

Avenir  
Community Development District

**Amended Final Budget For  
Fiscal Year 2020/2021  
October 1, 2020 - September 30, 2021**

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**AMENDED FINAL BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 9/29/21
<b>REVENUES</b>			
O&M Assessments	1,471,818	1,100,893	1,100,893
Clubhouse Assessments	0	19,044	19,044
Landowner Contribution - O&M	0	712,045	712,045
Debt Assessments - Series 2018	4,567,518	2,056,386	2,056,386
Landowner Contribution - Debt	0	99,031	99,031
Debt Assessments - Series 2019	1,552,957	0	0
Landowner Contribution - Capital - 18-3 Bond	0	3,673,200	3,173,200
Landowner Contribution - Capital - 19 Bond	0	6,151,441	5,651,441
Landowner Contribution - Capital - 20 SAN	0	290,935	290,935
Interest Income	1	434	434
<b>Total Revenues</b>	<b>\$ 7,592,294</b>	<b>\$ 14,103,409</b>	<b>\$ 13,103,409</b>
<b>EXPENDITURES</b>			
Supervisor Fees	0	0	0
Engineering/Inspections	15,000	15,000	10,750
Management	39,084	39,084	39,084
Legal	40,000	50,907	50,907
Assessment Roll	7,500	7,500	7,500
Audit Fees	8,000	5,000	5,000
Arbitrage Rebate Fee	1,950	2,600	2,600
Insurance	8,000	6,001	6,001
Legal Advertisements	3,500	8,000	6,138
Miscellaneous	3,000	1,000	419
Postage	300	630	618
Office Supplies	2,000	1,550	1,515
Dues & Subscriptions	175	175	175
Trustee Fees	15,000	21,000	21,000
Continuing Disclosure Fee	3,000	2,000	2,000
Website Management	2,000	2,000	2,000
Miscellaneous Maintenance	25,000	40,000	35,569
Infrastructure Maintenance (South FL Select Homes Expenditures)	0	90,000	83,063
Electric (FPL)	225,000	233,405	233,405
Water (Seacoast)	125,000	136,977	136,977
Landscape Maintenance	500,000	470,000	443,035
Lake Maintenance	50,000	44,434	44,434
Stormwater Management/Lake Water Control	20,000	374,951	374,951
Mitigation Maintenance	75,000	113,588	113,588
Wild Hog Control	15,000	0	0
Pump Maintenance	25,000	0	0
Trail Maintenance	5,000	0	0
Streetlights	100,000	0	0
Field Operations	20,000	0	0
Clubhouse Management	20,000	0	0
Clubhouse Utilities	30,000	0	0
Clubhouse - Water Connect Fee	0	68,232	68,232
Capital Outlay - 2018-3	0	3,672,996	3,172,996
Capital Outlay - 2019	0	6,133,390	5,633,390
Capital Outlay - 2020 SAN	0	290,935	290,935
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,383,509</b>	<b>\$ 11,831,355</b>	<b>\$ 10,786,282</b>
<b>Excess/ (Shortfall)</b>	<b>\$ 6,208,785</b>	<b>\$ 2,272,054</b>	<b>\$ 2,317,127</b>
Bond Payments - Series 2018	(4,293,467)	(1,969,712)	(1,969,712)
Bond Payments - Series 2019	(1,459,780)	(83,707)	(83,707)
<b>Balance</b>	<b>\$ 455,538</b>	<b>\$ 302,342</b>	<b>\$ 347,415</b>
County Appraiser & Tax Collector Fee	(151,846)	(29,844)	(29,844)
Discounts For Early Payments	(303,692)	(107,687)	(107,687)
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 164,811</b>	<b>\$ 209,884</b>

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

FUND BALANCE AS OF 9/30/20	\$3,084
FY 2020/2021 ACTIVITY	\$164,811
FUND BALANCE AS OF 9/30/21	\$167,895

**AMENDED FINAL BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2018)**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 9/29/21
<b>REVENUES</b>			
Interest Income	500	161	161
NAV Tax Collection 2018-1	2,098,851	1,661,027	1,661,027
NAV Tax Collection 2018-2 (Taxable & Tax-Exempt)	1,382,255	0	0
NAV Tax Collection 2018-3	811,861	293,362	293,362
Prepaid Bond Collection	0	2,132,959	2,132,959
Landowner Direct Bill Payments	0	1,855,157	1,855,157
<b>Total Revenues</b>	<b>\$ 4,293,467</b>	<b>\$ 5,942,666</b>	<b>\$ 5,942,666</b>
<b>EXPENDITURES</b>			
Principal Payments 2018-1	435,000	435,000	435,000
Principal Payments 2018-2 Taxable	0	400,000	400,000
Principal Payments 2018-2	0	100,000	100,000
Principal Payments 2018-3	155,000	155,000	155,000
Interest Payments 2018-1	1,666,913	1,675,575	1,675,575
Interest Payments 2018-2 Taxable	1,162,880	420,675	420,675
Interest Payments 2018-2	219,375	79,560	79,560
Interest Payments 2018-3	651,906	656,363	656,363
Bond Redemption	2,393	20,000	20,000
<b>Total Expenditures</b>	<b>\$ 4,293,467</b>	<b>\$ 3,942,173</b>	<b>\$ 3,942,173</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 2,000,493</b>	<b>\$ 2,000,493</b>

FUND BALANCE AS OF 9/30/20	\$639,567
FY 2020/2021 ACTIVITY	\$2,000,493
FUND BALANCE AS OF 9/30/21	\$2,640,060

**Notes**

2018-1 Reserve Fund Balance = \$429,367\*. 2018-3 Reserve Fund Balance = \$202,974\*.  
2018-1 Revenue Account Balance = \$388,177\*. 2018-3 Revenue Account = \$3\*.  
2018-1 Prepayment Account Balance = \$38,749\*. 2018-2 Prepayment Account = \$1,580,790\*.

Revenue Accounts, Prepayment Accounts And Developer Direct Bill Payments (Received In October 2020)  
To Fund November 1, 2021 - 2018-1 Interest Payment of \$825,138 and 2018-1 Principal Payment Of \$35,000,  
2018-2 Taxable Interest Payment of \$190,588 and 2018-2 Taxable Principal Payment Of \$1,255,000,  
2018-2 Tax Exempt Interest Payment of \$323,735 and  
2018-3 Interest Payment of \$36,124 and 2018-3 Principal Payment Of \$1,255,000,

\* 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 9/30/21 =	\$30,005,000

**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 9/30/21 =	\$4,825,000

**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 9/30/21 =	\$1,235,000

**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 9/30/21 =	\$11,260,000

**AMENDED FINAL BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2019)**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 9/29/21
<b>REVENUES</b>			
Interest Income	0	15	15
NAV Tax Collection	1,082,780	0	0
Landowner Contribution	0	1,057,988	1,057,988
Prepaid Bond Collection	0	66,452	66,452
<b>Total Revenues</b>	<b>\$ 1,082,780</b>	<b>\$ 1,124,455</b>	<b>\$ 1,124,455</b>
<b>EXPENDITURES</b>			
Principal Payments (2019)	205,000	205,000	205,000
Principal Payments (2019)	873,460	880,110	880,110
Bond Redemptions	4,320	65,000	65,000
<b>Total Expenditures</b>	<b>\$ 1,082,780</b>	<b>\$ 1,150,110</b>	<b>\$ 1,150,110</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (25,655)</b>	<b>\$ (25,655)</b>

FUND BALANCE AS OF 9/30/20	\$134,922
FY 2020/2021 ACTIVITY	(\$25,655)
FUND BALANCE AS OF 9/30/21	\$109,267

Notes

Reserve Fund Balance = \$107,813\*. Prepayment Account Balance = \$1,454\*.

Landowner Direct Bill Payments (Received In October 2021)

To Fund November 1, 2021 Interest Payment Of \$432,040.

\* 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 9/30/2021 =	\$15,430,000	

**AMENDED FINAL BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2019B)**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 9/29/21
<b>REVENUES</b>			
Interest Income	0	47	47
Landowner Contribution	377,000	72,385	72,385
<b>Total Revenues</b>	<b>\$ 377,000</b>	<b>\$ 72,432</b>	<b>\$ 72,432</b>
<b>EXPENDITURES</b>			
Principal Payments (2019B-1 - Taxable)	0	0	0
Principal Payments (2019B-2 - Tax Exempt )	0	151,250	151,250
Interest Payments (2019B-1 - Taxable)	377,000	0	0
Interest Payments (2019B-2 - Tax Exempt)	0	225,750	225,750
Bond Redemptions	0		
<b>Total Expenditures</b>	<b>\$ 377,000</b>	<b>\$ 377,000</b>	<b>\$ 377,000</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (304,568)</b>	<b>\$ (304,568)</b>

FUND BALANCE AS OF 9/30/20	\$659,054
FY 2020/2021 ACTIVITY	(\$304,568)
FUND BALANCE AS OF 9/30/21	\$354,486

Notes

2019B-1 (Taxable) Capitalized Interest Set-Up Through November 2021.  
2019B-1 (Tax Exempt) Capitalized Interest Set-Up Through January 2021.  
2019B Taxable Reserve Fund Balance = \$95,831\*. 2019B Tax Exempt Reserve Fund = \$180,921\*.  
2019B Revenue Account Balance = \$1,022\*. 2019B Taxable Capitalized Interest Account Balance = \$76,712\*.  
2019B Taxable Capitalized Interest Account Balance To Fund November 1, 2021 Interest Payment Of \$75,625.  
2019B Tax Exempt Developer Direct Bill Payments (Received In October 2021) To Fund  
November 1, 2021 Interest Payment Of \$112,875.

\* Approximate Amounts

**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 9/30/2021 =	\$2,200,000	

**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 9/30/2021 =	\$4,300,000	

**AMENDED FINAL BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2020 - IMPACT FEES)**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 9/29/21
<b>REVENUES</b>			
Interest Income	0	11	11
Impact Fees	1,344,857	930,018	930,018
Transfer From Cost Of Issuance Account	0	1,500	1,500
<b>Total Revenues</b>	<b>\$ 1,344,857</b>	<b>\$ 931,529</b>	<b>\$ 931,529</b>
<b>EXPENDITURES</b>			
Principal Payments (2020)	0	0	0
Interest Payments (2020)	1,344,857	242,070	242,070
<b>Total Expenditures</b>	<b>\$ 1,344,857</b>	<b>\$ 242,070</b>	<b>\$ 242,070</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 689,459</b>	<b>\$ 689,459</b>

FUND BALANCE AS OF 9/30/20	\$0
FY 2020/2021 ACTIVITY	\$689,459
FUND BALANCE AS OF 9/30/21	\$689,459

Notes

Revenue Fund Balance = \$689,459\*.

Revenue Fund To Fund November 1, 2021 Interest Payment.

\* Approximate Amount

**Series 2020 (Impact Fee Credit) Bond Information**

Original Par Amount =	\$22,600,000	Principal Payment Due =	
Interest Rate =	4.75%	November 1, 2050	
Issue Date =	July 2020	Annual Interest Payments Due =	
Maturity Date =	November 2050	May 1st & November 1st	
Par Amount As Of 9/30/2021 =	\$22,600,000		

**AMENDED FINAL BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2020 SAN)**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 9/29/21
<b>REVENUES</b>			
Interest Income	0	8	8
Debt Proceeds (2020 SAN)	0	100,000	100,000
Debt Proceeds (20121A-1)	0	6,571,647	6,571,647
Debt Proceeds (20121A-2)	0	9,459,753	9,459,753
Transfer From Cost Of Issuance Account (2020 SAN)	0	8,001	8,001
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 16,139,409</b>	<b>\$ 16,139,409</b>
<b>EXPENDITURES</b>			
Principal Payments (2020 SAN)	0	0	0
Interest Payments (2020 SAN)	0	0	0
Transfer To 2021 Debt Service	0	108,009	108,009
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 108,009</b>	<b>\$ 108,009</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 16,031,400</b>	<b>\$ 16,031,400</b>

FUND BALANCE AS OF 9/30/20
FY 2020/2021 ACTIVITY
FUND BALANCE AS OF 9/30/21

\$0
\$16,031,400
\$16,031,400

Notes

Redemption Account Balance = \$15,400,000. Interest Account Balance = \$631,400.  
Redemption Account Balance To Be Used To Make November 1, 2021 Principal Payment Of \$15,400,000.  
Interest Account Balance To Be Used To Make November 1, 2021 Interest Payment Of \$631,400.  
2020 SAN Capital Projects Debt Proceeds = \$15,300,000. Total 2020 SAN Debt Proceeds = \$15,400,000.  
FY 2020/2021 Cost Of Issuance = \$231,500.  
FY 2020/2021 Capital Outlay = \$15,060,739.

**Series 2020 SAN Information**

Original Par Amount =	\$15,400,000	Annual Principal Payments Due =	Due in Full November 1, 2021
Interest Rate =	4.50%	Annual Interest Payments Due =	Due in Full November 1, 2021
Issue Date =	October 2020		
Maturity Date =	November 2021		
		May 1st & November 1st	
Par Amount As Of 9/30/2021 =	\$15,400,000		



**AMENDED FINAL BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2021A)**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 9/29/21
<b>REVENUES</b>			
Interest Income	0	0	0
NAV Tax Collection	0	0	0
Debt Proceeds (2021A-1)	0	1,654,140	1,654,140
Debt Proceeds (2021A-2)	0	2,444,660	2,444,660
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 4,098,800</b>	<b>\$ 4,098,800</b>
<b>EXPENDITURES</b>			
Principal Payments (2021A-1)	0	0	0
Principal Payments (2021A-2)	0	0	0
Interest Payments (2021A-1)	0	0	0
Interest Payments (2021A-2)	0	0	0
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 4,098,800</b>	<b>\$ 4,098,800</b>

FUND BALANCE AS OF 9/30/20	\$0
FY 2020/2021 ACTIVITY	\$4,098,800
FUND BALANCE AS OF 9/30/21	\$4,098,800

**Notes**

2021A-1 Capitalized Interest Set-Up Through November 2022.  
2021A-2 Capitalized Interest Set-Up Through November 2022.  
2021A-1 Capital Projects Debt Proceeds = \$25,650,860. Total Bond Proceeds = \$27,305,000.  
2021A-2 Capital Projects Debt Proceeds = \$36,860,340. Total Bond Proceeds = \$39,305,000.  
2021A-1 Cost Of Issuance Expenditures = \$524,339. 2021A-2 Cost Of Issuance Expenditures = \$754,776.  
2021A-1 Reserve Fund Balance = \$717,507\*. 2021A-2 Reserve Fund Balance = \$256,819\*.  
2021A-1 Capitalized Interest Account Balance = \$936,632\*. 2021A-2 Capitalized Interest Account Balance = \$2,187,842\*.  
Capitalized Interest Accounts To Fund November 1, 2021 Interest Payments:  
2021A-1: \$74,260 & 2021A-2: \$173,461\*.

\* 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 9/30/2021 =	\$27,305,000	

**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 9/30/2021 =	\$39,305,000	

**AMENDED FINAL BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2021B)**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 9/29/21
<b>REVENUES</b>			
Interest Income	0	0	0
NAV Tax Collection	0	0	0
Debt Proceeds (2021B)	0	145,800	145,800
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 145,800</b>	<b>\$ 145,800</b>
<b>EXPENDITURES</b>			
Principal Payments (2021B)	0	0	0
Interest Payments (2021B)	0	0	0
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 145,800</b>	<b>\$ 145,800</b>

FUND BALANCE AS OF 9/30/20	\$0
FY 2020/2021 ACTIVITY	\$145,800
FUND BALANCE AS OF 9/30/21	\$145,800

Notes

Capital Projects Debt Proceeds = \$29,014,200. Total Bond Proceeds = \$29,160,000.

FY 2020/2021 Cost Of Issuance = \$498,985.

FY 2020/2021 Capital Outlay = \$25,445,741.

Reserve Fund Balance = \$145,800\*.

Landowner Direct Bill Payments (Received In October 2021)

To Fund November 1, 2021 Interest Payment Of \$125,550.

\* Approximate Amounts

**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 9/30/2021 =	\$29,160,000	