Avenir
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025-2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
O&M Assessments	6,892,739	**6,849,118**	6,849,118
Clubhouse Assessments	1,738,886	**1,750,308**	1,750,308
Total Regular Debt Assessments	14,412,401	**11,496,405**	11,496,405
Total Cap I + B Bond Debt Assess	2,593,661	**0**	0
Landowner Contribution - O&M	0	**0**	0
Landowner Contribution - Clubhouse	0	**0**	0
Landowner Contribution - Capital Projects	0	**3,475,927**	3,475,927
Improvement Fees	0	**6,467,815**	6,467,815
Bond Prepayments	0	**3,226,977**	3,226,977
Bond Prepayments - Sent to Trustee	0	**(3,226,987)**	(3,226,987)
O&M Interest & Other Income	0	**318,745**	318,745
Clubhouse Interest & Other Income	230,000	**80,570**	80,570
Total Revenues	**$ 25,867,687**	**$ 30,438,878**	**$ 30,438,878**
EXPENDITURES			
Supervisor Fees	0	**0**	0
Supervisor Fees Taxes	0	**0**	0
Engineering/Inspections	50,000	**15,000**	8,750
Management	150,000	**135,000**	134,653
District Office	0	**0**	0
Legal	80,000	**80,000**	68,199
Assessment Roll	6,000	**6,000**	6,000
Audit Fees	13,900	**20,000**	18,000
Arbitrage Rebate Fee	5,000	**6,000**	5,475
Insurance	75,000	**30,000**	27,297
Legal Advertisements	20,000	**7,000**	4,899
Miscellaneous	2,000	**50,000**	2,018
Postage	2,000	**500**	0
Office Supplies	5,000	**2,500**	1,926
Dues & Subscriptions	175	**175**	175
Trustee Fees	40,000	**55,000**	50,500
Continuing Disclosure Fee	3,500	**5,000**	4,250
Website Management	1,600	**1,600**	1,600
Infrastructure Maintenance	100,000	**375,000**	352,767
Miscellaneous Maintenance	50,000	**125,000**	85,947
Base Landscape Maintenance	1,350,000	**1,200,000**	1,141,415
Misc Landscape Maintenance	1,000,000	**625,000**	572,453
Irrigation Maintenance	250,000	**210,000**	196,142
Lake & Littoral Maintenance	375,000	**200,000**	189,088
Midge & Mosquito Control	350,000	**380,000**	365,948
Fountain Maintenenace	200,000	**135,000**	126,055
Street Sweeping / Pressure Washing	100,000	**65,000**	56,650
Mitigation Maintenance	1,045,000	**1,075,000**	1,001,550
Hydrobiologic Monitoring	25,000	**15,000**	13,750
Pump Station Maintenance / Fuel	100,000	**110,000**	104,007
Electric (FPL) (Including Streetlight)	650,000	**730,000**	717,996
Water (Seacoast)	175,000	**90,000**	79,742
Gas Utility	20,000	**23,000**	21,642
Holiday Lighting	35,000	**55,000**	46,408
Contingency	200,000	**50,000**	0
Contingency / Hurricane	0	**0**	0
Capital Project Outlay	0	**3,500,000**	3,475,927
TOTAL O&M EXPENDITURES	**$ 6,479,175**	**$ 9,376,775**	**$ 8,881,229**
TOTAL CLUBHOUSE EXPENDITURES	**$ 1,864,553**	**$ 2,125,975**	**$ 1,873,661**
TOTAL EXPENDITURE	**$ 8,343,728**	**$ 11,502,750**	**$ 10,754,891**
Excess/ (Shortfall)	**$ 17,523,959**	**$ 18,936,127**	**$ 19,683,987**
Bond Payments to Trustee	(16,141,318)	**(17,480,741)**	(17,480,741)
Balance	**$ 1,382,641**	**$ 1,455,386**	**$ 2,203,246**
County Appraiser & Tax Collector Fee	(460,881)	**(74,738)**	(74,738)
Discounts For Early Payments	(921,760)	**(626,007)**	(626,007)
Net Excess/ (Shortfall)	**$ -**	**$ 754,641**	**$ 1,502,501**

Note: Debt Assessments/Bond Payments Only Includes Transactions Processed Through Operating Account

O&M ONLY

FUND BALANCE AS OF 9/30/25		$593,588
FY 2025/2026 ACTIVITY	$	1,545,285
FUND BALANCE AS OF 9/30/26		$2,138,873

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025-2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

EXPENDITURES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Supervisor Fees	0	**0**	0
Supervisor Fees Taxes	0	**0**	0
Connect Water Fee	0	**0**	0
CDD Management	35,000	**32,000**	30,539
Legal	12,000	**40,000**	35,743
Assessment Roll	1,500	**1,500**	1,500
Audit Fees	1,600	**1,600**	1,600
Arbitrage Rebate Fee	225	**225**	225
Legal Advertisements	4,000	**1,000**	864
Miscellaneous	5,000	**50,000**	5,737
Trustee Fees	3,500	**3,500**	3,500
Continuing Disclosure Fee	250	**250**	250
Website Management	400	**400**	400
CH Management/personnel	819,578	**810,000**	789,786
Uniforms	4,000	**4,500**	3,828
Licenses/Permits	5,000	**2,000**	1,011
Insurance	80,000	**85,000**	82,796
Post / Print / Office Sup	12,000	**17,000**	15,252
IT / Telecom	20,000	**28,000**	25,198
HVAC Maint & Repair	12,000	**5,000**	3,636
Janitorial	14,000	**28,000**	25,706
Misc Repair & Maint	60,000	**115,000**	75,778
Pest Control	20,000	**13,000**	11,534
Fire/ Life/ Hood -Safe Sys	8,000	**9,000**	7,823
Fitness Equip	4,000	**4,500**	3,843
Vehicle Lease & Maint	5,000	**22,000**	20,084
Holiday Decorations	15,000	**15,000**	14,270
Cable / Music Services	4,000	**5,500**	4,690
Trash Removal	6,000	**8,500**	7,410
Gas	50,000	**28,000**	23,886
Electricity	50,000	**48,000**	42,145
Water & Sewer	45,000	**48,000**	42,077
Irrigation Water	10,000	**2,500**	2,112
Security / Camera Surveillance	90,000	**105,000**	96,678
Electronic Access Control	10,000	**35,000**	30,107
Surveillance Repair & Main	0	**0**	0
Landscape Maint Contract	83,000	**85,000**	70,423
Landscape Other / Irrigation	50,000	**102,000**	92,972
Pool Chemicals	57,000	**85,000**	76,769
Pool Maintenance Agreement	32,500	**32,000**	29,792
Pool Repair & Misc Maint	25,000	**15,000**	13,804
Tennis & Pickle Court Main	25,000	**30,000**	27,208
Furniture Repair & Maint	5,000	**3,000**	2,467
Social Programs	90,000	**125,000**	113,358
Coffee Station	15,000	**30,000**	27,377
Restaurant Expenses	0	**0**	0
Deficit Funding F&B Operat	0	**0**	0
Other / Capital Expenses	75000	**50,000**	9,483
TOTAL EXPENDITURES	**$ 1,864,553**	**$ 2,125,975**	**$ 1,873,661**

CLUBHOUSE ONLY

FUND BALANCE AS OF 9/30/25	$1,096,798
FY 2025/2026 ACTIVITY	($42,784)
FUND BALANCE AS OF 9/30/26	$1,054,014

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025-2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	200	**77,635**	77,635
NAV Tax Collection 2018-1	2,098,851	**2,520,863**	2,520,863
Collection 2018-2 (Taxable & Tax-Exempt)	84,748	**81,071**	81,071
NAV Tax Collection 2018-3	811,861	**823,563**	823,563
Prepaid Bond Collection	0	**1,922,398**	1,922,398
Landowner B-Bond Payments	0	**0**	0
Total Revenues	**$ 2,995,660**	**$ 5,425,529**	**$ 5,425,529**
EXPENDITURES			
Principal Payments 2018-1	580,000	**585,000**	585,000
Principal Payments 2018-2 Taxable	0	**0**	0
Principal Payments 2018-2 Tax Exmpt	0	**0**	0
Principal Payments 2018-3	210,000	**500,000**	500,000
Interest Payments 2018-1	1,520,475	**1,536,288**	1,536,288
Interest Payments 2018-2 Taxable	71,000	**67,940**	67,940
Interest Payments 2018-2 Tax Exmpt	13,748	**13,162**	13,162
Interest Payments 2018-3	598,288	**596,490**	596,490
Bond Redemption	2,150	**0**	0
Total Expenditures	**$ 2,995,660**	**$ 3,298,880**	**$ 3,298,880**
Excess/ (Shortfall)	**$ -**	**$ 2,126,649**	**$ 2,126,649**

FUND BALANCE AS OF 9/30/25	$962,173
FY 2025/2026 ACTIVITY	$ 2,126,649
FUND BALANCE AS OF 9/30/26	$3,088,822

Notes

2018-1 Reserve Fund Balance = $429,345.*. 2018-3 Reserve Fund Balance = $202,964*.

2018-1 Revenue Account Balance = $842,943*. 2018-3 Revenue Account = $343,320*.

2018-1 Prepayment Account Balance = $465,738*. 2018-2 Prepayment Account = $367,793*. 2018-3 Prepayment Account = $436,719*.

* Approximate Amounts

Series 2018-1 Bond Information

Original Par Amount =	$31,500,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.50%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2018		
Maturity Date =	May 2049	Par Amount As Of 9/30/26 =	$27,350,000

Series 2018-2 Taxable Bond Information

Original Par Amount =	$18,445,000	Annual Principal Payments Due =	N/A
Interest Rate =	7.90%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2018		
Maturity Date =	May 2029	Par Amount As Of 9/30/26 =	$860,000

Series 2018-2 Bond Information

Original Par Amount =	$4,700,000	Annual Principal Payments Due =	N/A
Interest Rate =	5.85%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2018		
Maturity Date =	May 2029	Par Amount As Of 9/30/26 =	$225,000

Series 2018-3 Bond Information

Original Par Amount =	$11,565,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.75%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2018		
Maturity Date =	May 2049	Par Amount As Of 9/30/26 =	$9,955,000

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025-2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	200	**59,748**	59,748
NAV Tax Collection	1,078,335	**1,048,797**	1,048,797
NAV Tax Collection B	110,300	**95,164**	95,164
Landowner Contribution	0	**0**	0
Prepaid Bond Collection	0	**2,294,437**	2,294,437
Total Revenues	**$ 1,188,835**	**$ 3,498,146**	**$ 3,498,146**
EXPENDITURES			
Principal Payments (2019)	270,000	**1,860,000**	1,860,000
Principal Payments (2019-B)	0	**405,000**	405,000
Interest Payments (2019)	794,360	**784,980**	784,980
Interest Payments (2019-B)	110,300	**101,175**	101,175
Bond Redemptions	14,175	**0**	0
Total Expenditures	**$ 1,188,835**	**$ 3,151,155**	**$ 3,151,155**
Excess/ (Shortfall)	**$ -**	**$ 346,991**	**$ 346,991**

FUND BALANCE AS OF 9/30/25	$1,572,837
FY 2025/2026 ACTIVITY	$346,991
FUND BALANCE AS OF 9/30/26	$1,919,828

Notes

2019 Reserve Fund Balance = $107,808*. Revenue Fund Balance= $628,595*. Prepayment Account Balance = $772,801*.

2019B Reserve Fund Balance = $276,743*. Revenue Fund Balance= $9,479*. Prepayment Account Balance = $124,402*.

* Approximate Amounts

Series 2019 Bond Information

Original Par Amount =	$15,700,000	Annual Principal Payments Due =
Interest Rate =	5.60%	May 1st
Issue Date =	April 2020	
Maturity Date =	May 2050	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/26 =	$12,275,000	

Series 2019B-1 (Taxable) Bond Information

Original Par Amount =	$2,200,000	Principal Payment Due On
Interest Rate =	6.88%	May 1, 2029
Issue Date =	December 2019	
Maturity Date =	May 2029	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/26 =	$475,000	

Series 2019B-2 (Tax Exempt) Bond Information

Original Par Amount =	$4,300,000	Principal Payment Due On
Interest Rate =	5.25%	May 1, 2029
Issue Date =	December 2019	
Maturity Date =	May 2029	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/26 =	$920,000	

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025-2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,100	**178,184**	178,184
Net NAV Tax Collection 2021 A-1 & A-2	3,870,610	**3,818,762**	3,818,762
Net NAV Tax Collection 2021 B	460,000	**0**	0
Landowner Contribution	0	**0**	0
Payment by Developer	0	**11,936,173**	11,936,173
Total Revenues	**$ 4,331,710**	**$ 15,933,119**	**$ 15,933,119**
EXPENDITURES			
Principal Payments (2021A-1)	560,000	**5,145,000**	5,145,000
Principal Payments (2021A-2)	660,000	**660,000**	660,000
Principal Payments (2021 B)	0	**6,350,000**	6,350,000
Interest Payments (2021A-1)	747,328	**712,682**	712,682
Interest Payments (2021A-2)	1,904,194	**1,921,106**	1,921,106
Interest Payments (2021 B)	460,000	**396,500**	396,500
Bond Redemptions	188	**0**	0
Total Expenditures	**$ 4,331,710**	**$ 15,185,288**	**$ 15,185,288**
Excess/ (Shortfall)	**$ -**	**$ 747,831**	**$ 747,831**

FUND BALANCE AS OF 9/30/25	$1,547,698
FY 2025/2026 ACTIVITY	$747,831
FUND BALANCE AS OF 9/30/26	$2,295,529

Notes

2021A-1 Reserve Fund Balance = $589,591*. 2021A-2 Reserve Fund Balance = $256,818*. 2021A Revenue Account Balance = $1,396,765*.
2021B Reserve Fund Balance = $29,518*. 2021B Revenue Fund Balance = $0*. 2021B Prepayment Account Balance = $22,837*.

* Approximate Amounts

Series 2021A-1 Information

Original Par Amount =	$27,305,000	Annual Principal Payments Due =
Interest Rate =	2.25% - 3.4%	May 1st
Issue Date =	September 2021	
Maturity Date =	May 2052	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/26 =	$15,815,000	

Series 2021A-2 Information

Original Par Amount =	$39,305,000	Annual Principal Payments Due =
Interest Rate =	5.13%	May 1st
Issue Date =	September 2021	
Maturity Date =	May 2052	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/26 =	$36,825,000	

Series 2021B Bond Information

Original Par Amount =	$29,160,000	Principal Payment Due On
Interest Rate =	5.00%	May 1, 2041
Issue Date =	September 2021	
Maturity Date =	May 2041	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/26 =	$0	

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025-2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	45,000	**284,757**	284,757
NAV Tax Collection 2023	4,337,887	**4,215,903**	4,215,903
NAV Tax Collection 2023 TC	918,750	**937,581**	937,581
Landowner Contribution	0	**0**	0
Prepaid Bond Collection	0	**6,328,745**	6,328,745
Payment by Developer	0	**458,906**	458,906
Capitalized Interest	0	**0**	0
Total Revenues	**$ 5,301,637**	**$ 12,225,891**	**$ 12,225,891**
EXPENDITURES			
Principal Payments (2023)	950,000	**1,200,000**	1,200,000
Principal Payments (2023 TC)	0	**0**	0
Interest Payments (2023)	3,432,556	**3,457,348**	3,457,348
Interest Payments (2023 TC)	918,750	**918,751**	918,751
Bond Redemptions	331	**0**	0
Total Expenditures	**$ 5,301,637**	**$ 5,576,099**	**$ 5,576,099**
Excess/ (Shortfall)	**$ -**	**$ 6,649,792**	**$ 6,649,792**

FUND BALANCE AS OF 9/30/25	$6,426,023
FY 2025/2026 ACTIVITY	$6,649,792
FUND BALANCE AS OF 9/30/26	$13,075,815

Notes

2023 Reserve Fund Balance = $5,445,825*. 2023-TC Reserve Fund Balance = $377,788*.
2023 Revenue Account Balance = $1,288,609*. 2023-TC Revenue Account Balance = $718,161*.
2023 Prepayment Account Balance = $379,963*. 2023-TC Prepayment Account Balance = $4,865,469*.

* Approximate Amounts

Series 2023 Information

Original Par Amount =	$79,750,000	Annual Principal Payments Due =
Interest Rate =	4.500% - 5.625%	May 1st
Issue Date =	Jan-24	
Maturity Date =	May 2054	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/26 =	$62,245,000	

Series 2023 Towncenter Information

Original Par Amount =	$15,000,000	Annual Principal Payments Due =
Interest Rate =	6.13%	May 1st
Issue Date =	Jun-24	
Maturity Date =	May 2054	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/26 =	$15,000,000	

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025-2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	200	**58,217**	58,217
NAV Tax Collection 2024	215,763	**220,277**	220,277
NAV Tax Collection 2024 B	586,563	**0**	0
Prepaid Bonds	0	**9,345,018**	9,345,018
Capitalized Interest	0	**0**	0
Total Revenues	**$ 802,526**	**$ 9,623,513**	**$ 9,623,513**
EXPENDITURES			
Principal Payments (2024)	40,000	**40,000**	40,000
Principal Payments (2024 B)	0	**9,385,000**	9,385,000
Interest Payments (2024)	173,475	**174,450**	174,450
Interest Payments (2024 B)	586,563	**612,632**	612,632
Bond Redemptions	2,488	**0**	0
Total Expenditures	**$ 802,526**	**$ 10,212,082**	**$ 10,212,082**
Excess/ (Shortfall)	**$ -**	**$ (588,569)**	**$ (588,569)**

FUND BALANCE AS OF 9/30/25	$814,057
FY 2025/2026 ACTIVITY	$ (588,569)
FUND BALANCE AS OF 9/30/26	$225,488

Notes

2024 Reserve Fund Balance = $118,984*. 2024 Revenue Fund Balance = $106,504*. 2024 Prepayment Account Balance = $0*
2024B Reserve Fund Balance = $0*. 2024B Prepayment Fund Balance = $0.00*. 2024B Interest Account Balance = $0*

* Approximate Amounts

Series 2024 Information

Original Par Amount =	$3,000,000	Annual Principal Payments Due =
Interest Rate =	4.875% - 6.000%	May 1st
Issue Date =	Apr-25	
Maturity Date =	May 2055	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/26 =	$2,960,000	

Series 2024 B Information

Original Par Amount =	$9,385,000	Annual Principal Payments Due =
Interest Rate =	6.25%	May 1st
Issue Date =	Apr-25	
Maturity Date =	May 2055	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/26 =	$0	

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025-2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	0	**187,321**	187,321
Net NAV Collection 2025 A (A-11)	215,600	**0**	0
Net NAV Collection 2025 A (A-21)	0	**220,062**	220,062
Net NAV Collection 2025 B (A-11)	0	**0**	0
Net NAV Collection 2025 B (A-21)	0	**0**	0
Improvement Fees	1,352,050	**6,468,815**	6,468,815
Capitalized Interest	0	**2,071,487**	2,071,487
Total Revenues	**$ 1,567,650**	**$ 8,947,685**	**$ 8,947,685**
EXPENDITURES			
Principal Payments 2025 A (A-11)	0	**0**	0
Principal Payments 2025 A (A-21)	0	**0**	0
Principal Payments 2025 B (A-11)	0	**0**	0
Principal Payments 2025 B (A-21)	0	**0**	0
Principal Payments 2025 (IF)	0	**4,425,000**	4,425,000
Interest Payments 2025 A (A-11)	0	**223,256**	223,256
Interest Payments 2025 A (A-21)	0	**384,487**	384,487
Interest Payments 2025 B (A-11)	0	**895,519**	895,519
Interest Payments 2025 B (A-21)	431,200	**568,225**	568,225
Interest Payments 2025 (IF)	1,136,450	**869,625**	869,625
Bond Redemptions	0	**0**	0
Total Expenditures	**$ 1,567,650**	**$ 7,366,112**	**$ 7,366,112**
Excess/ (Shortfall)	**$ -**	**$ 1,581,573**	**$ 1,581,573**

FUND BALANCE AS OF 9/30/25	$962,696
FY 2025/2026 ACTIVITY	$ 1,581,573
FUND BALANCE AS OF 9/30/26	$2,544,269

Notes

2025(A11) Reserve Fund Balance = $238,875*. 2025 B (A11) Reserve Fund Balance = $874,196*. 2025 (A21) Reserve Fund Balance = $246,962*. 2025 B (A21) Reserve Fund Balance = $566,270*.

2025(A11) Revenue Fund Balance = $11,853*. 2025 B (A11) Revenue Fund Balance = $926,510*. 2025 (A21) Revenue Fund Balance = $247,095*. 2025 B (A21) Revenue Fund Balance = $1,093,804*. 2025(IF) Revenue Fund Balance = $1,203,370*.

* Approximate Amounts

Series 2025 A (A-11) Bond Information

Original Par Amount =	$5,670,000	Annual Principal Payments Due =
Interest Rate =	7.500%	May 1st
Issue Date =	October 2025	
Maturity Date =	May 2056	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/26 =	$5,670,000	

Series 2025 B (A-11) Bond Information

Original Par Amount =	$21,775,000	Annual Principal Payments Due =
Interest Rate =	7.5% - 9.25%	May 1st
Issue Date =	October 2025	
Maturity Date =	May 2056	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/26 =	$21,775,000	

Series 2025 A (A-21) Bond Information

Original Par Amount =	$6,160,000	Annual Principal Payments Due =
Interest Rate =	7.000%	May 1st
Issue Date =	June 2025	
Maturity Date =	May 2056	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/26 =	$6,160,000	

Series 2025 B (A-21) Bond Information

Original Par Amount =	$15,365,000	Annual Principal Payments Due =
Interest Rate =	7.0% - 9.0%	May 1st
Issue Date =	June 2025	
Maturity Date =	May 2056	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/26 =	$15,365,000	

Series 2025 (IF) Bond Information

Original Par Amount =	$20,050,000	Annual Principal Payments Due =
Interest Rate =	7.500%	N/A
Issue Date =	October 2025	
Maturity Date =	November 2055	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/26 =	$17,625,000	

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025-2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	0	**67,045**	67,045
Net NAV Collection 2026 A (A-10)	0	**0**	0
Net NAV Collection 2026 B (A-10)	0	**0**	0
Bond Prepayments	0	**0**	0
Capitalized Interest	0	**0**	0
Bond Issuance		**6,284,158**	6,284,158
Total Revenues	**$ -**	**$ 6,351,203**	**$ 6,351,203**
EXPENDITURES			
Principal Payments 2026 A (A-10)	0	**0**	0
Principal Payments 2026 B (A-10)	0	**0**	0
Interest Payments 2026 A (A-10)	0	**0**	0
Interest Payments 2026 B (A-10)	0	**0**	0
Bond Redemptions	0	**0**	0
Total Expenditures	**$ -**	**$ -**	**$ -**
Excess/ (Shortfall)	**$ -**	**$ 6,351,203**	**$ 6,351,203**

FUND BALANCE AS OF 9/30/25	$0
FY 2025/2026 ACTIVITY	$ 6,351,203
FUND BALANCE AS OF 9/30/26	$6,351,203

Notes

2026 A (A10) Reserve Fund Balance = $227,812*. 2026 B (A10) Reserve Fund Balance = $1,494,968*.
2026 A (A10) Revenue Account Balance = $188,840*. 2026 B (A10) Revenue Account Balance = $4,439,583*.

* Approximate Amounts

Series 2026 A (A-10) Bond Information

Original Par Amount =	$5,680,000	Annual Principal Payments Due -
Interest Rate =	7.000%	May 1st
Issue Date =	May 2026	
Maturity Date =	May 2056	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/26 =	$5,680,000	

Series 2026 B (A-10) Bond Information

Original Par Amount =	$36,955,000	Annual Principal Payments Due =
Interest Rate =	7.25% - 9.25%	May 1st
	May 2026	
	May 2056	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/26 =	$39,955,000	