

### Unit Information

Unit Type: Special District      Year: 2021

Unit Name: Aviary at Rutland Ranch Community Development District      Unit Dependency: Independent

Unit Status: Active

### Location Information

Name: Mrs. Johanna Lee

Title: Treasurer

Phone: (904) 355-1831

Address:

245 Riverside Avenue  
Suite 300  
Jacksonville, FL 32207

### Contact Information

Name: Mrs. Johanna Lee

Title: Treasurer

Phone: (904) 355-1831

Email: skyelee@vestapropertyservices.com

Address:

245 Riverside Avenue  
Suite 300  
Jacksonville, FL 32207

### AFR Details

#### Original AFR

AFR Status: Verified By DFS

AFR Received Date: 10/15/2022

Audit Received Date: 10/15/2022

Submission Type: Electronic

### Long-Term Debt Information

Long-Term Debt: \$3,615,000

### Audit Information

Was an audit performed? Yes

Audit Performed Date: 9/16/2022

Auditor Name: DiBartolomeo, McBee, Hartley & Barnes, CPAs

Address:

2222 Colonial Rd, Suite 2022  
Fort Peirce, FL 34950

### Certification

#### Chief Financial Officer

Name: Johanna Skye Lee

Title: Treasurer

#### Chairman/Elected Official

Name: Stephen Cerven

Title: Chairman

Have You Experienced a Financial Emergency in this year?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, Have You Compiled With Section 218.503(2), Florida Statutes?

<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------

Revenues Report for FYE 2021

Account Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
329500 - Other Fees & Special Assessments	94,032	0	265,761	0	0	0	0	0	0	0	0	359,793
361100 - Interest	131	0	12	0	0	0	0	0	0	0	0	143
Grand Total	94,163	0	265,773	0	0	0	0	0	0	0	0	359,936

Expenditures Report for FYE 2021

Account/Object Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
517.70 - Debt Service Payments - Debt Service	0	0	236,162	0	0	0	0	0	0	0	0	236,162
519.30 - Other General Government - Operating Expenses	63,140	0	0	0	0	0	0	0	0	0	0	63,140
Grand Total	63,140	0	236,162	0	0	0	0	0	0	0	0	299,302

Data Element Worksheet Report for FYE: 2021, Aviary at Rutland Ranch Community Development District

Affiliates Report for FYE 2021

Supplemental Information Report for FYE 2021

Compensation

Total Employees	Total Employee Compensation Earned or Awarded	Total Contractors	Total Contractor Compensation Earned or Awarded
0	0	0	0

Construction Projects

Millage Rates



Special Assessments

Total Category	Unit Type	Rate
O&M	Rate	468.48
Debt Service	Rate	1176.06

Bonds

Bond Type	Series	Earliest Maturity Date	Latest Maturity Date	Total Outstanding Amount
Non-Ad Valorem	2019	05/01/2049	5/1/2049	3,685,000