

**AVIARY AT  
RUTLAND RANCH**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**May 31, 2023**

**BOARD OF SUPERVISORS  
REGULAR  
MEETING AGENDA**

**AVIARY AT RUTLAND RANCH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

# Aviary at Rutland Ranch 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

May 24, 2023

### ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Aviary at Rutland Ranch Community Development District

Dear Board Members:

The Board of Supervisors of the Aviary at Rutland Ranch Community Development District will hold a Regular Meeting on May 31, 2023 at 5:00 p.m., or as soon thereafter as the matter may be heard, at 6102 162<sup>nd</sup> Avenue E, Parrish, Florida 34219. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2023-11, Approving the Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date
4. Consideration of Resolution 2023-12, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
5. Acceptance of Unaudited Financial Statements as of April 30, 2023
6. Approval of April 19, 2023 Regular Meeting Minutes
7. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *ZNS Engineering, L.C.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - 345 Registered Voters in District as of April 15, 2023
    - NEXT MEETING DATE: June 21, 2023 at 5:00 PM

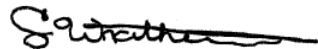
○ QUORUM CHECK

SEAT 1	STEPHEN CERVEN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	A JOHN FALKNER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	SCOTT FALKNER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	JEFF CERVEN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	ROY COHN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 8. Public Comments
- 9. Board Members' Comments/Requests
- 10. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Cindy Cerbone at (561) 346-5294.

Sincerely,



Craig Wrathell  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

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

**PARTICIPANT PASSCODE: 801 901 3513**

**AVIARY AT RUTLAND RANCH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3**

**RESOLUTION 2023-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has prepared and submitted to the Board of Supervisors (“**Board**”) of the Aviary at Rutland Ranch Community Development District (“**District**”) prior to June 15, 2023, the proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**SECTION 2. SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

**DATE:** \_\_\_\_\_  
**HOUR:** \_\_\_\_\_  
**LOCATION:** 6102 162<sup>nd</sup> Avenue E  
Parrish, Florida 34219

**SECTION 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least sixty (60) days prior to the hearing set above.

**SECTION 4. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least forty-five (45) days.

**SECTION 5. PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

**SECTION 6. 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 31st day of May, 2023.

ATTEST:

**AVIARY AT RUTLAND RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2023/2024 Proposed Budget

**Exhibit A: Fiscal Year 2023/2024 Proposed Budget**



**AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2024**

**AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
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**AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 84,472				\$ 118,806
Allowable discounts (4%)	(3,379)				(4,752)
Assessment levy: on-roll - net	81,093	\$ 85,123	\$ -	\$ 85,123	114,054
Assessment levy: off-roll	31,821	10,680	21,141	31,821	-
Interest	-	109	-	109	-
Total revenues	<u>112,914</u>	<u>95,912</u>	<u>21,141</u>	<u>117,053</u>	<u>114,054</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	30,900	12,875	18,025	30,900	48,000
Legal	20,000	782	19,218	20,000	20,000
Engineering	20,000	-	7,500	7,500	7,500
Audit	2,600	2,600	-	2,600	6,000
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,000
Debt service accounting - series 2019	-	-	833	833	2,500
Debt service accounting - series 2021	-	-	833	833	2,500
Dissemination agent	10,000	10,000	-	10,000	2,000
Trustee	4,041	4,148	-	4,148	-
Series 2019	-	-	-	-	4,250
Series 2021	-	-	-	-	4,250
Telephone	-	-	-	-	200
Postage	250	-	250	250	500
Printing & binding	-	-	-	-	500
Legal advertising	2,000	188	1,200	1,388	1,700
Annual special district fee	175	175	-	175	175
Insurance	8,698	7,652	-	7,652	8,000
Contingencies/bank charges	10,100	-	10,100	10,100	500
Website					
Hosting & maintenance	2,650	1,973	677	2,650	705
ADA compliance	-	-	-	-	210
Tax collector	-	-	-	-	3,564
Total expenditures	<u>\$ 112,914</u>	<u>40,393</u>	<u>60,136</u>	<u>100,529</u>	<u>114,054</u>
Net increase/(decrease) of fund balance		55,519	(38,995)	16,524	-
Fund balance - beginning (unaudited)		106,184	161,703	106,184	122,708
Fund balance - ending (projected)		<u>\$ 161,703</u>	<u>\$ 122,708</u>	<u>\$ 122,708</u>	<u>\$ 122,708</u>

**AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (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	20,000
<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	7,500
<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	6,000
<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>	
Debt service accounting - series 2019	2,500
Debt service accounting - series 2021	2,500
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 &amp; Associates serves as dissemination agent.</p>	
Trustee	
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Series 2019	4,250
Series 2021	4,250
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,700
<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	8,000
<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.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector	3,564
Total expenditures	<u><u>\$ 114,054</u></u>

**AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 245,124				\$ 251,677
Allowable discounts (4%)	(9,805)				(10,067)
Net assessment levy - on-roll	235,319	\$ 247,012	\$ -	\$ 247,012	241,610
Assessment prepayments	-	-	-	-	-
Interest	-	2,117	-	2,117	-
Total revenues	235,319	249,129	-	249,129	241,610
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	75,000	-	75,000	75,000	75,000
Principal prepayment	-	-	-	-	-
Interest	159,728	80,544	80,544	161,088	158,369
Tax collector	-	-	-	-	7,550
Total expenditures	234,728	80,544	155,544	236,088	240,919
Excess/(deficiency) of revenues over/(under) expenditures	591	168,585	(155,544)	13,041	691
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(329)	-	(329)	-
Total other financing sources/(uses)	-	(329)	-	(329)	-
Fund balance:					
Net increase/(decrease) in fund balance	591	168,256	(155,544)	12,712	691
Beginning fund balance (unaudited)	-	204,154	372,410	204,154	216,866
Ending fund balance (projected)	\$ 591	\$372,410	\$ 216,866	\$ 216,866	217,557
Use of fund balance:					
Debt service reserve account balance (required)					(117,659)
Interest expense - December 1, 2024					(77,825)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 22,073

**AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
12/1/2023			79,184.38	79,184.38	3,540,000.00
6/1/2024	75,000.00	3.625%	79,184.38	154,184.38	3,540,000.00
12/1/2024			77,825.00	77,825.00	3,465,000.00
6/1/2025	80,000.00	4.000%	77,825.00	157,825.00	3,465,000.00
12/1/2025			76,225.00	76,225.00	3,385,000.00
6/1/2026	80,000.00	4.000%	76,225.00	156,225.00	3,385,000.00
12/1/2026			74,625.00	74,625.00	3,305,000.00
6/1/2027	85,000.00	4.000%	74,625.00	159,625.00	3,305,000.00
12/1/2027			72,925.00	72,925.00	3,220,000.00
6/1/2028	90,000.00	4.000%	72,925.00	162,925.00	3,220,000.00
12/1/2028			71,125.00	71,125.00	3,130,000.00
6/1/2029	90,000.00	4.000%	71,125.00	161,125.00	3,130,000.00
12/1/2029			69,325.00	69,325.00	3,040,000.00
6/1/2030	95,000.00	4.000%	69,325.00	164,325.00	3,040,000.00
12/1/2030			67,425.00	67,425.00	2,945,000.00
6/1/2031	100,000.00	4.500%	67,425.00	167,425.00	2,945,000.00
12/1/2031			65,175.00	65,175.00	2,845,000.00
6/1/2032	105,000.00	4.500%	65,175.00	170,175.00	2,845,000.00
12/1/2032			62,812.50	62,812.50	2,740,000.00
6/1/2033	110,000.00	4.500%	62,812.50	172,812.50	2,740,000.00
12/1/2033			60,337.50	60,337.50	2,630,000.00
6/1/2034	115,000.00	4.500%	60,337.50	175,337.50	2,630,000.00
12/1/2034			57,750.00	57,750.00	2,515,000.00
6/1/2035	120,000.00	4.500%	57,750.00	177,750.00	2,515,000.00
12/1/2035			55,050.00	55,050.00	2,395,000.00
6/1/2036	125,000.00	4.500%	55,050.00	180,050.00	2,395,000.00
12/1/2036			52,237.50	52,237.50	2,270,000.00
6/1/2037	130,000.00	4.500%	52,237.50	182,237.50	2,270,000.00
12/1/2037			49,312.50	49,312.50	2,140,000.00
6/1/2038	135,000.00	4.500%	49,312.50	184,312.50	2,140,000.00
12/1/2038			46,275.00	46,275.00	2,005,000.00
6/1/2039	145,000.00	4.500%	46,275.00	191,275.00	2,005,000.00
12/1/2039			43,012.50	43,012.50	1,860,000.00
6/1/2040	150,000.00	4.625%	43,012.50	193,012.50	1,860,000.00
12/1/2040			39,543.75	39,543.75	1,710,000.00
6/1/2041	155,000.00	4.625%	39,543.75	194,543.75	1,710,000.00
12/1/2041			35,959.38	35,959.38	1,555,000.00
6/1/2042	165,000.00	4.625%	35,959.38	200,959.38	1,555,000.00
12/1/2042			32,143.75	32,143.75	1,390,000.00
6/1/2043	170,000.00	4.625%	32,143.75	202,143.75	1,390,000.00
12/1/2043			28,212.50	28,212.50	1,220,000.00

**AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
6/1/2044	180,000.00	4.625%	28,212.50	208,212.50	1,220,000.00
12/1/2044			24,050.00	24,050.00	1,040,000.00
6/1/2045	190,000.00	4.625%	24,050.00	214,050.00	1,040,000.00
12/1/2045			19,656.25	19,656.25	850,000.00
6/1/2046	200,000.00	4.625%	19,656.25	219,656.25	850,000.00
12/1/2046			15,031.25	15,031.25	650,000.00
6/1/2047	205,000.00	4.625%	15,031.25	220,031.25	650,000.00
12/1/2047			10,290.63	10,290.63	445,000.00
6/1/2048	215,000.00	4.625%	10,290.63	225,290.63	445,000.00
12/1/2048			5,318.75	5,318.75	230,000.00
6/1/2049	230,000.00	4.625%	5,318.75	235,318.75	-
<b>Total</b>	<b>3,540,000.00</b>		<b>2,581,656.28</b>	<b>6,121,656.28</b>	

**AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 100,716				\$ 251,721
Allowable discounts (4%)	(4,029)				(10,069)
Net assessment levy - on-roll	96,687	\$ 101,492	\$ -	\$ 101,492	241,652
Off-roll assessments	138,673	125,917	105,080	230,997	-
Interest	-	1,722	-	1,722	-
Total revenues	<u>235,360</u>	<u>229,131</u>	<u>105,080</u>	<u>334,211</u>	<u>241,652</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	90,000	90,000	-	90,000	90,000
Principal prepayment	-	-	-	-	-
Interest	145,188	73,696	72,594	146,290	144,085
Tax collector	-	-	-	-	7,552
Total expenditures	<u>235,188</u>	<u>163,696</u>	<u>72,594</u>	<u>236,290</u>	<u>241,637</u>
Excess/(deficiency) of revenues over/(under) expenditures	172	65,435	32,486	97,921	15
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers in	-	329	-	329	-
Total other financing sources/(uses)	<u>-</u>	<u>329</u>	<u>-</u>	<u>329</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	172	65,764	32,486	98,250	15
Beginning fund balance (unaudited)	-	186,039	251,803	186,039	284,289
Ending fund balance (projected)	<u>\$ 172</u>	<u>\$251,803</u>	<u>\$ 284,289</u>	<u>\$ 284,289</u>	<u>284,304</u>
Use of fund balance:					
Debt service reserve account balance (required)					(117,680)
Principal expense - November 1, 2024					(90,000)
Interest expense - November 1, 2024					(71,491)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 5,133</u>



**AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/1/2023	90,000.00	2.450%	72,593.75	162,593.75	4,085,000.00
5/1/2024			71,491.25	71,491.25	3,995,000.00
11/1/2024	90,000.00	2.450%	71,491.25	161,491.25	3,995,000.00
5/1/2025			70,388.75	70,388.75	3,905,000.00
11/1/2025	90,000.00	2.450%	70,388.75	160,388.75	3,905,000.00
5/1/2026			69,286.25	69,286.25	3,815,000.00
11/1/2026	95,000.00	2.450%	69,286.25	164,286.25	3,815,000.00
5/1/2027			68,122.50	68,122.50	3,720,000.00
11/1/2027	95,000.00	3.100%	68,122.50	163,122.50	3,720,000.00
5/1/2028			66,650.00	66,650.00	3,625,000.00
11/1/2028	100,000.00	3.100%	66,650.00	166,650.00	3,625,000.00
5/1/2029			65,100.00	65,100.00	3,525,000.00
11/1/2029	105,000.00	3.100%	65,100.00	170,100.00	3,525,000.00
5/1/2030			63,472.50	63,472.50	3,420,000.00
11/1/2030	105,000.00	3.100%	63,472.50	168,472.50	3,420,000.00
5/1/2031			61,845.00	61,845.00	3,315,000.00
11/1/2031	110,000.00	3.100%	61,845.00	171,845.00	3,315,000.00
5/1/2032			60,140.00	60,140.00	3,205,000.00
11/1/2032	115,000.00	3.400%	60,140.00	175,140.00	3,205,000.00
5/1/2033			58,185.00	58,185.00	3,090,000.00
11/1/2033	115,000.00	3.400%	58,185.00	173,185.00	3,090,000.00
5/1/2034			56,230.00	56,230.00	2,975,000.00
11/1/2034	120,000.00	3.400%	56,230.00	176,230.00	2,975,000.00
5/1/2035			54,190.00	54,190.00	2,855,000.00
11/1/2035	125,000.00	3.400%	54,190.00	179,190.00	2,855,000.00
5/1/2036			52,065.00	52,065.00	2,730,000.00
11/1/2036	130,000.00	3.400%	52,065.00	182,065.00	2,730,000.00
5/1/2037			49,855.00	49,855.00	2,600,000.00
11/1/2037	135,000.00	3.400%	49,855.00	184,855.00	2,600,000.00
5/1/2038			47,560.00	47,560.00	2,465,000.00
11/1/2038	140,000.00	3.400%	47,560.00	187,560.00	2,465,000.00
5/1/2039			45,180.00	45,180.00	2,325,000.00
11/1/2039	145,000.00	3.400%	45,180.00	190,180.00	2,325,000.00
5/1/2040			42,715.00	42,715.00	2,180,000.00
11/1/2040	145,000.00	3.400%	42,715.00	187,715.00	2,180,000.00
5/1/2041			40,250.00	40,250.00	2,035,000.00
11/1/2041	150,000.00	3.400%	40,250.00	190,250.00	2,035,000.00
5/1/2042			37,700.00	37,700.00	1,885,000.00
11/1/2042	155,000.00	4.000%	37,700.00	192,700.00	1,885,000.00
5/1/2043			34,600.00	34,600.00	1,730,000.00
11/1/2043	165,000.00	4.000%	34,600.00	199,600.00	1,730,000.00
5/1/2044			31,300.00	31,300.00	1,565,000.00
11/1/2044	170,000.00	4.000%	31,300.00	201,300.00	1,565,000.00
5/1/2045			27,900.00	27,900.00	1,395,000.00
11/1/2045	175,000.00	4.000%	27,900.00	202,900.00	1,395,000.00
5/1/2046			24,400.00	24,400.00	1,220,000.00
11/1/2046	185,000.00	4.000%	24,400.00	209,400.00	1,220,000.00

**AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
5/1/2047			20,700.00	20,700.00	1,035,000.00
11/1/2047	190,000.00	4.000%	20,700.00	210,700.00	1,035,000.00
5/1/2048			16,900.00	16,900.00	845,000.00
11/1/2048	200,000.00	4.000%	16,900.00	216,900.00	845,000.00
5/1/2049			12,900.00	12,900.00	645,000.00
11/1/2049	205,000.00	4.000%	12,900.00	217,900.00	645,000.00
5/1/2050			8,800.00	8,800.00	440,000.00
11/1/2050	215,000.00	4.000%	8,800.00	223,800.00	440,000.00
5/1/2051			4,500.00	4,500.00	225,000.00
11/1/2051	225,000.00	4.000%	4,500.00	229,500.00	-
<b>Total</b>	<b>4,085,000.00</b>		<b>2,597,446.25</b>	<b>6,682,446.25</b>	

**AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2024**

<b>Phase 1 Units - Series 2019 DS - On-Roll</b>
-------------------------------------------------

Number of Units	Unit Type	Projected Fiscal Year 2024			FY 23 Assessment
		GF	DSF	GF & DSF	
214	SF 50'	289.63	1,176.06	1,465.69	1,470.47
214					

<b>Phase 2 Units - Series 2021 DS - On-Roll*</b>
--------------------------------------------------

Number of Units	Unit Type	Projected Fiscal Year 2024			FY 23 Assessment
		GF	DSF	GF & DSF	
129	SF 50'	289.63	1,282.98	1,572.61	1,577.39
56	SF 60'	347.56	1,539.58	1,887.14	1,892.87
185					

\* Assumes that all units subject to the Series 2021 Bonds will be platted and assessed on-roll - subject to verification in June 2023 when the District receives property roll information from the Manatee County Property Appraiser

**AVIARY AT RUTLAND RANCH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2023-12**

**A RESOLUTION OF THE AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

**WHEREAS**, the Board desires to adopt the Fiscal Year 2023/2024 meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT:**

1. **ADOPTING FISCAL YEAR 2023/2024 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 31st day of May, 2023.

ATTEST:

**AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A**

<b>AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>6102 162nd Avenue E, Parrish, Florida 34219</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 18, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>November 15, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>December 20, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>January 17, 2024</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>February 21, 2024</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>March 20, 2024</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>April 17, 2024</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>May 15, 2024</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>June __, 2024*</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>July 17, 2024</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>August 21, 2024</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>September 18, 2024</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>

**\*Exception**

*Note: June 19 meeting date is the Juneteenth holiday*

**AVIARY AT RUTLAND RANCH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**Aviary  
At Rutland Ranch  
Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2023



**AVIARY**  
**At Rutland Ranch**  
**Community Development District**  
**BALANCE SHEET**  
**April 30, 2023**

	<b>GENERAL FUND</b>	<b>DS 2019 FUND</b>	<b>DS 2021 FUND</b>	<b>CONSTRUCTION FUND</b>	<b>TOTAL</b>
<b>ASSETS:</b>					
CASH	\$ 163,886	\$ -		\$ -	\$ 163,886
INVESTMENT FUNDS:					
REVENUE FUND	-	258,159	103,803	-	361,962
RESERVE FUND	-	117,659	117,680	-	235,339
INTEREST FUND	-	-	72,594	-	72,594
SINK FUND	-	-	-	-	-
CONSTRUCTION FUND	-	-	-	-	-
DUE FROM OTHER FUNDS	-	203	19,192	-	19,395
ON ROLL ASSESSMENT RECEIVABLE	573	1,662	683	-	2,918
OFF ROLL ASSESSMENT RECEIVABLE	-	-	-	-	-
PREPAID ITEMS	2,500	-	-	-	2,500
<b>TOTAL ASSETS</b>	<b>\$ 166,959</b>	<b>\$ 377,684</b>	<b>\$ 313,952</b>	<b>\$ -</b>	<b>\$ 858,595</b>
<b>LIABILITIES &amp; FUND BALANCE</b>					
<b>LIABILITIES:</b>					
ACCOUNTS PAYABLE	\$ 1,147	\$ -	\$ -	\$ -	\$ 1,147
DEFERRED ON ROLL ASSESSMENT	573	1,662	683	-	2,918
DEFERRED OFF ROLL ASSESSMENT	-	-	-	-	-
DUE TO OTHER FUNDS	3,423	15,972	-	-	19,395
<b>FUND BALANCES:</b>					
NONSPENDABLE - PREPAID AND DEPOSITS	-			-	-
RESTRICTED FOR:					
DEBT SERVICE	-			-	-
CAPITAL PROJECTS	-	-		-	-
UNASSIGNED:	161,816	360,050	313,269	-	835,135
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 166,959</b>	<b>\$ 377,684</b>	<b>\$ 313,952</b>	<b>\$ -</b>	<b>\$ 858,595</b>

Note: GASB 34 government wide financial statements are available in the annual independent audit of the District. The audit is available on the website and upon request.

**Aviary  
At Rutland Ranch  
Community Development District  
General Fund**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the period from October 1, 2022 through April 30, 2023

	FY2023 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	VARIANCE + / (-)	% OF BUDGET
<b>REVENUE</b>					
O&M ASSESSMENT COLLECTION	\$ 81,093	\$ 70	\$ 80,520	\$ (573)	99%
OFF ROLL ASSESSMENT	31,821	330	22,627	\$ (9,194)	71%
INTEREST	-	14	164	\$ 164	100%
<b>TOTAL REVENUE</b>	<b>112,914</b>	<b>414</b>	<b>103,311</b>	<b>\$ (9,603)</b>	<b>91%</b>
<b>EXPENDITURES</b>					
<b>ADMINISTRATIVE</b>					
MANAGEMENT CONSULTING SERVICES	30,900	2,575	18,025	(12,875)	58%
BANK FEES	100	-	-	(100)	0%
MISCELLANEOUS	# 250	-	-	(250)	0%
AUDITING SERVICES	2,600	-	2,600	-	100%
REGULATORY AND PERMIT FEES	175	-	175	-	100%
LEGAL ADVERTISEMENTS	2,000	73	261	(1,739)	13%
ENGINEERING SERVICES	20,000	-	-	(20,000)	0%
LEGAL SERVICES	20,000	1,075	2,662	(17,338)	13%
WEBSITE HOSTING	2,650	92	2,157	(493)	81%
CONTINGENCY	10,000	-	-	(10,000)	0%
<b>TOTAL ADMINISTRATIVE</b>	<b>88,675</b>	<b>3,814</b>	<b>25,879</b>	<b>(62,796)</b>	<b>29%</b>
<b>INSURANCE</b>					
INSURANCE (Liability, Property & Casualty)	8,698	-	7,652	(1,046)	88%
<b>DEBT SERVICE ADMINISTRATION</b>					
DISSEMINATION AGENT	10,000	-	10,000	-	100%
TRUSTEE FEES	4,041	-	4,148	107	103%
ARBITRAGE	1,500	-	-	(1,500)	0%
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>15,541</b>	<b>-</b>	<b>14,148</b>	<b>(1,393)</b>	<b>91%</b>
<b>TOTAL EXPENDITURES</b>	<b>112,914</b>	<b>3,814</b>	<b>47,679</b>	<b>(65,235)</b>	<b>42%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>			55,632		
FUND BALANCE - BEGINNING			106,184		
DECREASE IN FUND BALANCE			-		
INCREASE IN RESERVE			-		
<b>FUND BALANCE - ENDING</b>			<b>\$ 161,816</b>		

**Aviary**  
**At Rutland Ranch**  
**Community Development District**  
**Debt Service Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2022 through April 30, 2023**

	FY2023 ADOPTED BUDGET	ACTUAL YEAR-TO-DATE
<b>REVENUE</b>		
INTEREST--INVESTMENT	\$ -	\$ 3,112
ASSESSMENTS:	235,319	233,657
ASSESSMENT OFF ROLL (NET)	-	-
ASSESSMENT VIA LOT CLOSINGS	-	-
ASSESSMENT ON ROLL - EXCESS FEES	-	-
<b>TOTAL REVENUE</b>	<b>235,319</b>	<b>236,769</b>
<b>EXPENDITURES</b>		
COUNTY ASSESSMENT COLLECTION FEE	-	-
12/1/2021	80,544	80,544
6/1/2023	79,184	
PRINCIPAL PAYMENT	75,000	
	<b>234,728</b>	<b>80,544</b>
<b>OTHER FINANCING SOURCES (USES)</b>		
TRANSFER-IN	-	-
TRANSFER-OUT	-	(329)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(329)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>591</b>	<b>155,895</b>
FUND BALANCE - BEGINNING	-	204,154
<b>FUND BALANCE - ENDING</b>	<b>\$ 591</b>	<b>\$ 360,049</b>

**Aviary**  
**At Rutland Ranch**  
**Community Development District**  
**Debt Service Series 2021**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2022 through April 30, 2023**

	<b>FY2023 ADOPTED BUDGET</b>	<b>ACTUAL YEAR-TO-DATE</b>
<b>REVENUE</b>		
INTEREST--INVESTMENT	\$ -	\$ 2,699
ASSESSMENT ON ROLL	96,687	96,004
ASSESSMENT OFF ROLL	138,673	191,895
ASSESSMENT VIA LOT CLOSINGS	-	-
ASSESSMENT ON ROLL - EXCESS FEES	-	-
<b>TOTAL REVENUE</b>	<b>235,360</b>	<b>290,597</b>
<b>EXPENDITURES</b>		
COI EXPENSE	-	-
11/1/2022	72,594	73,696
5/1/2023	72,594	-
TRUSTEE FEES	90,000	90,000
	<b>235,188</b>	<b>163,696</b>
<b>OTHER FINANCING SOURCES (USES)</b>		
TRANSFER-IN	-	329
TRANSFER-OUT	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>329</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>172</b>	<b>127,231</b>
FUND BALANCE - BEGINNING	-	186,039
<b>FUND BALANCE - ENDING</b>	<b>\$ 172</b>	<b>\$ 313,269</b>

**Aviary  
At Rutland Ranch  
Community Development District  
Construction**

**Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the period from October 1, 2022 through April 30, 2023**

	<b>ACTUAL YEAR-TO-DATE</b>
<b>REVENUE</b>	
BOND PROCEEDS	\$ -
INTEREST-INVESTMENT	11,176
<b>TOTAL REVENUE</b>	<b>11,176</b>
<b>EXPENDITURES</b>	
CONSTRUCTION	735,912
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>735,912</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(724,736)</b>
FUND BALANCE - BEGINNING	724,736
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>

**AVIARY**  
**At Rutland Ranch**  
**Community Development District**  
**Bank Reconciliation -GF Operating Accounts**  
**April 30, 2023**

Balance Per Bank Statement	<u>\$ 163,555.87</u>
Less: Outstanding Checks	330.32
Less: Outstanding Deposits	-
<b><i>Adjusted Bank Balance</i></b>	<b><u><u>\$ 163,886.19</u></u></b>
Beginning Bank Balance Per Books	\$ 165,852.32
Cash Receipts	700.54
Disbursements	(2,666.67)
<b><i>Balance Per Books</i></b>	<b><u><u>\$ 163,886.19</u></u></b>

## Aviary At Rutland Ranch CDD

Check Register

FY2023

Date	Num	Name	Memo	Debit	Credit	BU Balance
<b>10/01/2022</b>				<b>0.00</b>	<b>0.00</b>	<b>84,185.00</b>
10/01/2022	103	Egis Insurance & Risk Advisors	GL Insurance Policy# 100122376 10/01/22-10/01/23		7,652.00	76,533.00
10/04/2022	100009	Innersync	Invoice: 20732 (Reference: Website Services. )		1,515.00	75,018.00
10/11/2022	100010	Venturesin.com, Inc.	Invoice: 46063 (Reference: Professional Email. )		50.00	74,968.00
10/13/2022			Lot Closing FY 23 O&M	3,523.44		78,491.44
10/24/2022	100011	Business Observer	Invoice: 22-01515M (Reference: Notice of Landowners' Meeting. )		188.12	78,303.32
10/24/2022	100012	DPFG M&C	Invoice: 403535 (Reference: Annual contracted fees. ) Invoice: 403504 (Reference: Monthly cont...		12,616.67	65,686.65
10/26/2022	100013	KE Law Group, PLLC	Invoice: 4421 (Reference: General Matters. )		108.00	65,578.65
10/31/2022			Excess Fees FY 22	1,267.86		66,846.51
10/31/2022			Interest	6.69		66,853.20
<b>10/31/2022</b>				<b>4,797.99</b>	<b>22,129.79</b>	<b>66,853.20</b>
11/03/2022	100014	Venturesin.com, Inc.	Invoice: 46104 (Reference: Email Essentials - Professional Email. )		50.00	66,803.20
11/14/2022	100015	DPFG M&C	Invoice: 404411 (Reference: DPFG Services--11/2022. )		2,616.67	64,186.53
11/15/2022	104	Dibartolomeo, McBee, Hartley & Barnes	Audit - 2021		2,600.00	61,586.53
11/16/2022			Tax Collection FY 23	459.40		62,045.93
11/16/2022	100016	KE Law Group, PLLC	Invoice: 4578 (Reference: General Matters. )		148.50	61,897.43
11/17/2022			Tax Collection FY 23	9,594.98		71,492.41
11/21/2022	105	FLORIDA DEPT OF ECONOMIC OPPO	Annual Filing Fee FY 22/23		175.00	71,317.41
11/23/2022			Tax Collection FY 23	675.73		71,993.14
11/30/2022			Interest	5.99		71,999.13
<b>11/30/2022</b>				<b>10,736.10</b>	<b>5,590.17</b>	<b>71,999.13</b>
12/02/2022	100017	Venturesin.com, Inc.	Invoice: 46142 (Reference: Email service for 12/2022. )		50.00	71,949.13
12/02/2022			Deposit	98,763.27		170,712.40
12/13/2022	100018	DPFG M&C	Invoice: 405569 (Reference: Monthly contracted management fees. )		2,616.67	168,095.73
12/19/2022			Deposit	201,287.17		369,382.90
12/28/2022			Deposit	28,038.55		397,421.45
12/31/2022			Interest	21.55		397,443.00
<b>12/31/2022</b>				<b>328,110.54</b>	<b>2,666.67</b>	<b>397,443.00</b>
01/05/2023	106	US Bank	Special Assessment Bonds Series 2021 Trustee Fees (12/01/22-11/30/23)		4,148.38	393,294.62
01/06/2023	100019	Venturesin.com, Inc.	Invoice: 46185 (Reference: Email Essentials. )		50.00	393,244.62
01/12/2023	100020	DPFG M&C	Invoice: 406477 (Reference: Monthly contracted management fees. )		2,616.67	390,627.95
01/18/2023	100021	KE Law Group, PLLC	Invoice: 5173 (Reference: 11/2022 & 12/2022 Legal Fees. )		97.50	390,530.45
01/20/2023			Deposit	17,698.32		408,228.77
01/23/2023			Deposit	93,883.49		502,112.26
01/25/2023			Deposit	3,027.97		505,140.23
01/25/2023			Deposit	825.81		505,966.04
01/31/2023			Interest	36.28		506,002.32
<b>01/31/2023</b>				<b>115,471.87</b>	<b>6,912.55</b>	<b>506,002.32</b>
02/01/2023			Interest	38.86		506,041.18
02/03/2023	100022	Venturesin.com, Inc.	Invoice: 46220 (Reference: Email Essentials - Professional Email. )		50.00	505,991.18
02/17/2023			Deposit	1,383.56		507,374.74
02/21/2023	100023	DPFG M&C	Invoice: 407581 (Reference: Monthly contracted management fees. )		2,616.67	504,758.07
<b>02/28/2023</b>				<b>1,422.42</b>	<b>2,666.67</b>	<b>504,758.07</b>
03/01/2023			Interest	40.69		504,798.76
03/06/2023	100024	Venturesin.com, Inc.	Invoice: 46260 (Reference: Email Essentials - Professional Email. )		50.00	504,748.76
03/07/2023	100025	KILINSKI VAN WYK, PLLC	Invoice: 5826 (Reference: General Matters. )		428.00	504,320.76
03/08/2023			Deposit	9,249.00		513,569.76
03/15/2023	100026	DPFG M&C	Invoice: 408424 (Reference: Monthly contracted management fees. )		2,616.67	510,953.09
03/17/2023			Deposit	4,236.26		515,189.35
03/22/2023	107	Aviary CDD c/o US Bank	Tax Collection distributions DS 2019		231,653.86	283,535.49
03/22/2023	108	Aviary CDD c/o US Bank	Tax Collection distributions DS 2021		116,878.17	166,657.32
03/23/2023	100027	KILINSKI VAN WYK, PLLC	Invoice: 6057 (Reference: General Matters. )		180.00	166,477.32
03/24/2023	100028	Kutak Rock LLP	Invoice: 3191848 (Reference: General Counsel. )		625.00	165,852.32
<b>03/31/2023</b>				<b>13,525.95</b>	<b>352,431.70</b>	<b>165,852.32</b>
04/01/2023			Interest	13.63		165,865.95
04/05/2023	100029	Venturesin.com, Inc.	Invoice: 46301 (Reference: Email Essentials - Professional Email. )		50.00	165,815.95
04/13/2023			Deposit	330.32		166,146.27
04/14/2023			Deposit	356.59		166,502.86
04/18/2023	100030	Vesta District Services	Monthly contracted management fees		2,616.67	163,886.19
<b>04/30/2023</b>				<b>700.54</b>	<b>2,666.67</b>	<b>163,886.19</b>

**AVIARY AT RUTLAND RANCH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**



**DRAFT**

**MINUTES OF MEETING  
AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Aviary at Rutland Ranch Community Development District held a Regular Meeting on April 19, 2023, at 5:00 p.m., or as soon thereafter as the matter may be heard, at 6102 162<sup>nd</sup> Avenue E, Parrish, Florida 34219.

**Present at the meeting were:**

Stephen (Steve) Cerven	Chair
A. John Falkner	Vice Chair
Scott Falkner	Assistant Secretary
Roy Cohn (via telephone)	Assistant Secretary
Jeff Cerven (via telephone)	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Jere Earlywine (via telephone)	District Counsel
Jeb Mulock (via telephone)	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 5:00 p.m. Supervisors Steve Cerven, A. John Falkner and Scott Falkner were present. Supervisors Roy Cohn and Jeff Cerven attended via telephone.

Ms. Cerbone noted that the resolutions and certain actions taken today have a June 1, 2023 effective date.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2023-04, Appointing and Fixing the Compensation of the District Manager; and Providing for an Effective Date**

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**On MOTION by Mr. Scott Falkner and seconded by Mr. Steve Cerven, with all in favor, Resolution 2023-04, Appointing and Fixing the Compensation of the District Manager, Wrathell, Hunt and Associates, LLC; and Providing for an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-05, Appointing and Removing Officers of the District and Providing for an Effective Date**

The following changes were made to Resolution 2023-05:

Section 1, Vice Chair: Change "John Falkner" to "A. John Falkner"

Section 1, Jeff Cerven: Change "Assistant Treasurer" to "Assistant Secretary"

**On MOTION by Mr. Steve Cerven and seconded by Mr. A. John Falkner, with all Resolution 2023-05, as amended and in substantial form, Appointing and Removing Officers of the District and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**

**On MOTION by Mr. Steve Cerven and seconded by Mr. Scott Falkner, with all in favor, Resolution 2023-06, Designating Craig Wrathell as the Registered Agent and Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-07, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

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**On MOTION by Mr. Steve Cerven and seconded by Mr. A. John Falkner, with all in favor, Resolution 2023-07, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-08, Designating the Dissemination Agent of Aviary at Rutland Ranch and Providing an Effective Date**

The following change was made to Resolution 2023-08:  
Section 1, Line 2: Insert “all current and” after “for”

**On MOTION by Mr. Steve Cerven and seconded by Mr. Scott Falkner, with all in favor, Resolution 2023-08, as amended, Designating the Dissemination Agent of Aviary at Rutland Ranch and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Ratification of Engagement with Jere Earlywine at Kutak Rock LLP**

- **Consideration of Retention and Fee Agreement**

**On MOTION by Mr. Steve Cerven and seconded by Mr. Scott Falkner, with all in favor, engagement of Jere Earlywine/Kutak Rock LLP and the Retention and Fee Agreement, were ratified.**

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date**

**On MOTION by Mr. Steve Cerven and seconded by Mr. A. John Falkner, with all in favor, Resolution 2023-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.**

122 TENTH ORDER OF BUSINESS

Consideration of Resolution 2023-10, Designating the Primary Administrative Office, Principal Headquarters and Local District Records Office of the District and Providing an Effective Date

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The following change was made:

129 Section 2: Change "35100 SR 64 East, Myakka City, Florida 34251" to "6102 162<sup>nd</sup>  
130 Avenue E, Parrish, Florida 34219"

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132 On MOTION by Mr. Steve Cerven and seconded by Mr. Scott Falkner, with all in  
133 favor, Resolution 2023-10, as amended, Designating 2300 Glades Road, Suite  
134 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and  
135 6102 162<sup>nd</sup> Avenue E, Parrish, Florida 34219 as the Principal Headquarters and  
136 Local District Records Office of the District and Providing an Effective Date, was  
137 adopted.

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140 ELEVENTH ORDER OF BUSINESS

Consideration of Website Related Matters

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142 A. Strange Zone, Inc., Quotation #M23-1013 for District Website Design, Maintenance  
143 and Domain Web-Site Design Agreement

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145 On MOTION by Mr. Steve Cerven and seconded by Mr. A. John Falkner, with all  
146 in favor, Strange Zone, Inc., Quotation #M23-1013 for District Website Design,  
147 Maintenance and Domain Web-Site Design, in the initial amount of \$1,679.99  
148 and \$704.99 annually, thereafter, was approved.

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151 B. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and  
152 One (1) Annual Technological Audit

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154 On MOTION by Mr. Steve Cerven and seconded by Mr. Scott Falkner, with all in  
155 favor, the ADA Site Compliance Proposal for Website Compliance Shield,  
156 Accessibility Policy and One (1) Annual Technological Audit, in the amount of  
157 \$210 annually, was approved.

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160 TWELFTH ORDER OF BUSINESS Acceptance of Unaudited Financial  
161 Statements as of February 28, 2023  
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164 On MOTION by Mr. Steve Cerven and seconded by Mr. Cohn, with all in favor,  
165 the Unaudited Financial Statements as of February 28, 2023, were accepted.  
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168 THIRTEENTH ORDER OF BUSINESS Approval of March 13, 2023 Regular  
169 Meeting Minutes  
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172 On MOTION by Mr. Steve Cerven and seconded by Mr. A. John Falkner, with all  
173 in favor, the March 13, 2023 Regular Meeting Minutes, as presented, were  
174 approved.  
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177 FOURTEENTH ORDER OF BUSINESS Staff Reports  
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- 179 A. District Counsel: *Kutak Rock LLP*
- 180 B. District Engineer: *ZNS Engineering, L.C.*
- 181 C. District Manager: *Wrathell, Hunt and Associates, LLC*
- 182 • NEXT MEETING DATE: May 17, 2023 at 5:00 PM
- 183 ○ QUORUM CHECK

184 There were no District Counsel, District Engineer or District Manager reports.  
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186 FIFTEENTH ORDER OF BUSINESS Public Comments  
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188 No members of the public spoke.  
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190 SIXTEENTH ORDER OF BUSINESS Board Members' Comments/Requests  
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192 There were no Board Members' comments or requests.  
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194 SEVENTEENTH ORDER OF BUSINESS Adjournment  
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196 On MOTION by Mr. Steve Cerven and seconded by Mr. Jeff Cerven, with all in  
197 favor, the meeting adjourned at 5:23 p.m.  
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Secretary/Assistant Secretary

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Chair/Vice Chair

**AVIARY AT RUTLAND RANCH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

# MICHAEL BENNETT • SUPERVISOR OF ELECTIONS • MANATEE COUNTY

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



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May 10, 2023

Aviary at Rutland Ranch 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 Aviary at Rutland Ranch Community Development District of April 15, 2023. According to our records, there were 345 persons registered in the Aviary at Rutland Ranch 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,

Michael Bennett  
Supervisor of Elections

MB/sas



**AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

*6102 162nd Ave E., Parrish, Florida 34219*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>May 17, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>May 31, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>June 21, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>July 19, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>August 16, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>September 20, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>