# RYALS CREEK
# COMMUNITY DEVELOPMENT DISTRICT
# ADOPTED BUDGET
# FISCAL YEAR 2026

# RYALS CREEK
# COMMUNITY DEVELOPMENT DISTRICT
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**RYALS CREEK**
**COMMUNITY DEVELOPMENT DISTRICT**
**GENERAL FUND BUDGET**
**FISCAL YEAR 2026**

| | Fiscal Year 2025 | | | | |
|---|---|---|---|---|---|
| | Adopted Budget FY 2025 | Actual through 2/29/25 | Projected Through 9/30/25 | Total Actual & Projected | Adopted Budget FY 2026 |
| **REVENUES** | | | | | |
| Assessment levy: gross | $ 69,650 | | | | $ 84,269 |
| Allowable discounts (4%) | (2,786) | | | | (3,371) |
| Assessment levy: net | 66,864 | $ 49,322 | $ 17,542 | $ 66,864 | 80,898 |
| Off-roll assessments | 252,848 | 189,651 | 63,197 | 252,848 | 299,296 |
| Interlocal - Boggy Branch CDD (*22.6% of O&M)* | 66,175 | 11,463 | 54,712 | 66,175 | 82,617 |
| Total revenues | 385,887 | 250,436 | 135,451 | 385,887 | 462,811 |
| **EXPENDITURES** | | | | | |
| **Professional & administration** | | | | | |
| Supervisors (includes FICA) | 5,310 | 2,799 | 2,511 | 5,310 | 5,310 |
| District engineer | 10,000 | 5,435 | 4,565 | 10,000 | 10,000 |
| District counsel | 25,000 | 3,360 | 21,640 | 25,000 | 25,000 |
| District management | 36,000 | 15,000 | 21,000 | 36,000 | 36,000 |
| Printing & binding | 500 | 208 | 292 | 500 | 500 |
| Legal advertising | 1,500 | 319 | 1,181 | 1,500 | 1,500 |
| Postage | 500 | 239 | 261 | 500 | 500 |
| Audit | 3,575 | - | 3,575 | 3,575 | 3,575 |
| Insurance - GL, POL | 5,785 | 6,016 | - | 6,016 | 6,200 |
| 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 | 289 | 211 | 500 | 500 |
| O&M accounting | - | - | - | - | 3,400 |
| Tax collector | 2,438 | 1,726 | 712 | 2,438 | 2,949 |
| Total professional & admin expenditures | 92,698 | 36,481 | 56,448 | 92,929 | 97,024 |

**RYALS CREEK**
**COMMUNITY DEVELOPMENT DISTRICT**
**GENERAL FUND BUDGET**
**FISCAL YEAR 2026**

| | Fiscal Year 2024 | | | | |
|---|---|---|---|---|---|
| | Adopted Budget FY 2025 | Actual through 2/29/25 | Projected Through 9/30/25 | Total Actual & Projected | Adopted Budget FY 2026 |
| **Field operations - shared**[1] | | | | | |
| Field management | 6,000 | 2,500 | 3,500 | 6,000 | 6,000 |
| O&M accounting | 3,400 | 1,417 | 1,983 | 3,400 | - |
| Stormwater management | 10,000 | 3,625 | 6,375 | 10,000 | 8,700 |
| Stormwater treatment & monitoring | 7,500 | - | 7,500 | 7,500 | 15,000 |
| Irrigation/reclaim | 30,000 | 22,242 | 7,758 | 30,000 | 75,000 |
| Landscape | | | | | |
| Plant replacement | 7,500 | 790 | 6,710 | 7,500 | 7,500 |
| Irrigation repairs | 5,000 | 3,699 | 1,301 | 5,000 | 8,000 |
| Phase 1A | 33,000 | 14,025 | 18,975 | 33,000 | 36,000 |
| Phase 1A mulch | 21,600 | - | 21,600 | 21,600 | 28,000 |
| Pond 1A | 15,000 | 6,375 | 8,625 | 15,000 | 16,400 |
| Phase 1B & pond | 24,000 | 10,200 | 13,800 | 24,000 | 26,200 |
| Phase 1B mulch | 31,000 | - | 31,000 | 31,000 | 33,000 |
| Pond mowing (pond d) | 18,000 | 7,650 | 10,350 | 18,000 | 19,700 |
| Landscape buckfield circle | 11,400 | 4,845 | 6,555 | 11,400 | 12,500 |
| Kernan Blvd entry | 24,900 | 4,207 | 20,693 | 24,900 | 24,900 |
| Generation avenue | 16,500 | 7,012 | 9,488 | 16,500 | 18,000 |
| Maintenance & repairs | 25,000 | 1,380 | 23,620 | 25,000 | 25,000 |
| Porter service | 2,400 | - | 2,400 | - | 2,400 |
| Wetland monitoring | - | - | - | - | 2,500 |
| Total field operations | 292,200 | 89,967 | 202,233 | 289,800 | 364,800 |
| Total expenditures | 384,898 | 126,448 | 258,681 | 382,729 | 461,824 |
| | | | | | |
| Excess/(deficiency) of revenues over/(under) expenditures | 989 | 204,618 | (123,230) | 3,158 | 987 |
| Fund balances - beginning | 1,461 | 75,609 | 280,227 | 75,609 | 78,767 |
| Fund Balances - ending | $ 2,450 | $ 280,227 | $ 156,997 | $ 78,767 | $ 79,754 |

[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 2026

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

| Expenditure Category | Amount | # of Units (Developable Acres) | Assessment Amt per Unit (Developable Acre) | |
|---|---|---|---|---|
| Professional & administration | $ 94,075 | 248.42 | $ 378.69 | Future phase(s) cost/acre |
| Field operations - Ryals only | - | 139.69 | - | |
| Field operations - Shared (Ryals' Portion) | 282,183 | 139.69 | 2,027.14 | |
| | 376,258 | | $ 2,405.83 | Phase 1 cost/acre |
| Field operations - Shared (Boggy's' Portion) | 82,617 | | | |
| Total Expenditures | $ 458,875 | | | |

| | |
|---|---|
| Developable Acres | |
| Phase 1 | 139.69 |
| Future Phases | 108.73 |
| Total | 248.42 |
| Intergovernmental Cost Sharing | |
| Boggy Branch CDD | 22.6473% |
| Ryals Creek CDD | 77.3527% |

| | | | |
|---|---|---|---|
| Parcel 1 | 8.50 | 2,600.90 | On-roll |
| Parcels 1-4 | 44.19 | 2,405.83 | Off-roll |
| Parcels 5-8 | 108.73 | 378.69 | Off-roll |
| Parcels 9&10 | 23.9 | 2,600.90 | On-roll |
| Parcel 12&Town Center | 63.1 | 2,405.83 | 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 | | 3,400 |
| Tax collector | | 2,949 |
| .035% of Revenues - Assessment levy collected by Duval County Tax Collector's Office to process non-advalorem assessments | | |
| Total professional & admin expenditures | | 97,024 |

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

| | |
|---|---|
| **EXPENDITURES (continued)** | |
| ***Field operations - Shared*** [1] | |
| Field management | 6,000 |
| Part-time management firm managing District common elements. | |
| Stormwater management | 8,700 |
| Twice monthly visits 15.24 acres of pond. Aquagenix contractor | |
| Stormwater treatment & monitoring | 15,000 |
| Irrigation/reclaim | 75,000 |
| 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 | |
| Plant replacement | 7,500 |
| Irrigation repairs | 8,000 |
| Phase 1A | 36,000 |
| 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 | 28,000 |
| Pond 1A | 16,400 |
| Phase 1B & pond | 26,200 |
| 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 | 33,000 |
| Pond mowing (pond d) | 19,700 |
| Maintenance of Lake Mary Virginia Pond and Pond D (total 15.24 acres) | |
| Landscape buckfield circle | 12,500 |
| Kernan Blvd entry | 24,900 |
| Maintenance of entry way of DOT landscape at Seven Pines | |
| Generation avenue | 18,000 |
| Maintenance & repairs | 25,000 |
| Periodic repairs to roadsign, irrigation, sidewalk, pavers, lighting, entry monuments. Pressure washing and street sweeping. | |
| Porter service | 2,400 |
| Wetland monitoring | 2,500 |
| Total field operations | 364,800 |
| Total expenditures | $ 461,824 |

[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.