RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027

RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS

RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 03/31/26	Projected Through 09/30/26	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: gross	$ 84,269				$ 150,470
Allowable discounts (4%)	(3,371)				(6,019)
Assessment levy: net	$ 80,898	$ 81,942	$ (1,044)	$ 80,898	$ 144,451
Off-roll assessments	299,296	237,939	61,357	299,296	502,249
Interlocal - Boggy Branch CDD (*22.6% of O&M)*	82,617	82,617	-	82,617	159,849
Total revenues	462,811	402,498	60,313	462,811	806,549
EXPENDITURES					
Professional & administration					
Supervisors (includes FICA)	5,310	861	4,449	5,310	5,310
District engineer	10,000	-	10,000	10,000	10,000
District counsel	25,000	1,870	23,130	25,000	25,000
District management	36,000	18,000	18,000	36,000	36,000
Printing & binding	500	250	250	500	500
Legal advertising	1,500	297	1,203	1,500	1,500
Postage	500	255	245	500	500
Audit	3,575	-	3,575	3,575	3,575
Insurance - GL, POL	6,200	6,376	-	6,376	6,200
Miscellaneous- bank charges	500	479	21	500	500
Website					
Hosting & development	705	705	-	705	705
ADA compliance	210	145	65	210	210
Annual district filing fee	175	175	-	175	175
Office supplies	500	263	237	500	500
O&M accounting	3,400	1,700	1,700	3,400	3,800
Tax collector	2,949	2,868	81	2,949	5,266
Total professional & admin expenditures	97,024	34,244	62,956	97,200	99,741

RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 03/31/26	Projected Through 09/30/26	Total Actual & Projected	Proposed Budget FY 2027
Field operations - shared[1]					
Field management	6,000	3,000	3,000	6,000	12,000
Stormwater management	8,700	4,350	4,350	8,700	14,100
Stormwater treatment & monitoring	15,000	-	15,000	15,000	21,600
Irrigation/reclaim	75,000	35,494	39,506	30,000	221,700
Landscape					
Phase I					
Landscape maintenance	-	-	-	-	156,700
Plant replacement	-	-	-	-	7,500
Irrigation repairs	-	-	-	-	8,000
Mulch	-	-	-	-	27,300
Phase II	-	-	-	-	
Landscape maintenance	-	-	-	-	80,000
Plant replacement	-	-	-	-	3,920
Irrigation repairs	-	-	-	-	8,000
Mulch	-	-	-	-	29,000
Buckfield Circle	-	-	-	-	
Landscape maintenance	-	-	-	-	14,000
Irrigation repairs	-	-	-	-	5,100
Mulch	-	-	-	-	17,500
Resolution Drive	-	-	-	-	
Landscape maintenance	-	-	-	-	13,000
Irrigation repairs	-	-	-	-	2,000
Mulch	-	-	-	-	6,900
Contingency	-	-	-	-	20,000
Plant replacement	7,500	496	7,004	7,500	-
Irrigation repairs	8,000	3,814	4,186	8,000	-
Phase 1A	36,000	17,325	18,675	36,000	-
Phase 1A mulch	28,000	-	28,000	28,000	-
Pond 1A	16,400	7,875	8,525	16,400	-
Phase 1B & pond	26,200	12,600	13,600	26,200	-
Phase 1B mulch	33,000	-	33,000	33,000	-
Pond mowing (pond d)	19,700	9,450	10,250	19,700	-
Landscape buckfield circle	12,500	5,985	6,515	12,500	-
Kernan Blvd entry	24,900	5,197	19,703	24,900	-
Generation avenue	18,000	8,663	9,337	18,000	-
Maintenance & repairs	25,000	1,680	23,320	25,000	25,000
Porter service	2,400	1,200	1,200	2,400	10,000
Wetland monitoring	2,500	-	-	-	2,500
Total field operations	364,800	117,129	245,171	317,300	705,820
Total expenditures	461,824	151,373	308,127	414,500	805,561
Excess/(deficiency) of revenues over/(under) expenditures	987	251,125	(247,814)	48,311	988
Fund balances - beginning	78,767	97,574	348,699	97,574	145,885
Fund Balances - ending	$ 79,754	$ 348,699	$ 100,885	$ 145,885	$ 146,873

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

RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
COSTS/ASSESSMENTS PER UNIT
FISCAL YEAR 2027

Derivation of Assessment per Unit (Developable Acre)

Expenditure Category	Amount	# of Units (Developable Acres)	Assessment Amt per Unit (Developable Acre)	
Professional & administration	$ 94,475	248.42	$ 380.30	Future phase(s) cost/acre
Field operations - Ryals only	-	139.69	-	
Field operations - Shared (Ryals' Portion)	545,971	139.69	3,915.52	
	640,446		$ 4,295.82	Phase 1 cost/acre
Field operations - Shared (Boggy's' Portion)	159,849			
Total Expenditures	$ 800,295			

<u>Developable Acres</u>	
Phase 1	139.69
Future Phases	108.73
Total	248.42
<u>Intergovernmental Cost Sharing</u>	
Boggy Branch CDD	22.6473%
Ryals Creek CDD	77.3527%

Parcel 1	8.50	4,644.13	On-roll
Parcels 1-4	44.19	4,295.82	Off-roll
Parcels 5-8	108.73	380.30	Off-roll
Parcels 9&10	23.90	4,644.13	On-roll
Parcel 12&Town Center	63.1	4,295.82	Off-roll
Total	248.42		

RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES		
Professional & administration		
Supervisors (includes FICA)	$	5,310
Statutorily set at $200 per Supervisor for each meeting of the Board of Supervisors not to exceed $2,400 per supervisor for each fiscal year; estimating 5 meetings per year.		
District engineer		10,000
The District engineer will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.		
District counsel		25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.		
District management		36,000
Wrathell, Hunt and Associates, LLC specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and maintains the assets of the District.		
Printing & binding		500
Letterhead, envelopes, copies, agenda packages, etc.		
Legal advertising		1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. After bonds are issued, many of the required public hearings will be completed.		
Postage		500
Mailing of agenda packages, overnight deliveries, correspondence, etc.		
Audit		3,575
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.		
Insurance - GL, POL		6,200
The District carries general liability and public officials liability insurance. The limit of liability is set at $1,000,000 for general liability and $1,000,000 for public officials liability.		
Miscellaneous- bank charges		500
Bank charges and other miscellaneous expenses incurred during the year.		
Website		
Hosting & development		705
ADA compliance		210
Annual district filing fee		175
Annual fee paid to the Florida Department of Economic Opportunity.		
Office supplies		500
Bank charges, automated AP and other charges.		
O&M accounting		3,800
Tax collector		5,266
.035% of Revenues - Assessment levy collected by Duval County Tax Collector's Office to process non-advalorem assessments		
Total professional & admin expenditures		99,741

RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Field operations - Shared [1]	
Field management	12,000
Part-time management firm managing District common elements.	
Stormwater management	14,100
Stormwater treatment & monitoring	21,600
Irrigation/reclaim	221,700
Assumes 5,600 linear feet and 20' wide ROW. 26 watering weeks a year at 3/4" water each water week at $1 per 1,000 gallons.	
Phase I	
Landscape maintenance	156,700
Plant replacement	7,500
Irrigation repairs	8,000
Mulch	27,300
Phase II	
Landscape maintenance	80,000
Plant replacement	3,920
Irrigation repairs	8,000
Mulch	29,000
Buckfield Circle	
Landscape maintenance	14,000
Irrigation repairs	5,100
Mulch	17,500
Resolution Drive	
Landscape maintenance	13,000
Irrigation repairs	2,000
Mulch	6,900
Contingency	20,000
Maintenance & repairs	25,000
Periodic repairs to roadsign, irrigation, sidewalk, pavers, lighting, entry monuments. Pressure washing and street sweeping.	
Porter service	10,000
Wetland monitoring	2,500
Total field operations	705,820
Total expenditures	$ 805,561

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