

**AVIARY AT
RUTLAND RANCH**

**COMMUNITY DEVELOPMENT
DISTRICT**

May 20, 2026

**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

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<https://aviarycdd.org/>

May 13, 2026

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 20, 2026 at 5:00 p.m., or as soon thereafter as the matter may be heard, at 6102 162nd Avenue E, Parrish, Florida 34219. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2026-11, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; and Providing for an Effective Date
4. UPCOMING MEETINGS:
 - June 17, 2026 at 5:00 PM
 - July 15, 2026 at 5:00 PM
 - August 19, 2026 at 5:00 PM [Adoption of FY2027 Budget]

○ 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	ROGER AMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

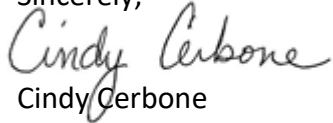
5. Public Comments
6. Board Members' Comments/Requests
7. Adjournment

ATTENDEES:

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

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

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 354 2519

AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT

3

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 21, 2024, pursuant to Resolution 2024-07, the Board of Supervisors (hereinafter referred to as the “Board”) of the Aviary at Rutland Ranch Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2024/2025; and

WHEREAS, the Board desires to amend the previously adopted Fiscal Year 2024/2025 budget.

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

Section 1. The Fiscal Year 2024/2025 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2025 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 20th day of May, 2026.

ATTEST:

AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025
EFFECTIVE NOVEMBER 30, 2025**

**AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	FY 2025 Actual	FY2025 Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2025 Amended Budget
REVENUES					
Assessment levy: on-roll	\$ 108,111	\$ 107,657	\$ (454)	\$ 454	\$ 108,111
Total revenues	<u>108,111</u>	<u>107,657</u>	<u>(454)</u>	<u>454</u>	<u>108,111</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	\$ 48,000	\$ 48,000	-	-	\$ 48,000
Legal	7,043	10,000	2,957	(2,957)	7,043
Engineering	-	5,000	5,000	(5,000)	-
Audit	3,150	6,000	2,850	(2,850)	3,150
Arbitrage rebate calculation	-	1,000	1,000	(1,000)	-
Debt service accounting - series 2021	2,500	2,500	-	-	2,500
Debt service accounting - series 2024	-	2,500	2,500	(2,500)	-
Dissemination agent	2,000	3,000	1,000	(1,000)	2,000
Trustee					
Series 2019	4,687	4,250	(437)	437	4,687
Series 2021	4,148	4,250	102	(102)	4,148
Series 2024	-	4,250	4,250	(4,250)	-
Telephone	200	200	-	-	200
Postage & reproduction	151	500	349	(349)	151
Printing & binding	500	500	-	-	500
Legal advertising	677	1,700	1,023	(1,023)	677
Annual district filing fee	175	175	-	-	175
Insurance	8,736	9,053	317	(317)	8,736
ADA website compliance	-	210	210	(210)	-
Website	705	705	-	-	705
Contingencies	555	500	(55)	2,055	2,555
Tax collector	2,296	3,364	1,068	(1,068)	2,296
Total professional & administrative	<u>85,523</u>	<u>107,657</u>	<u>22,134</u>	<u>(20,134)</u>	<u>87,523</u>
Field operations					
Hurricane clean-up	58,705	-	(58,705)	58,705	58,705
Total field operations	<u>58,705</u>	<u>-</u>	<u>(58,705)</u>	<u>58,705</u>	<u>58,705</u>
Total expenditures	<u>144,228</u>	<u>107,657</u>	<u>(36,571)</u>	<u>38,571</u>	<u>146,228</u>
Excess/(deficiency) of revenues over/(under) expenditures	(36,117)	-	36,117	(38,117)	(38,117)
Fund balance - beginning	174,698	142,705	(31,993)	31,993	174,698
Fund balance - ending (projected)	138,581	142,705	4,124	(6,124)	136,581
Committed					
Storm water reporting	7,500	7,500	-	-	7,500
Assigned					
3 months working capital	36,930	36,930	-	-	36,930
Doral Cay stormwater	-	-	-	-	-
Unassigned	94,151	98,275	4,124	(6,124)	92,151
Fund balance - ending	<u>\$ 138,581</u>	<u>\$ 142,705</u>	<u>\$ 4,124</u>	<u>\$ (6,124)</u>	<u>\$ 136,581</u>

AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT

4

AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

6102 162nd Avenue E, Parrish, Florida 34219

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2025 <i>rescheduled to October 28, 2025</i>	Regular Meeting	5:00 PM
October 28, 2025 CANCELED	Regular Meeting	5:00 PM*
November 19, 2025 CANCELED	Regular Meeting	5:00 PM
December 17, 2025 CANCELED	Regular Meeting	5:00 PM
January 21, 2026 CANCELED	Regular Meeting	5:00 PM
February 18, 2026 CANCELED	Regular Meeting	5:00 PM
March 18, 2026 CANCELED	Regular Meeting	5:00 PM
April 15, 2026 CANCELED	Regular Meeting	5:00 PM
May 13, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	5:00 PM
May 20, 2026	Regular Meeting <i>Adoption of FY2025 Amended Budget</i>	5:00 PM
June 17, 2026	Regular Meeting	5:00 PM
July 15, 2026	Regular Meeting	5:00 PM
August 19, 2026	Public Hearing and Regular Meeting <i>Adoption of FY2027 Budget</i>	5:00 PM
September 16, 2026	Regular Meeting	5:00 PM