

**AVIARY AT  
RUTLAND RANCH**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**September 27, 2023**

**BOARD OF SUPERVISORS  
PUBLIC HEARING AND  
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

September 20, 2023

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 Public Hearing and Regular Meeting on September 27, 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 2023-13, Amending Resolution 2023-11 to Reset the Public Hearing Regarding Proposed Budget for Fiscal Year 2023/2024, Ratifying the Actions of the District Manager and Chair in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date
4. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2023-14, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Resolution 2023-15, Providing for Funding for the Fiscal Year 2023/2024 Adopted Budget(S); 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
6. Acceptance of Unaudited Financial Statements as of August 31, 2023
7. Approval of May 31, 2023 Regular Meeting Minutes

**ATTENDEES:**

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

8. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *ZNS Engineering, L.C.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
  - NEXT MEETING DATE: October 18, 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

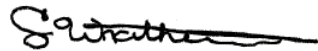
9. Public Comments

10. Board Members' Comments/Requests

11. 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 2023-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2023-11 TO RESET THE PUBLIC HEARING REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2023/2024, RATIFYING THE ACTIONS OF THE DISTRICT MANAGER AND CHAIR IN RESETTING SUCH PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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*, as amended, and

**WHEREAS**, the Board of Supervisors of the District (“Board”) previously adopted Resolution 2023-11, approving the proposed budget for Fiscal Year 2023-2024 and setting public hearing on said approved budget, pursuant to Chapter 190, *Florida Statutes*, for August 2, 2023, at 5:00 p.m., at 6102 162<sup>nd</sup> Avenue E, Parrish, Florida 34219; and

**WHEREAS**, the District Manager in consultation with the Chair reset the public hearing to be held on September 27, 2023, at 5:00 p.m., at 6102 162<sup>nd</sup> Avenue E, Parrish, Florida 34219, and has caused published notices to be provided with the new public hearing information, consistent with the requirements of Chapter 190, *Florida Statutes*; and.

**WHEREAS**, the Board desires to ratify the District Manager and Chair’s actions in resetting and noticing for the amended public hearing date.

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

**SECTION 1. RATIFICATION OF PUBLIC HEARING RESET.** The actions of the District Manager and Chair in resetting the public hearing, the District Secretary in publishing the notice of public hearing pursuant to Chapter 190, *Florida Statutes*, are hereby ratified, confirmed and approved. Resolution 2023-11 is hereby amended to reflect that the public hearing is reset as provided in this Resolution.

**SECTION 2. RESOLUTION 2023-11 OTHERWISE REMAINS IN FULL FORCE AND EFFECT.** Except as otherwise provided herein, all of the provisions of Resolution 2023-11 continue in full force and effect.

**SECTION 3. 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 4. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and adoption by the Board.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of September 2023.

ATTEST:

**AVIARY AT RUTLAND RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair, Board of Supervisors

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

**4A**





Beaufort Gazette  
Belleville News-Democrat  
Bellingham Herald  
Bradenton Herald  
Centre Daily Times  
Charlotte Observer  
Columbus Ledger-Enquirer  
Fresno Bee

The Herald - Rock Hill  
Herald Sun - Durham  
Idaho Statesman  
Island Packet  
Kansas City Star  
Lexington Herald-Leader  
Merced Sun-Star  
Miami Herald

el Nuevo Herald - Miami  
Modesto Bee  
Raleigh News & Observer  
The Olympian  
Sacramento Bee  
Fort Worth Star-Telegram  
The State - Columbia  
Sun Herald - Biloxi

Sun News - Myrtle Beach  
The News Tribune Tacoma  
The Telegraph - Macon  
San Luis Obispo Tribune  
Tri-City Herald  
Wichita Eagle

# AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
60753	463585	Print Legal Ad-IPL01383380 - IPL0138338		\$180.18	1	76 L

**Attention:** Aviary at

Aviary at Rutland Ranch CDD  
250 International Parkway Suite 280  
FL, Lake Mary 32746

districtAP@dpfgmc.com

**AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT  
DISTRICT**

**NOTICE OF PUBLIC HEARING  
TO CONSIDER THE  
ADOPTION OF THE FISCAL  
YEAR 2023/2024 BUDGET,  
AND NOTICE OF REGULAR  
BOARD OF SUPERVISORS'  
MEETING.**

The Board of Supervisors ("Board") of the Aviary at Rutland Ranch Community Development District ("District") will hold a public hearing on September 27, 2023 at 5:00 p.m., at 6102 162nd Ave E., Parrish, Florida 34219 for the purpose of hearing comments and objections on the adoption of the proposed budget ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("**Fiscal Year 2023/2024**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("**District Manager's Office**"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the hearing or meeting 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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.  
District Manager  
IPL0138338  
Sep 7, 14 2023

**THE STATE OF TEXAS  
COUNTY OF DALLAS**

Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:  
2 insertion(s) published on:  
09/07/23, 09/14/23

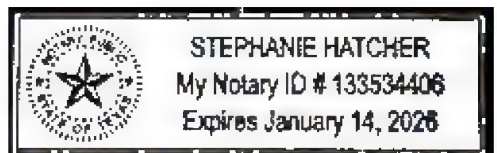
**THE STATE OF FLORIDA  
COUNTY OF MANATEE**

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 20th day of September in the year of 2023

*Stephanie Hatcher*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!

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

**4B**

## RESOLUTION 2023-14

**THE ANNUAL APPROPRIATION RESOLUTION OF THE AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Aviary at Rutland Ranch Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) 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 1<sup>st</sup> 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 AVIARY AT RUTLAND RANCH 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 Aviary at Rutland Ranch Community Development District for the Fiscal Year Ending September 30, 2024."
- 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 2023/2024, 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 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 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.

**PASSED AND ADOPTED THIS 27TH DAY OF SEPTEMBER, 2023.**

**ATTEST:**

**AVIARY AT RUTLAND RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

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

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

**AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2
Debt Service Fund Budget - Series 2019	3
Amortization Schedule - Series 2019	4 - 5
Debt Service Fund Budget - Series 2021	6
Amortization Schedule - Series 2021	7 - 8
Assessment Summary	9



**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					<u>\$ 22,073</u>

**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>					
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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>					
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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**

**5**

**RESOLUTION 2023-15**

**[ANNUAL ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FISCAL YEAR 2023/2024 ADOPTED BUDGET(S); 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 Aviary at Rutland Ranch 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, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), 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 AVIARY AT RUTLAND RANCH 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 FUNDING AGREEMENT. [RESERVED.]**

**b. 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.

- c. **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.** [RESERVED.]
- 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.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of September, 2023.

ATTEST:

**AVIARY AT RUTLAND RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll

**Exhibit A: Budget**

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

**AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2
Debt Service Fund Budget - Series 2019	3
Amortization Schedule - Series 2019	4 - 5
Debt Service Fund Budget - Series 2021	6
Amortization Schedule - Series 2021	7 - 8
Assessment Summary	9



**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>\$ 114,054</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>					
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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>					
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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**

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

**AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
AUGUST 31, 2023**

**AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 2023**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2019	Debt Service Series 2021	Capital Projects Series 2021	
<b>ASSETS</b>					
Cash - BankUnited	\$ 148,685	\$ -	\$ -	\$ -	\$ 148,685
Investments					
Revenue	-	91,998	167,751	-	259,749
Reserve	-	117,659	117,680	-	235,339
Due from other funds					
Deposits	2,500	-	-	-	2,500
Assessments receivable	573	1,662	683	-	2,918
Total assets	<u>\$ 151,758</u>	<u>\$ 211,319</u>	<u>\$ 286,114</u>	<u>\$ -</u>	<u>\$ 649,191</u>
<b>LIABILITIES</b>					
<b>Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred receipts	573	1,662	683	-	2,918
Total deferred inflows of resources	<u>573</u>	<u>1,662</u>	<u>683</u>	<u>-</u>	<u>2,918</u>
<b>Fund balances</b>					
Restricted for:					
Debt service	-	209,657	285,431	-	495,088
Unassigned	151,185	-	-	-	151,185
Total fund balances	<u>151,185</u>	<u>209,657</u>	<u>285,431</u>	<u>-</u>	<u>646,273</u>
 Total liabilities, deferred inflows of resources and fund balances	 <u>\$ 151,758</u>	 <u>\$ 211,319</u>	 <u>\$ 286,114</u>	 <u>\$ -</u>	 <u>\$ 649,191</u>

**AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED AUGUST 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ -	\$ 80,809	\$ 81,093	100%
Assessment levy: off-roll	-	5,670	31,821	18%
Interest & miscellaneous	13	219	-	N/A
Lot closings	-	25,875	-	N/A
Total revenues	<u>13</u>	<u>112,573</u>	<u>112,914</u>	100%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	32,600	30,900	106%
Legal	-	3,197	20,000	16%
Engineering	-	-	20,000	0%
Audit	-	2,600	2,600	100%
Arbitrage rebate calculation	-	-	1,500	0%
Dissemination agent	-	10,000	10,000	100%
Trustee	-	8,189	4,041	203%
Telephone	17	50	-	N/A
Postage & reproduction	12	12	-	N/A
Printing & binding	42	125	-	N/A
Legal advertising	81	343	2,000	17%
Office supplies	-	381	-	N/A
Annual district filing fee	-	175	175	100%
Insurance	-	7,652	8,698	88%
Website	-	2,248	2,650	85%
Bank fees	-	-	100	0%
Miscellaneous	-	-	250	0%
Contingencies	-	-	10,000	0%
Total professional & administrative	<u>4,152</u>	<u>67,572</u>	<u>112,914</u>	60%
Total expenditures	<u>4,152</u>	<u>67,572</u>	<u>112,914</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	(4,139)	45,001	-	
Fund balance - beginning	155,324	106,184	169,125	
Unassigned	151,185	151,185	169,125	
Fund balance - ending	<u>\$ 151,185</u>	<u>\$ 151,185</u>	<u>\$ 169,125</u>	

**AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019  
FOR THE PERIOD ENDED AUGUST 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments - on roll	\$ -	\$ 234,494	\$ 235,319	100%
Interest	810	7,425	-	N/A
Total revenues	<u>810</u>	<u>241,919</u>	<u>235,319</u>	103%
<b>EXPENDITURES</b>				
Principal	-	75,000	75,000	100%
Interest - 12/01/22	-	161,087	80,544	200%
Interest - 06/01/23	-	-	79,184	0%
Total expenditures	<u>-</u>	<u>236,087</u>	<u>234,728</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	810	5,832	591	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(329)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(329)</u>	<u>-</u>	N/A
Net change in fund balance	810	5,503	591	
Fund balance - beginning	208,847	204,154	-	
Fund balance - ending	<u>\$ 209,657</u>	<u>\$ 209,657</u>	<u>\$ 591</u>	

**AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021  
FOR THE PERIOD ENDED AUGUST 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments - on roll	\$ -	\$ 96,348	\$ 96,687	100%
Special assessments - off roll	-	106,646	138,673	77%
Lot closings	-	125,555	-	N/A
Interest	1,107	6,804	-	N/A
Total revenues	<u>1,107</u>	<u>335,353</u>	<u>235,360</u>	142%
<b>EXPENDITURES</b>				
Principal	-	90,000	90,000	100%
Interest - 11/01/22	-	73,696	72,594	102%
Interest - 05/01/23	-	72,594	72,594	100%
Total expenditures	<u>-</u>	<u>236,290</u>	<u>235,188</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,107	99,063	172	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	-	329	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>329</u>	<u>-</u>	N/A
Net change in fund balance	1,107	99,392	172	
Fund balance - beginning	284,324	186,039	-	
Fund balance - ending	<u>\$ 285,431</u>	<u>\$ 285,431</u>	<u>\$ 172</u>	

**AVIARY AT RUTLAND RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2021  
FOR THE PERIOD ENDED AUGUST 31, 2023**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest & miscellaneous	\$ -	\$ 11,176
Total revenues	-	11,176
<b>EXPENDITURES</b>		
Construction costs	-	735,912
Total expenditures	-	735,912
Excess/(deficiency) of revenues over/(under) expenditures	-	(724,736)
Net change in fund balance	-	(724,736)
Fund balance - beginning	-	724,736
Fund balance - ending	\$ -	\$ -



**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 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.

**Present at the meeting were:**

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

**Also present were:**

Cindy Cerbone	District Manager
Craig Wrathell	Wrathell, Hunt and Associates LLC (WHA)
Jere Earlywine (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 6:14 p.m.

Supervisors Steve Cerven, A. John Falkner and Scott Falkner were present. Supervisor Cohn attended via telephone. Supervisor Jeff Cerven was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public were present.

**THIRD ORDER OF BUSINESS**

**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**

39 Severability; and Providing for an Effective  
40 Date

41 Asked if the CDD should purposely run a deficit to absorb some of the shortfall, Ms.  
42 Cerbone recommended establishing three-month's working capital and starting a reserve fund  
43 for the 2027 stormwater reporting.

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45 **On MOTION by Mr. Steve Cerven and seconded by Mr. Scott Falkner, with all in**  
46 **favor, Resolution 2023-11, Approving the Proposed Budget for Fiscal Year**  
47 **2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for**  
48 **August 2, 2023 at 5:00 p.m., at 6102 162<sup>nd</sup> Avenue E, Parrish, Florida 34219;**  
49 **Addressing Transmittal, Posting and Publication Requirements; Addressing**  
50 **Severability; and Providing for an Effective Date, was adopted.**

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53 **FOURTH ORDER OF BUSINESS**

**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**

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56 **On MOTION by Mr. Scott Falkner and seconded by Mr. A. John Falkner, with all**  
57 **Resolution 2023-12, Designating Dates, Times and Locations for Regular**  
58 **Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024**  
59 **and Providing for an Effective Date, as amended, was adopted.**

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62 **FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial**  
**Statements as of April 30, 2023**

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65 **On MOTION by Mr. Steve Cerven and seconded by Mr. A. John Falkner, with all**  
66 **in favor, the Unaudited Financial Statements as of April 30, 2023, were**  
67 **accepted.**

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70 **SIXTH ORDER OF BUSINESS**

**Approval of April 19, 2023 Regular Meeting**  
**Minutes**

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**On MOTION by Mr. Steve Cerven and seconded by Mr. Scott Falkner, with all in favor, the April 19, 2023 Regular Meeting Minutes, as presented, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: *Kutak Rock LLP***
- B. District Engineer: *ZNS Engineering, L.C.***

There were no District Counsel or District Engineer reports.

**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**

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**NINTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Steve Cerven and seconded by Mr. Scott Falkner, with all in favor, the meeting adjourned at 6:30 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

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

**STAFF**  
**REPORTS**

<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 19, 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, 2024 is Juneteenth holiday*