RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

May 13, 2025

BOARD OF SUPERVISORS

PUBLIC HEARING AND 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

May 6, 2025

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

Board of Supervisors
Ryals Creek Community Development District

Note: Meeting Time and Location

Dear Board Members:

The Board of Supervisors of the Ryals Creek Community Development District will hold a Public Hearing and Regular Meeting on May 13, 2025 at 8:30 a.m., at the office of Skinner Bros. Realty, 2963 Dupont Ave, Jacksonville, Florida 32217. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments *(3 Minutes Per Speaker)*

3. Update: Construction Account Activity

4. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements [Portion of Phase 2 of Stillwood Pines Boulevard]

   - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
   - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

   A. Proof/Affidavit of Publication

   B. Mailed Notice(s) to Property Owners

   C. Engineer's Report for Stillwood Pines Boulevard *(for informational purposes)*

   D. 2025 Project Special Assessment Methodology Report *(for informational purposes)*

   E. Consideration of Resolution 2025-08, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Making Provisions for Transfers of

Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

5. Acceptance of Unaudited Financial Statements as of March 31, 2025

6. Approval of April 10, 2025 Special Meeting Minutes

7. 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: June 10, 2025 at 9:30 AM [Adoption of FY2026 Budget & O&M Assessments]

     ○ 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

8. Board Members' Comments/Request

9. Public Comments

10. 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 (904) 295-5714.

<u>FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE</u>
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 782 134 6157

Sincerely,

Ernesto J. Torres

Ernesto Torres
District Manager

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

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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	
11/13/2024	TMA Trip Revenue	5,467,340.98	
12/31/2024	Interest	518.84	
1/14/2025	TMA Trip Revenue	8,778,796.00	
1/31/2025	Interest	7,876.83	
2/3/2025	Service Charge	(75.00)	
2/20/2025	Outgoing wire fee	(12.00)	
2/28/2025	Interest	20,528.29	
Total Construction Funds			20,049,008.87

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)	
11/22/2024	1014	Vallencourt Construction Company, Inc.	(1,161,632.95)	
12/23/2024	1011	Rinker Materials	(211,247.50)	
12/23/2024	1012	Rinker Materials	(632,127.45)	
12/23/2024	1013	Ferguson Waterworks	(209,341.41)	
12/23/2024	1015	England-Thims & Miller, Inc.	(34,000.00)	
12/23/2024	1016	Rinker Materials	(341,781.53)	
12/23/2024	1017	Ferguson Waterworks	(128,959.20)	
12/23/2024	1018	Rinker Materials	(101,840.83)	
12/23/2024	1019	Rinker Materials	(224,280.40)	
12/23/2024	1020	Ferguson Waterworks	(409,481.00)	
12/23/2024	1021	Rinker Materials	(213,160.40)	
12/23/2024	1022	Ferguson Waterworks	(137,857.60)	
12/23/2024	1023	Vallencourt Construction Company, Inc.	(2,218,415.36)	
12/23/2024	1024	Rinker Materials	(281,551.78)	
12/23/2024	1025	Rinker Materials	(347,534.42)	
1/16/2025	1023	Vallencourt Construction Company, Inc.	(34,558.27)	
1/16/2025	1027	Rinker Materials	(261,140.49)	
1/16/2025	1029	Rinker Materials	(72,202.12)	
1/16/2025	1028	ECS Florida	(1,200.00)	
1/31/2025	1030	Vallencourt Construction Company, Inc.	(2,066,376.00)	
2/20/2025	1031	England-Thims & Miller, Inc.	(24,876.62)	
2/20/2025	1032	England-Thims & Miller, Inc.	(2,236.00)	
2/20/2025	1033	England-Thims & Miller, Inc.	(52,317.78)	
2/20/2025	1034	England-Thims & Miller, Inc.	(11,631.50)	
2/20/2025	1035	England-Thims & Miller, Inc.	(68,140.00)	
2/20/2025	1036	Leesburg Concrete Co., Inc.	(100,000.00)	
2/20/2025	1037	Rinker Materials	(200,710.38)	
2/20/2025	1038	The Arnold Group	(20,700.00)	
Balance				(14,157,465.07)

Total Cash In Account	**5,891,543.80**

Presented to Trustee (awaiting verification)	
Balance	-

In circulation/awaiting funding (to be processed)				
3/10/2025	1039	ECS Florida, LLC	(1,250.00)	
3/10/2025	1040	ECS Florida, LLC	(1,400.00)	
3/10/2025	1043	The Arnold Group	(249,770.00)	
3/10/2025	1044	Vallencourt Construction Co., Inc.	(2,465,428.21)	
3/24/2025	1045	England-Thims & Miller, Inc.	(159,879.61)	
3/20/2025	1046	Rinker Materials	(78,300.51)	
3/20/2025	1047	Vallencourt Construction Co., Inc.	(420,398.48)	
3/25/2025	1048	Econolite	(68,485.92)	
3/31/2025	1049	Vallencourt Construction Co., Inc.	(11,135,699.59)	
Balance				(14,580,612.32)
Total Cash Available (Excluding Retainage Payable)				**(8,689,068.52)**
Retainage Payable				
9/16/2024	1001	Vallencourt Construction Company, Inc.	(128,495.72)	
9/30/2024	1010	Vallencourt Construction Company, Inc.	(50,728.03)	
11/12/2024	1014	Vallencourt Construction Company, Inc.	(61,138.59)	
12/17/2024	1023	Vallencourt Construction Company, Inc.	(118,577.55)	
1/31/2025	1030	Vallencourt Construction Company, Inc.	(108,756.64)	
3/10/2025	1044	Vallencourt Construction Company, Inc.	(129,759.43)	
3/20/2025	1046	Vallencourt Construction Company, Inc.	(22,126.23)	
3/31/2025	1049	Vallencourt Construction Company, Inc.	(59,773.67)	
Balance				(679,355.86)
Total Available/(Shortfall): *Assuming all Obligations Paid*				**$ (9,368,424.38)**

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

4A

JACKSONVILLE
Daily Record
JaxDailyRecord.com

PROOF OF PUBLICATION
DUVAL COUNTY

STATE OF FLORIDA,

S.S.

COUNTY OF Duval,

See
Attached
(Page 1 of 3)

Before the undersigned authority personally appeared Nichol Stringer, 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 to Consider Imposition of Special Assessments, etc., Notice of Regular meeting

in the matter of Ryals Creek Community Development District

in the Court, was published in said newspaper by print in the issues of 4/17/25, 4/24/25.

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.

Nichol Stringer

Sworn to and subscribed before me this 24th day of April, 2025 by Nichol Stringer who is personally known to me.

RHONDA L FISHER
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 599731
MY COMMISSION EXPIRES OCT. 03, 2028

Seal   Notary Public, State of Florida

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, *FLORIDA STATUTES*, BY THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), *FLORIDA STATUTES*, BY THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Ryals Creek Community Development District ("District") will hold public hearings on Tuesday, May 13, 2025 at 8:30 a.m. at 2963 Dupont Avenue, Suite 2, Jacksonville, Florida 32217, to consider the adoption of an assessment roll, the imposition of special assessments to fund certain public infrastructure improvements on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are depicted below and in the District's *Engineer's Report for Stillwood Pines Boulevard*, dated April 10, 2025 ("Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District's Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; Ph: (561) 571-0010 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, roadway infrastructure, utilities, landscape, hardscape, and other infrastructure, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the District Manager's Office.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *2025 Project Special Assessment Methodology Report*, dated April 10, 2025 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office. The Assessment Report identifies each tax parcel identification number within the District and assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis, with a maximum per developable acre assessment of $218,723.40. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District's assessments will be levied against all assessable lands within the District. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than $24,888,536 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed schedule of assessments is as follows:

Product Type	Maximum Debt Allocation	Per Unit Annual Installment
Parcel 5	$3,685,489.34	$3,685,489.34
Parcel 6	$5,177,182.94	$5,177,182.94
Parcel 7	$2,939,642.53	$2,939,642.53
Parcel 8	$11,539,846.73	$11,539,846.73
Parcel 13	$1,546,374.46	$1,546,374.46

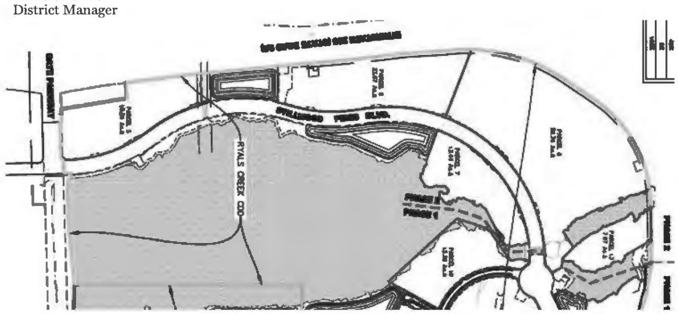
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Duval County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on Tuesday, May 13, 2024 at 8:30 a.m. at 2963 Dupont Avenue, Suite 2, Jacksonville, Florida 32217, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

Ernesto Torres
District Manager



RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the Ryals Creek Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's *Engineer's Report for Stillwood Pines Boulevard*, dated April 10, 2025, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *2025 Project Special Assessment Methodology Report*, dated April 10, 2025, attached hereto as **Exhibit** B and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

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

1. Assessments shall be levied to defray a portion of the cost of the Improvements.

2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

3. The total estimated cost of the Improvements is $24,888,536 (the "Estimated Cost").

4. The Assessments will defray approximately $24,888,536 , which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.

5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.

6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Duval County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 10th day of April, 2025.

ATTEST:

/s/ Ernesto Torres
Secretary/Assistant Secretary

RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT

/s/ A Chester Skinner, III
Chair/Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report, dated April 10, 2025

Exhibit B: 2025 Project Special Assessment Methodology Report, dated April 10, 2025

Apr. 17/24 00 (25-02089D)

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

4B

STATE OF FLORIDA)
COUNTY OF LEON)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Katie S. Buchanan, 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, Katie S. Buchanan, am employed by Kutak Rock LLP, and, in the course of that employment, serve as District Counsel 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 April 12, 2025, and in the regular course of business, I caused letter(s), in the form attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the Ryals Creek Community Development District of their rights under Chapters 170 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments. I further certify that the letters were sent to the addressees identified in **Exhibit A** and in the manner identified in **Exhibit A.**

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.

[signature]
By: Katie Buchanan

SWORN AND SUBSCRIBED before me by means of ☑ physical presence or ☐ online notarization this 14th day of April 2025, by Katie Buchanan, for Kutak Rock LLP, who ☑ is personally known to me or ☐ has provided ____________ as identification, and who ☐ did or ☑ did not take an oath.

JENNIFER GILLIS
Commission # HH 436226
Expires September 22, 2027

NOTARY PUBLIC

[signature]
Print Name: Jennifer Gillis
Notary Public, State of Florida
Commission No.: HH 436226
My Commission Expires: 9/22/27

EXHIBIT A: Copy of Mailed Notice

RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

April 11, 2025

<u>Via First Class U.S. Mail</u>
Sawmill Timber, LLC
2963 Dupont Avenue, Suite 2
Jacksonville, Florida 32217

RE: Ryals Creek Community Development District ("District")
Notice of Hearings on Debt Special Assessments
See Attached Legal Description

Dear Property Owner:

You are receiving this notice because the Duval County Property Appraiser's records indicate that you are a property owner within the District. The property being subject to this notice is more particularly described by the legal description enclosed with this letter. In accordance with Chapters 170, 190 and 197, Florida Statutes, the District's Board of Supervisors ("**Board**") hereby provides notice of the following public hearings:

NOTICE OF PUBLIC HEARINGS	
DATE:	May 13, 2025
TIME:	8:30 a.m.
LOCATION:	2963 Dupont Avenue, Suite 2 Jacksonville, Florida 32217

The purpose of the public hearings announced above is to consider the imposition of special assessments ("**Debt Assessments**") on benefited lands within the District ("**Lands**"), and to provide for the levy, collection and enforcement of the Debt Assessments. At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The purpose of any such Debt Assessments is to fund certain public infrastructure improvements ("**Project**"), generally consisting of roadway infrastructure, utilities, landscape, hardscape, and other infrastructure, benefitting the Lands within the District. The Project is described in more detail in the *Engineer's Report for Stillwood Pines Boulevard*, dated April 10, 2025 ("**Engineer's Report**"). The Debt Assessments are proposed to be levied as an assessment lien and allocated to the benefitted lands as set forth in the *2025 Project Special Assessment Methodology Report*, dated April 10, 2025 ("**Assessment Report**").

Copies of the Engineer's Report and Assessment Report are attached hereto. As required by Chapters 170, 190 and 197, Florida Statutes, the Assessment Report, together with the Engineer's Report, describe in more detail the purpose of the Debt Assessments; the total amount to be levied against each parcel of land within the District; the units of measurement to be applied against each parcel to determine the Debt Assessments; the number of such units contained within each parcel; and the total revenue the District will collect by the Debt Assessments. Note that the Engineer's Report and Assessment Report may continue to be modified until the hearing.

The Debt Assessments constitute a lien against benefitted property located within the District just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. 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.

The District is located entirely within Duval County, Florida. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "**District's Office**" located at c/o 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone: (561) 571-0010. Also, a copy of the agendas and other documents referenced herein may be obtained from the District's Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. 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 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 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 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 Office.

Sincerely,

Ernesto Torres
District Manager

LEGAL DESCRIPTION

RE Number	Owner	Total 2025 Assessments Apportionment
167741-0045	Sawmill Timber, LLC	
167741-0035	Sawmill Timber, LLC	
167740 0200	Sawmill Timber, LLC	
167741-0075	Sawmill Timber, LLC	
167741-0085	Sawmill Timber, LLC	
Total		**$24,888,536.00**

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

4C

RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT FOR STILLWOOD PINES BOULEVARD

Prepared by:

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

April 10, 2025

I. SUMMARY

The Ryals Creek Community Development District (the "District") is a 495 acre community development located in the City of Jacksonville. Development of Phase 2 of the District is currently underway. See Exhibit A. The District now seeks to levy special assessments to fund the construction of a portion of Phase 2 of Stillwood Pines Boulevard and related costs ("2025 Project"). This Report describes the proposed 2025 Project.

The 2025 Project may be revised in the future to include additional improvements as determined and approved by the Board of Supervisors of the District, so long as such additional improvements are allowed pursuant to Chapter 190, Florida Statutes.

II. DESCRIPTION OF THE 2025 PROJECT

The District has previously funded Phase 1 of Stillwood Pines Boulevard. The District has also previously entered into a contract with Vallencourt Construction Co., Inc. for the construction of Phase 2 Stillwood Pines Boulevard[1] ("Phase 2 Contract"). The adjusted value of the Phase 2 Contract is $35,648,158. As of the date of this report, $16,875,313 has been paid towards the Phase 2 Contract, and the CDD has an estimated $3,173,707 to apply to future pay requests ("Costs Paid from Other Sources").

The 2025 Project includes the remaining value of the Phase 2 Contract and related expenses. Table 1 below provides an over of the estimated costs for the 2025 Project.

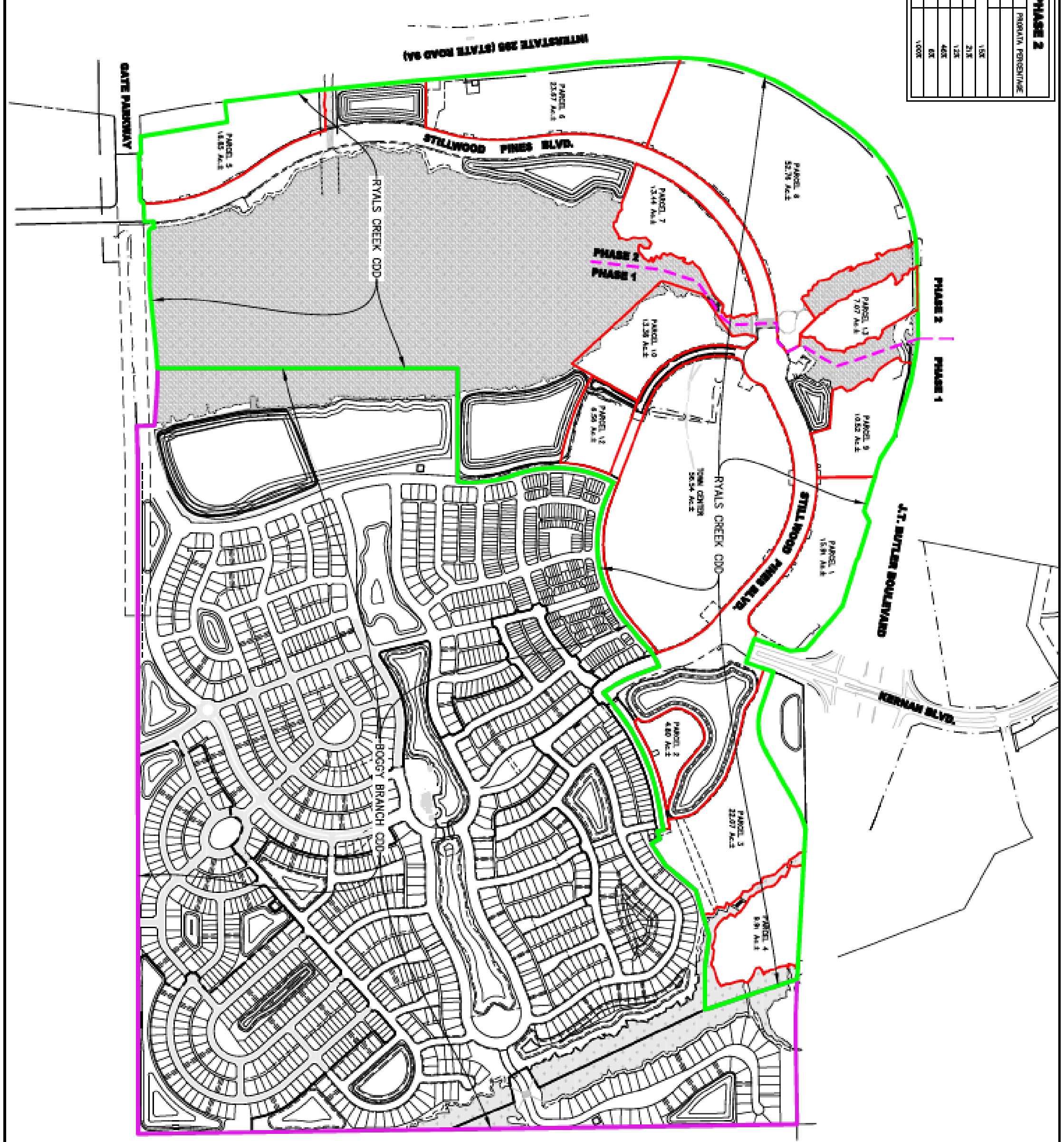
TABLE 1 – ESTIMATED COSTS FOR 2025 PROJECT	
IMPROVEMENT DESCRIPTION	**ESTIMATED COST**
1. Phase 2 Contract	$35,648,158
a. Direct Purchase of Materials	$6,262,858
b. Costs Paid from Other Sources	($20,049,020)
2. Landscaping & Hardscaping	$1,573,540
3. Stormwater System Improvements	$373,000
4. Contingency, Regulatory and Professional Costs	$1,080,000
2025 PROJECT TOTAL ESTIMATED COSTS	**$24,888,536**

[1] See [INSERT PLAN NAME, DATE AND REFERENCE NUMBER] for complete description of the Improvements to be constructed pursuant to the Phase 2 Contract.

EXHIBIT A

PARCEL SUMMARY PHASE 2

	AREA	PRORATA PERCENTAGE
RYALS CREEK CDD BOUNDARY	494.82 Ac.±	
RIGHT OF WAY AND WETLANDS	246.40 Ac.±	
PARCEL 5	16.85 Ac.±	15%
PARCEL 6	23.67 Ac.±	21%
PARCEL 7	13.44 Ac.±	12%
PARCEL 8	52.76 Ac.±	46%
PARCEL 13	7.07 Ac.±	6%
TOTAL DEVELOPABLE AREA	113.79 Ac.±	100%



DRAWING NUMBER 1	**DEVELOPABLE LAND EXHIBIT PH2**	ETM	ETM NO.	REVISIONS:	PLANS PREPARED UNDER THE DIRECTION OF:
	STILLWOOD PINES BLVD. PHASE 2 FOR SAWMILL TIMBER, LLC.	VISION • EXPERIENCE • RESULTS	DRAWN BY: A.G.D.		
			DESIGNED BY: M.J.D.M.		
			CHECKED BY: M.J.D.M.		
			DATE: APRIL 2025		

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

4D

RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT

2025 Project Special Assessment Methodology Report

April 10, 2025

Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This 2025 Project Special Assessment Methodology Report (the "Report") was prepared to provide a financing plan and a special assessment methodology for the Ryals Creek Community Development District (the "District"), located within City of Jacksonville, Duval County, Florida, as related to funding the costs of certain public infrastructure improvements (the "2025 Project") contemplated to be provided by the District to serve and benefit 113.79 +/- developable acres of land in the District (the "Phase 2").

1.2 Scope of the Report

This Report presents the projections for funding of the District's 2025 Project described in the Ryals Creek Community Development District Engineer's Report for Stillwood Pines Boulevard prepared by England-Thims & Miller, Inc. (the "District Engineer") and dated April 11, 2025 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessments resulting from the provision and funding of the 2025 Project.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the 2025 Project create special benefits to parcels of land within Phase 2 that are different in kind and degree from the general benefits to the parcels of land outside of Phase 2 and to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to the property within Phase 2. The District's 2025 Project enables properties within the boundaries of Phase 2 to be developed.

There is no doubt that the general public and owners of property outside of Phase 2 will benefit from the provision of the 2025 Project. However, these benefits are only incidental since the 2025 Project is designed solely to provide special benefits peculiar to property within Phase 2. Properties outside of Phase 2 are not directly served by the 2025 Project and do not depend upon the 2025 Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the direct special benefits which Phase 2 properties receive as compared to those lying outside of the boundaries of Phase 2.

The 2025 Project will provide public infrastructure improvements which are necessary in order to make the lands within Phase 2 developable and saleable. Even though the exact value of the benefits provided by the 2025 Project is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program for the Phase 2 as proposed by the Owner, as defined below.

Section Three provides a summary of the 2025 Project as determined by the District Engineer.

Section Four discusses the funding program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Ryals Creek development (the "Development"), a master planned, mixed-use development located entirely within City of Jacksonville, Duval County, Florida. The land within the District consists of approximately 495 +/- acres and is generally located at the southeastern corner of the intersection of Interstate 295 and J. Turner Butler Boulevard.

2.2 The Development Program

The development of land in the District has already commenced and for Phase 2 is projected to be continued by Sawmill Timber, LLC or its affiliates (the "Owner"). Based upon the information provided by the Owner and the District Engineer, the land in Phase 2 will be developed into a mix of residential and non-residential land uses and due to potential for a great variety and variability in the development product mix, the District Engineer recommended that a net developable acre is utilized as a measurement of development. According to the District Engineer, Phase 2 contains 113.79 +/-

developable acres. Table 1 in the *Appendix* illustrates the parcels of land that comprise the Phase 2 and their size in developable acres.

3.0 The 2025 Project

The public infrastructure improvements proposed to be funded by the District as part of the 2025 Project are described by the District Engineer in the Engineer's Report. The 2025 Project is projected to consist of roadway construction costs for a portion of Stillwood Pines Boulevard. According to the District Engineer, the public infrastructure improvements that are part of the 2025 Project will serve and benefit the parcels of land located in Phase 2 of the District and their total cost is estimated at $24,888,536.

The public infrastructure improvements that comprise the 2025 Project will serve and provide special benefit to all lands in Phase 2 and will comprise an interrelated system of improvements, which means all of improvements will serve the entire Phase 2 and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the 2025 Project.

4.0 Funding Program

As noted above, the District is embarking on a program of public infrastructure improvements which will facilitate the development of lands within Phase 2. At present time, the District envisions imposing and levying special assessments in the amount of $22,000,000 (the “2025 Assessments”) on parcels of land within Phase 2 and utilizing the funds raised from such imposition and levy of the 2025 Assessments as the funding for the 2025 Project. The District anticipates no additional costs of the imposition and levy and direct collection of the 2025 Assessments.

5.0 Assessment Methodology

5.1 Overview

The imposition and levy of the 2025 Assessments provides the District with funds necessary to construct/acquire the public infrastructure improvements which are part of the 2025 Project outlined in *Section 3* and described in more detail by the District Engineer in the Engineer's Report. These public infrastructure improvements lead to special and general benefits, with special benefits accruing to the properties within Phase 2 and general benefits accruing to areas outside of Phase 2 but being only incidental in nature. The 2025 Assessments imposed in funding the 2025 Project will be paid off by assessing properties that derive special benefits from the 2025 Project. All assessable properties that receive special benefits from the 2025 Project will be assessed for their fair share of the 2025 Assessments imposed in order to fund the 2025 Project.

5.2 Benefit Allocation

According to the District Engineer, Phase 2 contains 113.79 +/- developable acres within Parcels 5, 6, 7, 8 and 13.

The public infrastructure improvements that comprise the 2025 Project will serve and provide benefit to all land in Phase 2 and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire Phase 2 and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in Phase 2 to be developable, both the improvements that comprise the 2025 Project and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within Phase 2 will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within Phase 2 and benefit all land within Phase 2 as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the 2025 Project have a logical connection to the direct special and peculiar benefits received by the assessable land within Phase 2, as without such improvements, the development of the properties within Phase 2 would not be possible. Based upon the connection between the improvements and the direct special and peculiar benefits to the land within Phase 2, the District can assign or allocate a portion of the District's 2025 Assessments to the land receiving such direct special and peculiar benefits. Even though these direct special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the pro-rata cost of the improvements necessary for that parcel, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the 2025 Project of the District is proposed to be allocated to the parcels of land within Phase 2 in proportion to their developable size in acres, where each developable acre would receive an identical number of assessment units ("Equivalent Assessment Units" or "EAUs"). Table 3 in the *Appendix* lists the parcels within Phase 2 and their developable acreage, as well as illustrates their EAU factors and the share of the ERU factors to total. Finally, Table 4 in the *Appendix* presents the apportionment of the 2025 Assessments in accordance with the EAU benefit allocation method presented in Table 3.

Amenities - No 2025 Assessments are allocated herein to any private amenities or other common areas planned for the development. If owned by a property owner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all developable land in Phase 2. If the common elements are owned by the District, then they would be governmental property not subject to the 2025 Assessments and would be open to the general public, subject to District rules and policies. As such, no 2025 Assessments will be assigned to the amenities and common areas.

Government Property - Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the 2025 Assessments without specific consent thereto. If at any time, any real property on which 2025 Assessments are imposed is proposed to be sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid 2025 Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the District.

5.3 Assigning 2025 Assessments

As number of the developable acres in each parcel that is part of Phase 2 is know, the 2025 Assessments will be levied on all of the developable land in Phase 2 on a developable acre basis and thus the total 2025 Assessments in the amount of $22,000,000 will be levied on approximately 113.79 +/- developable acres at a rate of $193,338.61 per developable acre as reflected in Table 4 in the *Appendix*.

Transferred Property - In the event any land in Phase 2 is sold to a third party (the "Transferred Property"), the 2025 Assessments will be assigned to such Transferred Property at the time of the sale based on the number of developable acres assigned by the Owner to that Transferred Property, subject to review by the District's methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total 2025 Assessments applicable to the Transferred Property, regardless of the actually number of acres developed. This total 2025 Assessment is allocated to the Transferred Property at the time of the sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special benefits to the assessable properties within Phase 2. The District's public infrastructure improvements benefit assessable properties within Phase 2 and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating direct special and peculiar benefits to the property within Phase 2. The special and peculiar benefits resulting from each improvement include, but are not limited to:

a. added use of the property;
b. added enjoyment of the property;
c. decreased insurance premiums; and
d. increased marketability and value of the property.

The public infrastructure improvements which are part of the 2025 Project make the land in Phase 2 developable and saleable and when implemented jointly as parts of the 2025 Project, provide special benefits which are greater than the benefits of any single category of improvements. These special benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of direct special and peculiar benefits received from the improvements is delineated in Table 3 (expressed as ERU factors) in the *Appendix*.

The apportionment of the 2025 Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within Phase 2 according to reasonable estimates of the special benefits derived from the 2025 Project by the parcels of land within Phase 2.

Accordingly, no acre or parcel of property within Phase 2 will be liened for the payment of any 2025 Assessments more than the determined direct special benefit peculiar to that property.

5.6 Assessment Roll

The 2025 Assessments of $22,000,000 are proposed to be levied over the area described in Exhibit "A".

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the 2025 Assessments related to the District's 2025 Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Owner. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Ryals Creek

Community Development District

Development Plan for Phase 2

Land Designation	Unit of Measurement	Number of Developable Acres
Parcel 5	Developable Acre	16.85
Parcel 6	Developable Acre	23.67
Parcel 7	Developable Acre	13.44
Parcel 8	Developable Acre	52.76
Parcel 13	Developable Acre	7.07
Total		**113.79**

Table 2

Ryals Creek

Community Development District

2025 Project Costs

Improvement Description	Total Cost
Phase 2 Contract	$35,648,158
Direct Purchase of Materials	$6,262,858
Less Costs Paid from Other Sources	-$20,049,020
Landscaping & Hardscaping	$1,573,540
Stormwater System Improvements	$373,000
Contingency, Regulatory and Professional Costs	$1,080,000
Total	**$24,888,536**

Table 3

Ryals Creek

Community Development District

Benefit Allocation for DPSD JV1 #1 Assessment Area

Land Designation	Number of Developable Acres	EAU per Developable Acre	Total EAUs	Percent Share of Total
Parcel 5	16.85	1.00	16.85	14.8080%
Parcel 6	23.67	1.00	23.67	20.8015%
Parcel 7	13.44	1.00	13.44	11.8112%
Parcel 8	52.76	1.00	52.76	46.3661%
Parcel 13	7.07	1.00	7.07	6.2132%
Total	**113.79**		**113.79**	**100.0000%**

Table 4

Ryals Creek

Community Development District

2025 Assessments Apportionment

Land Designation	Number of Developable Acres	Total 2025 Assessments Apportionment	2025 Assessments Apportionment per Developable Acre
Parcel 5	16.85	$3,257,755.51	$193,338.61
Parcel 6	23.67	$4,576,324.81	$193,338.61
Parcel 7	13.44	$2,598,470.87	$193,338.61
Parcel 8	52.76	$10,200,544.86	$193,338.61
Parcel 13	7.07	$1,366,903.95	$193,338.61
Total	**113.79**	**$22,000,000.00**	

Exhibit "A"

RE Number	Owner	Total 2025 Assessments Apportionment
167741-0045	Sawmill Timber, LLC	
167741-0035	Sawmill Timber, LLC	
167740 0200	Sawmill Timber, LLC	
167741-0075	Sawmill Timber, LLC	
167741-0085	Sawmill Timber, LLC	
Total		**$22,000,000**

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

4E

RESOLUTION 2025-08

A RESOLUTION OF THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, *FLORIDA STATUTES*; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Ryals Creek Community Development District (the "District") previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors (the "Board") noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct or reconstruct certain infrastructure improvements and services necessitated by the development of, and serving lands within, the District (collectively, "Improvements").

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the Improvements (the "Project"), the nature and location of which was initially described in Resolution 2025-04 and is shown in the *Engineer's Report for Stillwood Pines Boulevard,* dated April 10, 2025 (the "Engineer's Report"), and which Project's plans and specifications are on file in the District's records office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office") and (ii) the cost of such Project be assessed against the lands specially benefited by such Project.

(e) The provision of said Project and the levying of such Special Assessments (hereinafter defined) serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

(f) By Resolution 2025-04, the Board determined to provide the Project and to defray the costs thereof by making Special Assessments on benefited property to provide a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2025-04 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(g) As directed by Resolution 2025-04, said Resolution 2025-04 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(h) As directed by Resolution 2025-04, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(i) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2025-05 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(j) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, Florida Statutes. Affidavits as to such publications and mailings are on file at the District Manager's Office.

(k) On May 13, 2025, at the time and place specified in Resolution 2025-05 and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(l) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer's Report (attached as **Exhibit A** hereto and incorporated herein by this reference), which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the *2025 Project Special Assessment Methodology Report* dated April 10, 2025 (the "Assessment Report") attached hereto as **Exhibit B** and incorporated herein by this reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Exhibit B**; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2025-04, and more specifically identified and described in **Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A** and **B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these

Special Assessments, as reflected in **Exhibit B,** attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles and claims. The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for financing costs. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the

Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such special assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Duval County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. PAYMENT DATE. The Special Assessments shall be due in full on May 15, 2025, provided however that the assessments may be paid according to the following schedule: $16,500,000 due on May 15, 2025 and $5,500,000 due on December 15, 2025.

SECTION 9. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is (i) sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon) or (ii) if such property would be exempt from Special Assessments under Florida law, is transferred to a property owners association or homeowners association, all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District. In the event that property transitions from ownership by (i) units of local, state, or federal government or (ii) a homeowner or property owners association to developable property, the District reserves the right to reallocate Special Assessments to include such property.

SECTION 9. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Duval County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 10. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[*Remainder of this page intentionally left blank*]

APPROVED AND ADOPTED this 13th day of May, 2025**.**

ATTEST:	**RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT**
___________________________________	____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: *Engineer's Report for Stillwood Pines Boulevard,* dated April 10, 2025
Exhibit B: *2025 Project Special Assessment Methodology Report,* dated April 10, 2025

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2025

RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2025

	General Fund	Capital Projects Fund Phase 2	Total Governmental Funds
ASSETS			
Cash	$1,229,202	$1,213,111	$ 2,442,313
Due from general fund	-	1,000,000	1,000,000
Due from Sawmill Timber LLC	63,212	-	63,212
Due from Boggy Branch CDD	54,712	-	54,712
Total assets	$1,347,126	$2,213,111	$ 3,560,237
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	$ 3,325	$ -	3,325
Retainage payable	-	679,356	679,356
Due to Landowner	27,873	-	27,873
Due to capital projects fund	1,000,000	-	1,000,000
Accrued taxes payable	121	-	121
Landowner advance	6,000	-	6,000
Total liabilities	1,037,319	679,356	1,716,675
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	117,924	-	117,924
Total deferred inflows of resources	117,924	-	117,924
Fund balances:			
Restricted for:			
Capital projects	-	1,533,755	1,533,755
Unassigned	191,883	-	191,883
Total fund balances	191,883	1,533,755	1,725,638
Total liabilities and fund balances	$1,347,126	$2,213,111	$ 3,560,237

RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ -	$ 49,323	$ 66,864	74%
Assessment levy: off-roll	-	189,651	252,848	75%
Interlocal - Boggy Branch CDD	-	11,463	66,175	17%
Total revenues	-	250,437	385,887	65%
EXPENDITURES				
Professional & administrative				
Supervisors (includes FICA)	-	2,799	5,310	53%
District engineer	-	5,435	10,000	54%
District counsel	-	3,360	25,000	13%
District management	3,000	18,000	36,000	50%
Printing & binding	42	250	500	50%
Legal advertising	-	319	1,500	21%
Postage	-	239	500	48%
Audit	-	-	3,575	0%
Insurance - GL, POL	-	6,016	5,785	104%
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	-	289	500	58%
Total professional & administrative	3,042	37,797	90,260	42%
Field operations - Shared[1]				
Field management	-	2,500	6,000	42%
O&M accounting	283	1,700	3,400	50%
Stormwater management	-	3,625	10,000	36%
Stormwater treatment & monitoring	-	-	7,500	0%
Irrigation/reclaim	4,389	26,631	30,000	89%
Landscape				
Plant replacement	-	790	7,500	11%
Irrigation repairs	-	3,700	5,000	74%
Phase 1A	-	14,025	33,000	43%
Phase 1A mulch	-	-	21,600	0%
Pond 1A pond	-	6,375	15,000	43%
Phase 1B	-	10,200	24,000	43%
Phase 1B mulch	-	-	31,000	0%
Pond mowing (pond D)	-	7,650	18,000	43%
Landscape buckfield circle	-	4,845	11,400	43%
Kernan Blvd entry	-	4,207	24,900	17%
Generation avenue	-	7,012	16,500	42%
Maintenance & repairs	-	1,380	25,000	6%
Porter service	-	-	2,400	0%
Total field operations	4,672	94,640	292,200	32%

RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2025

	Current Month	Year to Date	Budget	% of Budget
Other fees & charges				
Tax collector	-	1,726	2,438	71%
Total other fees & charges	-	1,726	2,438	71%
Total expenditures	7,714	134,163	384,898	35%
Excess/(deficiency) of revenues over/(under) expenditures	(7,714)	116,274	989	
Fund balances - beginning	199,597	75,609	1,461	
Fund balances - ending	$ 191,883	$ 191,883	$ 2,450	

RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND PHASE 2
FOR THE PERIOD ENDED MARCH 31, 2025

	Current Month	Year To Date
REVENUES		
TMA trip revenue	$ -	$ 14,249,289
Road Construction Funding	-	1,000,000
Interest	12,152	41,076
Total revenues	12,152	15,290,365
EXPENDITURES		
Capital outlay	4,902,043	14,598,207
Contingencies	75	288
Total expenditures	4,902,118	14,598,495
Excess/(deficiency) of revenues over/(under) expenditures	(4,889,966)	691,870
Fund balances - beginning	6,423,721	841,885
Fund balances - ending	$ 1,533,755	$ 1,533,755

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 Special Meeting on April 10, 2025 at 4:00 p.m., at the office of Skinner Bros. Realty, 2963 Dupont Ave, Jacksonville, Florida 32217.

Present:

A. Chester (Chip) Skinner, III	Chair
J. Malcom Jones	Vice Chair
Davis Skinner	Assistant Secretary
Clayton (Riley) Skinner	Assistant Secretary
Christopher Eyrick	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Kate Buchanan (via telephone)	District Counsel
Jason Crews	England-Thims & Miller, Inc.
Felix Rodriguez	England-Thims & Miller, Inc.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 4:00 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comments (3 Minutes Per Speaker)**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Update: Construction Account Activity**

Mr. Torres presented the Construction Account Activity Report. He stated a few items were circulated in March. Everything else was previously approved or funded.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2026; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date**

This item was presented following the Eighth Order of Business.

FIFTH ORDER OF BUSINESS **Presentation of Engineer's Report for Stillwood Pines Boulevard**

Ms. Buchanan stated the Landowner has requested or, at least, advised that he does not want to participate in the Funding Agreement for the Phase 2 construction costs. That leaves the CDD with the alternative of levying a special assessment, which will be accomplished over the course of two meetings. For the purposes of today's meeting, Staff will identify the project via the Engineer's Report, present the Assessment Methodology and identify the date of the Public Hearing.

Mr. Chip Skinner stated it was determined that this is a better method to raise the funds necessary to construct the Phase 2 project on Stillwood Pines Boulevard. The Board spent a lot of time determining what was spent to date, the amount of remaining funds, change orders, etc. The District Engineer and Mr. Eyrick coordinated with Vallencourt to make sure the final number is adhered to as much as possible and the Board decided to divide the project into two payments. Thus, Saw Mill Timber will fund $16.8 million before May 15, 2025 and the balance will be funded at the end of December 2025.

Mr. Crews presented the Engineer's Report for Stillwood Pines Boulevard and discussed the construction expenditures, including contingencies and allowances that were put into the contract, a deduction based on removal of allowances not needed, for a reduction amount of approximately $20 million. Vallencourt is not installing the landscape and hardscape so there is a budgetary item for that expense, separate of another $1.5 million. The total estimated project costs are $24,888,536.

SIXTH ORDER OF BUSINESS **Presentation of 2025 Project Special Assessment Methodology Report**

Mr. Torres presented the 2025 Project Special Assessment Methodology Report dated April 10, 2025. He discussed the Development Plan for Phase 2, including the 113.79 developable acres, benefit allocations and 2025 assessments apportionment. The total estimated costs of the project are $24,888,536.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of This Resolution**

Ms. Buchanan presented Resolution 2025-04, which accomplishes the following:

- Declares the District's desire and consent to levy special assessments.
- Adopts the Engineer's and Assessment Methodology Reports.
- Points out that the improvements cost $24,888,536.
- Directs Staff to publish this notice and provide mail notices required by law.

On MOTION by Mr. Jones and seconded by Mr. Riley Skinner, with all in favor, Resolution 2025-04, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special

Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of This Resolution, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2025-05, Setting a Public Hearing to be Held on May 13, 2025, at 9:30 A.M. at 14775 Old St. Augustine Road, Jacksonville, Fl 32258, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Ryals Creek Community Development District in Accordance with Chapters 170, 190 And 197, Florida Statutes**

Ms. Buchanan presented Resolution 2025-05. It was noted that the Public Hearing time and location are being changed. The following changes were made to Resolution 2025-05:

Title and where necessary: Change "9:30" to "8:30" and change "14775 Old St. Augustine Road, Jacksonville, Fl 32258" to **"**2963 Dupont Ave, Jacksonville, Florida 32217"

On MOTION by Mr. Jones and seconded by Mr. Riley Skinner, with all in favor, Resolution 2025-05, Setting a Public Hearing to be Held on May 13, 2025, at 8:30 A.M., 2963 Dupont Ave, Jacksonville, Florida 32217, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Ryals Creek Community Development District in Accordance with Chapters 170, 190 And 197, Florida Statutes, was adopted.

- **Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2026; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date**

  This item, previously the Fourth Order of Business, was presented out of order.

Mr. Torres presented Resolution 2025-03**.** He reviewed the Proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

The following change will be made:

Under Field Operations: Insert “Miscellaneous” for “$10,000”

“Total expenditure” will increase from $427,204 to $437,284.

On MOTION by Mr. Davis Skinner and seconded by Riley Skinner, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2026, as amended; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings for July 8, 2025 at 9:30 a.m. at the office of Skinner Bros. Realty, 2963 Dupont Ave, Jacksonville, Florida 32217; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-06. The November date will remain open.

On MOTION by Mr. Jones and seconded by Mr. Davis Skinner, with all in favor, Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-07**.**

On MOTION by Mr. Eyrick and seconded by Mr. Chip Skinner, with all in favor, Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

Mr. Jones, III left the meeting.

ELEVENTH ORDER OF BUSINESS **Consideration of Construction Funding Agreement**

Ms. Buchanan recalled that the Construction Funding Agreement was approved at the previous meeting.

TWELFTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of February 28, 2025**

On MOTION by Mr. Riley Skinner and seconded by Mr. Eyrick, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

THIRTEENTH ORDER OF BUSINESS **Approval of March 18, 2025 Regular Meeting Minutes**

On MOTION by Mr. Chip Skinner and seconded by Mr. Riley Skinner, with all in favor, the March 18, 2025 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock, LLP

There was no report.

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

Mr. Crews responded to questions regarding Vallencourt's progress, whether the contract includes stabilization after mass grading is completed, how a significant grade elevation in an area will be handled, how to prevent erosion in an embankment area and when the CDD should go out to bid for landscaping services.

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

- **NEXT MEETING DATE: May 13, 2025 at 9:30 AM**

The next meeting will be held on May 13, 2025 at 8:30 a.m. instead of at 9:30 a.m.

  - **QUORUM CHECK**

All Supervisors confirmed their attendance at the May 13, 2025 meeting.

FIFTEENTH ORDER OF BUSINESS Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS Public Comments

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Riley Skinner and seconded by Mr. Chip Skinner, with all in favor, the meeting adjourned at 4:38 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

_____________________________ _____________________________

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 *England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258* *[1]Skinner Bros. Realty, 2963 Dupont Ave, Jacksonville, Florida 32217*		
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 CANCELED	**Regular Meeting**	**9:30 AM**
January 14, 2025	**Regular Meeting**	**9:30 AM**
February 11, 2025 CANCELED	**Regular Meeting**	**9:30 AM**
March 11, 2025 *rescheduled to March 18, 2025*	**Regular Meeting**	**9:30 AM**
March 18, 2025	**Regular Meeting**	**9:00 AM**
April 8, 2025 *rescheduled to April 10, 2025*	**Special Meeting**	**9:30 AM**
April 10, 2025[1]	**Special Meeting**	**4:00 PM**
May 13, 2025[1]	**Public Hearing and Regular Meeting** *Project 2025 Assessment Hearing*	**8:30 AM**
June 10, 2025	**Public Hearings and Regular Meeting** *Adoption of FY2026 Budget & Assessment*	**9:30 AM**
July 8, 2025	**Regular Meeting**	**9:30 AM**
August 12, 2025	**Regular Meeting**	**9:30 AM**

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
September 9, 2025	**Regular Meeting**	**9:30 AM**