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

Certification

Chief Financial Officer

Name: Johanna Skye Lee

Title: Treasurer

Chairman/Elected Official

Name: Stephen Cerven

Title: Chairman

	Yes	No
Have You Experienced a Financial Emergency in this year?	☐	☒
If Yes, Have You Compiled With Section 218.503(2), Florida Statues?	☐	☐

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

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