

**AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
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**AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
REVENUES					
Assessment levy: on-roll - gross	\$ 93,679				\$ 114,297
Allowable discounts (4%)	(3,747)				(4,572)
Assessment levy: on-roll - net	89,932	\$ 86,171	\$ 3,761	\$ 89,932	109,725
Assessment levy: off-roll	19,398	9,699	9,699	19,398	-
Landowner contributions	5,000	-	5,000	5,000	-
Total revenues	<u>114,330</u>	<u>95,870</u>	<u>18,460</u>	<u>114,330</u>	<u>109,725</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	10,000	1,741	8,259	10,000	10,000
Legal - boundary amendment	5,000	-	5,000	5,000	-
Engineering	5,000	-	5,000	5,000	5,000
Engineering - stormwater reporting	-	-	-	-	10,000
Audit	6,000	-	6,000	6,000	6,000
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,500
EMMA software service	-	-	3,500	3,500	3,500
Debt service accounting - series 2021	2,500	1,250	1,250	2,500	2,500
Debt service accounting - series 2025	2,500	1,250	1,250	2,500	2,500
Dissemination agent	3,000	1,500	1,500	3,000	3,000
Trustee					
Series 2019	4,250	-	4,250	4,250	4,250
Series 2021	4,250	-	4,250	4,250	4,250
Series 2025	4,250	-	4,250	4,250	4,250
Telephone	200	100	100	200	200
Postage	500	10	490	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,700	92	1,608	1,700	1,700
Annual special district fee	175	175	-	175	175
Insurance	9,780	9,077	-	9,077	10,120
Contingencies/bank charges	1,250	373	1,400	1,773	1,750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	-	145	145	145
Property appraiser	-	-	-	-	-
Tax collector	3,560	162	3,398	3,560	4,179
Total professional & administrative	<u>114,330</u>	<u>39,980</u>	<u>77,605</u>	<u>117,585</u>	<u>124,724</u>

**AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
Excess/(deficiency) of revenues over/(under) expenditures	-	55,890	(59,145)	(3,255)	(14,999)
Fund balance - beginning (unaudited)	<u>126,315</u>	<u>138,489</u>	<u>194,379</u>	<u>138,489</u>	<u>126,315</u>
Fund balance - ending (projected)					
Committed					
Storm water reporting	7,500	7,500	7,500	7,500	7,500
Assigned					
3 months working capital	35,918	35,918	35,918	35,918	38,771
Unassigned	<u>82,897</u>	<u>150,961</u>	<u>91,816</u>	<u>91,816</u>	<u>65,045</u>
Fund balance - ending	<u><u>\$ 126,315</u></u>	<u><u>\$ 194,379</u></u>	<u><u>\$ 135,234</u></u>	<u><u>\$ 135,234</u></u>	<u><u>\$ 111,316</u></u>

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

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>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.</p>	
Legal	10,000
<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	5,000
<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>	
Engineering - stormwater reporting	10,000
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	1,500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
EMMA software service	3,500
Debt service accounting - series 2021	2,500
Debt service accounting - series 2025	2,500
Dissemination agent	3,000
<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 & 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
Series 2025	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	10,120
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	1,750
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	145
Tax collector	4,179
Total expenditures	<u><u>\$ 124,724</u></u>

**AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 251,677				\$ 251,677
Allowable discounts (4%)	(10,067)				(10,067)
Net assessment levy - on-roll	241,610	\$ 231,520	\$ 10,090	\$ 241,610	241,610
Interest	-	3,435	-	3,435	-
Total revenues	241,610	234,955	10,090	245,045	241,610
EXPENDITURES					
Debt service					
Principal	80,000	-	80,000	80,000	85,000
Interest	152,450	76,225	76,225	152,450	149,250
Tax collector	7,550	438	7,112	7,550	7,550
Total expenditures	240,000	76,663	163,337	240,000	241,800
Excess/(deficiency) of revenues over/(under) expenditures	1,610	158,292	(153,247)	5,045	(190)
Fund balance:					
Beginning fund balance (unaudited)	307,708	239,701	397,993	239,701	244,746
Ending fund balance (projected)	<u>\$309,318</u>	<u>\$397,993</u>	<u>\$244,746</u>	<u>\$244,746</u>	<u>244,556</u>
Use of fund balance:					
Debt service reserve account balance (required)					(117,659)
Principal expense - December 1, 2027					-
Interest expense - December 1, 2027					(72,925)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 53,972</u>

**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 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 251,721				\$ 251,721
Allowable discounts (4%)	(10,069)				(10,069)
Net assessment levy - on-roll	241,652	\$ 231,520	\$ 10,132	\$ 241,652	241,652
Interest	-	4,015	-	4,015	-
Total revenues	<u>241,652</u>	<u>235,535</u>	<u>10,132</u>	<u>245,667</u>	<u>241,652</u>
EXPENDITURES					
Debt service					
Principal	90,000	90,000	-	90,000	95,000
Interest	139,675	70,389	69,286	139,675	137,409
Tax collector	7,552	435	7,117	7,552	7,552
Total expenditures	<u>237,227</u>	<u>160,824</u>	<u>76,403</u>	<u>237,227</u>	<u>239,961</u>
Excess/(deficiency) of revenues over/(under) expenditures	4,425	74,711	(66,271)	8,440	1,691
Fund balance:					
Beginning fund balance (unaudited)	<u>307,917</u>	<u>319,279</u>	<u>393,990</u>	<u>319,279</u>	<u>327,719</u>
Ending fund balance (projected)	<u>\$312,342</u>	<u>\$393,990</u>	<u>\$ 327,719</u>	<u>\$ 327,719</u>	<u>329,410</u>
Use of fund balance:					
Debt service reserve account balance (required)					(117,680)
Principal expense - November 1, 2027					(95,000)
Interest expense - November 1, 2027					(68,123)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 48,607</u>

**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 2025
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 116,989				\$ 301,737
Allowable discounts (4%)	(4,680)				(12,069)
Net assessment levy - on-roll	112,309	\$ 107,583	\$ 4,726	\$ 112,309	289,668
Off-roll assessments	171,840	85,920	85,920	171,840	-
Interest	-	3,601	-	3,601	-
Total revenues	<u>284,149</u>	<u>197,104</u>	<u>90,646</u>	<u>287,750</u>	<u>289,668</u>
EXPENDITURES					
Debt service					
Principal	45,000	-	45,000	45,000	55,000
Interest	155,800	35,802	119,998	155,800	223,850
Tax collector	3,510	202	3,308	3,510	9,052
Costs of Issuance	-	5,982	-	5,982	-
Total expenditures	<u>204,310</u>	<u>41,986</u>	<u>168,306</u>	<u>210,292</u>	<u>287,902</u>
Excess/(deficiency) of revenues over/(under) expenditures	79,839	155,118	(77,660)	77,458	1,766
Fund balance:					
Beginning fund balance (unaudited)	179,270	182,352	337,470	182,352	259,810
Ending fund balance (projected)	<u>\$259,109</u>	<u>\$337,470</u>	<u>\$259,810</u>	<u>\$259,810</u>	<u>261,576</u>
Use of fund balance:					
Debt service reserve account balance (required)					(140,320)
Interest expense - November 1, 2027					(110,791)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 10,465</u>

**AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2025			35,802.14	35,802.14	3,925,000.00
5/1/2026	55,000.00	4.125%	113,059.38	168,059.38	3,870,000.00
11/1/2026			111,925.00	111,925.00	3,870,000.00
5/1/2027	55,000.00	4.125%	111,925.00	166,925.00	3,815,000.00
11/1/2027			110,790.63	110,790.63	3,815,000.00
5/1/2028	60,000.00	4.125%	110,790.63	170,790.63	3,755,000.00
11/1/2028			109,553.13	109,553.13	3,755,000.00
5/1/2029	60,000.00	4.125%	109,553.13	169,553.13	3,695,000.00
11/1/2029			108,315.63	108,315.63	3,695,000.00
5/1/2030	65,000.00	4.125%	108,315.63	173,315.63	3,630,000.00
11/1/2030			106,975.00	106,975.00	3,630,000.00
5/1/2031	65,000.00	5.750%	106,975.00	171,975.00	3,565,000.00
11/1/2031			105,106.25	105,106.25	3,565,000.00
5/1/2032	70,000.00	5.750%	105,106.25	175,106.25	3,495,000.00
11/1/2032			103,093.75	103,093.75	3,495,000.00
5/1/2033	75,000.00	5.750%	103,093.75	178,093.75	3,420,000.00
11/1/2033			100,937.50	100,937.50	3,420,000.00
5/1/2034	80,000.00	5.750%	100,937.50	180,937.50	3,340,000.00
11/1/2034			98,637.50	98,637.50	3,340,000.00
5/1/2035	85,000.00	5.750%	98,637.50	183,637.50	3,255,000.00
11/1/2035			96,193.75	96,193.75	3,255,000.00
5/1/2036	90,000.00	5.750%	96,193.75	186,193.75	3,165,000.00
11/1/2036			93,606.25	93,606.25	3,165,000.00
5/1/2037	95,000.00	5.750%	93,606.25	188,606.25	3,070,000.00
11/1/2037			90,875.00	90,875.00	3,070,000.00
5/1/2038	100,000.00	5.750%	90,875.00	190,875.00	2,970,000.00
11/1/2038			88,000.00	88,000.00	2,970,000.00
5/1/2039	105,000.00	5.750%	88,000.00	193,000.00	2,865,000.00
11/1/2039			84,981.25	84,981.25	2,865,000.00
5/1/2040	110,000.00	5.750%	84,981.25	194,981.25	2,755,000.00
11/1/2040			81,818.75	81,818.75	2,755,000.00
5/1/2041	120,000.00	5.750%	81,818.75	201,818.75	2,635,000.00
11/1/2041			78,368.75	78,368.75	2,635,000.00
5/1/2042	125,000.00	5.750%	78,368.75	203,368.75	2,510,000.00
11/1/2042			74,775.00	74,775.00	2,510,000.00
5/1/2043	130,000.00	5.750%	74,775.00	204,775.00	2,380,000.00
11/1/2043			71,037.50	71,037.50	2,380,000.00
5/1/2044	140,000.00	5.750%	71,037.50	211,037.50	2,240,000.00
11/1/2044			67,012.50	67,012.50	2,240,000.00
5/1/2045	150,000.00	5.750%	67,012.50	217,012.50	2,090,000.00
11/1/2045			62,700.00	62,700.00	2,090,000.00
5/1/2046	160,000.00	6.000%	62,700.00	222,700.00	1,930,000.00
11/1/2046			57,900.00	57,900.00	1,930,000.00
5/1/2047	165,000.00	6.000%	57,900.00	222,900.00	1,765,000.00
11/1/2047			52,950.00	52,950.00	1,765,000.00
5/1/2048	175,000.00	6.000%	52,950.00	227,950.00	1,590,000.00
11/1/2048			47,700.00	47,700.00	1,590,000.00
5/1/2049	190,000.00	6.000%	47,700.00	237,700.00	1,400,000.00
11/1/2049			42,000.00	42,000.00	1,400,000.00
5/1/2050	200,000.00	6.000%	42,000.00	242,000.00	1,200,000.00

**AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2050			36,000.00	36,000.00	1,200,000.00
5/1/2051	210,000.00	6.000%	36,000.00	246,000.00	990,000.00
11/1/2051			29,700.00	29,700.00	990,000.00
5/1/2052	225,000.00	6.000%	29,700.00	254,700.00	765,000.00
11/1/2052			22,950.00	22,950.00	765,000.00
5/1/2053	240,000.00	6.000%	22,950.00	262,950.00	525,000.00
11/1/2053			15,750.00	15,750.00	525,000.00
5/1/2054	255,000.00	6.000%	15,750.00	270,750.00	270,000.00
11/1/2054			8,100.00	8,100.00	270,000.00
5/1/2055	270,000.00	6.000%	8,100.00	278,100.00	-
Total	3,925,000.00		4,464,367.80	8,389,367.80	

**AVIARY AT RUTLAND RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2027**

Phase 1 Units - Series 2019 DS - On-Roll

Number of Units	Unit Type	Projected Fiscal Year 2027			FY 26 Assessment
		GF	DSF	GF & DSF	
214	SF 50'	195.23	1,176.06	1,371.29	1,372.00
214					

Phase 2 Units - Series 2021 DS - On-Roll

Number of Units	Unit Type	Projected Fiscal Year 2027			FY 26 Assessment
		GF	DSF	GF & DSF	
129	SF 50'	195.23	1,282.98	1,478.21	1,478.92
56	SF 60'	233.99	1,539.58	1,773.57	1,774.36
185					

Phase 3A Units - Series 2025 DS - On-Roll

Number of Units	Unit Type	Projected Fiscal Year 2027			FY 26 Assessment
		GF	DSF	GF & DSF	
68	SF 50'	195.23	1,720.43	1,915.66	1,916.37
68					

Phase 3B Units - Series 2025 DS - On-Roll

Number of Units	Unit Type	Projected Fiscal Year 2027			FY 26 Assessment
		GF	DSF	GF & DSF	
51	SF 50'	195.23	1,720.18	1,915.41	1,780.62
47	SF 60'	233.99	2,064.23	2,298.22	2,136.74
98					