

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected	
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 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			FY 25 Assessment
		GF	DSF	GF & DSF	
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			FY 25 Assessment
		GF	DSF	GF & DSF	
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			FY 25 Assessment
		GF	DSF	GF & DSF	
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			FY 25 Assessment
		GF	DSF	GF & DSF	
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