	-	1,003,496	1,003,496
Unassigned	87,560	-	-	87,560
Total fund balances	<u>87,560</u>	<u>-</u>	<u>1,003,496</u>	<u>1,091,056</u>
Total liabilities and fund balances	<u>\$ 125,191</u>	<u>\$ -</u>	<u>\$3,083,903</u>	<u>\$ 3,209,094</u>

**RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 48,329	\$ 48,329	100%
Assessment levy: off-roll	-	264,851	264,851	100%
Interlocal - Boggy Branch CDD	-	64,635	64,635	100%
Total revenues	-	377,815	377,815	100%
EXPENDITURES				
Professional & administrative				
Supervisors (includes FICA)	-	4,952	5,000	99%
District engineer	3,203	18,296	10,000	183%
District counsel	1,318	12,815	25,000	51%
District management	3,000	36,000	36,000	100%
Printing & binding	42	500	500	100%
Legal advertising	217	655	1,500	44%
Postage	51	64	500	13%
Audit	-	3,100	3,575	87%
Insurance - GL, POL	-	5,785	5,500	105%
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	-	246	500	49%
Total professional & administrative	7,831	83,503	89,665	93%
Field operations - Shared¹				
Field management	1,000	5,600	6,000	93%
O&M accounting	284	3,400	3,400	100%
Stormwater management	450	5,400	10,000	54%
Stormwater treatment & monitoring	-	-	7,500	0%
Irrigation/reclaim	-	49,559	64,000	77%
Landscape				
Plant replacement	358	5,810	2,500	232%
Irrigation repairs	851	9,583	5,000	192%
Phase 1A	4,950	75,550	45,500	166%
Phase 1A mulch	-	11,050	23,000	48%
Phase 1B	1,000	17,950	38,500	47%
Phase 1B mulch	-	17,875	20,000	89%
Pond mowing (pond d)	3,750	12,750	10,000	128%
Landscape buckfield circle	950	3,800	15,000	25%
Roadway maintenance	-	19,856	25,000	79%
Miscellaneous contingency	33	35	10,000	0%
Total field operations	13,626	238,218	285,400	83%

**RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
Other fees & charges				
Tax collector	-	1,692	1,762	96%
Total other fees & charges	-	1,692	1,762	96%
Total expenditures	21,457	323,413	376,827	86%
Excess/(deficiency) of revenues over/(under) expenditures	(21,457)	54,402	988	
Fund balances - beginning	109,017	33,158	5,806	
Fund balances - ending	<u>\$ 87,560</u>	<u>\$ 87,560</u>	<u>\$ 6,794</u>	

**RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year To Date
REVENUES		
Landowner contribution	\$ -	\$ 1,650,000
TMA trip revenue	-	1,352,228
Total revenues	<u>-</u>	<u>3,002,228</u>
EXPENDITURES		
Capital outlay	<u>132,318</u>	<u>443,963</u>
Total expenditures	<u>132,318</u>	<u>443,963</u>
Excess/(deficiency) of revenues over/(under) expenditures	(132,318)	2,558,265
OTHER FINANCING SOURCES/(USES)		
Transfer out	<u>-</u>	<u>(5,584,985)</u>
Total other financing sources/(uses)	<u>-</u>	<u>(5,584,985)</u>
Net change in fund balances	(132,318)	(3,026,720)
Fund balances - beginning	<u>132,318</u>	<u>3,026,720</u>
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

**RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND PHASE 2
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year To Date
REVENUES		
TMA trip revenue	\$ 22,063	\$ 53,580
Total revenues	<u>22,063</u>	<u>53,580</u>
EXPENDITURES		
Capital outlay	4,635,069	4,635,069
Total expenditures	<u>4,635,069</u>	<u>4,635,069</u>
Excess/(deficiency) of revenues over/(under) expenditures	(4,613,006)	(4,581,489)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	5,584,985
Total other financing sources/(uses)	<u>-</u>	<u>5,584,985</u>
Net change in fund balances	(4,613,006)	1,003,496
Fund balances - beginning	5,616,502	-
Fund balances - ending	<u><u>\$ 1,003,496</u></u>	<u><u>\$ 1,003,496</u></u>

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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 October 8, 2024 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. Malcom Jones	Vice Chair
Davis Skinner	Assistant Secretary
Christopher Eyrick	Assistant Secretary
Clayton (Riley) Skinner	Assistant Secretary

Also present:

Ernesto Torres (via telephone)	District Manager
Katie Buchanan (via telephone)	District Counsel
Jason Hall	District Engineer
Jason Crews	England-Thims & Miller

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:30 a.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Update: Construction Account Activity

Mr. Torres stated the monthly Construction Account Activity Report does not include six recently-received requisitions, which are being processed.

Mr. Chip Skinner explained why \$132,318.50, to CSS Landscaping Inc., was transferred into the Phase 1 account from another account.

FOURTH ORDER OF BUSINESS**Discussion: Inclusion of Additional Property Into the CDD**

Referencing a slide of an exhibit, Mr. Chip Skinner provided an update on lands or areas that have been transferred to the CDD, areas that will be platted and a few open items, such as the ponds that need to be transferred.

Discussion ensued regarding the status of the ponds, the legal descriptions, deeds, land use, CDD boundaries, areas that have already been transferred, recording the plats, roadway construction, an easement, the City and ratification of certain items at the next meeting.

Ms. Buchanan will draft the deed and transmit it to the Chair and the District Engineer to confirm that the correct legal descriptions are attached to it.

FIFTH ORDER OF BUSINESS**Consideration of Aquagenix Pond Maintenance Proposal [Pond D]**

Mr. Chip Skinner presented the Aquagenix Pond Maintenance Proposal for Pond D.

On MOTION by Mr. Eyrick and seconded by Mr. Riley Skinner, with all in favor, the Aquagenix Pond Maintenance Proposal for Pond D, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Torres presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. He presented the

Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

Ms. Buchanan stated the goals and objectives establish a standard operating procedure for a well-managed District, the goals are set for the fiscal year but can be modified for the subsequent fiscal years.

On MOTION by Mr. Jones and seconded by Mr. Davis Skinner, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

SEVENTH ORDER OF BUSINESS

Ratification Items

Mr. Chip Skinner presented the following:

- A. ETM Proposal for Design of Seven Pines - Buckfield Circle - Phase 2
- B. ESC of Florida, LLC Change Order for Additional Studies Related to Stillwood Pines Phase II and NST Permit Approval

On MOTION by Mr. Davis Skinner and seconded by Mr. Jones, with all in favor, the ETM Proposal for Design of Seven Pines - Buckfield Circle - Phase 2 and the ESC of Florida, LLC Change Order for Additional Studies Related to Stillwood Pines Phase II and NST Permit Approval, were ratified.

Mr. Chip Skinner asked if the bonding for Buckfield Circle is only for the construction costs and not for the platting. Mr. Hall replied affirmatively.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2024

On MOTION by Mr. Eyrick and seconded by Mr. Chip Skinner, with all in favor, the Unaudited Financial Statements as of August 31, 2024, were accepted.

NINTH ORDER OF BUSINESS

Approval of July 9, 2024 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Chip Skinner and seconded by Mr. Jones, with all in favor, the July 9, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock, LLP**

There was no report.

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

Referencing a slide exhibit, Mr. Hall discussed the ponds that are under construction, removal of suitables by Vallencourt, status of the parcels, the lift station, delivery and installation of the box culverts and the Seven Pines marketing signage.

Mr. Chip Skinner stated, generally, things seem to be going well. He recently asked Mr. Hall to keep track of the direct purchase items that have yet to be reflected on Vallencourt's construction draws to monitor sales tax savings.

Discussion ensued regarding the change orders and Vallencourt's schedules.

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

Mr. Torres stated the Board need not attend the Landowners' meeting and the next regular meeting will be held on November 12th.

- **UPCOMING MEETINGS**

- **November 5, 2024 at 9:00 AM [Landowners' Meeting]**

- **November 12, 2024 at 9:30 AM [Regular Meeting]**

- **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

Mr. Chip Skinner stated he will attend the November 5, 2024 Landowner's Meeting.

TWELFTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

141

142 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

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144 **On MOTION by Mr. Riley Skinner and seconded by Mr. Chip Skinner, with all in**
145 **favor, the meeting adjourned at 10:15 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 8, 2024	Regular Meeting	9:30 AM
November 5, 2024	Landowners' Meeting	9:00 AM
November 12, 2024	Regular Meeting	9:30 AM
December 10, 2024	Regular Meeting	9:30 AM
January 14, 2025	Regular Meeting	9:30 AM
February 11, 2025	Regular Meeting	9:30 AM
March 11, 2025	Regular Meeting	9:30 AM
April 8, 2025	Regular Meeting	9:30 AM
May 13, 2025	Regular Meeting	9:30 AM
June 10, 2025	Regular Meeting	9:30 AM
July 8, 2025	Regular Meeting	9:30 AM
August 12, 2025	Regular Meeting	9:30 AM
September 9, 2025	Regular Meeting	9:30 AM