

**RYALS CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2023**

**RYALS CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
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**RYALS CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: gross	\$ -				\$ 36,722
Allowable discounts (4%)	-				(1,469)
Assessment levy: net	-				35,253
Landowner contributions	134,570	\$ 61,314	\$ 68,005	\$ 129,319	-
Off-roll assessments (Parcels 9&10)	19,448	18,706	-	18,706	-
Off-roll assessments	-	-	-	-	204,922
Interlocal - Boggy Branch CDD	18,099	-	18,099	18,099	42,947
<b>Total revenues</b>	<b>172,117</b>	<b>80,020</b>	<b>86,104</b>	<b>166,124</b>	<b>283,122</b>
<b>EXPENDITURES</b>					
<b>Professional &amp; administration</b>					
Supervisors	7,536	3,015	4,306	7,321	7,536
District engineer	10,000	3,488	6,512	10,000	10,000
District counsel	25,000	6,209	18,791	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	2,688	1,000	3,688	1,500
Postage	500	73	427	500	500
O&M methodology	-	3,500	-	3,500	-
Audit	3,575	-	3,575	3,575	3,575
Insurance - GL, POL	5,500	5,175	-	5,175	5,500
Miscellaneous- bank charges	500	-	500	500	500
Website					
Hosting & development	705	705	-	705	705
ADA compliance	210	210	-	210	210
Annual district filing fee	175	175	-	175	175
Office supplies	500	195	305	500	500
Tax collector	-	-	-	-	1,285
<b>Total professional &amp; admin expenditures</b>	<b>92,201</b>	<b>43,683</b>	<b>53,666</b>	<b>97,349</b>	<b>93,486</b>
<b>Field operations - Shared<sup>2</sup></b>					
Field management	2,000	-	2,000	2,000	6,000
O&M accounting	-	-	-	-	3,400
Stormwater management	5,334	11,012	-	11,012	7,005
Effluent supply	18,782	-	18,782	18,782	18,782
Landscape					
Maintenance contract	44,800	-	-	-	-
Plant replacement	2,500	-	-	-	-
Irrigation repairs	1,500	-	-	-	-
Phase 1A	-	-	11,375	11,375	45,500
Phase 1A mulch	-	-	4,725	4,725	18,900
Phase 1B	-	-	9,500	9,500	38,000
Phase 1B mulch	-	-	6,762	6,762	27,048
Pond mowing	-	-	-	-	-
<b>Roadway maintenance</b>	-	-	-	-	-
<b>Maintenance &amp; repairs</b>	-	-	-	-	25,000
<b>Total field operations</b>	<b>74,916</b>	<b>11,012</b>	<b>51,144</b>	<b>62,156</b>	<b>189,635</b>
<b>Total expenditures</b>	<b>167,117</b>	<b>54,695</b>	<b>104,810</b>	<b>159,505</b>	<b>283,121</b>
Excess/(deficiency) of revenues over/(under) expenditures	5,000	25,325	(18,706)	6,619	1
Fund balances - beginning	-	(6,619)	18,706	(6,619)	-
Committed					
Working capital	-	-	-	-	-
Unassigned	5,000	18,706	-	-	1
<b>Fund Balances - ending</b>	<b>\$ 5,000</b>	<b>\$ 18,706</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>

<sup>1</sup>These expenditures will be incurred subsequent to the issuance of bonds.

<sup>2</sup>These costs are shared pursuant to an interlocal agreement between Boggy Branch CDD and Ryals Creek CDD at 22.6473 and 77.3527% respectively.

**RYALS CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
COSTS/ASSESSMENTS PER UNIT  
FISCAL YEAR 2023**

**Derivation of Assessment per Unit (Developable Acre)**

Expenditure Category	<u>Amount</u>	<u># of Units (Developable Acres)</u>	<u>Assessment Amt per Unit (Developable Acre)</u>	
Professional & administration	\$ 92,201	248.42	\$ 371.15	Future phase(s) cost/acre
Field operations - Ryals only	-	139.69	-	
Field operations - Shared (Ryals' Portion)	<u>146,688</u>	139.69	<u>1,050.10</u>	
	238,889		\$ 1,421.25	Phase 1 cost/acre
Field operations - Shared (Boggy's' Portion)	<u>42,947</u>			
Total Expenditures	<u>\$281,836</u>			
Parcels 1-4		52.69	\$ 1,421.25	Off-roll
Parcels 5-8		108.73	371.15	Off-roll
Parcels 9&10		23.9	1,536.49	On-roll
Parcel 12&Town Center		<u>63.1</u>	1,421.25	Off-roll
Total		<u>248.42</u>		

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

**EXPENDITURES**

***Professional & administration***

Supervisors	\$ 7,536
Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
District engineer	10,000
The District engineer will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
District counsel	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
District management	36,000
<b>Wrathell, Hunt and Associates, LLC</b> specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and maintains the assets of the District.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. After bonds are issued, many of the required public hearings will be completed.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Audit	3,575
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Insurance - GL, POL	5,500
The District carries general liability and public officials liability insurance. The limit of liability is set at \$1,000,000 for general liability and \$1,000,000 for public officials liability.	
Miscellaneous- bank charges	500
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & development	705
ADA compliance	210
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Office supplies	500
Bank charges, automated AP and other charges.	
Tax collector	1,285
Total professional & admin expenditures	<u>93,486</u>

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

***Field operations - Shared<sup>2</sup>***

Field management	6,000
Part-time management firm managing District common elements.	
O&M accounting	3,400
Stormwater management	7,005
Effluent supply	18,782
Assumes 5,600 linear feet and 20' wide ROW. 26 watering weeks a year at 3/4" water each water week at \$1 per 1,000 gallons.	
Landscape	
Phase 1A	45,500
Includes mowing with 42 service visits per year (\$30,000), edging, weeding, trash clean-up, fertilization, trimming and pruning, irrigation inspection (\$8,500) and annuals (\$7,000).	
Phase 1A mulch	18,900
Phase 1B	38,000
Includes mowing with 42 service visits per year (\$24,000), edging, weeding, trash clean-up, fertilization, trimming and pruning, irrigation inspection (\$8,000) and annuals (\$6,500).	
Phase 1B mulch	27,048
Pond mowing	-
Maintenance of Lake Mary Virginia Pond and Pond D (total 15.24 acres)	
<b>Maintenance &amp; repairs</b>	<b>25,000</b>
Periodic repairs to roadsign, irrigation, sidewalk, pavers, lighting, entry monuments. Pressure washhigh and street sweeping.	
Pond Maintenance	
Aquatic pond repairs & maintenance	-
Aeration repairs & maintenance	-
Fountain repairs & maintenance	-
Landscape maintenance	
Landscape maintenance contract-roadways	-
Landscape-entry features maintenance	-
Landscape-neighborhood monuments maintenance	-
Landscape maintenance contract-amenity center	-
Landscape maintenance-multi use fields	-
Landscape repairs & replacement	-
Tree maintenance	-
Annual flower rotation	-
Mulch	-
Irrigation repairs & replacement	-

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

Street light maintenance	-
Amenity operations and maintenance	
Amenity management company	
Operations Manager	-
Administration	-
Field operations staff	-
Housekeeping/janitorial	-
Pool operations	-
Lifeguards	-
Amenity centers general repairs & maintenance	-
Luau beach and volleyball sand	-
Truck/trailer, fuel, tags & fees, repairs & maintenance	-
Access Software	-
IT support	-
Music license	-
Special events	-
Pool permits	-
Pool chemicals	-
Pest control	-
Fitness equipment service	-
A/C maintenance and service	-
Fire & security system	-
Sidewalk repairs & replacement	-
Cable & Internet	-
Eblast	-
Office supplies	-
Copier-leased	-

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

Telephone	-
Miscellaneous contingency	-
Total field operations	<u>189,635</u>
Total expenditures	<u><u>\$ 283,121</u></u>