AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026

AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
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AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	$ 112,143				$ 93,679
Allowable discounts (4%)	(4,486)				(3,747)
Assessment levy: on-roll - net	107,657	$ 106,745	$ 912	$ 107,657	89,932
Assessment levy: off-roll	-	-	-	-	19,398
Landowner contributions	-	-	-	-	5,000
Total revenues	107,657	106,745	912	107,657	114,330
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	10,000	802	9,198	10,000	10,000
Legal - boundary amendment	-	-	-	-	5,000
Engineering	5,000	-	5,000	5,000	5,000
Audit	6,000	-	6,000	6,000	6,000
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Debt service accounting - series 2021	2,500	1,250	1,250	2,500	2,500
Debt service accounting - series 2024	2,500	-	-	-	-
Debt service accounting - series 2025	-	-	-	-	2,500
Dissemination agent	3,000	1,000	1,000	2,000	3,000
Trustee			-	-	
Series 2019	4,250	-	4,250	4,250	4,250
Series 2021	4,250	4,148	-	4,148	4,250
Series 2024	4,250	-	-	-	-
Series 2025	-	-	-	-	4,250
Telephone	200	100	100	200	200
Postage	500	35	465	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,700	352	1,348	1,700	1,700
Annual special district fee	175	175	-	175	175
Insurance	9,053	8,736	-	8,736	9,780
Contingencies/bank charges	500	405	500	905	1,250
Website			-	-	
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	-	210	210	210
Tax collector	3,364	3,197	167	3,364	3,560
Total professional & administrative	107,657	44,450	55,443	99,893	114,330

AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Field operations					
Hurricane Clean-up	-	58,705	-	58,705	-
Total field operations	-	58,705	-	58,705	-
Total expenditures	107,657	103,155	55,443	158,598	114,330
Excess/(deficiency) of revenues over/(under) expenditures	-	3,590	(54,531)	(50,941)	-
Fund balance - beginning (unaudited)	142,705	177,256	180,846	177,256	126,315
Fund balance - ending (projected)					
Committed					
Storm water reporting	7,500	-	-	-	7,500
Assigned					
3 months working capital	36,930	-	-	-	35,918
Unassigned	98,275	180,846	126,315	126,315	82,897
Fund balance - ending	$ 142,705	$ 180,846	$ 126,315	$ 126,315	$ 126,315

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

EXPENDITURES	
Professional & administrative	
Management/accounting/recording	$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	10,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Legal - boundary amendment	5,000
Engineering	5,000
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.	
Audit	6,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Debt service accounting - series 2021	2,500
Debt service accounting - series 2025	2,500
Dissemination agent	3,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	
Annual fee for the service provided by trustee, paying agent and registrar.	
Series 2019	4,250
Series 2021	4,250
Series 2025	4,250
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,700
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	9,780
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,250
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector	3,560
Total expenditures	$ 114,330

AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll	$ 251,677				$ 251,677
Allowable discounts (4%)	(10,067)				(10,067)
Net assessment levy - on-roll	241,610	$ 239,561	$ 2,049	$ 241,610	241,610
Interest	-	4,630	-	4,630	-
Total revenues	241,610	244,191	2,049	246,240	241,610
EXPENDITURES					
Debt service					
Principal	75,000	-	75,000	75,000	80,000
Interest	158,369	77,825	80,544	158,369	152,450
Tax collector	7,550	7,175	375	7,550	7,550
Total expenditures	240,919	85,000	155,919	240,919	240,000
Excess/(deficiency) of revenues over/(under) expenditures	691	159,191	(153,870)	5,321	1,610
Fund balance:					-
Net increase/(decrease) in fund balance	691	159,191	(153,870)	5,321	1,610
Beginning fund balance (unaudited)	207,433	302,387	461,578	302,387	307,708
Ending fund balance (projected)	$208,124	$ 461,578	$ 307,708	$ 307,708	309,318
Use of fund balance:					
Debt service reserve account balance (required)					(117,659)
Interest expense - December 1, 2026					(74,625)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 117,034

AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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
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	-
Total	**3,385,000.00**		**2,267,637.52**	**5,652,637.52**	

AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll	$ 251,721				$ 251,721
Allowable discounts (4%)	(10,069)				(10,069)
Net assessment levy - on-roll	241,652	$ 239,561	$ 2,091	$ 241,652	241,652
Interest	-	4,811	-	4,811	-
Total revenues	241,652	244,372	2,091	246,463	241,652
EXPENDITURES					
Debt service					
Principal	90,000	90,000	-	90,000	90,000
Interest	144,085	71,491	72,594	144,085	139,675
Tax collector	7,552	7,176	376	7,552	7,552
Total expenditures	241,637	168,667	72,970	241,637	237,227
Excess/(deficiency) of revenues over/(under) expenditures	15	75,705	(70,879)	4,826	4,425
					-
Fund balance:					-
Net increase/(decrease) in fund balance	15	75,705	(70,879)	4,826	-
Beginning fund balance (unaudited)	284,289	303,091	378,796	303,091	307,917
Ending fund balance (projected)	$284,304	$ 378,796	$ 307,917	$ 307,917	307,917
Use of fund balance:					
Debt service reserve account balance (required)					(117,680)
Principal expense - November 1, 2026					(95,000)
Interest expense - November 1, 2026					(69,286)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 25,951

AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
Total	**3,905,000.00**		**2,311,481.25**	**6,216,481.25**	

AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll	$ -				$ 116,989
Allowable discounts (4%)	-				(4,680)
Net assessment levy - on-roll	-	$ -	$ -	$ -	112,309
Off-roll assessments	-	-	-	-	171,840
Total revenues	-	-	-	-	284,149
EXPENDITURES					
Debt service					
Principal	-	-	-	-	45,000
Interest	-	-	-	-	155,800
Tax collector	-	-	-	-	3,510
Underwriter's Discount	-	-	76,000	76,000	-
Costs of Issuance	-	-	200,000	200,000	-
Total expenditures	-	-	276,000	276,000	204,310
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(276,000)	(276,000)	79,839
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	455,270	455,270	-
Total other financing sources/(uses)	-	-	455,270	455,270	-
					-
Fund balance:					-
Net increase/(decrease) in fund balance	-	-	179,270	179,270	79,839
Beginning fund balance (unaudited)	-	-	-	-	179,270
Ending fund balance (projected)	$ -	$ -	$ 179,270	$ 179,270	259,109
Use of fund balance:					
Debt service reserve account balance (required)					(140,320)
Interest expense - November 1, 2026					(115,466)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 3,323

Note: Amounts may change upon issuance of Series 2025 Bonds

AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2025			38,950.00	38,950.00	3,800,000.00
5/1/2026	45,000.00	6.150%	116,850.00	161,850.00	3,755,000.00
11/1/2026			115,466.25	115,466.25	3,755,000.00
5/1/2027	50,000.00	6.150%	115,466.25	165,466.25	3,705,000.00
11/1/2027			113,928.75	113,928.75	3,705,000.00
5/1/2028	55,000.00	6.150%	113,928.75	168,928.75	3,650,000.00
11/1/2028			112,237.50	112,237.50	3,650,000.00
5/1/2029	55,000.00	6.150%	112,237.50	167,237.50	3,595,000.00
11/1/2029			110,546.25	110,546.25	3,595,000.00
5/1/2030	60,000.00	6.150%	110,546.25	170,546.25	3,535,000.00
11/1/2030			108,701.25	108,701.25	3,535,000.00
5/1/2031	65,000.00	6.150%	108,701.25	173,701.25	3,470,000.00
11/1/2031			106,702.50	106,702.50	3,470,000.00
5/1/2032	65,000.00	6.150%	106,702.50	171,702.50	3,405,000.00
11/1/2032			104,703.75	104,703.75	3,405,000.00
5/1/2033	70,000.00	6.150%	104,703.75	174,703.75	3,335,000.00
11/1/2033			102,551.25	102,551.25	3,335,000.00
5/1/2034	75,000.00	6.150%	102,551.25	177,551.25	3,260,000.00
11/1/2034			100,245.00	100,245.00	3,260,000.00
5/1/2035	80,000.00	6.150%	100,245.00	180,245.00	3,180,000.00
11/1/2035			97,785.00	97,785.00	3,180,000.00
5/1/2036	85,000.00	6.150%	97,785.00	182,785.00	3,095,000.00
11/1/2036			95,171.25	95,171.25	3,095,000.00
5/1/2037	90,000.00	6.150%	95,171.25	185,171.25	3,005,000.00
11/1/2037			92,403.75	92,403.75	3,005,000.00
5/1/2038	95,000.00	6.150%	92,403.75	187,403.75	2,910,000.00
11/1/2038			89,482.50	89,482.50	2,910,000.00
5/1/2039	100,000.00	6.150%	89,482.50	189,482.50	2,810,000.00
11/1/2039			86,407.50	86,407.50	2,810,000.00
5/1/2040	110,000.00	6.150%	86,407.50	196,407.50	2,700,000.00
11/1/2040			83,025.00	83,025.00	2,700,000.00
5/1/2041	115,000.00	6.150%	83,025.00	198,025.00	2,585,000.00
11/1/2041			79,488.75	79,488.75	2,585,000.00
5/1/2042	120,000.00	6.150%	79,488.75	199,488.75	2,465,000.00
11/1/2042			75,798.75	75,798.75	2,465,000.00
5/1/2043	130,000.00	6.150%	75,798.75	205,798.75	2,335,000.00
11/1/2043			71,801.25	71,801.25	2,335,000.00
5/1/2044	135,000.00	6.150%	71,801.25	206,801.25	2,200,000.00
11/1/2044			67,650.00	67,650.00	2,200,000.00
5/1/2045	145,000.00	6.150%	67,650.00	212,650.00	2,055,000.00
11/1/2045			63,191.25	63,191.25	2,055,000.00
5/1/2046	155,000.00	6.150%	63,191.25	218,191.25	1,900,000.00
11/1/2046			58,425.00	58,425.00	1,900,000.00
5/1/2047	165,000.00	6.150%	58,425.00	223,425.00	1,735,000.00
11/1/2047			53,351.25	53,351.25	1,735,000.00
5/1/2048	175,000.00	6.150%	53,351.25	228,351.25	1,560,000.00
11/1/2048			47,970.00	47,970.00	1,560,000.00
5/1/2049	185,000.00	6.150%	47,970.00	232,970.00	1,375,000.00
11/1/2049			42,281.25	42,281.25	1,375,000.00
5/1/2050	195,000.00	6.150%	42,281.25	237,281.25	1,180,000.00

AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2050			36,285.00	36,285.00	1,180,000.00
5/1/2051	210,000.00	6.150%	36,285.00	246,285.00	970,000.00
11/1/2051			29,827.50	29,827.50	970,000.00
5/1/2052	220,000.00	6.150%	29,827.50	249,827.50	750,000.00
11/1/2052			23,062.50	23,062.50	750,000.00
5/1/2053	235,000.00	6.150%	23,062.50	258,062.50	515,000.00
11/1/2053			15,836.25	15,836.25	515,000.00
5/1/2054	250,000.00	6.150%	15,836.25	265,836.25	265,000.00
11/1/2054			8,148.75	8,148.75	265,000.00
5/1/2055	265,000.00	6.150%	8,148.75	273,148.75	-
Total	**3,800,000.00**		**3,813,922.50**	**7,463,922.50**	

Note: Amounts may change upon issuance of Series 2025 Bonds

AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2026

Phase 1 Units - Series 2019 DS - On-Roll

Number of Units	Unit Type	Projected Fiscal Year 2026 GF	DSF	GF & DSF	FY 25 Assessment
214	SF 50'	195.94	1,176.06	1,372.00	1,410.57
214					

Phase 2 Units - Series 2021 DS - On-Roll

Number of Units	Unit Type	Projected Fiscal Year 2026 GF	DSF	GF & DSF	FY 25 Assessment
129	SF 50'	195.94	1,282.98	1,478.92	1,517.49
56	SF 60'	234.78	1,539.58	1,774.36	1,820.99
185					

Phase 3A Units - On-Roll*

Number of Units	Unit Type	Projected Fiscal Year 2026 GF	DSF	GF & DSF	FY 25 Assessment
68	SF 50'	195.94	1,720.43	1,916.37	234.51
68					

Phase 3B Units - Off-Roll*

Number of Units	Unit Type	Projected Fiscal Year 2026 GF	DSF	GF & DSF	FY 25 Assessment
51	SF 50'	180.62	1,600.00	1,780.62	n/a
47	SF 60'	216.74	1,920.00	2,136.74	n/a
98					

* Please note that Debt Service Assessments are projected and may be updated based on actual bonds issued