

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

February 1, 2022

BOARD OF SUPERVISORS

PUBLIC HEARING AND

REGULAR MEETING

AGENDA

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

January 25, 2022

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

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 Public Hearing and Regular Meeting on February 1, 2022 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. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes
 - A. Affidavit/Proof of Publication
 - B. Consideration of Resolution 2022-07, Expressing Its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Ryals Creek Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
4. Update: Construction Account Activity
5. Consideration of Stormwater Management Need Analysis Proposal
6. Acceptance of Unaudited Financial Statements as of December 31, 2021
7. Approval of January 4, 2022 Regular Meeting Minutes
8. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *England- Thims & Miller, Inc.*

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

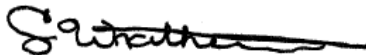
- NEXT MEETING DATE: March 1, 2022 at 9:30 AM
 - QUORUM CHECK

J MALCOM JONES, III	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
RILEY SKINNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
CHIP SKINNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
DAVIS SKINNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
CHRIS EYRICK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 9. Board Members' Comments/Requests
- 10. Public Comments
- 11. 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 Kristen Suit at (410) 207-1802.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 943 865 3730

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

3A

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Rhonda Fisher, 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 the District's Intent to Use the Uniform Method of Collection of Non-Ad Valorem Assessments

in the matter of Ryals Creek Community Development District

in the Court, was published in said newspaper by print in the issues of 1/6/22, 1/13/22, 1/20/22, 1/27/22.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

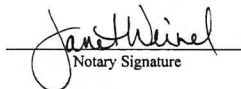
*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.



Rhonda Fisher

Sworn to and subscribed before me this 27th day of January, 2022 by Rhonda Fisher who is personally known to me.

JANET WEINEL
Notary Public, State of Florida
My Comm. Expires 12/18/2024
Commission No. HH156817


Notary Signature

RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the Ryals Creek Community Development District ("District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, *Florida Statutes*. The Board of Supervisors of the District will conduct a public hearing on February 1, 2022, at 9:30 a.m., at the office of England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, recreational facilities, stormwater management improvements, irrigation, landscape, roadways, and other lawful improvements or services within or without the boundaries of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing.

There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (877) 276-0889, 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.

A person who decides to appeal any decision made at the hearing with respect to any matter considered at the hearing is advised that person will need a record of the 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.

Craig Wrathell
District Manager
Jan. 6/13/20/27 00 (22-00216D)

Seal

Notary Public, State of Florida

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2022-07

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ryals Creek Community Development District (“District”) was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Duval County, Florida, for four (4) consecutive weeks prior to such hearing.

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

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Duval County, Florida, and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 1st day of February, 2022.

ATTEST:

**RYALS CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description

Exhibit A: Legal Description

Revised July 19, 2019
April 30, 2019
Page 1 of 4

Work Order No. 19-078.01
File No. 125D-17.01A

Ryals Creek CDD

A portion of Sections 8, 9, 16, and 17, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 17036, page 2398, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of said Section 17, thence South $88^{\circ}15'27''$ West, along the Southerly line of said Section 17, a distance of 268.53 feet; thence North $01^{\circ}44'33''$ West, departing said Southerly line, 141.57 feet; thence North $85^{\circ}41'13''$ West, 241.67 feet to the point of curvature of a curve concave Southerly having a radius of 2000.00 feet; thence Westerly along the arc of said curve, through a central angle of $06^{\circ}08'51''$, an arc length of 214.59 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $88^{\circ}45'39''$ West, 214.48 feet.

From said Point of Beginning, thence Westerly along the arc of a curve concave Southerly having a radius of 2000.00 feet, through a central angle of $03^{\circ}51'50''$, an arc length of 134.87 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $86^{\circ}14'01''$ West, 134.85 feet; thence South $84^{\circ}18'06''$ West, 507.68 feet; thence South $89^{\circ}03'07''$ West, 434.31 feet to the point of curvature of a curve concave Northeasterly having a radius of 40.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $89^{\circ}24'49''$, an arc length of 62.42 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $46^{\circ}14'29''$ West, 56.28 feet; thence South $88^{\circ}46'17''$ West, 47.48 feet; thence South $01^{\circ}13'43''$ East, 75.04 feet to a point lying on the Northerly right of way line of Gate Parkway, a variable width right of way as depicted on Baymeadows Road East, recorded in Plat Book 54, pages 9, 9A through 9N, of said current Public Records; thence Southwesterly, along said Northerly right of way line the following 3 courses: Course 1, thence South $88^{\circ}15'27''$ West, 140.01 feet; Course 2, thence South $43^{\circ}15'27''$ West, 39.60 feet; Course 3, thence South $88^{\circ}15'27''$ West, 374.42 feet to a point lying on the Easterly limited access right of way line of State Road 9A, a variable width limited access right of way line as depicted on Florida Department of Transportation Right of Way Map Section 72002-2534; thence North $01^{\circ}44'38''$ West, along said Easterly limited access right of way line, 17.89 feet; thence South $88^{\circ}15'30''$ West, continuing along said Easterly limited access right of way line, 134.06 feet to the Southeasterly corner of Parcel No. 101, as described and recorded in Official Records Book 17341, page 1301, of said current Public Records; thence North $09^{\circ}20'03''$ West, departing said Easterly Limited access right of way line and along the Easterly line of said Parcel No. 101, a distance of 698.72 feet to the

Ryals Creek CDD (Continued)

Northeasterly corner thereof; thence South 82°43'21" West, along the Northerly line of last said lands, 163.01 feet to the Northwesterly corner thereof, said corner lying on said Easterly limited access right of way line of State Road 9A; thence Northerly, along said Easterly limited access right of way line the following 8 courses: Course 1, thence North 07°16'41" West, 716.55 feet; Course 2, thence North 05°20'12" West, 1311.16 feet to a point on a curve concave Westerly having a radius of 23074.31 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of 02°16'23", an arc length of 915.44 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 05°56'56" West, 915.38 feet; Course 4, thence North 03°34'41" West, 404.17 feet to a point on a curve concave Easterly having a radius of 1785.00 feet; Course 5, thence Northerly along the arc of said curve, through a central angle of 41°58'09", an arc length of 1307.51 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 13°08'08" East, 1278.48 feet; Course 6, thence North 34°07'10" East, 394.57 feet to the point of curvature of a curve concave Southeasterly having a radius of 1335.00 feet; Course 7, thence Northeasterly along the arc of said curve, through a central angle of 59°07'18", an arc length of 1377.54 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 63°40'49" East, 1317.24 feet; Course 8, thence North 88°53'52" East, 517.36 feet to a point lying on the Southerly limited access right of way line of J. Turner Butler Boulevard, State Road No. 202, a variable width limited access right of way as presently established; thence Easterly, along said Southerly limited access right of way line the following 5 courses: Course 1, thence Easterly, along the arc of a curve concave Southerly having a radius of 5529.58 feet, through a central angle of 02°49'28", an arc length of 272.59 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 80°20'54" East, 272.56 feet; Course 2, thence South 78°56'10" East, 94.86 feet; Course 3, thence South 73°00'23" East, 431.07 feet; Course 4, thence South 58°06'43" East, 213.98 feet; Course 5, thence South 73°00'23" East, 110.24 feet; thence South 01°22'57" West, departing said Southerly limited access right of way line, 542.41 feet to a point on a curve concave Southerly having a radius of 1167.50 feet; thence Easterly along the arc of said curve, through a central angle of 44°29'14", an arc length of 906.50 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 70°42'22" East, 883.90 feet; thence South 48°27'45" East, 644.57 feet to a point on a curve concave Northwesterly having a radius of 1653.99 feet; thence Northeasterly along the arc of said curve, through a central angle of 10°25'02", an arc length of 300.72 feet to a point lying on said Southerly limited access right of way line, said arc being subtended by a chord bearing and distance of North 37°42'38" East, 300.30 feet; thence South 70°56'02" East, along said Southerly limited access right of way line, 19.12 feet; thence North 19°03'58" East, continuing along said Southerly limited access right of way line, 229.26 feet; thence South 70°56'10" East, departing said Southerly limited access right of way line, 285.36 feet to the point of curvature of a curve concave Northerly having a radius of 441.00 feet; thence Easterly along the arc of said curve, through a central angle of 48°31'13", an arc length of 373.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 84°48'13" East, 362.40 feet; thence North 60°32'37" East, 468.74 feet to the point of

Ryals Creek CDD (Continued)

curvature of a curve concave Southerly having a radius of 895.00 feet; thence Easterly along the arc of said curve, through a central angle of $14^{\circ}18'03''$, an arc length of 223.39 feet to a point lying on said Southerly limited access right of way line, said arc being subtended by a chord bearing and distance of North $67^{\circ}41'38''$ East, 222.81 feet; thence South $86^{\circ}54'32''$ East, along said Southerly limited access right of way line, 1190.11 feet; thence South $18^{\circ}25'21''$ East, departing said Southerly limited access right of way line, 771.56 feet; thence South $89^{\circ}57'01''$ West, 339.18 feet; thence North $82^{\circ}31'23''$ West, 246.53 feet; thence South $74^{\circ}06'23''$ West, 375.50 feet; thence South $39^{\circ}29'40''$ West, 312.89 feet; thence South $56^{\circ}48'40''$ West, 205.79 feet; thence North $29^{\circ}44'09''$ West, 78.04 feet to a point on a curve concave Northerly having a radius of 780.00 feet; thence Westerly along the arc of said curve, through a central angle of $04^{\circ}26'06''$, an arc length of 60.38 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $72^{\circ}24'01''$ West, 60.36 feet; thence North $15^{\circ}22'56''$ West, 48.50 feet to a point on a curve concave Northerly having a radius of 731.50 feet; thence Westerly along the arc of said curve, through a central angle of $08^{\circ}30'41''$, an arc length of 108.67 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $78^{\circ}52'25''$ West, 108.57 feet; thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 1718.50 feet, through a central angle of $32^{\circ}04'51''$, an arc length of 962.22 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $67^{\circ}05'20''$ West, 949.70 feet; thence South $51^{\circ}02'54''$ West, 134.27 feet to a point on a curve concave Northeasterly having a radius of 1000.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $17^{\circ}29'38''$, an arc length of 305.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $28^{\circ}40'03''$ West, 304.14 feet; thence North $19^{\circ}55'14''$ West, 248.02 feet to the point of curvature of a curve concave Southwesterly having a radius of 1000.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $28^{\circ}32'31''$, an arc length of 498.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $34^{\circ}11'29''$ West, 493.01 feet; thence North $48^{\circ}27'45''$ West, 589.38 feet to the point of curvature of a curve concave Southerly having a radius of 1132.50 feet; thence Westerly along the arc of said curve, through a central angle of $44^{\circ}37'17''$, an arc length of 881.98 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $70^{\circ}46'23''$ West, 859.86 feet; thence North $01^{\circ}22'57''$ East, 17.55 feet to a point on a curve concave Southerly having a radius of 1150.00 feet; thence Westerly along the arc of said curve, through a central angle of $23^{\circ}09'33''$, an arc length of 464.84 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $75^{\circ}24'17''$ West, 461.68 feet; thence South $63^{\circ}49'30''$ West, 456.96 feet; thence South $40^{\circ}35'38''$ East, 163.67 feet; thence South $65^{\circ}03'05''$ East, 360.26 feet; thence South $44^{\circ}45'22''$ East, 137.62 feet; thence South $45^{\circ}14'38''$ West, 457.01 feet; thence South $44^{\circ}45'22''$ East, 506.02 feet; thence North $45^{\circ}14'38''$ East, 164.01 feet; thence South $44^{\circ}45'22''$ East, 304.42 feet to the point of curvature of a curve concave Northeasterly having a radius of 200.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $20^{\circ}05'59''$, an arc length of 70.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of

Ryals Creek CDD (Continued)

South 54°48'22" East, 69.80 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 1000.00 feet, through a central angle of 47°23'29", an arc length of 827.13 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 04°09'06" West, 803.76 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 1000.00 feet, through a central angle of 15°50'52", an arc length of 276.59 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 11°37'13" East, 275.71 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 1000.00 feet, through a central angle of 07°09'54", an arc length of 125.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 00°06'50" East, 124.97 feet; thence South 03°28'08" West, 45.63 feet; thence Due West, 900.86 feet; thence Due South, 2379.25 feet to the Point of Beginning.

Containing 417.68 acres, more or less.

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

4

**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		1,932,779.82

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	(154,497.08)
Balance			(1,932,779.82)

Interlocal agreement funding still to be received -

In circulation (awaiting funding) -

Total interlocal funding available (excluding Retainage 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	218,741.12
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*	(1,838,606.70)	
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)	
Total amounts paid				(4,839,257.64)
Total remaining to be drawn for construction per agreement (not including related retainage)				760,962.36
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**	(218,741.12)	
11/8/2021	-	Transfer out***	(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)	
Total retainage payable				(559,128.48)
Total remaining to be drawn for construction per agreement (including related retainage)				\$ 201,833.88
*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 out on this schedule. Details for this total can be found on the \$6.4M schedule.				
*See Interlocal Agreement tab for details				
*See Construction Account Activity tab for details				

Remaining amounts to collect/request from ICI:

Construction draw funding agreement (ICI commitment amount)				\$ 5,600,220.00
Funds received				
10/22/2021	-	CONSTRUCTION DRAW #1	(390,533.92)	
11/8/2021	38	Forterra Pipe & Precast - CONSTRUCTION DRAW #2	(60,438.59)	
11/8/2021	39	Vallencourt Construction Company, Inc. - CONSTRUCTION DRAW #2	(436,288.20)	
11/8/2021	41	GP Materials, Inc. - CONSTRUCTION DRAW #3	(11,106.24)	
11/8/2021	-	CONSTRUCTION DRAW #4	(1,448,072.78)	
11/8/2021	42	Vallencourt Construction Company - CONSTRUCTION DRAW #5	(201,426.30)	
11/8/2021	-	CONSTRUCTION DRAW #6	(750,000.00)	
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)	
Total received				(4,004,130.25)
Total remaining to be received from ICI				1,596,089.75
In circulation (to be processed) - awaiting funding from ICI				
11/22/2021	49	GP Materials, Inc. - CONSTRUCTION DRAW #8	(42,249.03)	
12/10/2021	50	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)	
Total requested but not received to date				(1,585,127.39)
Total remaining to be requested from ICI				\$ 10,962.36

**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 - Sale of Trips	378,840.00
10/26/2021	Parcel 9 lot closing - Fill Dirt Costs	107,100.00
12/22/2021	Parcel 10 lot closing - Sale of Trips	454,608.00
12/22/2021	Parcel 10 lot closing - Completion of Master Infrastructure	<u>2,150,000.00</u>
Total Construction Funds		12,057,548.00

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	<u>(109,407.76)</u>
Balance			(3,674,444.78)

Total Cash Available (Excluding Retainage Payable)

8,383,103.22

Retainage Payable

8/20/2021	35	Vallencourt Construction Company, Inc.	(39,404.85)
11/8/2021	-	Transfer in	<u>39,404.85</u>
Balance			-

Total Available/(Shortfall): Assuming all Obligations Paid

\$ 8,383,103.22

*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

COMMUNITY DEVELOPMENT DISTRICT

5

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

6

**RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2021**

**RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2021**

	General Fund	Capital Projects Fund	Total Governmental Funds
ASSETS			
Cash	\$ 25,227	\$7,547,976	\$ 7,573,203
Undeposited funds	18,286	-	18,286
Due from ICI Homes	-	1,585,127	1,585,127
Total assets	<u>\$ 43,513</u>	<u>\$9,133,103</u>	<u>\$ 9,176,616</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 18,286	\$ -	\$ 18,286
Retainage payable	-	559,128	559,128
Accrued wages payable	200	-	200
Accrued taxes payable	321	-	321
Construction advance - ICI	-	750,000	750,000
Landowner advance	6,000	-	6,000
Total liabilities	<u>24,807</u>	<u>1,309,128</u>	<u>1,333,935</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	-	1,585,127	1,585,127
Total deferred inflows of resources	<u>-</u>	<u>1,585,127</u>	<u>1,585,127</u>
Fund balances:			
Restricted for:			
Capital projects	-	6,238,848	6,238,848
Unassigned	18,706	-	18,706
Total fund balances	<u>18,706</u>	<u>6,238,848</u>	<u>6,257,554</u>
 Total liabilities, deferred inflows of resources and fund balances	 <u>\$ 43,513</u>	 <u>\$9,133,103</u>	 <u>\$ 9,176,616</u>

**RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 18,706	0%
Interlocal - Boggy Branch CDD	-	-	16,831	0%
Landowner contribution	18,286	33,240	130,980	25%
Lot closing revenue	10,473	18,706	-	N/A
Total revenues	<u>28,759</u>	<u>51,946</u>	<u>166,517</u>	31%
EXPENDITURES				
Professional & administrative				
Supervisors	-	1,000	7,000	14%
FICA	-	77	536	14%
District engineer	1,268	1,268	10,000	13%
District counsel	3,334	3,334	25,000	13%
District management	3,000	9,000	36,000	25%
Printing & binding	42	125	500	25%
Legal advertising	-	2,022	1,500	135%
Postage	-	30	500	6%
O&M methodology	3,500	3,500	-	N/A
Audit	-	-	3,575	0%
Insurance - GL, POL	-	5,175	5,500	94%
Miscellaneous- bank charges	-	-	500	0%
Website				
Hosting & development	705	705	705	100%
ADA compliance	-	210	210	100%
Annual district filing fee	-	175	175	100%
Office supplies	-	-	500	0%
Total professional & administrative	<u>11,849</u>	<u>26,621</u>	<u>92,201</u>	29%
Field operations - Shared¹				
Field management	-	-	2,000	0%
Stormwater management				
Street lights	-	-	5,334	0%
Effluent supply	-	-	18,782	0%
Landscape				
Maintenance contract	-	-	39,200	0%
Plant replacement	-	-	2,500	0%
Irrigation repairs	-	-	1,500	0%
Roadway maintenance	-	-	5,000	0%
Total field operations	<u>-</u>	<u>-</u>	<u>74,316</u>	0%
Total expenditures	<u>11,849</u>	<u>26,621</u>	<u>166,517</u>	16%
Excess/(deficiency) of revenues over/(under) expenditures	16,910	25,325	-	
Fund balances - beginning	1,796	(6,619)	-	
Fund balances - ending	<u>\$ 18,706</u>	<u>\$ 18,706</u>	<u>\$ -</u>	

**RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Lot closing revenue	\$ 2,604,608	\$ 5,590,548
Construction draw funding	<u>706,264</u>	<u>706,264</u>
Total revenues	<u>3,310,872</u>	<u>6,296,812</u>
EXPENDITURES		
Capital outlay	244,394	360,233
Construction costs - CD	<u>1,701,029</u>	<u>2,516,834</u>
Total expenditures	<u>1,945,423</u>	<u>2,877,067</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,365,449	3,419,745
Fund balances - beginning	<u>4,873,399</u>	<u>2,819,103</u>
Fund balances - ending	<u><u>\$ 6,238,848</u></u>	<u><u>\$ 6,238,848</u></u>

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

7

DRAFT

**MINUTES OF MEETING
RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

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The Ryals Creek Community Development District Board of Supervisors held a Regular Meeting on January 4, 2022 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:

- | | |
|------------------------------------|---------------------|
| J. Malcolm Jones, III | Vice Chair |
| Christopher J. Eyrick | Assistant Secretary |
| Clayton (Riley) Skinner | Assistant Secretary |
| David (Davis) Godfrey Skinner, Jr. | Assistant Secretary |

Also present, were:

- | | |
|--------------------------------|------------------------------------|
| Craig Wrathell (via telephone) | District Manager |
| Kristen Suit (via telephone) | Wrathell, Hunt and Associates, LLC |
| Katie Buchanan (via telephone) | District Counsel |
| Jason Hall | England-Thims & Miller, Inc. (ETM) |
| Jason Ellis | England-Thims & Miller, Inc. (ETM) |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 9:36 a.m. Supervisors Jones, Eyrick, Riley Skinner and Davis Skinner were present, in person. Supervisor Chip Skinner was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2022-07, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as

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Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Wrathell presented Resolution 2022-07 and read the title.

On MOTION by Mr. Jones and seconded by Mr. Riley Skinner, with all in favor, Resolution 2022-07, Designating a Date, Time, and Location of February 1, 2022 at 9:30 a.m., at the office of England-Thims & Miller, Inc., located at 14775 Old St. Augustine Road, Jacksonville, Florida 32258, for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

Mr. Wrathell stated the advertisement would run four successive Thursdays beginning on Thursday January 6, 2022.

Mr. Riley Skinner asked if the parcels to be added to the tax roll would be designated. Mr. Wrathell stated that the designation would be made when the budget process begins later in the year; the tax roll from the Property Appraiser would be received in June.

Mr. Riley Skinner stated that a multi-family parcel was closed on in December, so two parcels, the Baptist site and the multi-family site, need to be taken off the tax roll.

Mr. Wrathell stated those properties should be included on the tax roll received from the Property Appraiser in June. When the updated tax roll is received it would be reviewed to see which owner is listed and properties not owned by the Master Developer, Sawmill Timber, would be assessed via the County tax bill in November.

FOURTH ORDER OF BUSINESS

Consideration of Fourth Addendum to Purchase Agreement (State of Florida Department of Transportation)

73 Ms. Buchanan presented the Fourth Addendum to the Purchase Agreement, which
74 modifies the Purchase Agreement to reflect the simplification of the True-Up between the
75 Florida Department of Transportation (FDOT) and the CDD.

76

77 **On MOTION by Mr. Eyrick and seconded by Mr. Riley Skinner, with all in favor,
78 the Fourth Addendum to Purchase Agreement with the State of Florida
79 Department of Transportation, was approved.**

80

81

82 **FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
83 Statements as of November 30, 2021**

84

85 Mr. Wrathell presented the Unaudited Financial Statements as of November 30, 2021.

86

87 **MOTION by Mr. Davis Skinner and seconded by Mr. Jones, with all in favor, the
88 Unaudited Financial Statements as of November 30, 2021, were accepted.**

89

90

91 **SIXTH ORDER OF BUSINESS**

Approval of Minutes

92

93 Mr. Wrathell presented the following Meeting Minutes:

94 **A. November 2, 2021 Landowners' Meeting**

95 **B. November 16, 2021 Public Hearing and Regular Meeting**

96

97 **On MOTION by Mr. Eyrick and seconded by Mr. Riley Skinner, with all in favor,
98 the November 2, 2021 Landowners' Meeting and the November 16, 2021
99 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

100

101

102 **SEVENTH ORDER OF BUSINESS**

Staff Reports

103

104 **A. District Counsel: *Kutak Rock, LLP***

105 There was no report.

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

107 The following report was provided:

108 ➤ Phase 1A paving was completed.

109 ➤ The bulk of the JA final acceptance package was submitted; the as-builts were approved.

110 ➤ The JA electrical final inspection was not acceptable due to placement of structures on
111 the site; easements and Rights-of-Way required correction.

112 Discussion ensued regarding adjustments to easements, electrical work, completion
113 dates and subcontractors.

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

- 115 • **NEXT MEETING DATE: February__, 2022 at 9:30 a.m.**

- 116 ○ **QUORUM CHECK**

117 The next meeting would be held on February 1, 2022.

118

119 **EIGHTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

120

121 There were no Board Members' comments or requests.

122

123 **NINTH ORDER OF BUSINESS** **Public Comments**

124

125 No members of the public spoke.

126

127 **TENTH ORDER OF BUSINESS** **Adjournment**

128

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130 **On MOTION by Mr. Riley Skinner and seconded by Mr. Davis Skinner, with all**
131 **in favor, the meeting adjourned at 9:53 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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142 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

8C

RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 5, 2021	Regular Meeting	9:30 AM
November 2, 2021	Landowners' Meeting	9:30 AM
November 2, 2021 CANCELED	Regular Meeting	<i>immediately following Landowners' Meeting</i>
November 16, 2021	Public Hearing and Regular Meeting	9:30 AM
December 7, 2021 CANCELED	Regular Meeting	9:30 AM
January 4, 2022	Regular Meeting	9:30 AM
February 1, 2022	Regular Meeting	9:30 AM
March 1, 2022	Regular Meeting	9:30 AM
April 5, 2022	Regular Meeting	9:30 AM
May 3, 2022	Regular Meeting	9:30 AM
June 7, 2022	Regular Meeting	9:30 AM
July 5, 2022	Regular Meeting	9:30 AM
August 2, 2022	Public Hearing & Regular Meeting	9:30 AM
September 6, 2022	Regular Meeting	9:30 AM