

RYE CROSSING

**COMMUNITY DEVELOPMENT
DISTRICT**

August 27, 2025

**BOARD OF SUPERVISORS
PUBLIC HEARINGS
AND REGULAR
MEETING AGENDA**

RYE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Rye Crossing 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

August 20, 2025

Board of Supervisors
Rye Crossing Community Development District

<p style="text-align:center"><u>ATTENDEES:</u></p> <p>Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the Rye Crossing Community Development District will hold Public Hearings and a Regular Meeting on August 27, 2025 at 2:00 p.m., or as soon thereafter as the matter may be heard, at Star Farms Amenity Center, 18360 Star Farms Loop, Lakewood Ranch, Florida 34211. The agenda is as follows:

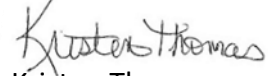
1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates
 - A. Consideration of Resolution 2025-10, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024

6. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
7. Consideration of Resolution 2025-11, Electing and Removing Officers of the District and Providing for an Effective Date
8. Ratification Items
 - A. Letter Agreement for Acquisition of Rye Crossing Phase II Reclaimed Improvements
 - B. Supplemental Declaration Regarding Costs Paid [Rye Crossing Phase II & Offsite Improvements]
9. Consent Agenda
 - A. Acceptance of Unaudited Financial Statements as of July 31, 2025
 - B. Approval of April 23, 2025 Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Atwell, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 125 Registered Voters in District as of April 15, 2025
 - NEXT MEETING DATE: September 24, 2025 at 2:00 PM
 - QUORUM CHECK

SEAT 1	CHRISTIAN COTTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	PEDRO RODRIGUEZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	HAL LUTZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	STEVEN HART	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MARY MOULTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 517-5111.

Sincerely,



Kristen Thomas
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 866 4977

RYE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

3

RYE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

3A

Serial Number
25-01360M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Meeting on August 27, 2025 at 2:00pm; Rye Crossing CDD

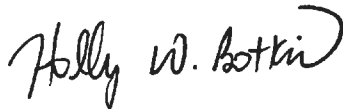
in the Court, was published in said newspaper by print in the

issues of 8/1/2025

See Attached

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

1st day of August, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Rye Crossing Community Development District ("District") will hold the following two public hearings and a regular meeting on **August 27, 2025 at 2:00 p.m., and at Star Farms Amenity Center, 18360 Star Farms Loop, Lakewood Ranch, Florida 34211.**

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	ERU	Annual O&M Assessment(1)
SF Lot	200	1.0	\$231.95
Unplanted Land	119.217	Per Acre	\$607.95

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected

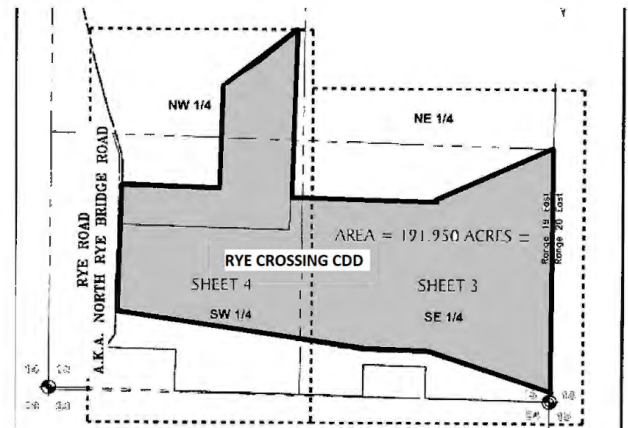
for Fiscal Year 2025/2026. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office")**. 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 Manager's 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 Manager's 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 Manager's 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 Manager's Office.

District Manager



August 1, 2025

25-01360M

RYE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-08

[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Rye Crossing Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the

comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Rye Crossing Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 27TH DAY OF AUGUST, 2025.

ATTEST:

**RYE CROSSING COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

Title: _____

By: _____

Its: _____

Exhibit A: Fiscal Year 2025/2026 Budget(s)

Exhibit A: Fiscal Year 2025/2026 Budget(s)

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
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**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 26,906				\$ 26,906
Allowable discounts (4%)	(1,076)				(1,076)
Assessment levy: on-roll - net	25,830	\$ 25,204	\$ 626	\$ 25,830	25,830
Assessment levy: off-roll	72,048	58,124	13,924	72,048	72,479
Total revenues	97,878	83,328	14,550	97,878	98,309
EXPENDITURES					
Professional & administrative					
Supervisors	861	-	-	-	-
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	14,000	1,085	12,915	14,000	13,500
Engineering	5,000	-	5,000	5,000	5,000
Audit	6,700	1,000	5,700	6,700	6,800
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Dissemination agent	2,000	833	1,167	2,000	2,000
Trustee	8,500		8,500	8,500	8,500
Telephone	200	83	117	200	200
Postage	500	56	444	500	500
Printing & binding	250	104	146	250	250
Legal advertising	1,750	233	1,317	1,550	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,720	6,016	-	6,016	7,268
Contingencies/bank charges	500	21	479	500	500
EMMA software service	1,000	1,000	-	1,000	1,000
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser and tax collector	807	755	-	755	829
Total expenditures	97,878	31,361	65,700	97,061	98,187
Excess/(deficiency) of revenues over/(under) expenditures	-	51,967	(51,150)	817	122
Fund balance - beginning (unaudited)	10,889	15,738	67,705	15,738	16,555
Fund balance - ending	\$ 10,889	\$ 67,705	\$ 16,555	\$ 16,555	\$ 16,677

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	13,500
<p>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.</p>	
Engineering	5,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	6,800
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,000
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	2,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	8,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	250
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,750
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	7,268
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
EMMA software service	1,000
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser and tax collector	829
Total expenditures	<u><u>\$ 98,187</u></u>

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ 186,821				\$ 186,821
Allowable discounts (4%)	(7,473)				(7,473)
Net assessment levy - on-roll	179,348	\$ 174,985	\$ 4,363	\$ 179,348	179,348
Interest	-	1,876	-	1,876	-
Total revenues	179,348	176,861	4,363	181,224	179,348
EXPENDITURES					
Debt service					
Principal	40,000	-	40,000	40,000	45,000
Interest	130,138	65,068	65,070	130,138	128,488
Tax collector	5,605	5,241	364	5,605	5,605
Total expenditures	175,743	70,309	105,434	175,743	179,093
Excess/(deficiency) of revenues over/(under) expenditures	3,605	106,552	(101,071)	5,481	255
 Fund balance:					
Beginning fund balance (unaudited)	154,796	109,024	215,576	109,024	114,505
Ending fund balance (projected)	<u>\$158,401</u>	<u>\$215,576</u>	<u>\$ 114,505</u>	<u>\$ 114,505</u>	<u>114,760</u>
 Use of fund balance:					
Debt service reserve account balance (required)					(44,388)
Interest expense - November 1, 2026					(63,316)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 7,056</u>

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			64,243.75	64,243.75	2,545,000.00
05/01/26	45,000.00	4.125%	64,243.75	109,243.75	2,500,000.00
11/01/26			63,315.63	63,315.63	2,500,000.00
05/01/27	45,000.00	4.125%	63,315.63	108,315.63	2,455,000.00
11/01/27			62,387.50	62,387.50	2,455,000.00
05/01/28	50,000.00	4.125%	62,387.50	112,387.50	2,405,000.00
11/01/28			61,356.25	61,356.25	2,405,000.00
05/01/29	50,000.00	4.125%	61,356.25	111,356.25	2,355,000.00
11/01/29			60,325.00	60,325.00	2,355,000.00
05/01/30	50,000.00	4.125%	60,325.00	110,325.00	2,305,000.00
11/01/30			59,293.75	59,293.75	2,305,000.00
05/01/31	55,000.00	5.000%	59,293.75	114,293.75	2,250,000.00
11/01/31			57,918.75	57,918.75	2,250,000.00
05/01/32	55,000.00	5.000%	57,918.75	112,918.75	2,195,000.00
11/01/32			56,543.75	56,543.75	2,195,000.00
05/01/33	60,000.00	5.000%	56,543.75	116,543.75	2,135,000.00
11/01/33			55,043.75	55,043.75	2,135,000.00
05/01/34	65,000.00	5.000%	55,043.75	120,043.75	2,070,000.00
11/01/34			53,418.75	53,418.75	2,070,000.00
05/01/35	65,000.00	5.000%	53,418.75	118,418.75	2,005,000.00
11/01/35			51,793.75	51,793.75	2,005,000.00
05/01/36	70,000.00	5.000%	51,793.75	121,793.75	1,935,000.00
11/01/36			50,043.75	50,043.75	1,935,000.00
05/01/37	75,000.00	5.000%	50,043.75	125,043.75	1,860,000.00
11/01/37			48,168.75	48,168.75	1,860,000.00
05/01/38	75,000.00	5.000%	48,168.75	123,168.75	1,785,000.00
11/01/38			46,293.75	46,293.75	1,785,000.00
05/01/39	80,000.00	5.000%	46,293.75	126,293.75	1,705,000.00
11/01/39			44,293.75	44,293.75	1,705,000.00
05/01/40	85,000.00	5.000%	44,293.75	129,293.75	1,620,000.00
11/01/40			42,168.75	42,168.75	1,620,000.00
05/01/41	90,000.00	5.000%	42,168.75	132,168.75	1,530,000.00
11/01/41			39,918.75	39,918.75	1,530,000.00
05/01/42	95,000.00	5.000%	39,918.75	134,918.75	1,435,000.00
11/01/42			37,543.75	37,543.75	1,435,000.00
05/01/43	100,000.00	5.000%	37,543.75	137,543.75	1,335,000.00
11/01/43			35,043.75	35,043.75	1,335,000.00
05/01/44	105,000.00	5.250%	35,043.75	140,043.75	1,230,000.00
11/01/44			32,287.50	32,287.50	1,230,000.00
05/01/45	110,000.00	5.250%	32,287.50	142,287.50	1,120,000.00
11/01/45			29,400.00	29,400.00	1,120,000.00
05/01/46	115,000.00	5.250%	29,400.00	144,400.00	1,005,000.00
11/01/46			26,381.25	26,381.25	1,005,000.00
05/01/47	120,000.00	5.250%	26,381.25	146,381.25	885,000.00

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/47			23,231.25	23,231.25	885,000.00
05/01/48	130,000.00	5.250%	23,231.25	153,231.25	755,000.00
11/01/48			19,818.75	19,818.75	755,000.00
05/01/49	135,000.00	5.250%	19,818.75	154,818.75	620,000.00
11/01/49			16,275.00	16,275.00	620,000.00
05/01/50	145,000.00	5.250%	16,275.00	161,275.00	475,000.00
11/01/50			12,468.75	12,468.75	475,000.00
05/01/51	150,000.00	5.250%	12,468.75	162,468.75	325,000.00
11/01/51			8,531.25	8,531.25	325,000.00
05/01/52	160,000.00	5.250%	8,531.25	168,531.25	165,000.00
11/01/52			4,331.25	4,331.25	165,000.00
05/01/53	165,000.00	5.250%	4,331.25	169,331.25	-
Total	2,545,000.00		2,323,681.26	4,868,681.26	

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ -
Allowable discounts (4%)	-				-
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	-
Assessment levy: off-roll	-	376,364	501,818	878,182	501,818
Interest	-	10,915	-	10,915	-
Total revenues	-	387,279	501,818	889,097	501,818
EXPENDITURES					
Debt service					
Principal	-	-	115,000	115,000	120,000
Interest	-	39,546	192,386	231,932	379,943
Trustee Fee	-	5,925	-	5,925	-
Cost of issuance	-	39,000	-	39,000	-
Total expenditures	-	84,471	307,386	391,857	499,943
Excess/(deficiency) of revenues over/(under) expenditures	-	302,808	194,432	497,240	1,875
Fund balance:					
Beginning fund balance (unaudited)	-	335,380	638,188	335,380	832,620
Ending fund balance (projected)	\$ -	\$638,188	\$ 832,620	\$ 832,620	834,495
Use of fund balance:					
Debt service reserve account balance (required)					(250,909)
Interest expense - November 1, 2026					(187,451)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 396,135</u>

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			39,546.06	39,546.06	7,650,000.00
05/01/25	115,000.00	4.200%	192,386.25	307,386.25	7,535,000.00
11/01/25			189,971.25	189,971.25	7,535,000.00
05/01/26	120,000.00	4.200%	189,971.25	309,971.25	7,415,000.00
11/01/26			187,451.25	187,451.25	7,415,000.00
05/01/27	125,000.00	4.200%	187,451.25	312,451.25	7,290,000.00
11/01/27			184,826.25	184,826.25	7,290,000.00
05/01/28	135,000.00	4.200%	184,826.25	319,826.25	7,155,000.00
11/01/28			181,991.25	181,991.25	7,155,000.00
05/01/29	140,000.00	4.200%	181,991.25	321,991.25	7,015,000.00
11/01/29			179,051.25	179,051.25	7,015,000.00
05/01/30	145,000.00	4.200%	179,051.25	324,051.25	6,870,000.00
11/01/30			176,006.25	176,006.25	6,870,000.00
05/01/31	150,000.00	4.200%	176,006.25	326,006.25	6,720,000.00
11/01/31			172,856.25	172,856.25	6,720,000.00
05/01/32	160,000.00	5.000%	172,856.25	332,856.25	6,560,000.00
11/01/32			168,856.25	168,856.25	6,560,000.00
05/01/33	165,000.00	5.000%	168,856.25	333,856.25	6,395,000.00
11/01/33			164,731.25	164,731.25	6,395,000.00
05/01/34	175,000.00	5.000%	164,731.25	339,731.25	6,220,000.00
11/01/34			160,356.25	160,356.25	6,220,000.00
05/01/35	185,000.00	5.000%	160,356.25	345,356.25	6,035,000.00
11/01/35			155,731.25	155,731.25	6,035,000.00
05/01/36	195,000.00	5.000%	155,731.25	350,731.25	5,840,000.00
11/01/36			150,856.25	150,856.25	5,840,000.00
05/01/37	205,000.00	5.000%	150,856.25	355,856.25	5,635,000.00
11/01/37			145,731.25	145,731.25	5,635,000.00
05/01/38	215,000.00	5.000%	145,731.25	360,731.25	5,420,000.00
11/01/38			140,356.25	140,356.25	5,420,000.00
05/01/39	225,000.00	5.000%	140,356.25	365,356.25	5,195,000.00
11/01/39			134,731.25	134,731.25	5,195,000.00
05/01/40	235,000.00	5.000%	134,731.25	369,731.25	4,960,000.00
11/01/40			128,856.25	128,856.25	4,960,000.00
05/01/41	250,000.00	5.000%	128,856.25	378,856.25	4,710,000.00
11/01/41			122,606.25	122,606.25	4,710,000.00
05/01/42	260,000.00	5.000%	122,606.25	382,606.25	4,450,000.00
11/01/42			116,106.25	116,106.25	4,450,000.00
05/01/43	275,000.00	5.000%	116,106.25	391,106.25	4,175,000.00
11/01/43			109,231.25	109,231.25	4,175,000.00
05/01/44	290,000.00	5.000%	109,231.25	399,231.25	3,885,000.00
11/01/44			101,981.25	101,981.25	3,885,000.00
05/01/45	305,000.00	5.250%	101,981.25	406,981.25	3,580,000.00
11/01/45			93,975.00	93,975.00	3,580,000.00
05/01/46	320,000.00	5.250%	93,975.00	413,975.00	3,260,000.00
11/01/46			85,575.00	85,575.00	3,260,000.00
05/01/47	335,000.00	5.250%	85,575.00	420,575.00	2,925,000.00

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/47			76,781.25	76,781.25	2,925,000.00
05/01/48	355,000.00	5.250%	76,781.25	431,781.25	2,570,000.00
11/01/48			67,462.50	67,462.50	2,570,000.00
05/01/49	375,000.00	5.250%	67,462.50	442,462.50	2,195,000.00
11/01/49			57,618.75	57,618.75	2,195,000.00
05/01/50	395,000.00	5.250%	57,618.75	452,618.75	1,800,000.00
11/01/50			47,250.00	47,250.00	1,800,000.00
05/01/51	415,000.00	5.250%	47,250.00	462,250.00	1,385,000.00
11/01/51			36,356.25	36,356.25	1,385,000.00
05/01/52	440,000.00	5.250%	36,356.25	476,356.25	945,000.00
11/01/52			24,806.25	24,806.25	945,000.00
05/01/53	460,000.00	5.250%	24,806.25	484,806.25	485,000.00
11/01/53			12,731.25	12,731.25	485,000.00
05/01/54	485,000.00	5.250%	12,731.25	497,731.25	-
11/01/54			-	-	-
Total	7,050,000.00		7,124,220.00	14,174,220.00	

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
<u>Assessment Area One</u>					
SF 50'	116	231.95	1,610.53	1,842.48	1,842.48
Total	116				

Off-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
<u>Assessment Area Two</u>					
SF 40'	116	\$ 215.71	\$ 1,199.09	\$ 1,414.80	\$ 1,414.80
SF 50'	110	215.71	1,498.86	1,714.57	1,714.57
SF 60'	110	215.71	1,798.63	2,014.34	2,014.34
Total	336				

RYE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

4

RYE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

4A

Serial Number
25-01360M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Meeting on August 27, 2025 at 2:00pm; Rye Crossing CDD

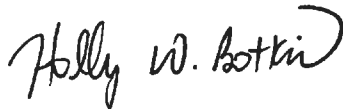
in the Court, was published in said newspaper by print in the

issues of 8/1/2025

See Attached

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

1st day of August, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Rye Crossing Community Development District ("District") will hold the following two public hearings and a regular meeting on **August 27, 2025 at 2:00 p.m., and at Star Farms Amenity Center, 18360 Star Farms Loop, Lakewood Ranch, Florida 34211.**

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	ERU	Annual O&M Assessment(1)
SF Lot	200	1.0	\$231.95
Unplanted Land	119.217	Per Acre	\$607.95

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected

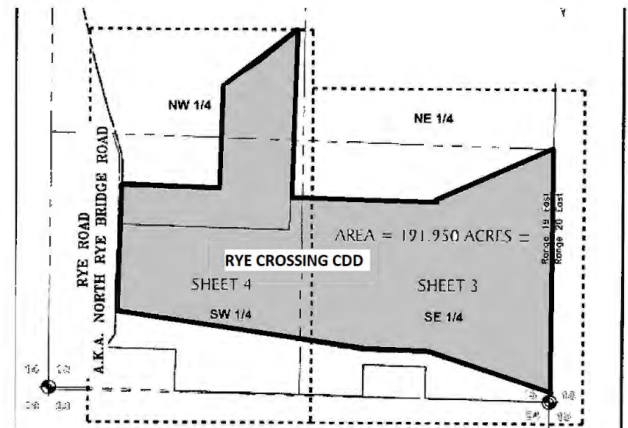
for Fiscal Year 2025/2026. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office")**. 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 Manager's 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 Manager's 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 Manager's 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 Manager's Office.

District Manager



August 1, 2025

25-01360M

RYE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

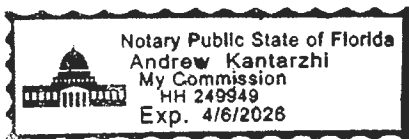
BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

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, Curtis Marcoux, am employed by Curtis Marcoux, and, in the course of that employment, serve as Financial Analyst for the **Rye Crossing Community Development District**.
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on August 4, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 190, 197 and/or 170, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** 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.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 4th day of August 2025, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



NOTARY PUBLIC

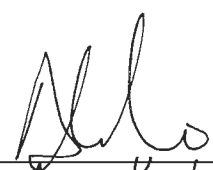

Print Name: Andrew Kantarzhli
Notary Public, State of Florida
Commission No.: HH249949
My Commission Expires: 4/6/26

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressees

Rye Crossing 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
THIS IS NOT A BILL – DO NOT PAY

August 4, 2025

VIA FIRST CLASS MAIL

DR HORTON INC
3501 RIGA BLVD STE 100
TAMPA, FL 33619-1325
PARCEL ID: See "Exhibit B" Attached

RE: Rye Crossing Community Development District
Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Rye Crossing Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purposes of: (1) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), and (2) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2025/2026, on **August 27, 2025 at 2:00 p.m., and at Star Farms Amenity Center, 18360 Star Farms Loop, Lakewood Ranch, Florida 34211**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 ("**District Manager's Office**"). 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 Manager's 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 Manager's 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 Manager's 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 Manager's Office.

Sincerely,



Kristen Suit
District Manager

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on a per unit basis, with platted lots paying a full share of the overall budget and unplatted planned lots paying an equal share of the administrative portion of the budget. The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026.

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.

Land Use	Total # of Units / Acres	ERU	Annual O&M Assessment(1)
SF Lot	200	1.0	\$231.95
Unplanted Land	119.217	Per Acre	\$607.95

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than **\$98,309** in gross revenue.

Rye Crossing 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
THIS IS NOT A BILL – DO NOT PAY

August 4, 2025

VIA FIRST CLASS MAIL

DR HORTON INC
5901 N HONORE AVE STE 250
SARASOTA, FL 34243
PARCEL ID: See "Exhibit B" Attached

RE: Rye Crossing Community Development District
Fiscal Year 2025/2026 Budget and O&M Assessments

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Kristen Suit
District Manager

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For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than **\$98,309** in gross revenue.

Exhibit: B

PARCEL ID	OWNER NAME1	MAIL ADDR1	MAIL CITY	MAIL STATE	MAIL POSTAL CODE
513511109	D R HORTON INC	5901 N HONORE AVE STE 250	SARASOTA	FL	34243
513511209	D R HORTON INC	5901 N HONORE AVE STE 250	SARASOTA	FL	34243
513512259	D R HORTON INC	5901 N HONORE AVE STE 250	SARASOTA	FL	34243
513512309	D R HORTON INC	5901 N HONORE AVE STE 250	SARASOTA	FL	34243
513512359	D R HORTON INC	5901 N HONORE AVE STE 250	SARASOTA	FL	34243
513516759	D R HORTON INC	5901 N HONORE AVE STE 250	SARASOTA	FL	34243
513516809	D R HORTON INC	5901 N HONORE AVE STE 250	SARASOTA	FL	34243
513516859	D R HORTON INC	5901 N HONORE AVE STE 250	SARASOTA	FL	34243
513517709	DR HORTON INC	5901 N HONORE AVE STE 250	SARASOTA	FL	34243
513511159	DR HORTON, INC	3501 RIGA BLVD STE 100	TAMPA	FL	33619-1325

Rye Crossing 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
THIS IS NOT A BILL – DO NOT PAY

August 4, 2025

VIA FIRST CLASS MAIL

FORESTAR (USA) REAL ESTATE GROUP INC
2221 E LAMAR BLVD STE 790
ARLINGTON, TX 76006
PARCEL ID: See "Exhibit B" Attached

RE: Rye Crossing Community Development District
Fiscal Year 2025/2026 Budget and O&M Assessments


Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Rye Crossing Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purposes of: (1) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), and (2) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2025/2026, on **August 27, 2025 at 2:00 p.m., and at Star Farms Amenity Center, 18360 Star Farms Loop, Lakewood Ranch, Florida 34211**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 ("**District Manager's Office**"). 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 Manager's 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 Manager's 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 Manager's 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 Manager's Office.

Sincerely,



Kristen Suit
District Manager

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on a per unit basis, with platted lots paying a full share of the overall budget and unplatted planned lots paying an equal share of the administrative portion of the budget. The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026.

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.

Land Use	Total # of Units / Acres	ERU	Annual O&M Assessment(1)
SF Lot	200	1.0	\$231.95
Unplanted Land	119.217	Per Acre	\$607.95

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than **\$98,309** in gross revenue.

Exhibit: B

PARCEL ID	OWNER NAME1	MAIL ADDR1	MAIL CITY	MAIL STATE	MAIL POSTAL CODE
513511059	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513511809	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513511859	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513512159	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513512209	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513516909	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513517159	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513517209	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513517259	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513517309	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513517359	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513517409	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513517459	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513517509	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513517559	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513517609	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513517659	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513517759	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513517809	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513517859	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513517909	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513517959	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
513518009	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006

Rye Crossing Community Development District
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August 4, 2025

VIA FIRST CLASS MAIL

XXX

XXX

XXX

PARCEL ID:

RE: Rye Crossing Community Development District
Fiscal Year 2025/2026 Budget and O&M Assessments


Dear Property Owner:

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Kristen Suit
District Manager

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For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than **\$98,309** in gross revenue.

PARCEL ID	OWNER NAME1	OWNER NAME2	MAIL LABEL1	MAIL ADDR1	MAIL CITY	MAIL STATE	MAIL POSTAL CODE
513514309	AGUILERA, ARMANDO RAMIREZ	NUNEZ, KARINA	AGUILERA, ARMANDO RAMIREZ	1428 ORCHARDGRASS CIR	PARRISH	FL	34219
513513509	ALCAZAREN, FRANCIS JEROME BRION	ALCAZAREN, GREGORIA IRMINA GALANG	ALCAZAREN, FRANCIS JEROME BRION	1326 ORCHARDGRASS CIR	PARRISH	FL	34219
513515909	AOUDI, ABRAHAM ISHAK	AOUDI, ISHAK HUSSEIN	AOUDI, ABRAHAM ISHAK	1427 ORCHARDGRASS CIR	PARRISH	FL	34219
513516159	AOUDI, JAMAL ISHAK	AOUDI, ISHAK HUSSEIN	AOUDI, JAMAL ISHAK	1449 ORCHARDGRASS CIR	PARRISH	FL	34219
513515609	ARIAS, ALAIN EDEL VARONA		ARIAS, ALAIN EDEL VARONA	1403 ORCHARDGRASS CIR	PARRISH	FL	34219
513512109	ASKEW, JAMES LEROY	ASKEW, TONYA YVETTE	ASKEW, JAMES LEROY	17327 WHEATBERRY BLVD	PARRISH	FL	34219
513516459	AVILA, MARVIN EDGARDO	PEREZ, GLADYS LISBETH BURBO	AVILA, MARVIN EDGARDO	17242 WHEATBERRY BLVD	PARRISH	FL	34219
513515259	BARNETT, JENNIFER LYN		BARNETT, JENNIFER LYN	1259 ORCHARDGRASS CIR	PARRISH	FL	34219
513515659	BAXLEY, CHRISTOPHER BEAU		BAXLEY, CHRISTOPHER BEAU	1407 ORCHARDGRASS CIR	PARRISH	FL	34219
513513409	BAYNES, MACKENZIE ELIZABETH		BAYNES, MACKENZIE ELIZABETH	1318 ORCHARDGRASS CIR	PARRISH	FL	34219
513513959	BENEDETTO, MARK C	BENEDETTO, DONNA M	BENEDETTO, MARK C	1362 ORCHARDGRASS CIR	PARRISH	FL	34219
513514609	BESS, WILLIAM JOHN		BESS, WILLIAM JOHN	1452 ORCHARDGRASS CIR	PARRISH	FL	34219
513514909	BIERI, JENNIFER MEAD	BIERI, COLLIN RAY	BIERI, JENNIFER MEAD	1231 ORCHARDGRASS CIR	PARRISH	FL	34219
513514509	BOTELHO, RAPHAEL SZCYPULA		BOTELHO, RAPHAEL SZCYPULA	1444 ORCHARDGRASS CIR	PARRISH	FL	34219
513516209	BOULANGER, GREGORY STEPHEN		BOULANGER, GREGORY STEPHEN	17262 WHEATBERRY BLVD	PARRISH	FL	34219
513516109	BRANDENBURG, NATHANIEL	PEREZ, MIREYA G NUNEZ	BRANDENBURG, NATHANIEL	1443 ORCHARDGRASS CIR	PARRISH	FL	34219
513514459	BRANNING, MATTHEW RICHARD		BRANNING, MATTHEW RICHARD	1440 ORCHARDGRASS CIR	PARRISH	FL	34219
513515859	BRAZEE, THOMAS PETER	BRAZEE, TRACEY LEIGH	BRAZEE, THOMAS PETER	1423 ORCHARDGRASS CIR	PARRISH	FL	34219
513513759	BROWN, NADINE NICOLE	MYERS, AARON CASEY	BROWN, NADINE NICOLE	1346 ORCHARDGRASS CIR	PARRISH	FL	34219
513512059	BROWNING, SUZANNE	BROWNING, RYAN JAY	BROWNING, SUZANNE	17323 WHEATBERRY BLVD	PARRISH	FL	34219
513512559	BUTORAC, BRETT JORDAN	BUTORAC, MARY KATHERINE	BUTORAC, BRETT JORDAN	1216 ORCHARDGRASS CIR	PARRISH	FL	34219
513516259	CASTILLO, EDUARDO III	VASQUEZ, ALEJANDRA	CASTILLO, EDUARDO III	17258 WHEATBERRY BLVD	PARRISH	FL	34219
513514059	CASTRO, ROSANGEL BEATRIZ MEDINA	LEDEZMA, MIRIAM E REYES	CASTRO, ROSANGEL BEATRIZ MEDINA	1408 ORCHARDGRASS CIR	PARRISH	FL	34219
513511409	CHASTAIN, TODD	CHASTAIN, KRISTEN NOELLE	CHASTAIN, TODD	17233 WHEATBERRY BLVD	PARRISH	FL	34219
513511459	CHEY LLC		CHEY LLC	155 BARTRAM MARKET DR UNIT 135-267	ST JOHNS	FL	32259
513513859	CHUPP, COLTON JAMES	CHUPP, KENDRA SIERRA	CHUPP, COLTON JAMES	1354 ORCHARDGRASS CIR	PARRISH	FL	34219
513514559	CORDOBA, JUAN ALFONSO	CORDOBA, THAVEY NICOLE	CORDOBA, JUAN ALFONSO	1448 ORCHARDGRASS CIR	PARRISH	FL	34219
513515409	DO, HUY QUANG		DO, HUY QUANG	1305 ORCHARDGRASS CIR	PARRISH	FL	34219
513513009	DUNN, JEFFREY BLAINE		DUNN, JEFFREY BLAINE	1252 ORCHARDGRASS CIR	PARRISH	FL	34219
513514759	ELSER, PHILLIP J	ELSER, PAMELA ANN	ELSER, PHILLIP J	1464 ORCHARDGRASS CIR	PARRISH	FL	34219
513513559	FARREN, DONNA PAUL	FARREN, DONNA LEE	FARREN, DONNA PAUL	1330 ORCHARDGRASS CIR	PARRISH	FL	34219
513514009	FERRIS, RICHARD JOHN	FERRIS, NICOLE DANIELLE	FERRIS, RICHARD JOHN	1404 ORCHARDGRASS CIR	PARRISH	FL	34219
513516559	FISHER, JESSICA LAUREN	FISHER, CHASE FERRELL	FISHER, JESSICA LAUREN	17234 WHEATBERRY BLVD	PARRISH	FL	34219
513511659	FISHER, KELSEY RENAE	MOORE, GARRETT PAUL	FISHER, KELSEY RENAE	17253 WHEATBERRY BLVD	PARRISH	FL	34219
513516709	FLEISCHER, JOSHUA R	FLEISCHER, ALANA L	FLEISCHER, JOSHUA R	17222 WHEATBERRY BLVD	PARRISH	FL	34219
513516309	FORTES, PETER	FORTES, SUSAN	FORTES, PETER	17254 WHEATBERRY BLVD	PARRISH	FL	34219
513511909	FRENCH, CHRISTOPHER C	FRENCH, MEGAN ELIZABETH	FRENCH, CHRISTOPHER C	17311 WHEATBERRY BLVD	PARRISH	FL	34219
513515009	GAETA, ERIC SCOTT	GAETA, CYNTHIA CHRISTINE	GAETA, ERIC SCOTT	1239 ORCHARDGRASS CIR	PARRISH	FL	34219
513513659	GANNON, MALLORY BLAIR		GANNON, MALLORY BLAIR	1338 ORCHARDGRASS CIR	PARRISH	FL	34219
513512709	GREGORY, MARK THOMAS	GREGORY, SARA	GREGORY, MARK THOMAS	1228 ORCHARDGRASS CIR	PARRISH	FL	34219
513513609	GRIFFIN, GREGORY ALLAN II	GRIFFIN, MANDY LEIGH	GRIFFIN, GREGORY ALLAN II	1334 ORCHARDGRASS CIR	PARRISH	FL	34219
513511759	HARVEY, NORMAN W	HARVEY, BARBARA A	HARVEY, NORMAN W	4712 CASSIO CT	LAKEWOOD RANCH	FL	34211
513511559	HILDRETH, TODD DAVID	HILDRETH, KRISTEN NOEL	HILDRETH, TODD DAVID	17245 WHEATBERRY BLVD	PARRISH	FL	34219
513515309	IBRAHIM, NABIL NAGUIB MIKHAIL	BEDROS, DALIA	IBRAHIM, NABIL NAGUIB MIKHAIL	1263 ORCHARDGRASS CIR	PARRISH	FL	34219
513516659	JIMENEZ, CESAR GARZA	CAMPOS, MA DE LA LUZ MARTINEZ	JIMENEZ, CESAR GARZA	17276 WHEATBERRY BLVD	PARRISH	FL	34219
513516409	JONES, BARBARA	JONES, MATTHEW DEAN	JONES, BARBARA	17246 WHEATBERRY BLVD	PARRISH	FL	34219
513514709	KELLER, MACKENZIE PAIGE	ESCOBAR, SALOMON	KELLER, MACKENZIE PAIGE	1460 ORCHARDGRASS CIR	PARRISH	FL	34219
513515459	KIM, MAYRA JANETHE	KIM, DO HYUN	KIM, MAYRA JANETHE	1311 ORCHARDGRASS CIR	PARRISH	FL	34219
513514859	KRATZ, BRANDI	KRATZ, ERIC PARIS	KRATZ, BRANDI	1227 ORCHARDGRASS CIR	PARRISH	FL	34219
513511259	LAM, JERRY	ZHANG, CUIFENG	LAM, JERRY	17221 WHEATBERRY BLVD	PARRISH	FL	34219
513513259	LEON, NIXON JOSE COLINA	VALERO, MARIANNY D NAVA	LEON, NIXON JOSE COLINA	2705 GREENLEAF TER	PARRISH	FL	34219
513512859	LINDSTEDT, WILLIAM JAMES		LINDSTEDT, WILLIAM JAMES	1240 ORCHARDGRASS CIR	PARRISH	FL	34219
513514109	MACDONALD, ANNIE ELIZABETH	QUINN, AUSTIN PAUL	MACDONALD, ANNIE ELIZABETH	5901 N HONORE AVE STE 250	SARASOTA	FL	34243
513514409	MADALENA, GLAUCIO ROBERTO	MADALENA, TATIANE LOPES FERREIRA	MADALENA, GLAUCIO ROBERTO	1436 ORCHARDGRASS CIR	PARRISH	FL	34219
513513109	MADEHALLI, KRISHNA PRASAD S	PRASAD, SANDHYA KRISHNA	MADEHALLI, KRISHNA PRASAD S	1260 ORCHARDGRASS CIR	PARRISH	FL	34219
513511309	MALDONADO, JEHZEL JULIO JR	TOSADO, SONYMELIS RAMOS	MALDONADO, JEHZEL JULIO JR	17225 WHEATBERRY BLVD	PARRISH	FL	34219
513514809	MARRIOTT, LEON MARTIN	MARRIOTT, NICOLE CHRISTINE	MARRIOTT, LEON MARTIN	1223 ORCHARDGRASS CIR	PARRISH	FL	34219
513513809	MAVERICK, GABLE ALEXA	TRAVI, VALERIE	MAVERICK, GABLE ALEXA	1350 ORCHARDGRASS CIR	PARRISH	FL	34219
513512759	MCCOY, JENNIFER TERYSE	CLARK, MAI THUY	MCCOY, JENNIFER TERYSE	1232 ORCHARDGRASS CIR	PARRISH	FL	34219
513516059	MEAUX, FRANCOIS	LIMARDO-GARCIA, WILDA MARIE	MEAUX, FRANCOIS	1439 ORCHARDGRASS CIR	PARRISH	FL	34219
513514359	MECHTLY, JAMES MICHAEL	MECHTLY, HARRIET KATHRYN	MECHTLY, JAMES MICHAEL	1432 ORCHARDGRASS CIR	PARRISH	FL	34219
513516009	MEDRANO, MARIA LUISA JIMENEZ	DE LEON, ANDRES ENMANUEL SALAS	MEDRANO, MARIA LUISA JIMENEZ	1435 ORCHARDGRASS CIR	PARRISH	FL	34219
513512659	MEGAHAN, ANDREW RYAN	MEGAHAN, MERLE HARMIS	MEGAHAN, ANDREW RYAN	1224 ORCHARDGRASS CIR	PARRISH	FL	34219
513511359	MORRIS, JESSE SAMUEL	MORRIS, PLEASANT JERUSALEM	MORRIS, JESSE SAMUEL	17220 WHEATBERRY BLVD	PARRISH	FL	34219
513515559	NASCIMENTO, JOSE JULIO	DIAZ, MARCELLA CHRISTINI GONCALVES	NASCIMENTO, JOSE JULIO	1361 ORCHARDGRASS CIR	PARRISH	FL	34219
513512809	NELSON, ELIJAH TRENT	NELSON, TAYLOR NICOLE	NELSON, ELIJAH TRENT	1236 ORCHARDGRASS CIR	PARRISH	FL	34219
513515509	NEWMAN, LYNN ANN	NEWMAN, PAUL	NEWMAN, LYNN ANN	1357 ORCHARDGRASS CIR	PARRISH	FL	34219
513514159	NGUYEN, BAO T	NGUYEN, MICHELE DUYN	NGUYEN, BAO T	1416 ORCHARDGRASS CIR	PARRISH	FL	34219
513511509	PANCH LLC		PANCH LLC	155 BARTRAM MARKET DR #135-267	ST JOHNS	FL	32259
513516359	PERDUE, LACEY M		PERDUE, LACEY M	17250 WHEATBERRY BLVD	PARRISH	FL	34219
513512459	PINK DOLPHIN PROPERTIES LLC		PINK DOLPHIN PROPERTIES LLC	5322 SWIFT RIVER CT	PARRISH	FL	34219
513512959	POLO, RAUL ALBERTO	OLACIREGUI, SYLVANA PATRICIA FANDINO	POLO, RAUL ALBERTO	1248 ORCHARDGRASS CIR	PARRISH	FL	34219
513513359	PURPLE TURTLE PROPERTIES LLC		PURPLE TURTLE PROPERTIES LLC	5322 SWIFT RIVER CT	BRADENTON	FL	34208
513515209	QUINTANA, JEANETTE CRISTINA		QUINTANA, JEANETTE CRISTINA	1255 ORCHARDGRASS CIR	PARRISH	FL	34219
513512409	RAGOONANAN, ALAN NIRMAL		RAGOONANAN, ALAN NIRMAL	1204 ORCHARDGRASS CIR	PARRISH	FL	34219
513511709	RAMIREZ, PORFIRIO JAIMES JR	CANTU, ALEJANDRA JAIMES	RAMIREZ, PORFIRIO JAIMES JR	17257 WHEATBERRY BLVD	PARRISH	FL	34219
513513909	RAMOS, JULIO ANGEL MORALES	REYES, EDNA I MUNOZ	RAMOS, JULIO ANGEL MORALES	1358 ORCHARDGRASS CIR	PARRISH	FL	34219
513514959	RAYCHAUDHURI, RATUL		RAYCHAUDHURI, RATUL	1080 IRONWOOD CT	GLENVIEW	IL	60025
513514659	REIS, YARKIN	KARACAM, ILKIZ	REIS, YARKIN	1456 ORCHARDGRASS CIR	PARRISH	FL	34219
513514209	RODRIGUEZ, DANIEL MENDOZA	GARCIA, LEA AIDE ESCOBAR	RODRIGUEZ, DANIEL MENDOZA	1420 ORCHARDGRASS CIR	PARRISH	FL	34219
513513709	ROSARIO, TIFFANY NICOLE	ROSARIO, EMMANUEL	ROSARIO, TIFFANY NICOLE	1342 ORCHARDGRASS CIR	PARRISH	FL	34219
513513209	RUPLE, ABIGAIL ROSE		RUPLE, ABIGAIL ROSE	1268 ORCHARDGRASS CIR	PARRISH	FL	34219
513516609	SALAS, LUIS ADRIAN RIVAS	DE RIVAS, MARIANGEL BARAZARTE	SALAS, LUIS ADRIAN RIVAS	17230 WHEATBERRY BLVD	PARRISH	FL	34219
513513459	SARDI, MICHAEL JAMES	SARDI, NICOLE TAYLOR	SARDI, MICHAEL JAMES	1322 ORCHARDGRASS CIR	PARRISH	FL	34219
513515959	SAWYER, TAYLOR MADISON	FOYNES, NOLAN JAMES	SAWYER, TAYLOR MADISON	1431 ORCHARDGRASS CIR	PARRISH	FL	34219
513512009	SAXBURY, DONALD EUGENE		SAXBURY, DONALD EUGENE	17319 WHEATBERRY BLVD	PARRISH	FL	34219
513515809	SCHULMAN, JASON ROSS		SCHULMAN, JASON ROSS	1419 ORCHARDGRASS CIR	PARRISH	FL	34219
513515159	SCHWETZER, JESSICA MAY		SCHWETZER, JESSICA MAY	1251 ORCHARDGRASS CIR	PARRISH	FL	34219
513512509	SIROTKIN, MICHAEL ADAM	SIROTKIN, SAGE ECHO	SIROTKIN, MICHAEL ADAM	1212 ORCHARDGRASS CIR	PARRISH	FL	34219
513513059	STAMBAUGH, DAVID MICHAEL	STAMBAUGH, KELLY S	STAMBAUGH, DAVID MICHAEL	1256 ORCHARDGRASS CIR	PARRISH	FL	34219
513515759	SUMANAWEEERA, RADAGODAGE T	SELVARAJAH, SHEHANI R	SUMANAWEEERA, RADAGODAGE T	15604 LINDEN GROVE LN	WOODBINE	MD	21797
513512609	SZPAK, ROBERT A	SZPAK, ROBERT A	SZPAK, ROBERT A	1220 ORCHARDGRASS CIR	PARRISH	FL	34219
513513159	TART, MARIA SANTOS		TART, MARIA SANTOS	1264 ORCHARD GRASS CIR	PARRISH	FL	34219
513515359	TSCHESCHLOG, MICHAEL ROBERT	SPENCER, KRISTEN AMBER	TSCHESCHLOG, MICHAEL ROBERT	1267 ORCHARDGRASS CIR	PARRISH	FL	34219
513516509	VALDIRI, CATALINA ARIAS		VALDIRI, CATALINA ARIAS	17238 WHEATBERRY BLVD	PARRISH	FL	34219
513511609	VAN SCHALKWYK, CHRIS		VAN SCHALKWYK, CHRIS	17249 WHEATBERRY BLVD	PARRISH	FL	34219
513513309	VAUGHN, AARON SETH	DEJIMENEZ, ELIANA RENAE	VAUGHN, AARON SETH	1310 ORCHARDGRASS CIR	PARRISH	FL	34219
513515109	VINCENT, BASNICK	LAZARRE, FERDILIA	VINCENT, BASNICK	1247 ORCHARDGRASS CIR	PARRISH	FL	34219
513512909	WACHIRA, JEDIDA NJERI	WACHIRA, ANTHONY LYON	WACHIRA, JEDIDA NJERI	1244 ORCHARDGRASS CIR	PARRISH	FL	34219
513514259	WEHMEYER, CARSON PATRICK	PEASE, DEEANNA NYCOLE	WEHMEYER, CARSON PATRICK	1424 ORCHARDGRASS CIR	PARRISH	FL	34219
513511959	WHALEY, EVAN SCOTT	WHALEY, BRITTANI ANN	WHALEY, EVAN SCOTT	17315 WHEATBERRY BLVD	PARRISH	FL	34219
513515709	WILSON, KATIE JOANNA MARY	CELLERI-BARTLING, JORDAN ELIJAH	WILSON, KATIE JOANNA MARY	1411 ORCHARDGRASS CIR	PARRISH	FL	34219
513515059	ZHAO, XIAOJIA		ZHAO, XIAOJIA	1243 ORCHARDGRASS CIR	PARRISH	FL	34219

RYE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2025-09

[FY 2026 ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rye Crossing Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), attached hereto as **Exhibit A**; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT:

1. FUNDING. As indicated in **Exhibits A and B**, the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- i. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.
- ii. Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien

of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

- b. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments)* - Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2025/2026.
 - ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District’s corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
 - iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure

action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 27th day of August, 2025.

ATTEST:

**RYE CROSSING COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (identifying Tax Roll Property and Direct Collect Property)

RYE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

5

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Rye Crossing Community Development District
Manatee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Rye Crossing Community Development District, Manatee County, Florida (the "District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 20, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

 Brian J. Associates

May 20, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Rye Crossing Community Development District, Manatee County, Florida ("District") provides a narrative overview of the District's financial activities for the period ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$501,075).
- The change in the District's total net position in comparison with the prior fiscal year was (\$209,646), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$5,264,131, an increase of \$5,155,107 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, and the remaining amount is unassigned which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental fund for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2024	2023
Current and other assets	\$ 5,279,054	\$ 130,173
Capital assets, net of depreciation	4,543,079	2,265,073
Total assets	9,822,133	2,395,246
Current liabilities	102,102	76,061
Long-term liabilities	10,221,106	2,610,614
Total liabilities	10,323,208	2,686,675
Net position		
Net investment in capital assets	(884,753)	(345,541)
Restricted	367,940	54,112
Unrestricted	15,738	-
Total net position	\$ (501,075)	\$ (291,429)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease is attributed to bond issue cost and interest expense incurred during the current fiscal year.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 278,343	\$ 72,341
Operating grants and contributions	6,635	4,309
Capital grants and contributions	80	-
Total revenues	285,058	76,650
Expenses:		
General government	86,737	64,729
Interest	164,547	86,398
Cost of issuance	243,420	201,108
Total expenses	494,704	352,235
Change in net position	(209,646)	(275,585)
Net position - beginning	(291,429)	(15,844)
Net position - ending	\$ (501,075)	\$ (291,429)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$494,704. The costs of the District's activities were funded by program revenues, which are comprised of assessments and interest income. The majority of increase in expenses is attributed to bond issuance costs and an increase in interest expense.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$4,543,079 invested in capital assets for its governmental activities. In the government-wide financial statements and no depreciation has been taken. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$10,235,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Rye Crossing Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431.

**RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 25,900
Assessments receivable	1,474
Restricted assets:	
Investments	5,251,680
Capital assets:	
Nondepreciable	<u>4,543,079</u>
Total assets	<u>9,822,133</u>
 LIABILITIES	
Accounts payable	4,348
Due to developer	4,575
Developer advance	6,000
Accrued interest payable	87,179
Non-current liabilities:	
Due within one year	155,000
Due in more than one year	<u>10,066,106</u>
Total liabilities	<u>10,323,208</u>
 NET POSITION	
Net investment in capital assets	(884,753)
Restricted for debt service	367,940
Unrestricted	<u>15,738</u>
Total net position	<u>\$ (501,075)</u>

See notes to the financial statements

**RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 86,737	\$ 98,359	\$ -	\$ -	\$ 11,622
Interest on long-term debt	164,547	179,984	6,635	80	22,152
Cost of issuance	243,420	-	-	-	(243,420)
Total governmental activities	494,704	278,343	6,635	80	(209,646)
					Change in net position (209,646)
					Net position - beginning (291,429)
					Net position - ending <u>\$ (501,075)</u>

See notes to the financial statements

**RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 25,900	\$ -	\$ -	\$ 25,900
Investments	-	458,406	4,793,274	5,251,680
Assessments receivable	186	1,288	-	1,474
Total assets	<u>\$ 26,086</u>	<u>\$ 459,694</u>	<u>\$ 4,793,274</u>	<u>\$ 5,279,054</u>
LIABILITIES				
Liabilities:				
Accounts payable	\$ 4,348	\$ -	\$ -	\$ 4,348
Developer advance	6,000	-	-	6,000
Due to Developer	-	4,575	-	4,575
Total liabilities	<u>10,348</u>	<u>4,575</u>	<u>-</u>	<u>14,923</u>
FUND BALANCES				
Restricted for:				
Debt service	-	455,119	-	455,119
Capital projects	-	-	4,793,274	4,793,274
Unassigned	15,738	-	-	15,738
Total fund balances	<u>15,738</u>	<u>455,119</u>	<u>4,793,274</u>	<u>5,264,131</u>
Total liabilities and fund balances	<u>\$ 26,086</u>	<u>\$ 459,694</u>	<u>\$ 4,793,274</u>	<u>\$ 5,279,054</u>

See notes to the financial statements

**RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds \$ 5,264,131

Amounts reported for governmental activities in the statement of
net position are different because:

Capital assets used in governmental activities are not
financial resources, therefore, are not reported as assets in
the governmental funds. The statement of net position
includes those capital assets, net of accumulated
depreciation, in the assets of the government as a whole.

Capital assets, net	4,543,079	
Accumulated depreciation	-	4,543,079

Liabilities not due and payable from current available
resources are not reported as liabilities in the governmental
fund statements. All liabilities, both current and long-term,
are reported in the government-wide financial statements.

Accrued interest payable	(87,179)	
Bonds payable	(10,221,106)	(10,308,285)
Net position of governmental activities		\$ (501,075)

See notes to the financial statements

**RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 98,359	\$ 179,984	\$ -	\$ 278,343
Interest	-	6,635	80	6,715
Total revenues	98,359	186,619	80	285,058
EXPENDITURES				
Current:				
General government	82,621	4,116	-	86,737
Debt service:				
Principal	-	40,000	-	40,000
Interest	-	131,788	-	131,788
Bond issuance costs	-	243,420	-	243,420
Capital outlay	-	-	2,278,006	2,278,006
Total expenditures	82,621	419,324	2,278,006	2,779,951
Excess (deficiency) of revenues over (under) expenditures	15,738	(232,705)	(2,277,926)	(2,494,893)
OTHER FINANCING SOURCES (USES)				
Bond proceeds	-	578,800	7,071,200	7,650,000
Total other financing sources (uses)	-	578,800	7,071,200	7,650,000
Net change in fund balances	15,738	346,095	4,793,274	5,155,107
Fund balances - beginning	-	109,024	-	109,024
Fund balances - ending	\$ 15,738	\$ 455,119	\$ 4,793,274	\$ 5,264,131

See notes to the financial statements

**RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 5,155,107
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	2,278,006
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(7,650,000)
Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(492)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>(32,267)</u>
Change in net position of governmental activities	<u><u>\$ (209,646)</u></u>

See notes to the financial statements

**RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Rye Crossing Community Development District ("District") was established effective May 9, 2022 by Ordinance 22-38 of the Board of Commissioners of Manatee County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2024, certain Board members are affiliated with Forestar (USA) Real Estate Group Inc, or DR Horton (together, the "Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are reported as an expense in the year incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
First American Government Oblig Fund Class Y	\$ 120,972	S&P AAAM	Weighted average of the fund portfolio: 31 days
First American Government Oblig Fund Class X	5,130,708	S&P AAAM	Weighted average of the fund portfolio: 31 days
	<u>\$ 5,251,680</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 2,265,073	\$ 2,278,006	\$ -	\$ 4,543,079
Total capital assets, not being depreciated	<u>2,265,073</u>	<u>2,278,006</u>	<u>-</u>	<u>4,543,079</u>
Governmental activities capital assets, net	<u>\$ 2,265,073</u>	<u>\$ 2,278,006</u>	<u>\$ -</u>	<u>\$ 4,543,079</u>

NOTE 5 – CAPITAL ASSETS (Continued)

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$25,970,000 and will be developed in phases. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities. All of the improvements were acquired from the Developer.

NOTE 6 – LONG-TERM LIABILITIES

Series 2023

On February 6, 2023 the District issued \$2,625,000 of Capital Improvement Revenue Bonds, Series 2023 consisting of Term Bonds with maturity dates from May 1, 2030 to May 1, 2053 and fixed interest rates ranging from 4.125% to 5.25%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2024 through May 1, 2053.

Some or all of the Series 2023 Bonds are subject to optional, mandatory and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the debt service reserve requirement at September 30, 2024.

Series 2024

On September 24, 2024 the District issued \$7,650,000 of Capital Improvement Revenue Bonds, Series 2024 consisting of Term Bonds with maturity dates from May 1, 2031 to May 1, 2054 and fixed interest rates ranging from 4.2% to 5.25%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2025 through May 1, 2054.

Some or all of the Series 2024 Bonds are subject to optional, mandatory and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the debt service reserve requirement at September 30, 2024.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2023	\$ 2,625,000	\$ -	\$ 40,000	\$ 2,585,000	\$ 40,000
Less: Original issue discount	(14,386)	-	(492)	(13,894)	-
Series 2024	-	7,650,000	-	7,650,000	115,000
Total	<u>\$ 2,610,614</u>	<u>\$ 7,650,000</u>	<u>\$ 39,508</u>	<u>\$ 10,221,106</u>	<u>\$ 155,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 155,000	\$ 362,070	\$ 517,070
2026	165,000	508,430	673,430
2027	170,000	501,534	671,534
2028	185,000	494,428	679,428
2029	190,000	486,695	676,695
2030-2034	1,080,000	2,301,253	3,381,253
2035-2039	1,390,000	2,005,500	3,395,500
2040-2044	1,785,000	1,621,000	3,406,000
2045-2049	2,300,000	1,113,788	3,413,788
2050-2054	2,815,000	440,738	3,255,738
Total	<u>\$ 10,235,000</u>	<u>\$ 9,835,436</u>	<u>\$ 20,070,436</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

**RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Amounts	
REVENUES			
Assessments	\$ 98,275	\$ 98,359	\$ 84
Total revenues	<u>98,275</u>	<u>98,359</u>	<u>84</u>
EXPENDITURES			
Current:			
General government	98,275	82,621	15,654
Total expenditures	<u>98,275</u>	<u>82,621</u>	<u>15,654</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	15,738	<u>\$ 15,738</u>
Fund balance - beginning		<u>-</u>	
Fund balance - ending		<u>\$ 15,738</u>	

See notes to required supplementary information

**RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	2
Employee compensation	\$0
Independent contractor compensation	\$64,572
Construction projects to begin on or after October 1; (\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$216.59 Debt service - \$1,610.53
Special assessments collected	\$278,343
Outstanding Bonds:	see Note 6 for details



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Rye Crossing Community Development District
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Rye Crossing Community Development District, Manatee County, Florida (the "District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 20, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bhav & Associates

May 20, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Rye Crossing Community Development District
Manatee County, Florida

We have examined Rye Crossing Community Development District, Manatee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Rye Crossing Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties

Grau & Associates

May 20, 2025



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Rye Crossing Community Development District
Manatee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Rye Crossing Community Development District ("District") Manatee County, Florida as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated May 20, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 20, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Rye Crossing Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Rye Crossing Community Development District, Manatee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

May 20, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

RYE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

5A

RESOLUTION 2025-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RYE
CROSSING COMMUNITY DEVELOPMENT DISTRICT HEREBY
ACCEPTING THE AUDITED FINANCIAL STATEMENTS FOR THE FISCAL
YEAR ENDED SEPTEMBER 30, 2024**

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Statements for Fiscal Year 2024;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT;**

1. The Audited Financial Statements for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and
2. A verified copy of said Audited Financial Statements for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 27th day of August, 2025.

ATTEST:

**RYE CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RYE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

6

RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

RYE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Rye Crossing Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are elected as Officer(s) of the District effective August 27, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of August 27, 2025:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Kristen Thomas is Assistant Secretary

Daniel Rom is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 27TH DAY OF AUGUST, 2025.

ATTEST:

**RYE CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RYE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS

RYE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS A

May 13, 2025

Rye Crossing Community Development District
c/o Daniel Rom, District Manager
Wrathell Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Rye Crossing Phase II Reclaimed Improvements

Dear Daniel,

Pursuant to the *Acquisition Agreement*, dated October 5, 2022 ("**Acquisition Agreement**"), by and between the Rye Crossing Community Development District ("**District**") and Forestar (USA) Real Estate Group Inc. ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, the District may process the remaining amounts owed by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the City for turnover of the Improvements to the County.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:

**RYE CROSSING COMMUNITY
DEVELOPMENT DISTRICT**



Name: Christian Cotter

Title: Chair

Sincerely,

FORESTAR (USA) REAL ESTATE GROUP INC.

[SIGNATURE ON FOLLOWING PAGE]

Name: James D. Allen

Title: Executive Vice President

May 13, 2025

Rye Crossing Community Development District
c/o Daniel Rom, District Manager
Wrathell Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Rye Crossing Phase II Reclaimed Improvements

Dear Daniel,

Pursuant to the *Acquisition Agreement*, dated October 5, 2022 ("**Acquisition Agreement**"), by and between the Rye Crossing Community Development District ("**District**") and Forestar (USA) Real Estate Group Inc. ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, the District may process the remaining amounts owed by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the City for turnover of the Improvements to the County.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:
**RYE CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

[SIGNATURE ON PRIOR PAGE]

Name: _____
Title: _____

Sincerely,
FORESTAR (USA) REAL ESTATE GROUP INC.



Name: James D. Allen
Title: Executive Vice President

EXHIBIT A

Description of Rye Crossing Phase II Reclaimed Improvements

All reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valves assemblies, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Tract R-4 (Private Roadway, Private Drainage Easement, Public Utility Easement), Tract R-5 (Future Right of Way and Sidewalk Easement), Tract Z-1 (Manatee County Lift Station Easement) and any "Public Utility Easements," as identified in the plat known as *Rye Crossing Ph. II*, as recorded in Plat Book 80, Pages 163 – 171, of the Official Records of Manatee County, Florida.

Improvement	Total CDD Eligible Amount	Total Paid to Date	Balance Owed	Retainage
Reclaimed	\$252,748.53	\$252,748.53	\$0.00	\$0.00

CORPORATE DECLARATION REGARDING COSTS PAID
[RYE CROSSING PHASE II RECLAIMED IMPROVEMENTS]

FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation ("**Developer**"), does hereby certify to the Rye Crossing Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. Developer is the developer of certain lands within District.
2. The District's *Engineer's Report*, dated October 13, 2022, as supplemented by *Supplemental Engineer's Report*, dated September 4, 2024 (together, "**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

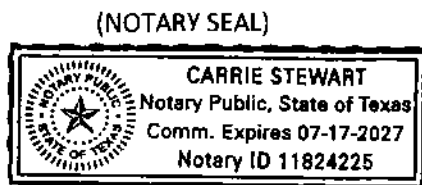
IN WITNESS WHEREOF, the undersigned has executed this certificate for and on behalf of the Developer as of the 12 day of May, 2025.

FORESTAR (USA) REAL ESTATE GROUP INC.

By: 
Name: James D. Allen
Title: Executive Vice President

STATE OF TEXAS
COUNTY OF TARRANT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of May, 2025, by James D. Allen, as Executive Vice President of FORESTAR (USA) REAL ESTATE GROUP INC., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.




NOTARY PUBLIC, STATE OF TEXAS
Name: CARRIE STEWART
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Description of Rye Crossing Phase II Reclaimed Improvements

All reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valves assemblies, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Tract R-4 (Private Roadway, Private Drainage Easement, Public Utility Easement), Tract R-5 (Future Right of Way and Sidewalk Easement), Tract Z-1 (Manatee County Lift Station Easement) and any "Public Utility Easements," as identified in the plat known as *Rye Crossing Ph. II*, as recorded in Plat Book 80, Pages 163 – 171, of the Official Records of Manatee County, Florida.

Improvement	Total CDD Eligible Amount	Total Paid to Date	Balance Owed	Retainage
Reclaimed	\$252,748.53	\$252,748.53	\$0.00	\$0.00

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[RYE CROSSING PHASE II RECLAIMED IMPROVEMENTS]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made to be effective the 13 day of May, 2025, by **The Kearney Companies, LLC ("Contractor")**, with an address of 9625 Wes Kearney Way, Riverview, Florida 33578, in favor of the **Rye Crossing Community Development District ("District")**, which is a local unit of special-purpose government situated in Manatee County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain *Florida Independent Contractor Agreement for Land Development (Fixed Price Award)*, dated August 7, 2023 ("**Contract**") and between Contractor and Forestar (USA) Real Estate Group Inc., ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A ("Improvements")**; and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.
3. **WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.
4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the

appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

THE KEARNEY COMPANIES, LLC

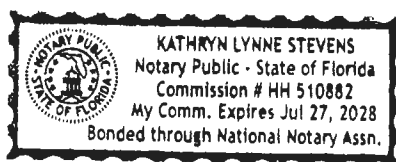
Jake Hansen
By: Jake Hansen
Its: Vice President

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day of May, 2025, by Jake Hansen as Vice President of The Kearney Companies, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Kathryn Stevens
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)



Name: Kathryn Stevens
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A

Description of Rye Crossing Phase II Reclaimed Improvements

All reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valves assemblies, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Tract R-4 (Private Roadway, Private Drainage Easement, Public Utility Easement), Tract R-5 (Future Right of Way and Sidewalk Easement), Tract Z-1 (Manatee County Lift Station Easement) and any "Public Utility Easements," as identified in the plat known as *Rye Crossing Ph. II*, as recorded in Plat Book 80, Pages 163 – 171, of the Official Records of Manatee County, Florida.

Improvement	Total CDD Eligible Amount	Total Paid to Date	Balance Owed	Retainage
Reclaimed	\$252,748.53	\$252,748.53	\$0.00	\$0.00

DISTRICT ENGINEER'S CERTIFICATE
[RYE CROSSING PHASE II RECLAIMED IMPROVEMENTS]

May 9
_____, 2025

Board of Supervisors
Rye Crossing Community Development District

Re: Acquisition of Improvements

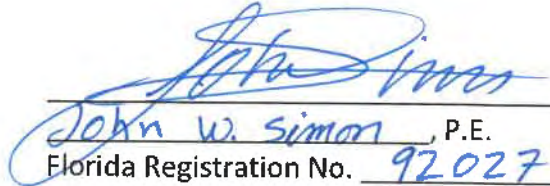
Ladies and Gentlemen:

The undersigned is a representative of Atwell, LLC ("**District Engineer**"), as District Engineer for the Rye Crossing Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Forestar (USA) Real Estate Group Inc. ("**Developer**") as to certain public infrastructure improvements ("**Improvements**") as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Engineer's Report*, dated October 13, 2022, as supplemented by *Supplemental Engineer's Report*, dated September 4, 2024 (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.
4. The total costs associated with the Improvements are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

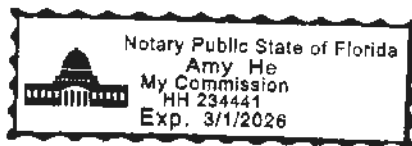
6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

ATWELL, LLC


John W. Simon, P.E.
Florida Registration No. 92027
District Engineer

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of May, 2025, by John Simon as District Engineer of Rye Crossing Community Development District and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)


NOTARY PUBLIC, STATE OF Florida

Name: Amy He
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A

Description of Rye Crossing Phase II Reclaimed Improvements

All reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valves assemblies, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Tract R-4 (Private Roadway, Private Drainage Easement, Public Utility Easement), Tract R-5 (Future Right of Way and Sidewalk Easement), Tract Z-1 (Manatee County Lift Station Easement) and any "Public Utility Easements," as identified in the plat known as *Rye Crossing Ph. II*, as recorded in Plat Book 80, Pages 163 – 171, of the Official Records of Manatee County, Florida.

Improvement	Total CDD Eligible Amount	Total Paid to Date	Balance Owed	Retainage
Reclaimed	\$252,748.53	\$252,748.53	\$0.00	\$0.00

BILL OF SALE AND LIMITED ASSIGNMENT
[RYE CROSSING PHASE II RECLAIMED IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 12 day of May, 2025, by and between **Forestar (USA) Real Estate Group Inc.**, a Delaware corporation, with an address of 10700 Pecan Park Boulevard, Suite 150, Austin, Texas 78750 ("**Grantor**"), and **Rye Crossing Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following property (together, "**Property**") as described below to have and to hold for Grantee's own use and benefit forever:

- a) All of the improvements and work product identified in **Exhibit A**; and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements and work product described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor.

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, "**AS IS, WHERE IS, AND WITH ALL FAULTS**". The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of its successors and assigns, to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor from any and all claims, loss, costs, expense or judgments of any nature whatsoever known or unknown, suspected or unsuspected, fixed or

contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this letter agreement, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

5. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESS

FORESTAR (USA) REAL ESTATE GROUP
INC.

By: Carrie Stewart
Name: CARRIE STEWART
Address: 2221 E LAMAR BLVD
ARLINGTON, TX 76006

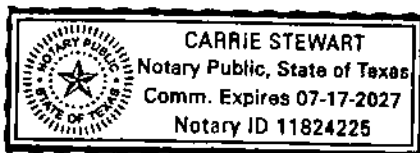
By: James D. Allen
Name: James D. Allen
Title: Executive Vice President

By: Victoria Walker
Name: VICTORIA WALKER
Address: 2221 E LAMAR
ARL, TX 76006

STATE OF TEXAS
COUNTY OF TARRANT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of MAY, 2025, by James D. Allen, as Executive Vice President of FORESTAR (USA) REAL ESTATE GROUP INC., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)



Carrie Stewart
NOTARY PUBLIC, STATE OF TEXAS

Name: CARRIE STEWART
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

EXHIBIT A

Description of Rye Crossing Phase II Reclaimed Improvements

All reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valves assemblies, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Tract R-4 (Private Roadway, Private Drainage Easement, Public Utility Easement), Tract R-5 (Future Right of Way and Sidewalk Easement), Tract Z-1 (Manatee County Lift Station Easement) and any "Public Utility Easements," as identified in the plat known as *Rye Crossing Ph. II*, as recorded in Plat Book 80, Pages 163 – 171, of the Official Records of Manatee County, Florida.

Improvement	Total CDD Eligible Amount	Total Paid to Date	Balance Owed	Retainage
Reclaimed	\$252,748.53	\$252,748.53	\$0.00	\$0.00

BILL OF SALE
[RYE CROSSING – PHASE II RECLAIMED UTILITIES]

KNOW ALL MEN BY THESE PRESENTS, that the **RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT**, whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter referred to as DISTRICT), for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **MANATEE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as COUNTY) has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following:

All reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, blowoff valves assemblies, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Tract R-4 (Private Roadway, Private Drainage Easement, Public Utility Easement), Tract R-5 (Future Right of Way and Sidewalk Easement), Tract Z-1 (Manatee County Lift Station Easement) and any "Public Utility Easements," as identified in the plat known as *Rye Crossing Ph. II*, as recorded in Plat Book 80, Pages 163 – 171, of the Official Records of Manatee County, Florida.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above described personal property.

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

[SIGNATURE PAGES TO FOLLOW]

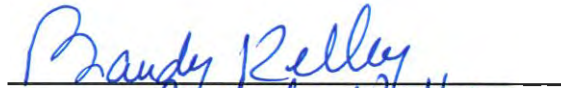
SIGNATURE PAGE TO BILL OF SALE
[RYE CROSSING PH. II UTILITIES IMPROVEMENTS]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this day of May 9, 2025.

WITNESS




Print Name: Ethan Mylissy
Address: 551 N Cattlemen Rd., Suite 304
Sarasota, FL 34232



Print Name: Brandy Kelley
Address: 551 N Cattlemen Rd., Suite 304
Sarasota, FL 34232

RYE CROSSING COMMUNITY


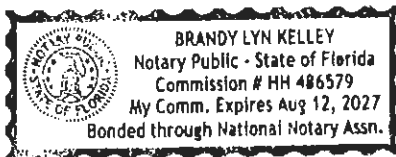
DEVELOPMENT DISTRICT, a local unit of
special-purpose government

By: 
Print Name: Christian Cotter
Its: Chairman

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of May, 2025, by Christian Cotter, as Chairman of the Rye Crossing Community Development District, on behalf of the District, who ☒ is personally known to me or ☐ has produced _____ as identification.

[Affix Seal Here]



NOTARY PUBLIC - STATE OF FLORIDA
Print Name: Brandy Kelley
My Commission Expires: 8/12/2025
Commission Number: HH 486579

[CONTINUED ON FOLLOWING PAGE]

SIGNATURE PAGE TO BILL OF SALE
[RYE CROSSING PH. II UTILITIES IMPROVEMENTS]

WHEREFORE, the County and District have executed this Bill of Sale as of this _____ day of _____, 2025.

**MANATEE COUNTY, a political subdivision
of the State of Florida**

By: Board of County Commissioners

By: County Administrator

STATE OF: Florida
COUNTY OF: Manatee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this _____ day of _____, 2025, by **Charlie Bishop** (County Administrator) for and on behalf of the Manatee County Board of County Commissioners **who is personally known to me** or has produced N/A as identification

NOTARY SEAL:

NOTARY PUBLIC Signature

Printed Name

RYE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS B

SUPPLEMENTAL DECLARATION REGARDING COSTS PAID
[RYE CROSSING PHASE II & OFFSITE IMPROVEMENTS]

FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation ("**Developer**"), does hereby certify to the Rye Crossing Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. Developer is the developer of certain lands within the District.
2. The District's *Engineer's Report*, dated October 13, 2022, as supplemented by *Supplemental Engineer's Report*, dated September 4, 2024 (together, "**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain "**Improvements**" described in the Engineer's Report. To date, the District has acquired certain Improvements from the Developer in the amounts described in **Exhibit A** attached hereto.
4. The Developer has previously executed a *Corporate Declaration Regarding Costs Paid (Rye Crossing Phase II & Offsite Improvements)*, dated September 20, 2024 for the acquisition of the Improvements ("**Prior Declaration**") which accurately identified the Improvements that had been completed and paid for as of the date of the Prior Declaration.
5. As of the date of the Prior Declaration, certain amounts were still owed to contractors (remaining balances and retainage) and the Developer agreed to timely make payment for all remaining amounts owed and to ensure that no liens were placed on the property.
6. As of the date of this Supplemental Declaration, the Developer has further paid to the contractor the remainder of the amounts owed to contractors at the execution of the Prior Declaration, as further identified in **Exhibit A** attached hereto.
7. Subject to the terms of the *Acquisition Agreement*, dated October 5, 2022, between the District and the Developer, the Developer requests to be paid from bond proceeds the amount of **\$316,971.93** which represents portions of the remaining balances and retainage owed for Improvements previously acquired by the District, as identified in Exhibit A attached hereto. The amount set forth in this paragraph represents the remainder of the amounts owed for the previously acquired Improvements.
8. The Developer acknowledges that the District intends to rely on this Supplemental Declaration, as well as the *Summary of Improvements and Costs Paid* attached hereto as **Exhibit A**, as evidence of payment of the remainder the amounts owed to contractors since the execution of the Prior Declarations

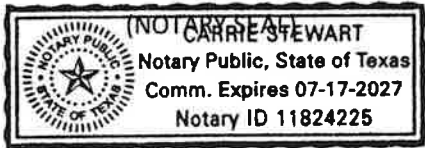
IN WITNESS WHEREOF, the undersigned has executed this certificate for and on behalf of the Developer as of the 8 day of August, 2025.

FORESTAR (USA) REAL ESTATE GROUP INC.

By: James D. Allen
Name: James D. Allen
Title: Executive Vice President

**STATE OF TEXAS
COUNTY OF TARRANT**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of August, 2025, by James D. Allen, as Executive Vice President of FORESTAR (USA) REAL ESTATE GROUP INC., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



Carrie Stewart
NOTARY PUBLIC, STATE OF TEXAS
Name: CARRIE STEWART
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A – Summary of Improvements and Costs Paid

Exhibit A
Summary of Improvements and Costs Paid

Improvement	Total CDD Eligible Amount	Total Paid to Date at Acquisition	Balance Paid By Developer Since Acquisition
Phase II Stormwater	\$787,116.80	\$751,132.49	\$35,984.27
Phase II Sanitary Sewer	\$1,086,960.47	\$963,725.19	\$123,235.28
Phase II Watermain	\$396,221.11	\$370,387.51	\$25,833.60
Offsite Utilities	\$192,761.02	\$192,761.02	\$0.00
Offsite Roadway	\$131,918.78	\$0.00	\$131,918.78
Totals:	\$2,594,978.18	\$2,278,006.21	\$316,971.93

Forestar Group Inc.
2221 E. Lamar Blvd, Suite 790
Arlington, TX 76006

THE KEARNEY COMPANIES LLC
9625 WES KEARNEY WAY
RIVERVIEW FL 33578

THE KEARNEY COMPANIES LLC 102688					Check Number Date	0063887 05/28/25
Invoice	Date	Pay Remark	Gross	Deduction	Net	
137274 24678	111524	Retainage	549.45		549.45	
137274 24751	123124	Retainage	587.82		587.82	
137274 24751	123124	Retainage	148.88		148.88	
137274 24751	123124	Retainage	452.47		452.47	
137274 24751	123124	Retainage	995.10		995.10	
137274 24751	123124	Retainage	549.45-		549.45-	
137274 24751	123124	Retainage	842.63-		842.63-	
137274 25086	022825	Retainage	208.09		208.09	
137274 25086	022825	Retainage	941.88		941.88	
137274 25086	022825	Retainage	1,999.69		1,999.69	
137274 25108	031525	Retainage	549.45		549.45	
159914 25186	043025	470999103 24046	47,959.97		47,959.97	
159914 25186	043025	470999103 24046	32,609.49		32,609.49	
159914 25186	043025	470999103 24046	123,362.97		123,362.97	
159914 25186	043025	470999103 24046	2,392.88		2,392.88	



817-769-1860 2221 E. Lamar Blvd., Suite 790, Arlington, TX 76006
2221 E. Lamar Blvd, Suite 790
Arlington, TX 76006

Check Number 63887
Date 05/28/25
Void after 4 months from date of issue
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Pay SIX HUNDRED FORTY FIVE THOUSAND SIX AND 76/100 *****

Amount
\$***645,006.76

To the
Order Of: THE KEARNEY COMPANIES LLC
9625 WES KEARNEY WAY
RIVERVIEW FL 33578

Wells Fargo Bank, N.A.

James D Allen

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Forestar Group Inc.
2221 E. Lamar Blvd, Suite 790
Arlington, TX 76006

THE KEARNEY COMPANIES LLC

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THE KEARNEY COMPANIES LLC					Check Number	0063887
					Date	05/28/25
Invoice	Date	Pay Remark	Gross	Deduction	Net	
137274 23453	093023	Retainage	9,048.70		9,048.70	
137274 23474	101523	Retainage	19,108.83		19,108.83	
137274 23508	103123	Retainage	8,407.11		8,407.11	
137274 23545	111523	Retainage	7,013.82		7,013.82	
137274 23579	113023	Retainage	3,669.93		3,669.93	
137274 23579	113023	Retainage	5,782.13		5,782.13	
137274 23579	113023	Retainage	3,322.43		3,322.43	
137274 24141	013124	Retainage	4,656.77		4,656.77	
137274 24171	021524	Retainage	4,099.46		4,099.46	
137274 24171	021524	Retainage	46,432.68		46,432.68	
137274 24171	021524	Retainage	13,044.72		13,044.72	
137274 24171	021524	Retainage	17,075.49		17,075.49	
137274 24171	021524	Retainage	10,804.31		10,804.31	
137274 24219	022924	Retainage	10,475.54		10,475.54	
137274 24219	022924	Retainage	30,743.30		30,743.30	



817-769-1860 2221 E. Lamar Blvd., Suite 790, Arlington, TX 76006
2221 E. Lamar Blvd, Suite 790
Arlington, TX 76006

Check Number 63887

Date 05/28/25

Void after 4 months from date of issue

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To the
Order Of: THE KEARNEY COMPANIES LLC

Wells Fargo Bank N.A.

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James D. Allen

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Forestar Group Inc.
2221 E. Lamar Blvd, Suite 790
Arlington, TX 76006

THE KEARNEY COMPANIES LLC

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THE KEARNEY COMPANIES LLC					Check Number	0063887
					Date	05/28/25
Invoice	Date	Pay Remark	Gross	Deduction	Net	
137274 24219	022924	Retainage	34,130.04		34,130.04	
137274 24242	031524	Retainage	12,029.27		12,029.27	
137274 24242	031524	Retainage	10,470.47		10,470.47	
137274 24281	033124	Retainage	713.37		713.37	
137274 24281	033124	Retainage	2,428.43		2,428.43	
137274 24281	033124	Retainage	16,258.74		16,258.74	
137274 24281	033124	Retainage	10,354.42		10,354.42	
137274 24281	033124	Retainage	728.79-		728.79-	
137274 24341	043024	Retainage	6,338.49		6,338.49	
137274 24341	043024	Retainage	390.50		390.50	
137274 24341	043024	Retainage	12,438.78		12,438.78	
137274 24341	043024	Retainage	2,260.64		2,260.64	
137274 24341	043024	Retainage	1,358.80		1,358.80	
137274 24341	043024	Retainage	390.50-		390.50-	
137274 24374	051524	Retainage	8,742.60		8,742.60	



817-769-1860 2221 E. Lamar Blvd., Suite 790, Arlington, TX 76006

2221 E. Lamar Blvd, Suite 790
Arlington, TX 76006

Check Number 63887

Date 05/28/25

Void after 4 months from date of issue

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To the
Order Of: THE KEARNEY COMPANIES LLC

Wells Fargo Bank N.A.

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James D. Allen

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Forestar Group Inc.
2221 E. Lamar Blvd, Suite 790
Arlington, TX 76006

THE KEARNEY COMPANIES LLC

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THE KEARNEY COMPANIES LLC					Check Number	0063887
					Date	05/28/25
Invoice	Date	Pay Remark	Gross	Deduction	Net	
137274 24404	053124	Retainage	164.09		164.09	
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137274 24448	061524	Retainage	14,964.41		14,964.41	
137274 24468	063024	Retainage	305.27		305.27	
137274 24468	063024	Retainage	18,314.96		18,314.96	
137274 24468	063024	Retainage	310.24		310.24	
137274 24468	063024	Retainage	1,443.89		1,443.89	
137274 24468	063024	Retainage	908.91		908.91	
137274 24527	073124	Retainage	1,880.96		1,880.96	
137274 24527	073124	Retainage	677.28		677.28	
137274 24577	083124	Retainage	641.85		641.85	
137274 24577	083124	Retainage	10,254.99		10,254.99	
137274 24577	083124	Retainage	3,202.26		3,202.26	
137274 24577	083124	Retainage	3,541.32		3,541.32	
137274 24597	091524	Retainage	47.38		47.38	



817-769-1860 2221 E. Lamar Blvd., Suite 790, Arlington, TX 76006

2221 E. Lamar Blvd, Suite 790

Arlington, TX 76006

Check Number 63887

Date 05/28/25

Void after 4 months from date of issue

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To the
Order Of: THE KEARNEY COMPANIES LLC

Wells Fargo Bank, N.A.

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James D. Allen

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Forestar Group Inc.
2221 E. Lamar Blvd, Suite 790
Arlington, TX 76006

THE KEARNEY COMPANIES LLC

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THE KEARNEY COMPANIES LLC					Check Number	0063887
					Date	05/28/25
Invoice	Date	Pay Remark	Gross	Deduction	Net	
137274 24597	091524	Retainage	1,131.17		1,131.17	
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137274 24597	091524	Retainage	1,848.42		1,848.42	
137274 24661	103124	Retainage	569.33		569.33	
137274 24661	103124	Retainage	8,187.22		8,187.22	
137274 24661	103124	Retainage	678.70		678.70	
137274 24661	103124	Retainage	3,037.21		3,037.21	
137274 24616	093024	Retainage	4,213.44		4,213.44	
137274 24616	093024	Retainage	7,288.39		7,288.39	
137274 24616	093024	Retainage	636.80		636.80	
137274 24616	093024	Retainage	1,291.68		1,291.68	
137274 24707	113024	Retainage	1,501.04		1,501.04	
137274 24707	113024	Retainage	1,492.65		1,492.65	
137274 24678	111524	Retainage	19,539.92		19,539.92	



817-789-1860 2221 E. Lamar Blvd., Suite 790, Arlington, TX 76006
2221 E. Lamar Blvd, Suite 790
Arlington, TX 76006

Check Number 63887

Date 05/28/25

Void after 4 months from date of issue

56-382
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Pay

To the
Order Of: THE KEARNEY COMPANIES LLC

Wells Fargo Bank N.A.

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James D. Allen

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Supplier Number	Invoice Number	Invoice Date	Document Type	Document Number	Document Company	Pay Item	GL Date	Gross Amount	Open Amount	Release Amount	Business Unit
102688 - THE KEARNEY COMPANIES LLC	137274 23579	11/30/2023	OV	174267	47090	005	12/12/2023	3,322.43	3,322.43	3,322.43	470909102
102688 - THE KEARNEY COMPANIES LLC	137274 24171	2/15/2024	OV	181941	47090	003	3/7/2024	46,432.68	46,432.68	46,432.68	470909102
102688 - THE KEARNEY COMPANIES LLC	137274 24341	4/30/2024	OV	187666	47090	011	5/7/2024	-390.50	-390.50	-390.50	470909102
102688 - THE KEARNEY COMPANIES LLC	137274 25086	2/28/2025	OV	218082	47090	005	3/14/2025	1,999.69	1,999.69	1,999.69	470909102
Total 102688 - THE KEARNEY COMPANIES LLC								51,364.30	51,364.30	51,364.30	
102688 - THE KEARNEY COMPANIES LLC	137274 23453	9/30/2023	OV	169068	47090	001	10/13/2023	9,048.70	9,048.70	9,048.70	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 23474	10/15/2023	OV	169877	47090	001	10/24/2023	19,108.83	19,108.83	19,108.83	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 23508	10/31/2023	OV	172276	47090	001	11/20/2023	8,407.11	8,407.11	8,407.11	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 23545	11/15/2023	OV	172507	47090	001	11/21/2023	7,013.82	7,013.82	7,013.82	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 23579	11/30/2023	OV	174267	47090	001	12/12/2023	3,669.93	3,669.93	3,669.93	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 23579	11/30/2023	OV	174267	47090	003	12/12/2023	5,782.13	5,782.13	5,782.13	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24141	1/31/2024	OV	179785	47090	001	2/13/2024	4,656.77	4,656.77	4,656.77	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24171	2/15/2024	OV	181941	47090	001	3/7/2024	4,099.46	4,099.46	4,099.46	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24171	2/15/2024	OV	181941	47090	005	3/7/2024	13,044.72	13,044.72	13,044.72	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24171	2/15/2024	OV	181941	47090	007	3/7/2024	17,075.49	17,075.49	17,075.49	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24171	2/15/2024	OV	181941	47090	009	3/7/2024	10,804.31	10,804.31	10,804.31	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24219	2/29/2024	OV	182895	47090	001	3/18/2024	10,475.54	10,475.54	10,475.54	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24219	2/29/2024	OV	182895	47090	003	3/18/2024	30,743.30	30,743.30	30,743.30	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24219	2/29/2024	OV	182895	47090	005	3/18/2024	34,130.04	34,130.04	34,130.04	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24242	3/15/2024	OV	184014	47090	001	3/28/2024	12,029.27	12,029.27	12,029.27	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24242	3/15/2024	OV	184014	47090	003	3/28/2024	10,470.47	10,470.47	10,470.47	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24281	3/31/2024	OV	185858	47090	001	4/18/2024	713.37	713.37	713.37	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24281	3/31/2024	OV	185858	47090	003	4/18/2024	2,428.43	2,428.43	2,428.43	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24281	3/31/2024	OV	185858	47090	005	4/18/2024	16,258.74	16,258.74	16,258.74	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24281	3/31/2024	OV	185858	47090	007	4/18/2024	10,354.42	10,354.42	10,354.42	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24281	3/31/2024	OV	185858	47090	009	4/18/2024	-728.79	-728.79	-728.79	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24341	4/30/2024	OV	187666	47090	001	5/7/2024	6,338.49	6,338.49	6,338.49	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24341	4/30/2024	OV	187666	47090	003	5/7/2024	390.50	390.50	390.50	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24341	4/30/2024	OV	187666	47090	005	5/7/2024	12,438.78	12,438.78	12,438.78	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24341	4/30/2024	OV	187666	47090	007	5/7/2024	2,260.64	2,260.64	2,260.64	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24341	4/30/2024	OV	187666	47090	009	5/7/2024	1,358.80	1,358.80	1,358.80	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24374	5/15/2024	OV	190399	47090	001	6/7/2024	8,742.60	8,742.60	8,742.60	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24404	5/31/2024	OV	191507	47090	001	6/18/2024	164.09	164.09	164.09	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24404	5/31/2024	OV	191507	47090	003	6/18/2024	8,182.45	8,182.45	8,182.45	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24448	6/15/2024	OV	192990	47090	001	7/3/2024	14,964.41	14,964.41	14,964.41	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24468	6/30/2024	OV	193115	47090	001	7/5/2024	305.27	305.27	305.27	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24468	6/30/2024	OV	193115	47090	003	7/5/2024	18,314.96	18,314.96	18,314.96	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24468	6/30/2024	OV	193115	47090	005	7/5/2024	310.24	310.24	310.24	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24468	6/30/2024	OV	193115	47090	007	7/5/2024	1,443.89	1,443.89	1,443.89	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24468	6/30/2024	OV	193115	47090	009	7/5/2024	908.91	908.91	908.91	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24527	7/31/2024	OV	197471	47090	001	8/21/2024	1,880.96	1,880.96	1,880.96	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24527	7/31/2024	OV	197471	47090	003	8/21/2024	677.28	677.28	677.28	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24577	8/31/2024	OV	199906	47090	001	9/13/2024	641.85	641.85	641.85	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24577	8/31/2024	OV	199906	47090	003	9/13/2024	10,254.99	10,254.99	10,254.99	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24577	8/31/2024	OV	199906	47090	005	9/13/2024	3,202.26	3,202.26	3,202.26	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24577	8/31/2024	OV	199906	47090	007	9/13/2024	3,541.32	3,541.32	3,541.32	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24597	9/15/2024	OV	201464	47090	001	9/30/2024	47.38	47.38	47.38	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24597	9/15/2024	OV	201464	47090	003	9/30/2024	1,131.17	1,131.17	1,131.17	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24597	9/15/2024	OV	201464	47090	005	9/30/2024	5,612.31	5,612.31	5,612.31	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24597	9/15/2024	OV	201464	47090	007	9/30/2024	1,291.68	1,291.68	1,291.68	470909402

102688 - THE KEARNEY COMPANIES LLC	137274 24597	9/15/2024	OV	201464	47090	009	9/30/2024	1,848.42	1,848.42	1,848.42	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24661	10/31/2024	OV	205956	47090	001	11/13/2024	569.33	569.33	569.33	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24661	10/31/2024	OV	205956	47090	003	11/13/2024	8,187.22	8,187.22	8,187.22	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24661	10/31/2024	OV	205956	47090	005	11/13/2024	678.70	678.70	678.70	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24661	10/31/2024	OV	205956	47090	007	11/13/2024	3,037.21	3,037.21	3,037.21	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24616	9/30/2024	OV	206565	47090	001	11/18/2024	4,213.44	4,213.44	4,213.44	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24616	9/30/2024	OV	206565	47090	003	11/18/2024	7,288.39	7,288.39	7,288.39	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24616	9/30/2024	OV	206565	47090	005	11/18/2024	636.80	636.80	636.80	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24616	9/30/2024	OV	206565	47090	007	11/18/2024	1,291.68	1,291.68	1,291.68	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24707	11/30/2024	OV	210995	47090	001	1/2/2025	1,501.04	1,501.04	1,501.04	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24707	11/30/2024	OV	210995	47090	003	1/2/2025	1,492.65	1,492.65	1,492.65	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24678	11/15/2024	OV	214386	47090	001	2/5/2025	19,539.92	19,539.92	19,539.92	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24678	11/15/2024	OV	214386	47090	003	2/5/2025	549.45	549.45	549.45	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24751	12/31/2024	OV	215598	47090	001	2/18/2025	587.82	587.82	587.82	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24751	12/31/2024	OV	215598	47090	003	2/18/2025	148.88	148.88	148.88	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24751	12/31/2024	OV	215598	47090	005	2/18/2025	452.47	452.47	452.47	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24751	12/31/2024	OV	215598	47090	007	2/18/2025	995.10	995.10	995.10	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24751	12/31/2024	OV	215598	47090	009	2/18/2025	-549.45	-549.45	-549.45	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 24751	12/31/2024	OV	215598	47090	011	2/18/2025	-842.63	-842.63	-842.63	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 25086	2/28/2025	OV	218082	47090	001	3/14/2025	208.09	208.09	208.09	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 25086	2/28/2025	OV	218082	47090	003	3/14/2025	941.88	941.88	941.88	470909402
102688 - THE KEARNEY COMPANIES LLC	137274 25108	3/15/2025	OV	222129	47090	001	4/22/2025	549.45	549.45	549.45	470909402
Total 102688 - THE KEARNEY COMPANIES LLC								387,317.15	387,317.15	387,317.15	
Grand Total								438,681.45	438,681.45	438,681.45	

\$.05 ROUNDING VARIANCE

CB 05.27.25

-RETAINAGE RELEASE

- JOHN BARNOTT EMAIL APPROVAL
ATTACHED / 05.27.25

✓
05.27.25



- INVOICE -

Nº 25148

THE KEARNEY COMPANIES, LLC.

Office (813) 421-6601

9625 Wes Kearney Way, Riverview FL 33578

Fax (813) 421-6701

Underground Utilities

Site Development

SOLD TO: FORESTAR RE GROUP

PROJECT: RYE CROSSING PHASE 2

CLERICAL ERRORS ARE SUBJECT TO CORRECTION. DO NOT MAKE DEDUCTIONS FROM THIS INVOICE UNLESS AUTHORIZED.

JOB NO.	CUST. NO.	W.O. NO.	PERCENTAGE COMPLETE	INVOICE DATE	INVOICE NUMBER
0020-23			100%	3/31/2025	25148
Description					Amount
CONTRACTOR'S PAY APPLICATION FOR: 26					
ORIGINAL CONTRACT AMOUNT:				\$ 4,470,178.53	
CHANGE ORDERS:				\$ (83,364.46)	
ADJUSTED CONTRACT AMOUNT:				<u>\$ 4,386,814.07</u>	
WORK COMPLETED TO DATE (100%):				4,386,814.07	
LESS PAYMENTS RECEIVED TO DATE				3,943,187.59	
LESS PAY APPLICATION #25 - payment not received				4,945.08	
AMOUNT RETAINED NOW DUE:					\$ 438,681.40
PLEASE REMIT TO:					
THE KEARNEY COMPANIES, LLC.					
9625 Wes Kearney Way					
Riverview, FL 33578					
PLEASE PAY FROM THIS INVOICE - NO STATEMENT WILL BE RENDERED					
INVOICES DUE PER AGREEMENT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1½% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEYS' FEES AND ATTORNEYS' FEES ON APPEAL.					



THE KEARNEY COMPANIES, LLC.

Office (813) 421-6601

9625 Wes Kearney Way, Riverview FL 33578

Fax (813) 421-6701

Underground Utilities

Site Development

CONTRACTOR'S APPLICATION FOR PAYMENT

PROJECT: RYE CROSSING PHASE 2 PROJECT NO.: 0020-23
 PAYMENT REQUEST NO.: 26 FOR PERIOD: 3/15/2025 TO 3/31/2025

1. ORIGINAL CONTRACT AMOUNT	\$	4,470,178.53
2. APPROVED CHANGE ORDERS & CONTINGENCIES	\$	(83,364.46)
3. CURRENT CONTRACT AMOUNT	\$	4,386,814.07
4. VALUE OF WORK COMPLETED TO DATE <u>100.0%</u>	\$	4,386,814.07
5. LESS AMOUNT RETAINED <u>0%</u>	\$	-
6. NET AMOUNT EARNED TO DATE	\$	4,386,814.07
7. LESS AMOUNT OF PREVIOUS APPLICATIONS	\$	3,948,132.67
8. TOTAL AMOUNT UNPAID TO DATE	\$	443,626.48
9. PREVIOUS APPLICATIONS UNPAID	\$	4,945.08
CURRENT PAYMENT DUE THIS APPLICATION.	\$	438,681.40

CERTIFICATION OF CONTRACTOR

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: THE KEARNEY COMPANIES, LLC.

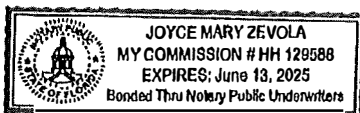
DATE: 3/31/2025

BY: Sherry Spurlcok
 Authorized Representative

TITLE: SR PROJECT MANAGER

STATE OF FLORIDA }
 COUNTY OF HILLSBOROUGH }

The foregoing instrument was acknowledged by Sherry Spurlcok, Senior Project Manager of **THE KEARNEY COMPANIES, LLC.**, a Florida Corporation, on behalf of the corporation before me this 31st day of March, 2024. He/she is personally known to me or has produced _____ as identification.



Jim Zevola
 NOTARY PUBLIC, STATE OF FLORIDA

CERTIFICATION OF ENGINEER

I certify that I have checked and verified this Request for Payment and that it is a true and correct statement, to the best of my knowledge, of work performed and/or material supplied by the Contractor. In accordance with the terms and conditions of the Contract, the undersigned approved payment to the Contractor of Balance Due This Payment as shown above.

ENGINEER: Abel
 BY: [Signature]

DATE: 5/14/25
 TITLE: [Signature]

THE KEARNEY COMPANIES, LLC.

9625 WES KEARNEY WAY

RIVERVIEW, FL 33578

(813) 421-6601

BILL TO: FORESTAR RE GROUP
 PROJECT: RYE CROSSING PHASE 2
 PROJECT #: 0020-23

APPLICATION NO.:
 APPLICATION DATE
 PERIOD TO:
 GC/OWNER'S NO.:

26
 3/31/2025
 3/31/2025

SCHEDULE OF VALUES

A ITEM NO.	B DESCRIPTION OF WORK	C CONTRACT VALUE	D FROM PREVIOUS APPLICATION	E THIS PERIOD	F TOTAL COMPLETED & STORED TO DATE	G %	H BALANCE TO FINISH	I RETAINAGE
SCHEDULE A - GENERAL CONDITIONS/EARTHWORK								
1.	MOBILIZATION	\$ 160,962.62	\$ 160,962.62	\$ -	\$ 160,962.52	100%	\$ -	\$ -
2.	SINGLE ROW SILT FENCE	\$ 12,298.02	\$ 12,298.02	\$ -	\$ 12,298.02	100%	\$ -	\$ -
3.	DOUBLE ROW SILT FENCE	\$ 7,397.50	\$ 7,397.50	\$ -	\$ 7,397.50	100%	\$ -	\$ -
4.	INLET PROTECTION DEVICE	\$ 4,340.16	\$ 4,340.16	\$ -	\$ 4,340.16	100%	\$ -	\$ -
5.	TREE PROTECTION BARRIER	\$ 1,737.52	\$ 1,737.52	\$ -	\$ 1,737.52	100%	\$ -	\$ -
6.	CONSTRUCTION ENTRANCE	\$ 6,888.00	\$ 6,888.00	\$ -	\$ 6,888.00	100%	\$ -	\$ -
7.	NPDES COMPLIANCE	\$ 9,475.50	\$ 9,475.50	\$ -	\$ 9,475.50	100%	\$ -	\$ -
8.	SURVEYING, LAYOUT & STAKING	\$ 67,993.39	\$ 67,993.39	\$ -	\$ 67,993.39	100%	\$ -	\$ -
9.	RECORD DRAWINGS (PER MANATEE CTY REQ)	\$ 32,141.81	\$ 32,141.81	\$ -	\$ 32,141.81	100%	\$ -	\$ -
10.	GEOTECH TESTING - UTILS & PAVING	\$ 65,205.00	\$ 65,205.00	\$ -	\$ 65,205.00	100%	\$ -	\$ -
11.	HEAVY CLEARING AND GRUBBING	\$ 278,657.75	\$ 278,657.75	\$ -	\$ 278,657.75	100%	\$ -	\$ -
12.	LAKE EXCAVATION - TO BALANCE SITE ONLY	\$ 272,009.50	\$ 272,009.50	\$ -	\$ 272,009.50	100%	\$ -	\$ -
13.	FINAL GRADING (PADS)	\$ 15,164.10	\$ 15,164.10	\$ -	\$ 15,164.10	100%	\$ -	\$ -
14.	FINAL GRADING BERMS (PERIMETER, END CAPS, ETC)	\$ 7,780.92	\$ 7,780.92	\$ -	\$ 7,780.92	100%	\$ -	\$ -
15.	FINAL GRADING ROW (INCL. FINAL GRADING AFTER DRY UTILITIES INSTALLED IN PUE)	\$ 15,791.40	\$ 15,791.40	\$ -	\$ 15,791.40	100%	\$ -	\$ -
16.	SOD - BAHIA (LAKE BANKS 20')	\$ 26,721.60	\$ 26,721.60	\$ -	\$ 26,721.60	100%	\$ -	\$ -
17.	SOD - BAHIA (BERMS & SWALES & OPEN SPACE)	\$ 30,302.06	\$ 30,302.06	\$ -	\$ 30,302.06	100%	\$ -	\$ -
18.	SEED AND MULCH (LOTS)	\$ 29,364.66	\$ 29,364.66	\$ -	\$ 29,364.66	100%	\$ -	\$ -
	TOTAL SCHEDULE A - GEN. CONDITIONS/EARTHWORK	\$ 1,044,231.41	\$ 1,044,231.41	\$ -	\$ 1,044,231.41	100%	\$ -	\$ -
SCHEDULE B - PAVING								
1.	1" TYPE S-I ASPHALT 1ST LIFT	\$ 92,910.40	\$ 92,910.40	\$ -	\$ 92,910.40	100%	\$ -	\$ -
2.	1" TYPE S-I ASPHALT 2ND LIFT	\$ 99,456.36	\$ 99,456.36	\$ -	\$ 99,456.36	100%	\$ -	\$ -
3.	8" FDOT BANK RUN SHELL BASE	\$ 192,789.08	\$ 192,789.08	\$ -	\$ 192,789.08	100%	\$ -	\$ -
4.	8" STABILIZED SUBGRADE (LBR 40)	\$ 81,824.50	\$ 81,824.50	\$ -	\$ 81,824.50	100%	\$ -	\$ -
5.	TURN LANE- 1" TYPE S-I ASPHALT	\$ 15,347.20	\$ 15,347.20	\$ -	\$ 15,347.20	100%	\$ -	\$ -
6.	TURN LANE- 2" TYPE S-III ASPHALT	\$ 28,601.60	\$ 28,601.60	\$ -	\$ 28,601.60	100%	\$ -	\$ -
7.	TURN LANE- 10" BASE COURSE	\$ 53,052.48	\$ 53,052.48	\$ -	\$ 53,052.48	100%	\$ -	\$ -
8.	TURN LANE- 12" SUBBASE (LBR 60)	\$ 34,917.50	\$ 34,917.50	\$ -	\$ 34,917.50	100%	\$ -	\$ -
9.	1-1/2" ASPHALT MILLING	\$ 25,553.38	\$ 25,553.38	\$ -	\$ 25,553.38	100%	\$ -	\$ -
10.	1-1/2" ASPHALT, TYPE S-3- OVERLAY	\$ 40,098.47	\$ 40,098.47	\$ -	\$ 40,098.47	100%	\$ -	\$ -
11.	PRECAST CONC. BRICK PAVERS (1" SHARP SAND LEVELING COURSE)	\$ 3,905.00	\$ 3,905.00	\$ -	\$ 3,905.00	100%	\$ -	\$ -
12.	6" CRUSHED CONCRETE BASE	\$ 6,411.30	\$ 6,411.30	\$ -	\$ 6,411.30	100%	\$ -	\$ -
13.	12" STABILIZED SUBGRADE (LBR 40)	\$ 3,559.94	\$ 3,559.94	\$ -	\$ 3,559.94	100%	\$ -	\$ -
14.	VALLEY GUTTER	\$ 135,456.00	\$ 135,456.00	\$ -	\$ 135,456.00	100%	\$ -	\$ -
15.	TYPE "F" CURB	\$ 23,201.28	\$ 23,201.28	\$ -	\$ 23,201.28	100%	\$ -	\$ -
16.	5' CONCRETE COMMON SIDEWALK	\$ 99,223.92	\$ 99,223.92	\$ -	\$ 99,223.92	100%	\$ -	\$ -
17.	ADA HANDICAPPED RAMPS	\$ 9,925.02	\$ 9,925.02	\$ -	\$ 9,925.02	100%	\$ -	\$ -
18.	STRIPING	\$ 33,705.33	\$ 33,705.33	\$ -	\$ 33,705.33	100%	\$ -	\$ -
	TOTAL SCHEDULE B - PAVING	\$ 979,938.76	\$ 979,938.76	\$ -	\$ 979,938.76	100%	\$ -	\$ -
SCHEDULE C - STORM								
1.	10" HDPE	\$ 39,770.22	\$ 39,770.22	\$ -	\$ 39,770.22	100%	\$ -	\$ -
2.	12" HDPE	\$ 6,546.85	\$ 6,546.85	\$ -	\$ 6,546.85	100%	\$ -	\$ -
3.	18" HDPE	\$ 6,226.40	\$ 6,226.40	\$ -	\$ 6,226.40	100%	\$ -	\$ -
4.	15" RCP	\$ 33,599.12	\$ 33,599.12	\$ -	\$ 33,599.12	100%	\$ -	\$ -
5.	18" RCP	\$ 35,235.20	\$ 35,235.20	\$ -	\$ 35,235.20	100%	\$ -	\$ -
6.	24" RCP	\$ 32,829.72	\$ 32,829.72	\$ -	\$ 32,829.72	100%	\$ -	\$ -
7.	30" RCP	\$ 73,604.40	\$ 73,604.40	\$ -	\$ 73,604.40	100%	\$ -	\$ -
8.	36" RCP	\$ 81,674.00	\$ 81,674.00	\$ -	\$ 81,674.00	100%	\$ -	\$ -
9.	42" RCP	\$ 19,250.00	\$ 19,250.00	\$ -	\$ 19,250.00	100%	\$ -	\$ -
10.	VALLEY GUTTER INLET	\$ 51,503.76	\$ 51,503.76	\$ -	\$ 51,503.76	100%	\$ -	\$ -
11.	TYPE "9" CURB ONLET	\$ 8,583.96	\$ 8,583.96	\$ -	\$ 8,583.96	100%	\$ -	\$ -
12.	GRATE INLET	\$ 15,738.75	\$ 15,738.75	\$ -	\$ 15,738.75	100%	\$ -	\$ -
13.	JUNCTION BOX	\$ 2,387.40	\$ 2,387.40	\$ -	\$ 2,387.40	100%	\$ -	\$ -
14.	TYPE "D" INLET	\$ 6,295.50	\$ 6,295.50	\$ -	\$ 6,295.50	100%	\$ -	\$ -
15.	YARD DRAIN	\$ 17,728.08	\$ 17,728.08	\$ -	\$ 17,728.08	100%	\$ -	\$ -
16.	RIP-RAP	\$ 5,336.00	\$ 5,336.00	\$ -	\$ 5,336.00	100%	\$ -	\$ -
17.	10" FLARED END	\$ 2,655.18	\$ 2,655.18	\$ -	\$ 2,655.18	100%	\$ -	\$ -
18.	15" FLARED END	\$ 2,945.49	\$ 2,945.49	\$ -	\$ 2,945.49	100%	\$ -	\$ -
19.	18" FLARED END	\$ 3,330.24	\$ 3,330.24	\$ -	\$ 3,330.24	100%	\$ -	\$ -
20.	24" FLARED END	\$ 7,484.62	\$ 7,484.62	\$ -	\$ 7,484.62	100%	\$ -	\$ -
21.	30" FLARED END	\$ 4,935.78	\$ 4,935.78	\$ -	\$ 4,935.78	100%	\$ -	\$ -
22.	36" FLARED END	\$ 5,899.81	\$ 5,899.81	\$ -	\$ 5,899.81	100%	\$ -	\$ -

THE KEARNEY COMPANIES, LLC.

9625 WES KEARNEY WAY

RIVERVIEW, FL 33578

(813) 421-6601

APPLICATION NO.:

APPLICATION DATE

PERIOD TO:

GC/OWNER'S NO.:

26

3/31/2025
3/31/2025

SCHEDULE OF VALUES

A ITEM NO.	B DESCRIPTION OF WORK	C CONTRACT VALUE	D FROM PREVIOUS APPLICATION	E THIS PERIOD	F TOTAL COMPLETED & STORED TO DATE	G %	H BALANCE TO FINISH	I RETAINAGE
23.	TYPE "E" INLET	\$ 23,349.96	\$ 23,349.96	\$ -	\$ 23,349.96	100%	\$ -	\$ -
24.	TYPE "G" INLET	\$ 7,783.32	\$ 7,783.32	\$ -	\$ 7,783.32	100%	\$ -	\$ -
25.	STORM DRAIN TESTING	\$ 22,623.47	\$ 22,623.47	\$ -	\$ 22,623.47	100%	\$ -	\$ -
	TOTAL SCHEDULE C - STORM	\$ 517,317.23	\$ 517,317.23	\$ -	\$ 517,317.23	100%	\$ -	\$ -
	SCHEDULED - SANITARY							
1.	8" PVC SANITARY SEWER SDR-26 (6-8')	\$ 58,210.48	\$ 58,210.48	\$ -	\$ 58,210.48	100%	\$ -	\$ -
2.	8" PVC SANITARY SEWER SDR-26 (8-10')	\$ 38,480.39	\$ 38,480.39	\$ -	\$ 38,480.39	100%	\$ -	\$ -
3.	8" PVC SANITARY SEWER SDR-26 (10-12')	\$ 29,325.84	\$ 29,325.84	\$ -	\$ 29,325.84	100%	\$ -	\$ -
4.	8" PVC SANITARY SEWER SDR-26 (12-14')	\$ 33,078.00	\$ 33,078.00	\$ -	\$ 33,078.00	100%	\$ -	\$ -
5.	8" PVC SANITARY SEWER SDR-26 (14-16')	\$ 2,647.51	\$ 2,647.51	\$ -	\$ 2,647.51	100%	\$ -	\$ -
6.	MANHOLE 4' DIAMETER (6-8')	\$ 39,127.69	\$ 39,127.69	\$ -	\$ 39,127.69	100%	\$ -	\$ -
7.	MANHOLE 4' DIAMETER (8-10')	\$ 12,532.56	\$ 12,532.56	\$ -	\$ 12,532.56	100%	\$ -	\$ -
8.	MANHOLE 4' DIAMETER (10-12')	\$ 14,788.32	\$ 14,788.32	\$ -	\$ 14,788.32	100%	\$ -	\$ -
9.	POLYMER MANHOLE 4' DIAMETER (12-14')	\$ 137,130.10	\$ 137,130.10	\$ -	\$ 137,130.10	100%	\$ -	\$ -
10.	TESTING AND INSPECTION	\$ 12,736.00	\$ 12,736.00	\$ -	\$ 12,736.00	100%	\$ -	\$ -
11.	SANITARY LIFT STATION (COMPLETE)	\$ 497,551.08	\$ 497,551.08	\$ -	\$ 497,551.08	100%	\$ -	\$ -
12.	SANITARY SEWER SERVICE (SINGLE)	\$ 23,446.19	\$ 23,446.19	\$ -	\$ 23,446.19	100%	\$ -	\$ -
13.	SANITARY SEWER SERVICE (DOUBLE)	\$ 72,502.08	\$ 72,502.08	\$ -	\$ 72,502.08	100%	\$ -	\$ -
14.	4" PVC FORCEMAIN (ON-SITE)	\$ 62,047.15	\$ 62,047.15	\$ -	\$ 62,047.15	100%	\$ -	\$ -
15.	8" PVC CASING (ON-SITE)	\$ 10,904.22	\$ 10,904.22	\$ -	\$ 10,904.22	100%	\$ -	\$ -
16.	4" PLUG VALVE	\$ 13,512.40	\$ 13,512.40	\$ -	\$ 13,512.40	100%	\$ -	\$ -
17.	CONNECT TO EXISTING MAIN	\$ 10,989.06	\$ 10,989.06	\$ -	\$ 10,989.06	100%	\$ -	\$ -
18.	4" PVC FORCEMAIN (OFF-SITE)	\$ 28,845.62	\$ 28,845.62	\$ -	\$ 28,845.62	100%	\$ -	\$ -
19.	8" PVC CASING (OFF-SITE)	\$ 30,830.40	\$ 30,830.40	\$ -	\$ 30,830.40	100%	\$ -	\$ -
20.	6" PVC FORCEMAIN (OFF-SITE)	\$ 99,324.00	\$ 99,324.00	\$ -	\$ 99,324.00	100%	\$ -	\$ -
21.	12" PVC CASING (OFF-SITE)	\$ 33,761.00	\$ 33,761.00	\$ -	\$ 33,761.00	100%	\$ -	\$ -
22.	6" PLUG VALVE	\$ 17,951.40	\$ 17,951.40	\$ -	\$ 17,951.40	100%	\$ -	\$ -
	TOTAL SCHEDULED - SANITARY	\$ 1,279,721.49	\$ 1,279,721.49	\$ -	\$ 1,279,721.49	100%	\$ -	\$ -
	SCHEDULE E - WATER							
1.	CONNECT TO EXISTING WATER MAIN	\$ 28,877.71	\$ 28,877.71	\$ -	\$ 28,877.71	100%	\$ -	\$ -
2.	6" PVC WATER MAIN	\$ 58,740.24	\$ 58,740.24	\$ -	\$ 58,740.24	100%	\$ -	\$ -
3.	8" PVC WATER MAIN	\$ 104,610.00	\$ 104,610.00	\$ -	\$ 104,610.00	100%	\$ -	\$ -
4.	12" PVC CASING	\$ 5,397.60	\$ 5,397.60	\$ -	\$ 5,397.60	100%	\$ -	\$ -
5.	8" C350 DIP	\$ 8,575.50	\$ 8,575.50	\$ -	\$ 8,575.50	100%	\$ -	\$ -
6.	6" CL50 DIP	\$ 3,606.40	\$ 3,606.40	\$ -	\$ 3,606.40	100%	\$ -	\$ -
7.	3" - 8" POLYWRAP - BLUE	\$ 282.90	\$ 282.90	\$ -	\$ 282.90	100%	\$ -	\$ -
8.	6" GATE VALVE	\$ 14,186.90	\$ 14,186.90	\$ -	\$ 14,186.90	100%	\$ -	\$ -
9.	8" GATE VALVE	\$ 20,233.15	\$ 20,233.15	\$ -	\$ 20,233.15	100%	\$ -	\$ -
10.	FIRE HYDRANT ASSEMBLY	\$ 41,141.50	\$ 41,141.50	\$ -	\$ 41,141.50	100%	\$ -	\$ -
11.	SINGLE WATER SERVICE	\$ 15,944.40	\$ 15,944.40	\$ -	\$ 15,944.40	100%	\$ -	\$ -
12.	DOUBLE SERVICE	\$ 61,850.42	\$ 61,850.42	\$ -	\$ 61,850.42	100%	\$ -	\$ -
13.	BLOW-OFF ASSEMBLY	\$ 6,940.79	\$ 6,940.79	\$ -	\$ 6,940.79	100%	\$ -	\$ -
14.	CHLORINATION & TESTING	\$ 25,833.60	\$ 25,833.60	\$ -	\$ 25,833.60	100%	\$ -	\$ -
	TOTAL SCHEDULE E - WATER	\$ 396,221.11	\$ 396,221.11	\$ -	\$ 396,221.11	100%	\$ -	\$ -
	SCHEDULE F - IRRIGATION							
1.	CONNECT TO EXISTING IRRIGATION MAIN	\$ 18,178.11	\$ 18,178.11	\$ -	\$ 18,178.11	100%	\$ -	\$ -
2.	4" PVC IRRIGATION MAIN	\$ 66,654.11	\$ 66,654.11	\$ -	\$ 66,654.11	100%	\$ -	\$ -
3.	6" PVC IRRIGATION MAIN	\$ 23,324.40	\$ 23,324.40	\$ -	\$ 23,324.40	100%	\$ -	\$ -
4.	6" CL50 DIP	\$ 901.60	\$ 901.60	\$ -	\$ 901.60	100%	\$ -	\$ -
5.	4" C350 DIP	\$ 5,717.00	\$ 5,717.00	\$ -	\$ 5,717.00	100%	\$ -	\$ -
6.	3" - 8" POLYWRAP - BLUE	\$ 147.60	\$ 147.60	\$ -	\$ 147.60	100%	\$ -	\$ -
7.	4" GATE VALVE	\$ 20,118.36	\$ 20,118.36	\$ -	\$ 20,118.36	100%	\$ -	\$ -
8.	6" GATE VALVE	\$ 8,671.35	\$ 8,671.35	\$ -	\$ 8,671.35	100%	\$ -	\$ -
9.	1" SINGLE SERVICE	\$ 23,167.83	\$ 23,167.83	\$ -	\$ 23,167.83	100%	\$ -	\$ -
10.	1" DOUBLE SERVICE	\$ 60,443.20	\$ 60,443.20	\$ -	\$ 60,443.20	100%	\$ -	\$ -
11.	PERMANENT BLOW OFF	\$ 6,940.79	\$ 6,940.79	\$ -	\$ 6,940.79	100%	\$ -	\$ -
12.	TESTING	\$ 18,484.18	\$ 18,484.18	\$ -	\$ 18,484.18	100%	\$ -	\$ -
	TOTAL SCHEDULE F - IRRIGATION	\$ 252,748.53	\$ 252,748.53	\$ -	\$ 252,748.53	100%	\$ -	\$ -
	CONTRACT SUMMARY							
1.	SCHEDULE A - GENERAL CONDITIONS/EARTHWORK	\$ 1,044,231.41	\$ 1,044,231.41	\$ -	\$ 1,044,231.41	100%	\$ -	\$ -

THE KEARNEY COMPANIES, LLC.
9625 WES KEARNEY WAY
RIVERVIEW, FL 33578
(813) 421-6601

BILL TO: FORESTAR RE GROUP
PROJECT: RYE CROSSING PHASE 2
PROJECT #: 0020-23

APPLICATION NO.:
APPLICATION DATE
PERIOD TO:
GC/OWNER'S NO.:

26
3/31/2025
3/31/2025

SCHEDULE OF VALUES

A	B	C	D	E	F	G	H	I
ITEM NO.	DESCRIPTION OF WORK	CONTRACT VALUE	FROM PREVIOUS APPLICATION	THIS PERIOD	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
2.	SCHEDULE B - PAVING	\$ 979,938.76	\$ 979,938.76	\$ -	\$ 979,938.76	100%	\$ -	\$ -
3.	SCHEDULE C - STORM	\$ 517,317.23	\$ 517,317.23	\$ -	\$ 517,317.23	100%	\$ -	\$ -
4.	SCHEDULE D - SANITARY	\$ 1,279,721.49	\$ 1,279,721.49	\$ -	\$ 1,279,721.49	100%	\$ -	\$ -
5.	SCHEDULE E - WATER	\$ 396,221.11	\$ 396,221.11	\$ -	\$ 396,221.11	100%	\$ -	\$ -
6.	SCHEDULE F - IRRIGATION	\$ 252,748.53	\$ 252,748.53	\$ -	\$ 252,748.53	100%	\$ -	\$ -
	TOTAL ALL SCHEDULES	\$ 4,470,178.53	\$ 4,470,178.53	\$ -	\$ 4,470,178.53	100.0%	\$ -	\$ -
	TOTAL CHANGE ORDERS	\$ (83,364.46)	\$ (83,364.46)	\$ -	\$ (83,364.46)	0.0%	\$ -	\$ -
	ADJUSTED CONTRACT TOTAL	\$ 4,386,814.07	\$ 4,386,814.07	\$ -	\$ 4,386,814.07	100.0%	\$ -	\$ -
	CHANGE ORDERS							
CO#1	PAVER REVISION	\$ (3,905.00)	\$ (3,905.00)	\$ -	\$ (3,905.00)	100%	\$ -	\$ -
CO#2	ADDITIONAL DIRECTIONAL BORE - OFFSITE FM	\$ 19,996.90	\$ 19,996.90	\$ -	\$ 19,996.90	100%	\$ -	\$ -
CO#3	DEDUCT 2ND LIFT ASPHALT	\$ (99,456.36)	\$ (99,456.36)	\$ -	\$ (99,456.36)	100%	\$ -	\$ -
	TOTAL CHANGE ORDERS	\$ (83,364.46)	\$ (83,364.46)	\$ -	\$ (83,364.46)	0.0%	\$ -	\$ -

Cindy Bertoni

From: RE Services
Sent: Tuesday, May 27, 2025 11:07 AM
To: FORAP
Subject: FW: Release Retainage_Kearney_Rye Crossing Ph 2(Rutland)
Attachments: SFLSAR1 Kon25051610510.pdf; Retainage Report_Kearney_Rye Crossing Phase 2.xlsx

Categories: Cindy

Hello,

Please see John's approval below to release retainage.

Kearney_(Rutland)Rye Crossing Ph 2_\$438,681.45

Thank you!



FORESTAR

Jessica O'Mara
Operations Asset Specialist

2221 E. Lamar Blvd, Suite 790
Arlington, Texas 76006
o: 817-769-1860

Forestar.com

From: John R Barnott <JohnBarnott@forestar.com>
Sent: Tuesday, May 27, 2025 10:29 AM
To: RE Services <REServices@forestar.com>
Cc: Pedro Rafael Rodriguez <PedroRodriguez@forestar.com>; Kirsten Schaefer <KirstenSchaefer@forestar.com>
Subject: RE: Release Retainage_Kearney_Rye Crossing Ph 2(Rutland)

I approve.



FORESTAR

John R. Barnott
Director
Development and Real Estate Investments
Sarasota

551 N. Cattlemen Rd Suite 304
Sarasota, FL 34232
M: 941-226-4430
Forestar.Com

From: RE Services <REServices@forestar.com>
Sent: Tuesday, May 27, 2025 11:27 AM
To: John R Barnott <JohnBarnott@forestar.com>
Cc: Pedro Rafael Rodriguez <PedroRodriguez@forestar.com>; Kirsten Schaefer <KirstenSchaefer@forestar.com>
Subject: Release Retainage_Kearney_Rye Crossing Ph 2(Rutland)

Hello,

Please let me know if you approve the attached request to release retainage.

Kearney_(Rutland)Rye Crossing Ph 2_\$438,681.45

Discrepancy of \$0.05 due to rounding.

Thank you!



Jessica O'Mara
Operations Asset Specialist

2221 E. Lamar Blvd, Suite 790
Arlington, Texas 76006
o: 817-769-1860

Forestar.com

From: Jessica Fritz <jfritz@atwell-group.com>
Sent: Thursday, May 22, 2025 4:23 PM
To: RE Services <REServices@forestar.com>; Kirsten Schaefer <KirstenSchaefer@forestar.com>; Pedro Rafael Rodriguez <PedroRodriguez@forestar.com>; Mike Campbell <mcampbell@wflds.com>; John R Barnott <JohnBarnott@forestar.com>; John Simon <jsimon@atwell.com>
Cc: Joyce Zevola <jzevola@thekearneycompanies.com>; Michael Gore <mgore@atwell.com>
Subject: Rye Crossing Pay Application 26

[External]

Good Afternoon,

Please see the attached reviewed pay application for Rye Crossing Phase II, Draw 26. This is good to move forward.

Thank You,

Jessica Fritz
Project Coordinator
ATWELL, LLC
941.379.8400 Office
586-651-2944 Mobile

From: FLSAR1-scans@atwell.com <FLSAR1-scans@atwell.com>
Sent: Friday, May 16, 2025 10:52 AM
To: Jessica Fritz <jfritz@atwell-group.com>
Subject: Message from FLSAR1 Konica C450i

Confidential Notice: This is a confidential communication. If you received in error, please notify the sender of the delivery error by replying to this message and then delete it from your system. Electronic Data: Since data stored on electronic media can deteriorate, be translated or modified, Atwell, LLC will not be liable for the completeness, correctness or readability of the electronic data, including but not limited to draft, partial, preliminary, or incomplete plans. Any Electronic Data is provided "as-is". The electronic data should be checked against the hard copy (paper, mylar, etc.). Hard copies are on file with Atwell and can be provided upon request.

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RYE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

9

CONSENT AGENDA

RYE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2025**

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2025**

	General Fund	Debt Service Fund Series 2023	Debt Service Fund Series 2024	Capital Projects Fund Series 2023	Capital Projects Fund Series 2024	Total Governmental Funds
ASSETS						
Cash	\$ 48,667	\$ -	\$ -	\$ -	\$ -	\$ 48,667
Investments						
Revenue	-	86,659	208,277	-	-	294,936
Reserve	-	43,577	251,784	-	-	295,361
Prepayment	-	3,460	-	-	-	3,460
Capitalized interest	-	18	203	-	-	221
Construction	-	-	5,334	82	216,546	221,962
Due from general fund	-	38	-	-	-	38
Total assets	<u>\$ 48,667</u>	<u>\$ 133,752</u>	<u>\$ 465,598</u>	<u>\$ 82</u>	<u>\$ 216,546</u>	<u>\$ 864,645</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Due to Landowner	\$ -	\$ 4,575	\$ -	\$ -	\$ -	\$ 4,575
Due to debt service fund	38	-	-	-	-	38
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>6,038</u>	<u>4,575</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,613</u>
Fund balances:						
Restricted for:						
Debt service	-	129,177	465,598	-	-	594,775
Capital projects	-	-	-	82	216,546	216,628
Unassigned	42,629	-	-	-	-	42,629
Total fund balances	<u>42,629</u>	<u>129,177</u>	<u>465,598</u>	<u>82</u>	<u>216,546</u>	<u>854,032</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 48,667</u>	<u>\$ 133,752</u>	<u>\$ 465,598</u>	<u>\$ 82</u>	<u>\$ 216,546</u>	<u>\$ 864,645</u>

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 6	\$ 30,019	\$ 25,830	116%
Assessment levy: off-roll	-	72,048	72,048	100%
Total revenues	<u>6</u>	<u>102,067</u>	<u>97,878</u>	104%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	861	0%
Management/accounting/recording	4,000	40,000	48,000	83%
Legal	1,563	8,634	14,000	62%
Engineering	2,353	4,635	5,000	93%
Audit	-	6,100	6,700	91%
Arbitrage rebate calculation*	-	-	1,000	0%
Dissemination agent*	167	1,667	2,000	83%
Trustee*	-	4,246	8,500	50%
Telephone	17	167	200	84%
Postage	9	151	500	30%
Printing & binding	21	208	250	83%
Legal advertising	-	233	1,750	13%
Annual special district fee	-	175	175	100%
Insurance	-	6,016	5,720	105%
Contingencies/bank charges	80	463	500	93%
EMMA - software	-	1,000	1,000	100%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>8,210</u>	<u>74,400</u>	<u>97,071</u>	77%
Other fees & charges				
Tax collector	-	776	807	96%
Total other fees & charges	<u>-</u>	<u>776</u>	<u>807</u>	96%
Total expenditures	<u>8,210</u>	<u>75,176</u>	<u>97,878</u>	77%
Excess/(deficiency) of revenues over/(under) expenditures	(8,204)	26,891	-	
Fund balances - beginning	50,833	15,738	10,889	
Fund balances - ending	<u>\$ 42,629</u>	<u>\$ 42,629</u>	<u>\$ 10,889</u>	

*These items will be realized when bonds are issued

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 38	\$ 180,026	\$ 179,348	100%
Interest	423	4,937	-	N/A
Total revenues	<u>461</u>	<u>184,963</u>	<u>179,348</u>	103%
EXPENDITURES				
Debt service				
Principal	-	40,000	40,000	100%
Interest	-	130,138	130,138	100%
Total debt service	<u>-</u>	<u>170,138</u>	<u>170,138</u>	100%
Other fees & charges				
Tax collector	-	5,387	5,605	96%
Total other fees and charges	<u>-</u>	<u>5,387</u>	<u>5,605</u>	96%
Total expenditures	<u>-</u>	<u>175,525</u>	<u>175,743</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	461	9,438	3,605	
Fund balances - beginning	128,716	119,739	148,588	
Fund balances - ending	<u>\$ 129,177</u>	<u>\$ 129,177</u>	<u>\$ 152,193</u>	

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 2024
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
REVENUES		
Assessment prepayments	-	501,818
Interest	1,589	20,529
Total revenues	<u>1,589</u>	<u>522,347</u>
EXPENDITURES		
Debt service		
Principal	-	115,000
Cost of Issuance	-	39,000
Interest	-	231,932
Total debt service	<u>-</u>	<u>385,932</u>
Other fees & charges		
Trustee Fee	-	5,925
Total other fees and charges	<u>-</u>	<u>5,925</u>
Total expenditures	<u>-</u>	<u>391,857</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,589	130,490
OTHER FINANCING SOURCES/(USES)		
Transfer out	-	(272)
Total other financing sources	<u>-</u>	<u>(272)</u>
Net change in fund balances	1,589	130,218
Fund balances - beginning	464,009	335,380
Fund balances - ending	<u>\$ 465,598</u>	<u>\$ 465,598</u>

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 2
Total revenues	<u>-</u>	<u>2</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	2
Fund balances - beginning	82	80
Fund balances - ending	<u><u>\$ 82</u></u>	<u><u>\$ 82</u></u>

**RYE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 14,146	\$ 156,157
Total revenues	<u>14,146</u>	<u>156,157</u>
EXPENDITURES		
Capital outlay	-	4,733,077
Total expenditures	<u>-</u>	<u>4,733,077</u>
Excess/(deficiency) of revenues over/(under) expenditures	14,146	(4,576,920)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	272
Total other financing sources/(uses)	<u>-</u>	<u>272</u>
Net change in fund balances	14,146	(4,576,648)
Fund balances - beginning	202,400	4,793,194
Fund balances - ending	<u>\$ 216,546</u>	<u>\$ 216,546</u>

RYE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Rye Crossing Community Development District held a Regular Meeting on April 23, 2025 at 2:00 p.m., or as soon thereafter as the matter could be heard, at Star Farms Amenity Center, 18360 Star Farms Loop, Lakewood Ranch, Florida 34211.

Present:

Christian Cotter	Chair
Steven Hart	Vice Chair
Mary Moulton	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Jere Earlywine	District Counsel
Hal Lutz	D.R. Horton

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 2:13 p.m. The Oath of Office was administered to Steven Hart and Mary Moulton before the meeting.

Supervisors Cotter, Hart and Moulton were present. Supervisors Rodriguez and Sifonte were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors (Steven Hart - Seat 4, Mary Moulton - Seat 5) (the following to be provided under separate cover)

This item was addressed during the First Order of Business. Mr. Hart and Ms. Moulton are familiar with the following:

A. Required Ethics Training and Disclosure Filing

- Sample Form 1 2023/Instructions

B. Board Membership, Obligations and Responsibilities

C. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other local Public Office

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Ms. Thomas presented Resolution 2025-01. The results of the Landowners' Election were as follows:

Seat 3	Christine Sifonte	24 votes	4-year term
Seat 4	Steven Hart	24 votes	4-year term
Seat 5	Mary Moulton	23 votes	2-year term

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Acceptance of Christine Sifonte's Notice of Intent to Decline Election/Appointment to Board

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Christine Sifonte's Notice of Intent to Decline Election/Appointment to the Board, was accepted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Declaring a Vacancy in Seat 3 of the Board of Supervisors Pursuant to Section

190.006(2)(b), Florida Statutes; and
Providing an Effective Date

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-02, Declaring a Vacancy in Seat 3 of the Board of Supervisors Pursuant to Section 190.006(2)(b), Florida Statutes; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

**Consider Appointment of Hal Lutz to Fill
Unexpired Term of Seat 3; Term Expires
November 2028**

Mr. Cotter nominated Hal Lutz to fill Seat3. No other nominations were made.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the appointment of Hal Lutz to fill Seat 3, was approved.

• **Administration of Oath of Office**

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Hal Lutz. Mr. Lutz is familiar with the items behind the Third Order of Business.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03,
Approving a Proposed Budget for Fiscal
Year 2025/2026 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

Ms. Thomas presented Resolution 2025-03. She reviewed the proposed Fiscal Year 2026 budget, highlighting any line-item increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 27, 2025 at 2:00 p.m., at the Star Farms Amenity Center, 18360 Star Farms Loop,

Lakewood Ranch, Florida 34211; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, 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

Ms. Thomas presented Resolution 2025-04. The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATES: Insert November 26, 2025 and December 24, 2025

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Manatee County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date

A. Consideration of Boundary Amendment Funding Agreement (2025)

Ms. Thomas presented Resolution 2025-05, and the 2025 Boundary Amendment Funding Agreement. This item is related to a strip of land that Forestar wants to sell.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-05, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Manatee County, Florida, Amending the District's Boundaries, and Authorizing Such

Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date, was adopted.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Boundary Amendment Funding Agreement (2025), was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Ratifying, Confirming and Approving the Sale of the Rye Crossing Community Development District Capital Improvement Revenue Bonds, Series 2024; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Ms. Thomas presented Resolution 2025-06. This Resolution ratifies actions taken in relation to the sale of the bonds.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-06, Ratifying, Confirming and Approving the Sale of the Rye Crossing Community Development District Capital Improvement Revenue Bonds, Series 2024; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

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

Ms. Thomas presented Resolution 2025-07. She discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other

governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

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

THIRTEENTH ORDER OF BUSINESS

Consideration of Acquisition of Phase 3 and 4 Improvements (Discuss Timing)

Mr. Earlywine stated that work on the acquisition and related documents is underway.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, acquisition of the Phase 3 and 4 Improvements and authorizing execution, was approved.

FOURTEENTH ORDER OF BUSINESS

Ratification of Manatee County Interlocal Agreement and Easement Regarding Stormwater Improvements

Mr. Earlywine stated this is an Easement Agreement wherein the County is granting the CDD an easement over some property for maintenance purposes related to the stormwater system.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Manatee County Interlocal Agreement and Easement Regarding Stormwater Improvements, was ratified.

FIFTEENTH ORDER OF BUSINESS

Consent Agenda

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

The date of the Unaudited Financial Statements in the agenda is as of March 31, 2025, not September 30, 2024, as stated in the above heading.

B. Approval of Minutes

I. August 28, 2024 Public Hearing and Regular Meeting

II. November 5, 2024 Landowners' Meeting

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted and the August 28, 2024 Public Hearing and Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting Minutes, as presented, were approved.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated that work on the Boundary Amendment will be underway.

B. District Engineer: Atwell, LLC

There was no report.

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

- NEXT MEETING DATE: May 28, 2025 at 2:00 PM

- QUORUM CHECK

The next meeting will be on May 28, 2025, unless canceled.

SEVENTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

EIGHTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

NINETEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the meeting adjourned at 2:23 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

RYE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS



SCOTT FARRINGTON
MANATEE COUNTY SUPERVISOR OF ELECTIONS

600 301 Boulevard West, Suite 108, Bradenton, FL 34205-7946
PO Box 1000, Bradenton, FL 34206-1000

Phone 941-741-3823 • Fax 941-741-3820
Info@VoteManatee.gov • VoteManatee.gov

April 15, 2025

Rye Crossing Community Development District
Wrathell, Hunt and Associates, LLC
Attn: Daphne Gillyard
2300 Glades Rd., Suite 410W
Boca Raton FL 33431

Dear Ms. Gillyard:

We are in receipt of your request for the number of registered voters in the Rye Crossing Community Development District of April 15, 2025. According to our records, there were 125 persons registered in the Rye Crossing Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

Scott Farrington
Supervisor of Elections

SF/sas

RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Star Farms Amenity Center, 18360 Star Farms Loop, Lakewood Ranch, Florida 34211</i> <i>¹Home2 Suites by Hilton – Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 23, 2024 ¹ CANCELED	Regular Meeting	2:00 PM*
November 5, 2024 ¹	Landowners' Meeting	11:00 AM
December 18, 2024** CANCELED	Regular Meeting	2:00 PM*
January 22, 2025 CANCELED	Regular Meeting	2:00 PM*
February 26, 2025 CANCELED	Regular Meeting	2:00 PM*
March 26, 2025 CANCELED	Regular Meeting	2:00 PM*
April 23, 2025	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	2:00 PM*
May 28, 2025 CANCELED	Regular Meeting	2:00 PM*
June 25, 2025 CANCELED	Regular Meeting	2:00 PM*
July 23, 2025 CANCELED	Regular Meeting	2:00 PM*
August 27, 2025	Public Hearings & Regular Meeting <i>Adoption of FY26 Budget and Assessments</i>	2:00 PM*
September 24, 2025	Regular Meeting	2:00 PM*
<i>*Meetings will commence immediately following the adjournment of the Coddington Community Development District meetings, scheduled to commence at 2:00 PM.</i>		

Exception

****December meeting is one (1) week earlier to accommodate Christmas Day holiday**