



**AVENIR  
COMMUNITY DEVELOPMENT  
DISTRICT**

**CITY OF PALM BEACH GARDENS  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
AUGUST 25, 2022  
2:00 P.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.avenircdd.org](http://www.avenircdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
Call-in #: 877-402-9753; 4411919  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
August 25, 2022  
2:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. July 28, 2022 Regular Board Meeting.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 8
  - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
  - 3. Consider Resolution No. 2022-07 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 9
- H. Old Business
  - 1. Consider Approval of Fish Stocking Proposals & Mosquito Control.....Page 32
  - 2. Consider Approval of Proposal for Mulching Spine Road Phase 1, Northlake Boulevard  
Parkway & Spine Road Phase 2.....Page 66
  - 3. Consider Approval of Updated Holiday Lighting/Decorations Proposal.....Page 70
- I. New Business
  - 1. Consider Resolution No. 2022-08 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 71
  - 2. Consider Ratification of FPL LED Lighting Agreements for Coconut Boulevard  
Spine Road Phase 2.....Page 73
  - 3. Consider Approval of Change Orders.....Page 82
  - 4. Consider Authorization to Advertise Public Hearing for Residential Irrigation Rule
  - 5. Consider Authorization to Advertise Public Hearing for Clubhouse Towing Rule
- J. Clubhouse
  - 1. Clubhouse Management Update.....Page 83
  - 2. Discussion Regarding Clubhouse Holiday Hours
  - 3. Discussion Regarding Proposed Clubhouse Rates for FY 2022/2023
- K. Administrative Matters
- L. Board Member Comments
- M. Adjourn

## PALM BEACH DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and  
Legal Holidays  
West Palm Beach, Palm Beach County, Florida

STATE OF FLORIDA  
COUNTY OF PALM BEACH:

Before the undersigned authority personally appeared ANGELINA GARAY, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Palm Beach Daily Business Review f/k/a Palm Beach Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

AVENIR COMMUNITY DEVELOPMENT DISTRICT - NOTICE IS HEREBY GIVEN THAT THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT WILL HOLD REGULAR BOARD MEETINGS AT THE OFFICES OF SPECIAL DISTRICT SERVICES, INC., 2501A BURNS ROAD, ETC

in the XXXX Court,  
was published in said newspaper in the issues of

10/13/2021

Affiant further says that the said Palm Beach Daily Business Review is a newspaper published at Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in West Palm Beach in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

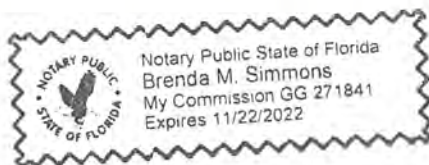
*Angelina Garay*

Sworn to and subscribed before me this  
13 day of OCTOBER, A.D. 2021

*Brenda M. Simmons*

(SEAL)

ANGELINA GARAY personally known to me



### AVENIR COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Avenir Community Development District will hold Regular Board Meetings at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 at 2:00 p.m. on the following dates:

October 28, 2021  
November 18, 2021  
December 23, 2021  
January 27, 2022  
February 24, 2022  
March 24, 2022  
April 28, 2022  
May 26, 2022  
June 23, 2022  
July 28, 2022  
August 25, 2022  
September 22, 2022

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice. AVENIR community development district  
www.avenircdd.org

10/13 21-01/0000556296P

**AVENIR COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JULY 28, 2022**

**A. CALL TO ORDER**

The July 28, 2022, Regular Board Meeting of the Avenir Community Development District (the “District”) was called to order at 2:00 p.m. in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which indicated that notice of the Regular Board Meeting had been published in *The Palm Beach Daily Business Review* October 13, 2021, as part of the District’s Fiscal Year 2021/2022 Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance: Chairperson Virginia Cepero and Supervisors Daniel Lopez and Rodolfo Stern and it was in order to proceed with the meeting.

Also in attendance were: Jason Pierman (via phone) & Michael McElligott of Special District Services, Inc.; District Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; District Engineer Carlos Ballbe of Ballbe & Associates (via phone); Developer Rep Rosa Schechter; and Clubhouse Reps Rick Salvatore, Gina Sanchez and Sherry Ward.

Also present was Tanya McConnell of Ballbe Engineering.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

Mr. McElligott noted that three change orders have been presented and would be added to the agenda – Change Orders 7, 2 and 5.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. May 26, 2022, Public Hearing & Regular Board Meeting**

The minutes of the May 26, 2022, Public Hearing & Regular Board Meeting were presented for consideration.

A **motion** was made by Ms. Cepero, seconded by Mr. Lopez and passed unanimously approving the minutes of the May 26, 2022, Public Hearing & Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Consider Fish Stocking Proposal**

Mr. Pierman noted that he had received three proposals for fish stocking, explaining that each lake maintenance company agreed that fish would help mitigate the number of mosquitoes and midges, but differ on the number of fish that were needed. Following discussion, the Board requested more information on the effectiveness of fish stocking and asked that Mr. Pierman contact Ed Weinberg to see if he had any information on the long-term effects of fish stocking.

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2022-06 – Authorizing Chair to Execute Drainage Easement**

Resolution No. 2022-06 was presented, entitled:

#### **RESOLUTION NO. 2022-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING VIRGINIA CEPERO, THE CHAIR OF THE BOARD OF SUPERVISORS TO EXECUTE A DRAINAGE EASEMENT AND INSTRUMENTS RELATED TO SAID DRAINAGE EASEMENT IN FAVOR OF PALM BEACH COUNTY IN CONNECTION WITH THE NORTHLAKE BOULEVARD PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE**

Mr. Pawelczyk explained that the easement was in favor of Palm Beach County to connect Northlake Boulevard drainage.

A **motion** was made by Ms. Cepero, seconded by Mr. Lopez and passed unanimously adopting Resolution No. 2022-06, as presented.

### **2. Consider Proposal for Mulching Spine Road Phase 1, Northlake Boulevard, Parkway and Spine Road Phase 2**

Mr. Pierman noted that he had asked CPM to provide a mulching proposal to compare against Arazoza's, but had not yet received it. He suggested that the Board table this item until the next meeting.

### **3. Consider Construction Contract between the District and GRSC, Inc. for Avenir Pod 4 and CDD PCD Buffer – Rear Yard Drains (East Phase)**

Mr. Ballbe explained that this agreement was for additional drainage in the PCD buffer because of flooding. He noted that it would be funded by the A-4 B Bond.

A **motion** was made by Ms. Cepero, seconded by Mr. Lopez and passed unanimously approving the construction contract between the District and GRSC, In. for Avenir Pod 4 and CDD PCD Buffer – Rear Yard Drains (East Phase).

### **4. Consider Crown Castle Fiber Relocation Agreement**

Mr. Ballbe explained that this agreement was required to relocate fiber along Northlake Boulevard due to the widening project.

A **motion** was made by Ms. Cepero, seconded by Mr. Lopez and passed unanimously approving the Crown Castle Fiber Relocation Agreement, as presented.

#### **5. Consider Proposal from Randy's Holiday Lighting**

Mr. Pierman noted that this proposal was just for the entrance, and the Board may wish to include decorations at the clubhouse.

Following discussion, a **motion** was made by Ms. Cepero, seconded by Mr. Lopez, and unanimously passed approving the proposal, as presented, and directing staff to further obtain an additional proposal for decorations at the rotunda.

Mr. McElligott suggested that the following could be ratified with one motion. Mr. Pawelczyk noted that all plats had been reviewed by staff and recommended ratification.

A **motion** was made by Ms. Cepero, seconded by Mr. Lopez, and unanimously passed ratifying plats for Pod 12, Pod 14 and the Panther National Plat.

#### **6. Consider Ratification of Plat for Pod 12**

#### **7. Consider Ratification of Plat for Pod 14**

#### **8. Consider Ratification of Panther National Plat**

#### **9. Consider Acceptance of Fiscal Year 2021 Audit Report**

Mr. McElligott presented the Fiscal Year 2021 Audit Report, noting that there were no findings.

A **motion** was made by Ms. Cepero, seconded by Mr. Lopez and passed unanimously accepting the Fiscal Year 2021 Audit Report, as presented.

#### **10. Consider Ratification of Change Order No. 3 for Spine Road Phase 4 – Engineering Services**

Mr. Ballbe presented Ballbe Engineering Change Order No. 3 for Spine Road Phase 4 and recommended ratification.

A **motion** was made by Ms. Cepero, seconded by Mr. Lopez and passed unanimously ratifying Changes Order No. 3 for Spine Road Phase 4 – Engineering Services, as presented.

#### **11. Consider Ratification of HSQ Supplemental Agreement 12 for Northlake/Coconut Boulevards Intersection**

Mr. Ballbe presented the HSQ Supplemental Agreement 12 for Northlake Blvd/Coconut Blvd. Intersection, explaining that the revision was needed for an extra lane pursuant to the cost sharing agreement with the County.

A **motion** was made by Ms. Cepero, seconded by Mr. Lopez and passed unanimously ratifying the HSQ Supplemental Agreement 12 for the Northlake/Coconut Boulevards Intersection, as presented.

## **12. Consider Engagement Letter from Valbridge**

Mr. Pawelczyk explained that there were funds left in the 2021-A Bond construction account, and that the District was using those funds to acquire additional land, including the right-of-way and buffer. An appraisal is needed for the purchase of those parcels. He further explained that the Third Amendment to the 5<sup>th</sup> Supplemental Engineer Report is also needed, as is the First Amendment to the Assignment and Acquisition Agreement (Series 2021 Projects).

A **motion** was made by Ms. Cepero, seconded by Mr. Lopez, and unanimously passed approving the Valbridge proposal, the Third Amendment to the 5<sup>th</sup> Supplemental Engineer Report, and the First Amendment to the Assignment and Acquisition Agreement (Series 2021 Projects), in substantial form, subject to staff review.

## **13. Discussion Regarding Avenir – Bayhill Signal Easement**

Mr. Pawelczyk explained that at this time, there was nothing to consider for this item.

## **14. Consider Change Order nos. 7, 2 and 5**

Mr. Ballbe presented Change Order No. 7 for H&J, noting that it was for the installation of lake interconnects and fill removal, in the amount of \$122,771.53; Change Order No. 2 for Centerline, noting that it was for conduit relocates for turn lane construction and FPL relocation work for the bypass road conduit, in the amount of \$11,770; and Change Order No. 5 for Centerline, noting that it was for SUA fiber optics cable additions and decorative street signs and thermoplastic striping, in the amount of \$261,607.42.

A **motion** was made by Ms. Cepero, seconded by Mr. Lopez and passed unanimously approving Change Order No. 7 for H&J for the installation of lake interconnects and fill removal in the amount of \$122,771.53; Change Order No. 2 for Centerline for conduit relocates for turn lane construction and FPL relocation work for the bypass road conduit in the amount of \$11,770; and Change Order No. 5 for Centerline for SUA fiber optics cable additions and decorative street signs and thermoplastic striping in the amount of \$261,607.42, as presented.

## **I. CLUBHOUSE**

### **1. Clubhouse Management Update**

Mr. Salvatore presented the Clubhouse Management Report, noting that the phone system had been installed and ID cards were being distributed. Discussion ensued regarding the possibility of offering enhanced memberships for year-round events. Ms. Sanchez provided an update on the recent events, such as Fathers' Day and Independence Day.

### **2. Consider Ratification of Proposal for Clubhouse Plant Replacements**

Mr. Salvatore explained that this was for a replacement of diseased trees at the clubhouse.

A **motion** was made by Ms. Cepero, seconded by Mr. Lopez and passed unanimously ratifying the proposal for clubhouse plant replacements, as presented.

### **3. Consider Clubhouse Mulch Proposal**

Mr. Salvatore explained that there were three proposals for three different areas for a total cost of \$17,077.50.

A **motion** was made by Ms. Cepero, seconded by Mr. Lopez and passed unanimously ratifying the three proposals for three different areas for a total cost of \$17,077.50 for clubhouse mulch.

### **4. Consider HomeTeam Pest Control Mosquito Control Proposal**

Mr. Salvatore explained that this service would help with mosquitoes and bronzing, and that it covers the clubhouse and grounds, for an annual cost of \$9,000.

A **motion** was made by Ms. Cepero, seconded by Mr. Lopez and passed unanimously approving the HomeTeam Pest Control Mosquito Control Proposal in the amount of \$9,000, as presented.

### **5. Consider Towing Agreement with Palm Beach Gardens Towing**

Mr. Pawelczyk explained that this agreement was just for towing at the clubhouse, includes signage and stipulates Jason Pierman and Rick Salvatore as contacts to approve towing.

A **motion** was made by Ms. Cepero, seconded by Mr. Lopez and passed unanimously approving the Towing Agreement with Palm Beach Gardens Towing, as presented.

### **6. Discussion Regarding Clubhouse Holiday Hours**

Mr. Salvatore asked the Board for their opinions on abbreviated hours of operation for holidays. Following discussion, Mr. Salvatore suggested that he bring proposed hours to the next meeting for consideration.

## **J. ADMINISTRATIVE MATTERS**

Mr. Pierman noted that the next meeting was scheduled for August 25, 2022, and includes a Public Hearing on the budget.

## **K. BOARD MEMBER COMMENTS**

There were no comments from the Board Members.

## **L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Cepero, seconded by Mr. Lopes and passed unanimously adjourning the Regular Board Meeting at 3:08 p.m.



**ATTESTED BY:**

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Secretary/Assistant Secretary

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Chairperson/Vice-Chair

## Miscellaneous Notices



Published in Palm Beach Daily Business Review on August 12, 2022

### Location

Palm Beach County,

### Notice Text

AVENIR COMMUNITY

DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors (the "Board") of the Avenir Community Development District (the "District") will hold a public hearing on August 25, 2022, at 2:00 p.m. in The Oaks Center located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2022/2023. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the District's website seven (7) days prior to the public hearing or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, Telephone: (561) 630-4922 and/or toll free at 1-877-737-4922, during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

AVENIR COMMUNITY

DEVELOPMENT DISTRICT

[www.avenircdd.org](http://www.avenircdd.org)

8/5-12 22-03/0000611739P

**RESOLUTION NO. 2022-07**

**A RESOLUTION OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2022/2023 BUDGET.**

**WHEREAS**, the Avenir Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

**Section 2.** The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 25<sup>th</sup> day of August, 2022.

**ATTEST:**

**AVENIR  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

# Avenir Community Development District

**Final Budget (Option 1) For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**

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**FINAL BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	2,037,441
Clubhouse Assessments	1,669,534
Total Debt Assessments	10,806,548
Landowner Contribution - O&M	0
Landowner Contribution - Clubhouse	0
Landowner Contribution - Debt	0
Impact Fees	1,073,500
Debt - Capitalized Interest	0
Bond Prepayments	0
Bond Prepayments - Sent to Trustee	0
O&M Interest & Other Income	1
Clubhouse Interest & Other Income	17,600
<b>TOTAL REVENUES</b>	<b>\$ 15,604,624</b>
<b>EXPENDITURES</b>	
Supervisor Fees	0
Engineering/Inspections	15,000
Management	60,820
Legal	60,000
Assessment Roll	7,500
Audit Fees	8,000
Arbitrage Rebate Fee	3,200
Insurance	30,000
Legal Advertisements	4,500
Miscellaneous	2,000
Postage	500
Office Supplies	3,500
Dues & Subscriptions	175
Trustee Fees	25,000
Continuing Disclosure Fee	3,000
Website Management	2,000
Appraisal Fee	0
Miscellaneous Maintenance	75,000
Base Landscape Maintenance	600,000
Optional Landscape Maintenance	250,000
Lake Maintenance	50,000
Stormwater / Lake Water Control	50,000
Fish Stocking	75,000
Mitigation Maintenance	130,000
Trail Maintenance	5,000
Wild Hog Control	15,000
Pump Maintenance	15,000
Electric (FPL) (Including Streetlight)	325,000
Water (Seacoast)	100,000
Field Operations	0
Clubhouse Total Expenditures	1,586,962
<b>TOTAL EXPENDITURES</b>	<b>\$ 3,502,157</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 12,102,467</b>
Bond Payments - Series 2018	(3,246,468)
Bond Payments - Series 2019	(1,450,285)
Bond Payments - Series 2020 (IF)	(1,073,500)
Bond Payments - Series 2021	(5,461,403)
<b>BALANCE</b>	<b>\$ 870,811</b>
County Appraiser & Tax Collector Fee	(290,270)
Discounts For Early Payments	(580,541)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	1,100,893	3,244,953	2,037,441	Total Expenses / .94
Clubhouse Assessments	19,044	0	1,669,534	Total CH Expenses / .94
Total Debt Assessments	2,155,417	22,330,118	10,806,548	
Landowner Contribution - O&M	712,045	0	0	
Landowner Contribution - Clubhouse	0	0	0	
Landowner Contribution - Debt	0	0	0	
Impact Fees	1,169,080	0	1,073,500	Estimated
Debt - Capitalized Interest	0	0	0	
Bond Prepayments	2,209,682	0	0	
Bond Prepayments - Sent to Trustee	(2,209,682)	0	0	
O&M Interest & Other Income	434	0	1	
Clubhouse Interest & Other Income	0	0	17,600	
<b>TOTAL REVENUES</b>	<b>\$ 5,156,913</b>	<b>\$ 25,575,071</b>	<b>\$ 15,604,624</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	0	0	0	
Engineering/Inspections	10,750	15,000	15,000	
Management	39,084	39,631	60,820	CPI Adjustment
Legal	50,907	60,000	60,000	
Assessment Roll	7,500	7,500	7,500	
Audit Fees	5,000	8,000	8,000	
Arbitrage Rebate Fee	2,600	1,950	3,200	
Insurance	6,002	8,000	30,000	Insurance Estimate
Legal Advertisements	6,138	4,500	4,500	
Miscellaneous	419	2,000	2,000	
Postage	618	500	500	
Office Supplies	1,516	2,000	3,500	
Dues & Subscriptions	175	175	175	
Trustee Fees	21,000	18,000	25,000	
Continuing Disclosure Fee	2,000	3,000	3,000	
Website Management	2,000	2,000	2,000	
Appraisal Fee	0	0	0	
Infrastructure Maintenance	83,063	0	0	
Miscellaneous Maintenance	35,569	25,000	75,000	
Base Landscape Maintenance	444,397	450,000	600,000	
Optional Landscape Maintenance	0	100,000	250,000	
Lake Maintenance	44,434	28,000	50,000	
Stormwater / Lake Water Control	374,164	180,000	50,000	Pumps
Fish Stocking	0	0	75,000	
Mitigation Maintenance	113,588	130,000	130,000	
Trail Maintenance	0	5,000	5,000	
Wild Hog Control	0	15,000	15,000	
Pump Maintenance	0	25,000	15,000	
Electric (FPL) (Including Streetlight)	233,405	325,000	325,000	Streetlight & electric
Water (Seacoast)	136,977	100,000	100,000	
Field Operations	0	20,000	0	
Clubhouse Total Expenditures	68,232	1,475,000	1,586,962	
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,689,536</b>	<b>\$ 3,050,256</b>	<b>\$ 3,502,157</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 3,467,377</b>	<b>\$ 22,524,815</b>	<b>\$ 12,102,467</b>	
Bond Payments - Series 2018	(1,969,712)	(3,402,085)	(3,246,468)	2023 P & I Payments Less Earned Interest
Bond Payments - Series 2019	(83,708)	(1,455,335)	(1,450,285)	2023 P & I Payments Less Earned Interest
Bond Payments - Series 2020 (IF)	(1,169,080)	(17,162,650)	(1,073,500)	Estimated
Bond Payments - Series 2021	0	0	(5,461,403)	2023 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 244,878</b>	<b>\$ 504,745</b>	<b>\$ 870,811</b>	
County Appraiser & Tax Collector Fee	(16,228)	(168,248)	(290,270)	
Discounts For Early Payments	(107,687)	(336,497)	(580,541)	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 120,963</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL CLUBHOUSE BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

<b>EXPENDITURES</b>	<b>FISCAL YEAR 2020/2021 ACTUAL</b>	<b>FISCAL YEAR 2021/2022 BUDGET</b>	<b>FISCAL YEAR 2022/2023 BUDGET</b>	<b>COMMENTS</b>
Connect Water Fee	68,232			
Management/personnel	0	530,000	533,206	
Uniforms	0	0	4,000	
Licenses/Permits	0	5,000	5,000	
Insurance	0	62,880	75,456	
Post / Print / Office Sup	0	6,000	4,500	
IT / Telecom	0	35,000	35,000	
HVAC Maint & Repair	0	7,000	12,000	
Janitorial	0	15,000	15,000	
Misc Repair & Maint	0	50,000	60,000	
Pest Control	0	20,000	20,000	
Fire/ Life/ Hood -Safe Sys	0	6,000	6,000	
Fitness Equip	0	4,000	4,000	
Vehicle Lease & Maint	0	3,000	1,500	
Holiday Decorations	0	15,000	15,000	
Cable / Music Services	0	3,000	4,000	
Trash Removal	0	17,000	10,800	
Gas	0	75,000	75,000	
Electricity	0	90,000	65,000	
Water & Sewer	0	100,000	50,000	
Irrigation Water	0	75,000	13,000	
Camera Surveillance	0	5,000	0	
Electronic Access Control	0	1,000	4,000	
Surveillance Repair & Main	0	3,000	5,000	
Landscape Maint Contract	0	121,770	100,000	
Landscape Other	0	0	89,500	
Pool Chemicals	0	50,000	60,000	
Pool Maintenance Agreement	0	15,000	32,500	
Pool Repair & Misc Maint			20,000	
Tennis & Pickle Court Main	0	7,000	10,000	
Furniture Repair & Maint	0	7,500	7,500	
Social Programs	0	55,000	75,000	
Restaurant Expenses	0	56,425	0	
Deficit Funding F&B Operat	0	34,425	0	
Other / Capital Expenses	0	0	175,000	
<b>TOTAL EXPENDITURES</b>	<b>\$ 68,232</b>	<b>\$ 1,475,000</b>	<b>\$ 1,586,962</b>	



**DETAILED FINAL DEBT SERVICE FUND BUDGET - SERIES 2018**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	161	500	200	Projected Interest For 2022/2023
Net NAV Collection 2018-1	2,498,195	2,098,851	2,098,851	Maximum Net Debt Service Collection
Net Collection 2018-2 (Taxable & Tax-Exempt)	500,228	490,873	335,556	Estimate - Collected from Developer / Home Builder
Net NAV Collection 2018-3	811,122	811,861	811,861	Maximum Net Debt Service Collection
Landowner Contribution	0	0	0	
Prepaid Bond Collections	2,132,959	0	0	
<b>Total Revenues</b>	<b>\$ 5,942,665</b>	<b>\$ 3,402,085</b>	<b>\$ 3,246,468</b>	
<b>EXPENDITURES</b>				
Principal Payments 2018-1	455,000	460,000	490,000	Principal Payment Due In 2023
Principal Payments 2018-2 Taxable	400,000	0	0	Bonds Paid off as lots sold to Homebuilder
Principal Payments 2018-2 TE	100,000	0	0	Bonds Paid off as lots sold to Homebuilder
Principal Payments 2018-3	155,000	165,000	175,000	Principal Payment Due In 2023
Interest Payments 2018-1	1,675,575	1,638,725	1,612,600	Interest Payments Due In 2023
Interest Payments 2018-2 Taxable	420,675	412,775	282,030	Estimated Interest Payments Due In 2023
Interest Payments 2018-2 TE	79,560	78,098	53,526	Estimated Interest Payments Due In 2023
Interest Payments 2018-3	656,363	642,706	632,931	Interest Payments Due In 2023
Bond Redemptions	0	4,781	381	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 3,942,173</b>	<b>\$ 3,402,085</b>	<b>\$ 3,246,468</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 2,000,492</b>	<b>\$ -</b>	<b>\$ -</b>	

**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		

**Series 2018-2 Taxable Bond Information**

Original Par Amount =	\$18,445,000	Annual Principal Payments Due =	Paid as Lots Sold to Home Builders
Interest Rate =	7.90%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2018		
Maturity Date =	May 2029	NOTE: These Bonds are paid off as lot are sold to Home Builders	

**Series 2018-2 Tax Exempt (TE) Bond Information**

Original Par Amount =	\$4,700,000	Annual Principal Payments Due =	Paid as Lots Sold to Home Builders
Interest Rate =	5.85%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2018		
Maturity Date =	May 2029	NOTE: These Bonds are paid off as lot are sold to Home Builders	

**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		

# DETAILED FINAL DEBT SERVICE FUND BUDGET - SERIES 2019

AVENIR COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	62	0	200	Projected Interest For 2022/2023
Net NAV Tax Collection	1,057,988	1,078,335	1,078,335	Maximum Net Debt Service Collection
Net NAV Tax Collection B	72,385	377,000	371,750	Estimate - Collected from Developer / Home Builder
Landowner Contribution	0	0	0	
Capitalized Interest	66,452	0	0	Capitalized Interest Set-Up Through May 2020
<b>Total Revenues</b>	<b>\$ 1,196,887</b>	<b>\$ 1,455,335</b>	<b>\$ 1,450,285</b>	
<b>EXPENDITURES</b>				
Principal Payments	270,000	220,000	230,000	Principal Payments Due In 2023
Principal Payments B	0	0	0	
Interest Payments	880,110	861,560	848,960	Interest Payments Due In 2023
Interest Payments B	377,000	377,000	371,750	Estimated Interest Payments Due in 2023
Bond Redemptions	0	-3,225	-425	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 1,527,110</b>	<b>\$ 1,455,335</b>	<b>\$ 1,450,285</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ (330,223)</b>	<b>\$ -</b>	<b>\$ -</b>	

## Series 2019 Bond Information

Original Par Amount =	\$15,700,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.60%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2019		
Maturity Date =	May 2050		

## Series 2019 B Taxable Bond Information

Original Par Amount =	\$2,200,000	Annual Principal Payments Due =	Paid as Lots Sold to Home Builders
Interest Rate =	6.875%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2019		
Maturity Date =	May 2029		

## Series 2019 B Tax Exempt (TE) Bond Information

Original Par Amount =	\$4,300,000	Annual Principal Payments Due =	Paid as Lots Sold to Home Builders
Interest Rate =	5.250%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2019		
Maturity Date =	May 2029		

# DETAILED FINAL DEBT SERVICE FUND BUDGET - SERIES 2020

AVENIR COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	20	0	0	Projected Interest For 2022/2023
Impact Fees	930,018	1,073,500	1,073,500	Paid As Impact Fee Credits Are Earned
SAN		16,089,150	0	Bond Paid in Full 11/1/2021
<b>Total Revenues</b>	<b>\$ 930,038</b>	<b>\$ 1,073,500</b>	<b>\$ 1,073,500</b>	
<b>EXPENDITURES</b>				
Impact Fee Principal Payments	0	0	0	Principal Payments Happen Based on Collections
Impact Fee Interest Payments	242,070	1,073,500	1,073,500	Estimated Interest Payments Due In 2023
SAN Principal		15,400,000	0	Bond Paid in Full 11/1/2021
SAN Interest		689,150	0	Bond Paid in Full 11/1/2021
<b>Total Expenditures</b>	<b>\$ 242,070</b>	<b>\$ 1,073,500</b>	<b>\$ 1,073,500</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 687,968</b>	<b>\$ -</b>	<b>\$ -</b>	

## Series 2020 Bond Information

Original Par Amount =	\$22,600,000	Annual Principal Payments Due =	Paid as Impact Fee Credits Are Earned
Interest Rate =	4.75%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	July 2020		
Maturity Date =	November 2050		

## 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		

**DETAILED FINAL DEBT SERVICE FUND BUDGET - SERIES 2021**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	200	Projected Interest For 2022/2023
Net NAV Collection 2021 A-1 & A-2	0	0	4,003,203	Maximum Net Debt Service Collection
Net NAV Collection 2021 B	0	0	1,458,000	Maximum Net Debt Service Collection
Landowner Contribution	0	0	0	
Prepaid Bond Collections	0	0	0	
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,461,403</b>	
<b>EXPENDITURES</b>				
Principal Payments 2021 A-1	0	0	575,000	Principal Payment Due In 2023
Principal Payments 2021 A-2	0	0	565,000	Bonds Paid off as lots sold to Homebuilder
Principal Payments 2021 B	0	0	0	Principal Payment Due In 2023
Interest Payments 2021 A-1	0	0	855,904	Interest Payments Due In 2023
Interest Payments 2021 A-2	0	0	1,999,903	Estimated Interest Payments Due In 2023
Interest Payments 2021 B	0	0	1,458,000	Interest Payments Due In 2023
Bond Redemptions	0	0	7,596	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,461,403</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2021 A-1 Bond Information**

Original Par Amount =	\$27,305,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.299%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	September 2021		
Maturity Date =	May 2052		

**Series 2021 A-2 Bond Information**

Original Par Amount =	\$39,305,000	Annual Principal Payments Due =	Paid as Lots Sold to Home Builders
Interest Rate =	5.125%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	September 2021		
Maturity Date =	May 2052		

**Series 2021 B Bond Information**

Original Par Amount =	\$29,160,000	Annual Principal Payments Due =	N/A
Interest Rate =	5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	September 2021		
Maturity Date =	May 2041		

# Avenir Community Development District Assessment Comparison (Parcels A-1 - A-5)

	Fiscal Year Original Projected Gross Assessment		Fiscal Year 2020/2021 Gross Assessment		Fiscal Year 2021/2022 Projected Gross Assessment		Fiscal Year 2022/2023 Projected Gross Assessment	
O&M Assessment For Parcel A-1	\$	-	\$	696.77	\$	823.90	\$	1,001.69
Clubhouse Operation Assessment For Parcel A-1	\$	-	\$	45.78	\$	1,352.71	\$	1,439.25
Debt (2018-1) Assessment For Parcel A-1	\$	2,077.13	\$	2,077.13	\$	2,077.13	\$	2,077.13
Debt (2018-3 Clubhouse) Assessment For Parcel A-1	\$	742.00	\$	742.00	\$	742.00	\$	742.00
<b>Total</b>	<b>\$</b>	<b>2,819.13</b>	<b>\$</b>	<b>3,561.68</b>	<b>\$</b>	<b>4,995.74</b>	<b>\$</b>	<b>5,260.07</b>
O&M Assessment For Parcel A-2	\$	-	\$	696.77	\$	823.90	\$	1,001.69
Clubhouse Operation Assessment For Parcel A-2	\$	-	\$	45.78	\$	1,352.71	\$	1,439.25
Debt (2018-1) Assessment For Parcel A-2	\$	1,982.71	\$	1,982.71	\$	1,982.71	\$	1,982.71
Debt (2018-3 Clubhouse) Assessment For Parcel A-2	\$	742.00	\$	742.00	\$	742.00	\$	742.00
<b>Total</b>	<b>\$</b>	<b>2,724.71</b>	<b>\$</b>	<b>3,467.26</b>	<b>\$</b>	<b>4,901.32</b>	<b>\$</b>	<b>5,165.65</b>
O&M Assessment For Parcel A-3	\$	-	\$	696.77	\$	823.90	\$	1,001.69
Clubhouse Operation Assessment For Parcel A-3	\$	-	\$	45.78	\$	1,352.71	\$	1,439.25
Debt (2018-1) Assessment For Parcel A-3	\$	1,888.30	\$	1,888.30	\$	1,888.30	\$	1,888.30
Debt (2018-3 Clubhouse) Assessment For Parcel A-3	\$	742.00	\$	742.00	\$	742.00	\$	742.00
<b>Total</b>	<b>\$</b>	<b>2,630.30</b>	<b>\$</b>	<b>3,372.85</b>	<b>\$</b>	<b>4,806.91</b>	<b>\$</b>	<b>5,071.24</b>
O&M Assessment For Parcel A-4	\$	-	\$	696.77	\$	823.90	\$	1,001.69
Clubhouse Operation Assessment For Parcel A-4	\$	-	\$	45.78	\$	1,352.71	\$	1,439.25
Debt (2018-1) Assessment For Parcel A-4	\$	2,171.54	\$	2,171.54	\$	2,171.54	\$	2,171.54
Debt (2018-3 Clubhouse) Assessment For Parcel A-4	\$	742.00	\$	742.00	\$	742.00	\$	742.00
<b>Total</b>	<b>\$</b>	<b>2,913.54</b>	<b>\$</b>	<b>3,656.09</b>	<b>\$</b>	<b>5,090.15</b>	<b>\$</b>	<b>5,354.48</b>
O&M Assessment For Parcel A-5 (50 Foot)	\$	-	\$	696.77	\$	823.90	\$	1,001.69
Clubhouse Operation Assessment For Parcel A-5 (50 Foot)	\$	-	\$	-	\$	-	\$	-
Debt (2018-1) Assessment For Parcel A-5 (50 Foot)	\$	1,888.30	\$	1,888.30	\$	1,888.30	\$	1,888.30
Debt (2018-3 Clubhouse) Assessment For Parcel A-5 (50 Foot)	\$	-	\$	-	\$	-	\$	-
<b>Total</b>	<b>\$</b>	<b>1,888.30</b>	<b>\$</b>	<b>2,585.07</b>	<b>\$</b>	<b>2,712.20</b>	<b>\$</b>	<b>2,889.99</b>
O&M Assessment For Parcel A-5 (60 Foot)	\$	-	\$	696.77	\$	823.90	\$	1,001.69
Clubhouse Operation Assessment For Parcel A-5 (60 Foot)	\$	-	\$	-	\$	-	\$	-
Debt (2018-1) Assessment For Parcel A-5 (60 Foot)	\$	1,982.71	\$	1,982.71	\$	1,982.71	\$	1,982.71
Debt (2018-3 Clubhouse) Assessment For Parcel A-5 (60 Foot)	\$	-	\$	-	\$	-	\$	-
<b>Total</b>	<b>\$</b>	<b>1,982.71</b>	<b>\$</b>	<b>2,679.48</b>	<b>\$</b>	<b>2,806.61</b>	<b>\$</b>	<b>2,984.40</b>
O&M Assessment For S.F. Villas	\$	-	\$	696.77	\$	823.90	\$	1,001.69
Clubhouse Operation Assessment For S.F. Villas	\$	-	\$	45.78	\$	1,352.71	\$	1,439.25
Debt (2018-1) Assessment For S.F. Villas	\$	1,063.83	\$	1,063.83	\$	1,063.83	\$	1,063.83
Debt (2018-3 Clubhouse) Assessment For S.F. Villas	\$	742.00	\$	742.00	\$	742.00	\$	742.00
<b>Total</b>	<b>\$</b>	<b>1,805.83</b>	<b>\$</b>	<b>2,548.38</b>	<b>\$</b>	<b>3,982.44</b>	<b>\$</b>	<b>4,246.77</b>
O&M Assessment For Econ Dev	\$	-	\$	696.77	\$	823.90	\$	1,001.69
Clubhouse Operation Assessment For Econ Dev	\$	-	\$	-	\$	-	\$	-
Debt (2018-1) Assessment For Econ Dev	\$	2,127.66	\$	2,127.66	\$	2,127.66	\$	2,127.66
Debt (2018-3 Clubhouse) Assessment For Econ Dev	\$	-	\$	-	\$	-	\$	-
<b>Total (Per Acre)</b>	<b>\$</b>	<b>2,127.66</b>	<b>\$</b>	<b>2,824.43</b>	<b>\$</b>	<b>2,951.56</b>	<b>\$</b>	<b>3,129.35</b>
O&M Assessment For Town Center	\$	-	\$	696.77	\$	823.90	\$	1,001.69
Clubhouse Operation Assessment For Town Center	\$	-	\$	-	\$	-	\$	-
Debt (2018-1) Assessment For Town Center	\$	2,127.66	\$	2,127.66	\$	2,127.66	\$	2,127.66
Debt (2018-3 Clubhouse) Assessment For Town Center	\$	-	\$	-	\$	-	\$	-
<b>Total (Per Acre)</b>	<b>\$</b>	<b>2,127.66</b>	<b>\$</b>	<b>2,824.43</b>	<b>\$</b>	<b>2,951.56</b>	<b>\$</b>	<b>3,129.35</b>

\* Assessments Include the Following :

4% Discount for Early Payments  
1% County Tax Collector Fee  
1% County Property Appraiser Fee

## Community Information

<b>First Phase</b>	
Parcel A-1	98
Parcel A-2	92
Parcel A-3	119
Parcel A-4	107
Parcel A-5	267
Parcel A-5	202
SF Villas	250
First Phase Residential	1,135
Econ Dev (50 Acres)	177
Town Center (53 Acres)	228
<b>Total First Phase</b>	<b>1,540</b>

<b>Second Phase</b>	
Parcel A-6	245
Parcel A-7	50
Parcel A-8	98
Parcel A-9	101
<b>Total Second Phase</b>	<b>494</b>

## TOTAL UNITS

Phase 1	1,540
Phase 2	494
<b>Total Units</b>	<b>2,034</b>

Total Gross O&M Expenses / Total O&M Units =

O&M per Unit

\$2,037,441 / 2,034

\$1,001.69

## TOTAL RESIDENTIAL UNITS

Phase 1	1,135
Phase 2	494
<b>Total Units</b>	<b>1,629</b>

Total Gross Clubhouse Operation Expenses / Total Clubhouse Units =

Clubhouse Operation per Unit

\$1,669,534 / 1,160

\$1,439.25

## TOTAL CLUBHOUSE UNITS

Phase 1	666
Phase 2	494
<b>Total Units</b>	<b>1,160</b>

Note: Parcel A-5, Econ Dev, and Town Center are Not Assessed For Clubhouse Assessment - Receives No Special Benefit

# Avenir Community Development District Assessment Comparison (Parcels A-6 - A-9)

	Fiscal Year Original Projected Gross Assessment		Fiscal Year 2020/2021 Projected Gross Assessment		Fiscal Year 2021/2022 Projected Gross Assessment		Fiscal Year 2022/2023 Projected Gross Assessment	
O&M Assessment For Parcel A-6	\$ -	\$	696.77	\$	823.90	\$	1,001.69	
Clubhouse Operation Assessment For Parcel A-6	\$ -	\$	45.78	\$	1,352.71	\$	1,439.25	
Debt (2019) Assessment For Parcel A-6	\$ 2,322.00	\$	2,322.00	\$	2,322.00	\$	2,322.00	
Debt (2018-3 Clubhouse) Assessment For Parcel A-6	\$ 742.00	\$	742.00	\$	742.00	\$	742.00	
<b>Total</b>	<b>\$ 3,064.00</b>	<b>\$</b>	<b>3,806.55</b>	<b>\$</b>	<b>5,240.61</b>	<b>\$</b>	<b>5,504.94</b>	
O&M Assessment For Parcel A-7	\$ -	\$	696.77	\$	823.90	\$	1,001.69	
Clubhouse Operation Assessment For Parcel A-7	\$ -	\$	45.78	\$	1,352.71	\$	1,439.25	
Debt (2019) Assessment For Parcel A-7	\$ 2,554.00	\$	2,554.00	\$	2,554.00	\$	2,554.00	
Debt (2018-3 Clubhouse) Assessment For Parcel A-7	\$ 742.00	\$	742.00	\$	742.00	\$	742.00	
<b>Total</b>	<b>\$ 3,296.00</b>	<b>\$</b>	<b>4,038.55</b>	<b>\$</b>	<b>5,472.61</b>	<b>\$</b>	<b>5,736.94</b>	
O&M Assessment For Parcel A-8	\$ -	\$	696.77	\$	823.90	\$	1,001.69	
Clubhouse Operation Assessment For Parcel A-8	\$ -	\$	45.78	\$	1,352.71	\$	1,439.25	
Debt (2019) Assessment For Parcel A-8	\$ 2,554.00	\$	2,554.00	\$	2,554.00	\$	2,554.00	
Debt (2018-3 Clubhouse) Assessment For Parcel A-8	\$ 742.00	\$	742.00	\$	742.00	\$	742.00	
<b>Total</b>	<b>\$ 3,296.00</b>	<b>\$</b>	<b>4,038.55</b>	<b>\$</b>	<b>5,472.61</b>	<b>\$</b>	<b>5,736.94</b>	
O&M Assessment For Parcel A-9	\$ -	\$	696.77	\$	823.90	\$	1,001.69	
Clubhouse Operation Assessment For Parcel A-9	\$ -	\$	45.78	\$	1,352.71	\$	1,439.25	
Debt (2019) Assessment For Parcel A-9	\$ 1,983.00	\$	1,983.00	\$	1,983.00	\$	1,983.00	
Debt (2018-3 Clubhouse) Assessment For Parcel A-9	\$ 742.00	\$	742.00	\$	742.00	\$	742.00	
<b>Total</b>	<b>\$ 2,725.00</b>	<b>\$</b>	<b>3,467.55</b>	<b>\$</b>	<b>4,901.61</b>	<b>\$</b>	<b>5,165.94</b>	

\* Assessments Include the Following :

4% Discount for Early Payments  
1% County Tax Collector Fee  
1% County Property Appraiser Fee

## Community Information

First Phase	
Parcel A-1	98
Parcel A-2	92
Parcel A-3	119
Parcel A-4	107
Parcel A-5	267
Parcel A-5	202
SF Villas	250
First Phase Residential	1,135
Econ Dev (50 Acres)	177
Town Center (53 Acres)	228
<b>Total First Phase</b>	<b>1,540</b>

Second Phase	
Parcel A-6	245
Parcel A-7	50
Parcel A-8	98
Parcel A-9	101
<b>Total Second Phase</b>	<b>494</b>

TOTAL UNITS		Total Gross O&M Expenses / Total O&M Units =	O&M per Unit
Phase 1	1,540		
Phase 2	494	\$2,037,441 / 2,034	\$1,001.69
<b>Total Units</b>	<b>2,034</b>		
TOTAL RESIDENTIAL UNITS			
Phase 1	1,135		
Phase 2	494		
<b>Total Units</b>	<b>1,629</b>		
TOTAL CLUBHOUSE UNITS		Total Gross Clubhouse Operation Expenses / Total Clubhouse Units =	Clubhouse Operation per Unit
Phase 1	666		
Phase 2	494	\$1,669,534 / 1,160	\$1,439.25
<b>Total Units</b>	<b>1,160</b>		

Note: Parcel A-5, Econ Dev, and Town Center are Not Assessed For Clubhouse Assessment - Receives No Special Benefit

# Avenir Community Development District

**Final Budget (Option 2) For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**

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**FINAL BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	1,957,654
Clubhouse Assessments	1,589,747
Total Debt Assessments	10,806,548
Landowner Contribution - O&M	0
Landowner Contribution - Clubhouse	0
Landowner Contribution - Debt	0
Impact Fees	1,073,500
Debt - Capitalized Interest	0
Bond Prepayments	0
Bond Prepayments - Sent to Trustee	0
O&M Interest & Other Income	1
Clubhouse Interest & Other Income	17,600
<b>TOTAL REVENUES</b>	<b>\$ 15,445,050</b>
<b>EXPENDITURES</b>	
Supervisor Fees	0
Engineering/Inspections	15,000
Management	60,820
Legal	60,000
Assessment Roll	7,500
Audit Fees	8,000
Arbitrage Rebate Fee	3,200
Insurance	30,000
Legal Advertisements	4,500
Miscellaneous	2,000
Postage	500
Office Supplies	3,500
Dues & Subscriptions	175
Trustee Fees	25,000
Continuing Disclosure Fee	3,000
Website Management	2,000
Appraisal Fee	0
Miscellaneous Maintenance	50,000
Base Landscape Maintenance	600,000
Optional Landscape Maintenance	250,000
Lake Maintenance	50,000
Stormwater / Lake Water Control	50,000
Fish Stocking	25,000
Mitigation Maintenance	130,000
Trail Maintenance	5,000
Wild Hog Control	15,000
Pump Maintenance	15,000
Electric (FPL) (Including Streetlight)	325,000
Water (Seacoast)	100,000
Field Operations	0
Clubhouse Total Expenditures	1,511,962
<b>TOTAL EXPENDITURES</b>	<b>\$ 3,352,157</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 12,092,893</b>
Bond Payments - Series 2018	(3,246,468)
Bond Payments - Series 2019	(1,450,285)
Bond Payments - Series 2020 (IF)	(1,073,500)
Bond Payments - Series 2021	(5,461,403)
<b>BALANCE</b>	<b>\$ 861,237</b>
County Appraiser & Tax Collector Fee	(287,079)
Discounts For Early Payments	(574,158)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	1,100,893	3,244,953	1,957,654	Total Expenses / .94
Clubhouse Assessments	19,044	0	1,589,747	Total CH Expenses / .94
Total Debt Assessments	2,155,417	22,330,118	10,806,548	
Landowner Contribution - O&M	712,045	0	0	
Landowner Contribution - Clubhouse	0	0	0	
Landowner Contribution - Debt	0	0	0	
Impact Fees	1,169,080	0	1,073,500	Estimated
Debt - Capitalized Interest	0	0	0	
Bond Prepayments	2,209,682	0	0	
Bond Prepayments - Sent to Trustee	(2,209,682)	0	0	
O&M Interest & Other Income	434	0	1	
Clubhouse Interest & Other Income	0	0	17,600	
<b>TOTAL REVENUES</b>	<b>\$ 5,156,913</b>	<b>\$ 25,575,071</b>	<b>\$ 15,445,050</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	0	0	0	
Engineering/Inspections	10,750	15,000	15,000	
Management	39,084	39,631	60,820	CPI Adjustment
Legal	50,907	60,000	60,000	
Assessment Roll	7,500	7,500	7,500	
Audit Fees	5,000	8,000	8,000	
Arbitrage Rebate Fee	2,600	1,950	3,200	
Insurance	6,002	8,000	30,000	Insurance Estimate
Legal Advertisements	6,138	4,500	4,500	
Miscellaneous	419	2,000	2,000	
Postage	618	500	500	
Office Supplies	1,516	2,000	3,500	
Dues & Subscriptions	175	175	175	
Trustee Fees	21,000	18,000	25,000	
Continuing Disclosure Fee	2,000	3,000	3,000	
Website Management	2,000	2,000	2,000	
Appraisal Fee	0	0	0	
Infrastructure Maintenance	83,063	0	0	
Miscellaneous Maintenance	35,569	25,000	50,000	
Base Landscape Maintenance	444,397	450,000	600,000	
Optional Landscape Maintenance	0	100,000	250,000	
Lake Maintenance	44,434	28,000	50,000	
Stormwater / Lake Water Control	374,164	180,000	50,000	Pumps
Fish Stocking	0	0	25,000	
Mitigation Maintenance	113,588	130,000	130,000	
Trail Maintenance	0	5,000	5,000	
Wild Hog Control	0	15,000	15,000	
Pump Maintenance	0	25,000	15,000	
Electric (FPL) (Including Streetlight)	233,405	325,000	325,000	Streetlight & electric
Water (Seacoast)	136,977	100,000	100,000	
Field Operations	0	20,000	0	
Clubhouse Total Expenditures	68,232	1,475,000	1,511,962	
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,689,536</b>	<b>\$ 3,050,256</b>	<b>\$ 3,352,157</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 3,467,377</b>	<b>\$ 22,524,815</b>	<b>\$ 12,092,893</b>	
Bond Payments - Series 2018	(1,969,712)	(3,402,085)	(3,246,468)	2023 P & I Payments Less Earned Interest
Bond Payments - Series 2019	(83,708)	(1,455,335)	(1,450,285)	2023 P & I Payments Less Earned Interest
Bond Payments - Series 2020 (IF)	(1,169,080)	(17,162,650)	(1,073,500)	Estimated
Bond Payments - Series 2021	0	0	(5,461,403)	2023 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 244,878</b>	<b>\$ 504,745</b>	<b>\$ 861,237</b>	
County Appraiser & Tax Collector Fee	(16,228)	(168,248)	(287,079)	
Discounts For Early Payments	(107,687)	(336,497)	(574,158)	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 120,963</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL CLUBHOUSE BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

<b>EXPENDITURES</b>	<b>FISCAL YEAR 2020/2021 ACTUAL</b>	<b>FISCAL YEAR 2021/2022 BUDGET</b>	<b>FISCAL YEAR 2022/2023 BUDGET</b>	<b>COMMENTS</b>
Connect Water Fee	68,232			
Management/personnel	0	530,000	533,206	
Uniforms	0	0	4,000	
Licenses/Permits	0	5,000	5,000	
Insurance	0	62,880	75,456	
Post / Print / Office Sup	0	6,000	4,500	
IT / Telecom	0	35,000	35,000	
HVAC Maint & Repair	0	7,000	12,000	
Janitorial	0	15,000	15,000	
Misc Repair & Maint	0	50,000	60,000	
Pest Control	0	20,000	20,000	
Fire/ Life/ Hood -Safe Sys	0	6,000	6,000	
Fitness Equip	0	4,000	4,000	
Vehicle Lease & Maint	0	3,000	1,500	
Holiday Decorations	0	15,000	15,000	
Cable / Music Services	0	3,000	4,000	
Trash Removal	0	17,000	10,800	
Gas	0	75,000	75,000	
Electricity	0	90,000	65,000	
Water & Sewer	0	100,000	50,000	
Irrigation Water	0	75,000	13,000	
Camera Surveillance	0	5,000	0	
Electronic Access Control	0	1,000	4,000	
Surveillance Repair & Main	0	3,000	5,000	
Landscape Maint Contract	0	121,770	100,000	
Landscape Other	0	0	89,500	
Pool Chemicals	0	50,000	60,000	
Pool Maintenance Agreement	0	15,000	32,500	
Pool Repair & Misc Maint			20,000	
Tennis & Pickle Court Main	0	7,000	10,000	
Furniture Repair & Maint	0	7,500	7,500	
Social Programs	0	55,000	75,000	
Restaurant Expenses	0	56,425	0	
Deficit Funding F&B Operat	0	34,425	0	
Other / Capital Expenses	0	0	100,000	
<b>TOTAL EXPENDITURES</b>	<b>\$ 68,232</b>	<b>\$ 1,475,000</b>	<b>\$ 1,511,962</b>	

**DETAILED FINAL DEBT SERVICE FUND BUDGET - SERIES 2018**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	161	500	200	Projected Interest For 2022/2023
Net NAV Collection 2018-1	2,498,195	2,098,851	2,098,851	Maximum Net Debt Service Collection
Net Collection 2018-2 (Taxable & Tax-Exempt)	500,228	490,873	335,556	Estimate - Collected from Developer / Home Builder
Net NAV Collection 2018-3	811,122	811,861	811,861	Maximum Net Debt Service Collection
Landowner Contribution	0	0	0	
Prepaid Bond Collections	2,132,959	0	0	
<b>Total Revenues</b>	<b>\$ 5,942,665</b>	<b>\$ 3,402,085</b>	<b>\$ 3,246,468</b>	
<b>EXPENDITURES</b>				
Principal Payments 2018-1	455,000	460,000	490,000	Principal Payment Due In 2023
Principal Payments 2018-2 Taxable	400,000	0	0	Bonds Paid off as lots sold to Homebuilder
Principal Payments 2018-2 TE	100,000	0	0	Bonds Paid off as lots sold to Homebuilder
Principal Payments 2018-3	155,000	165,000	175,000	Principal Payment Due In 2023
Interest Payments 2018-1	1,675,575	1,638,725	1,612,600	Interest Payments Due In 2023
Interest Payments 2018-2 Taxable	420,675	412,775	282,030	Estimated Interest Payments Due In 2023
Interest Payments 2018-2 TE	79,560	78,098	53,526	Estimated Interest Payments Due In 2023
Interest Payments 2018-3	656,363	642,706	632,931	Interest Payments Due In 2023
Bond Redemptions	0	4,781	381	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 3,942,173</b>	<b>\$ 3,402,085</b>	<b>\$ 3,246,468</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 2,000,492</b>	<b>\$ -</b>	<b>\$ -</b>	

**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		

**Series 2018-2 Taxable Bond Information**

Original Par Amount =	\$18,445,000	Annual Principal Payments Due =	Paid as Lots Sold to Home Builders
Interest Rate =	7.90%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2018		
Maturity Date =	May 2029	NOTE: These Bonds are paid off as lot are sold to Home Builders	

**Series 2018-2 Tax Exempt (TE) Bond Information**

Original Par Amount =	\$4,700,000	Annual Principal Payments Due =	Paid as Lots Sold to Home Builders
Interest Rate =	5.85%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2018		
Maturity Date =	May 2029	NOTE: These Bonds are paid off as lot are sold to Home Builders	

**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		

# DETAILED FINAL DEBT SERVICE FUND BUDGET - SERIES 2019

AVENIR COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	62	0	200	Projected Interest For 2022/2023
Net NAV Tax Collection	1,057,988	1,078,335	1,078,335	Maximum Net Debt Service Collection
Net NAV Tax Collection B	72,385	377,000	371,750	Estimate - Collected from Developer / Home Builder
Landowner Contribution	0	0	0	
Capitalized Interest	66,452	0	0	Capitalized Interest Set-Up Through May 2020
<b>Total Revenues</b>	<b>\$ 1,196,887</b>	<b>\$ 1,455,335</b>	<b>\$ 1,450,285</b>	
<b>EXPENDITURES</b>				
Principal Payments	270,000	220,000	230,000	Principal Payments Due In 2023
Principal Payments B	0	0	0	
Interest Payments	880,110	861,560	848,960	Interest Payments Due In 2023
Interest Payments B	377,000	377,000	371,750	Estimated Interest Payments Due in 2023
Bond Redemptions	0	-3,225	-425	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 1,527,110</b>	<b>\$ 1,455,335</b>	<b>\$ 1,450,285</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ (330,223)</b>	<b>\$ -</b>	<b>\$ -</b>	

## Series 2019 Bond Information

Original Par Amount =	\$15,700,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.60%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2019		
Maturity Date =	May 2050		

## Series 2019 B Taxable Bond Information

Original Par Amount =	\$2,200,000	Annual Principal Payments Due =	Paid as Lots Sold to Home Builders
Interest Rate =	6.875%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2019		
Maturity Date =	May 2029		

## Series 2019 B Tax Exempt (TE) Bond Information

Original Par Amount =	\$4,300,000	Annual Principal Payments Due =	Paid as Lots Sold to Home Builders
Interest Rate =	5.250%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2019		
Maturity Date =	May 2029		

# DETAILED FINAL DEBT SERVICE FUND BUDGET - SERIES 2020

AVENIR COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	20	0	0	Projected Interest For 2022/2023
Impact Fees	930,018	1,073,500	1,073,500	Paid As Impact Fee Credits Are Earned
SAN		16,089,150	0	Bond Paid in Full 11/1/2021
<b>Total Revenues</b>	<b>\$ 930,038</b>	<b>\$ 1,073,500</b>	<b>\$ 1,073,500</b>	
<b>EXPENDITURES</b>				
Impact Fee Principal Payments	0	0	0	Principal Payments Happen Based on Collections
Impact Fee Interest Payments	242,070	1,073,500	1,073,500	Estimated Interest Payments Due In 2023
SAN Principal		15,400,000	0	Bond Paid in Full 11/1/2021
SAN Interest		689,150	0	Bond Paid in Full 11/1/2021
<b>Total Expenditures</b>	<b>\$ 242,070</b>	<b>\$ 1,073,500</b>	<b>\$ 1,073,500</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 687,968</b>	<b>\$ -</b>	<b>\$ -</b>	

## Series 2020 Bond Information

Original Par Amount =	\$22,600,000	Annual Principal Payments Due =	Paid as Impact Fee Credits Are Earned
Interest Rate =	4.75%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	July 2020		
Maturity Date =	November 2050		

## 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		

**DETAILED FINAL DEBT SERVICE FUND BUDGET - SERIES 2021**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	200	Projected Interest For 2022/2023
Net NAV Collection 2021 A-1 & A-2	0	0	4,003,203	Maximum Net Debt Service Collection
Net NAV Collection 2021 B	0	0	1,458,000	Maximum Net Debt Service Collection
Landowner Contribution	0	0	0	
Prepaid Bond Collections	0	0	0	
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,461,403</b>	
<b>EXPENDITURES</b>				
Principal Payments 2021 A-1	0	0	575,000	Principal Payment Due In 2023
Principal Payments 2021 A-2	0	0	565,000	Bonds Paid off as lots sold to Homebuilder
Principal Payments 2021 B	0	0	0	Principal Payment Due In 2023
Interest Payments 2021 A-1	0	0	855,904	Interest Payments Due In 2023
Interest Payments 2021 A-2	0	0	1,999,903	Estimated Interest Payments Due In 2023
Interest Payments 2021 B	0	0	1,458,000	Interest Payments Due In 2023
Bond Redemptions	0	0	7,596	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,461,403</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2021 A-1 Bond Information**

Original Par Amount =	\$27,305,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.299%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	September 2021		
Maturity Date =	May 2052		

**Series 2021 A-2 Bond Information**

Original Par Amount =	\$39,305,000	Annual Principal Payments Due =	Paid as Lots Sold to Home Builders
Interest Rate =	5.125%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	September 2021		
Maturity Date =	May 2052		

**Series 2021 B Bond Information**

Original Par Amount =	\$29,160,000	Annual Principal Payments Due =	N/A
Interest Rate =	5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	September 2021		
Maturity Date =	May 2041		

# Avenir Community Development District Assessment Comparison (Parcels A-1 - A-5)

	Fiscal Year Original Projected Gross Assessment		Fiscal Year 2020/2021 Gross Assessment		Fiscal Year 2021/2022 Projected Gross Assessment		Fiscal Year 2022/2023 Projected Gross Assessment	
O&M Assessment For Parcel A-1	\$	-	\$	696.77	\$	823.90	\$	962.47
Clubhouse Operation Assessment For Parcel A-1	\$	-	\$	45.78	\$	1,352.71	\$	1,370.47
Debt (2018-1) Assessment For Parcel A-1	\$	2,077.13	\$	2,077.13	\$	2,077.13	\$	2,077.13
Debt (2018-3 Clubhouse) Assessment For Parcel A-1	\$	742.00	\$	742.00	\$	742.00	\$	742.00
<b>Total</b>	<b>\$</b>	<b>2,819.13</b>	<b>\$</b>	<b>3,561.68</b>	<b>\$</b>	<b>4,995.74</b>	<b>\$</b>	<b>5,152.07</b>
O&M Assessment For Parcel A-2	\$	-	\$	696.77	\$	823.90	\$	962.47
Clubhouse Operation Assessment For Parcel A-2	\$	-	\$	45.78	\$	1,352.71	\$	1,370.47
Debt (2018-1) Assessment For Parcel A-2	\$	1,982.71	\$	1,982.71	\$	1,982.71	\$	1,982.71
Debt (2018-3 Clubhouse) Assessment For Parcel A-2	\$	742.00	\$	742.00	\$	742.00	\$	742.00
<b>Total</b>	<b>\$</b>	<b>2,724.71</b>	<b>\$</b>	<b>3,467.26</b>	<b>\$</b>	<b>4,901.32</b>	<b>\$</b>	<b>5,057.65</b>
O&M Assessment For Parcel A-3	\$	-	\$	696.77	\$	823.90	\$	962.47
Clubhouse Operation Assessment For Parcel A-3	\$	-	\$	45.78	\$	1,352.71	\$	1,370.47
Debt (2018-1) Assessment For Parcel A-3	\$	1,888.30	\$	1,888.30	\$	1,888.30	\$	1,888.30
Debt (2018-3 Clubhouse) Assessment For Parcel A-3	\$	742.00	\$	742.00	\$	742.00	\$	742.00
<b>Total</b>	<b>\$</b>	<b>2,630.30</b>	<b>\$</b>	<b>3,372.85</b>	<b>\$</b>	<b>4,806.91</b>	<b>\$</b>	<b>4,963.24</b>
O&M Assessment For Parcel A-4	\$	-	\$	696.77	\$	823.90	\$	962.47
Clubhouse Operation Assessment For Parcel A-4	\$	-	\$	45.78	\$	1,352.71	\$	1,370.47
Debt (2018-1) Assessment For Parcel A-4	\$	2,171.54	\$	2,171.54	\$	2,171.54	\$	2,171.54
Debt (2018-3 Clubhouse) Assessment For Parcel A-4	\$	742.00	\$	742.00	\$	742.00	\$	742.00
<b>Total</b>	<b>\$</b>	<b>2,913.54</b>	<b>\$</b>	<b>3,656.09</b>	<b>\$</b>	<b>5,090.15</b>	<b>\$</b>	<b>5,246.48</b>
O&M Assessment For Parcel A-5 (50 Foot)	\$	-	\$	696.77	\$	823.90	\$	962.47
Clubhouse Operation Assessment For Parcel A-5 (50 Foot)	\$	-	\$	-	\$	-	\$	-
Debt (2018-1) Assessment For Parcel A-5 (50 Foot)	\$	1,888.30	\$	1,888.30	\$	1,888.30	\$	1,888.30
Debt (2018-3 Clubhouse) Assessment For Parcel A-5 (50 Foot)	\$	-	\$	-	\$	-	\$	-
<b>Total</b>	<b>\$</b>	<b>1,888.30</b>	<b>\$</b>	<b>2,585.07</b>	<b>\$</b>	<b>2,712.20</b>	<b>\$</b>	<b>2,850.77</b>
O&M Assessment For Parcel A-5 (60 Foot)	\$	-	\$	696.77	\$	823.90	\$	962.47
Clubhouse Operation Assessment For Parcel A-5 (60 Foot)	\$	-	\$	-	\$	-	\$	-
Debt (2018-1) Assessment For Parcel A-5 (60 Foot)	\$	1,982.71	\$	1,982.71	\$	1,982.71	\$	1,982.71
Debt (2018-3 Clubhouse) Assessment For Parcel A-5 (60 Foot)	\$	-	\$	-	\$	-	\$	-
<b>Total</b>	<b>\$</b>	<b>1,982.71</b>	<b>\$</b>	<b>2,679.48</b>	<b>\$</b>	<b>2,806.61</b>	<b>\$</b>	<b>2,945.18</b>
O&M Assessment For S.F. Villas	\$	-	\$	696.77	\$	823.90	\$	962.47
Clubhouse Operation Assessment For S.F. Villas	\$	-	\$	45.78	\$	1,352.71	\$	1,370.47
Debt (2018-1) Assessment For S.F. Villas	\$	1,063.83	\$	1,063.83	\$	1,063.83	\$	1,063.83
Debt (2018-3 Clubhouse) Assessment For S.F. Villas	\$	742.00	\$	742.00	\$	742.00	\$	742.00
<b>Total</b>	<b>\$</b>	<b>1,805.83</b>	<b>\$</b>	<b>2,548.38</b>	<b>\$</b>	<b>3,982.44</b>	<b>\$</b>	<b>4,138.77</b>
O&M Assessment For Econ Dev	\$	-	\$	696.77	\$	823.90	\$	962.47
Clubhouse Operation Assessment For Econ Dev	\$	-	\$	-	\$	-	\$	-
Debt (2018-1) Assessment For Econ Dev	\$	2,127.66	\$	2,127.66	\$	2,127.66	\$	2,127.66
Debt (2018-3 Clubhouse) Assessment For Econ Dev	\$	-	\$	-	\$	-	\$	-
<b>Total (Per Acre)</b>	<b>\$</b>	<b>2,127.66</b>	<b>\$</b>	<b>2,824.43</b>	<b>\$</b>	<b>2,951.56</b>	<b>\$</b>	<b>3,090.13</b>
O&M Assessment For Town Center	\$	-	\$	696.77	\$	823.90	\$	962.47
Clubhouse Operation Assessment For Town Center	\$	-	\$	-	\$	-	\$	-
Debt (2018-1) Assessment For Town Center	\$	2,127.66	\$	2,127.66	\$	2,127.66	\$	2,127.66
Debt (2018-3 Clubhouse) Assessment For Town Center	\$	-	\$	-	\$	-	\$	-
<b>Total (Per Acre)</b>	<b>\$</b>	<b>2,127.66</b>	<b>\$</b>	<b>2,824.43</b>	<b>\$</b>	<b>2,951.56</b>	<b>\$</b>	<b>3,090.13</b>

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

## Community Information

<b>First Phase</b>	
Parcel A-1	98
Parcel A-2	92
Parcel A-3	119
Parcel A-4	107
Parcel A-5	267
Parcel A-5	202
SF Villas	250
First Phase Residential	1,135
Econ Dev (50 Acres)	177
Town Center (53 Acres)	228
<b>Total First Phase</b>	<b>1,540</b>

<b>Second Phase</b>	
Parcel A-6	245
Parcel A-7	50
Parcel A-8	98
Parcel A-9	101
<b>Total Second Phase</b>	<b>494</b>

## TOTAL UNITS

Phase 1	1,540
Phase 2	494
<b>Total Units</b>	<b>2,034</b>

Total Gross O&M Expenses / Total O&M Units =

O&M per Unit

\$1,957,654 / 2,034

\$962.47

## TOTAL RESIDENTIAL UNITS

Phase 1	1,135
Phase 2	494
<b>Total Units</b>	<b>1,629</b>

Total Gross Clubhouse Operation Expenses / Total Clubhouse Units =

Clubhouse Operation per Unit

\$1,589,747 / 1,160

\$1,370.47

## TOTAL CLUBHOUSE UNITS

Phase 1	666
Phase 2	494
<b>Total Units</b>	<b>1,160</b>

Note: Parcel A-5, Econ Dev, and Town Center are Not Assessed For Clubhouse Assessment - Receives No Special Benefit



**Avenir Community Development District  
Assessment Comparison (Parcels A-6 - A-9)**

	Fiscal Year Original Projected Gross Assessment		Fiscal Year 2020/2021 Projected Gross Assessment		Fiscal Year 2021/2022 Projected Gross Assessment		Fiscal Year 2022/2023 Projected Gross Assessment	
O&M Assessment For Parcel A-6	\$	-	\$	696.77	\$	823.90	\$	962.47
Clubhouse Operation Assessment For Parcel A-6	\$	-	\$	45.78	\$	1,352.71	\$	1,370.47
Debt (2019) Assessment For Parcel A-6	\$	2,322.00	\$	2,322.00	\$	2,322.00	\$	2,322.00
Debt (2018-3 Clubhouse) Assessment For Parcel A-6	\$	742.00	\$	742.00	\$	742.00	\$	742.00
<b>Total</b>	<b>\$</b>	<b>3,064.00</b>	<b>\$</b>	<b>3,806.55</b>	<b>\$</b>	<b>5,240.61</b>	<b>\$</b>	<b>5,396.94</b>
O&M Assessment For Parcel A-7	\$	-	\$	696.77	\$	823.90	\$	962.47
Clubhouse Operation Assessment For Parcel A-7	\$	-	\$	45.78	\$	1,352.71	\$	1,370.47
Debt (2019) Assessment For Parcel A-7	\$	2,554.00	\$	2,554.00	\$	2,554.00	\$	2,554.00
Debt (2018-3 Clubhouse) Assessment For Parcel A-7	\$	742.00	\$	742.00	\$	742.00	\$	742.00
<b>Total</b>	<b>\$</b>	<b>3,296.00</b>	<b>\$</b>	<b>4,038.55</b>	<b>\$</b>	<b>5,472.61</b>	<b>\$</b>	<b>5,628.94</b>
O&M Assessment For Parcel A-8	\$	-	\$	696.77	\$	823.90	\$	962.47
Clubhouse Operation Assessment For Parcel A-8	\$	-	\$	45.78	\$	1,352.71	\$	1,370.47
Debt (2019) Assessment For Parcel A-8	\$	2,554.00	\$	2,554.00	\$	2,554.00	\$	2,554.00
Debt (2018-3 Clubhouse) Assessment For Parcel A-8	\$	742.00	\$	742.00	\$	742.00	\$	742.00
<b>Total</b>	<b>\$</b>	<b>3,296.00</b>	<b>\$</b>	<b>4,038.55</b>	<b>\$</b>	<b>5,472.61</b>	<b>\$</b>	<b>5,628.94</b>
O&M Assessment For Parcel A-9	\$	-	\$	696.77	\$	823.90	\$	962.47
Clubhouse Operation Assessment For Parcel A-9	\$	-	\$	45.78	\$	1,352.71	\$	1,370.47
Debt (2019) Assessment For Parcel A-9	\$	1,983.00	\$	1,983.00	\$	1,983.00	\$	1,983.00
Debt (2018-3 Clubhouse) Assessment For Parcel A-9	\$	742.00	\$	742.00	\$	742.00	\$	742.00
<b>Total</b>	<b>\$</b>	<b>2,725.00</b>	<b>\$</b>	<b>3,467.55</b>	<b>\$</b>	<b>4,901.61</b>	<b>\$</b>	<b>5,057.94</b>

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information

<u>First Phase</u>	
Parcel A-1	98
Parcel A-2	92
Parcel A-3	119
Parcel A-4	107
Parcel A-5	267
Parcel A-5	202
SF Villas	250
First Phase Residential	1,135
Econ Dev (50 Acres)	177
Town Center (53 Acres)	228
<b>Total First Phase</b>	<b>1,540</b>

<u>Second Phase</u>	
Parcel A-6	245
Parcel A-7	50
Parcel A-8	98
Parcel A-9	101
<b>Total Second Phase</b>	<b>494</b>

<u>TOTAL UNITS</u>		Total Gross O&M Expenses / Total O&M Units =	O&M per Unit
Phase 1	1,540		
Phase 2	494	\$1,957,654 / 2,034	\$962.47
<b>Total Units</b>	<b>2,034</b>		
<u>TOTAL RESIDENTIAL UNITS</u>			
Phase 1	1,135		
Phase 2	494		
<b>Total Units</b>	<b>1,629</b>		
<u>TOTAL CLUBHOUSE UNITS</u>		Total Gross Clubhouse Operation Expenses / Total Clubhouse Units =	Clubhouse Operation per Unit
Phase 1	666		
Phase 2	494	\$1,589,747 / 1,160	\$1,370.47
<b>Total Units</b>	<b>1,160</b>		

Note: Parcel A-5, Econ Dev, and Town Center are Not Assessed For Clubhouse Assessment - Receives No Special Benefit

**August 15, 2022**

**AVENIR**

**ATTENTION: JASON PIERMAN, LCAM**

**STOCKING LAKES, S. FLORIDA.**

Fish stocking is an important part of any lake management program. The choice of fish to stock depends on the Client's goals and size of the body of water

The most common strategy for pond and lake stocking is to combine largemouth bass and bluegill (and/or red-eared sunfish). The mix of bluegill and red-eared sunfish is typically a 70% / 30% to keep their populations under control (per FWC recommendations). The combination of bass and bluegill generally works well in lakes larger than one acre and provides excellent fishing for both species indefinitely because of their relationship. The best part of the bass and bluegill lake system is its simplicity. In a well-functioning pond, phytoplankton, zooplankton, and insect larvae will be abundant enough to supply food for bass fry and all sizes of bluegill. The bluegill will reproduce and grow rapidly with the abundant food and provide excellent forage for bass. As long as bass are not over-harvested, they will keep bluegill from overpopulating. However, some large bluegill will survive bass predation and in turn provide excellent bluegill angling.

In addition, IT MUST BE NOTED; It is imperative to keep the native Florida fishes at rates that are recommended due to the influx of non-native fishes entering our waters through the disposal of aquarium fishes throughout the State of Florida and elsewhere. These non-native fishes encroach and or prevent native fishes from spawning. if a native spawn is successful the fry will be rapidly eaten by the non-native fish. In Florida the (usual) non-native species are the family of Cichlids. These fish include but are not limited to: Tilapia, Red Terror (*nandopsis urophthalmus*), Snakehead, Jewel Cichlid, All African freshwater Rift Lake Fishes, etc. These non-native fishes are much more aggressive, and territorial compared with our native fishes.

\*Fatheads are common minnows that are found throughout the United States and are often called “tuffies” or “tuffie minnows.” They are cultured in ponds, primarily in Arkansas, for the bait industry and also harvested from the wild in many mid-west reservoirs. Their native distribution was from central Canada to Mexico, but because of decades of use as bait are now found throughout most of the United States. \*\* (The Fathead minnows do not need to be permitted in the State of Florida and are a better fish choice for mosquito control as Gambusia typically enter ALL water bodies in the state via wading birds and are not typically needed to be stocked.)

These minnows are olive-colored and seldom exceed 3 inches in length. They are especially beneficial to new pond stockings because they are the first fish to spawn in the spring and create lots of food for 2-inch bass fingerlings that are usually introduced into new ponds during June. “Bass fingerlings are extremely predacious, even at sizes less than 2 inches,” states Don Keller, Co-founder of American Sport Fish Hatchery, Montgomery, Alabama. “If fatheads are not stocked with the bluegill fingerlings, the bass fingerlings are forced to compete with the bluegill for zooplankton and small insects until the original stocked bluegill begin to spawn, this is often not until late June or even July.

Having small minnows for the bass fingerlings to eat as soon as they are stocked increases their growth rate and survival. We often see bass fingerlings feed on the fathead minnow reproduction within a minute of stocking into new ponds!” says Keller. \*Mossy Oak \*\*30 years of field work and owning a fish farm with 78 ponds

Thank you

Louis Palermo  
V.P. Sales

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Customer Signature

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Date

# Eastern Mosquitofish, *Gambusia holbrooki*, for Control of Mosquito Larvae<sup>1</sup>

Eric Jon Cassiano, Jeffrey Hill, Quenton Tuckett, and Craig Watson <sup>2</sup>

## Introduction

There are approximately 3500 species of mosquitoes globally, 80 of which are found in Florida (Connelly et al. 2014). Although not all species of mosquito can transmit pathogens to humans, many species do transmit pathogens that lead to public health concerns. Diseases transmitted to humans by mosquitoes include chikungunya, dengue, Eastern equine encephalitis, St. Louis encephalitis, West Nile fever and encephalitis, and zika (Connelly et al. 2014; Parker et al. 2016). Florida's climate is suitable for mosquito population growth and year-round integrated pest management efforts are conducted to curtail that growth. These pest management efforts include source reduction, chemical control, and biological control. The use of native animal species, particularly fish, to reduce mosquito populations is popular in multiple states including Florida (Connelly et al. 2014). This EDIS publication details the use of eastern mosquitofish, *Gambusia holbrooki*, for mosquito control purposes (Figure 1). It also discusses other native fish species that may reduce mosquito populations and help reduce public health concerns.



Figure 1. Female eastern mosquitofish, *Gambusia holbrooki*, showing the distinguishing dark spot just posterior to the gut.

Credit: UF/IFAS

## Natural History

The eastern mosquitofish is a native species in the Atlantic and Gulf slope drainages and is common throughout Florida (Page and Burr 2011). The north end of its range is located from New Jersey down through the eastern portion of the Atlantic seaboard reaching as far west as southern Alabama (Boschung and Mayden 2004; Page and Burr 2011). Its coloration is silver to forest green on top and on the sides and sometimes exhibits a dark bar below the eye (Boschung and Mayden 2004; Page and Burr 2011). The scales are typically outlined, giving the body a cross-hatched appearance. It also has an upturned mouth and rounded tail fin, and it reaches lengths of 2–3 inches (5–8 cm) with females being larger than males (Boschung and Mayden 2004; Page and Burr 2011). They are typically found on the

surface and edges of ponds, lakes, backwaters, canals, and sluggish streams (Boschung and Mayden 2004; Page and Burr 2011). Mosquitofish can tolerate variation in water temperature, salinity, and dissolved oxygen, making them adept at surviving in stagnant pools, large puddles, and swamps (Page and Burr 2011). They are often associated with vegetated areas in these water bodies where they feed on small insects, crustaceans, and plant material (Page and Burr 2011). Most fish within the family Poeciliidae, including mosquitofish, are live bearers, meaning they give birth to live young. The eastern mosquitofish matures in 4–6 weeks and can produce broods throughout the year (Page and Burr 2011; Pyke 2008). The gestation period of the eastern mosquitofish lasts about a month, and each brood yields roughly 40 to 60 offspring; but larger broods of 350 have been documented (Boschung and Mayden 2004; Pyke 2008).

## **Culture Techniques**

Eastern mosquitofish are quite adaptable to their environment and, therefore, can be grown with many different culture techniques and containers. Below we will briefly discuss how to breed and grow fish in both tanks and ponds.

### **Pond Culture**

Growing and maintaining populations of eastern mosquitofish in ponds is less technical and more labor efficient than growing them in tanks (Figure 2). Earthen ponds are common throughout Florida due to its low lying elevation and access to the water table. Furthermore, the number of earthen ponds throughout Florida is increased by the ornamental fish aquaculture industry, which uses these ponds to produce ornamental fish (Hill and Yanong 2016). When using earthen ponds for mosquitofish production, careful planning and cooperation with the appropriate regional permitting agencies is recommended. Once dug, the pond should have a water source to maintain the water level, which is reduced by evaporation and seepage. This is best achieved through access to wells containing water that has not been chemically treated. Well water often contains hydrogen sulfide, which can be toxic to fish. Thus, it is best to have the well water inlet placed above the pond's water surface to agitate incoming water, which degasses hydrogen sulfide. Once filled with new freshwater (for the first time or after subsequent cleanings), the water should be fertilized to encourage growth of phytoplankton and zooplankton (Watson and Cichra 2016). These tiny plants and animals will serve as food for the stocked fish population. The newly excavated pond is now ready to be stocked with fish.



**Figure 2.** A small pond at the University of Florida's Tropical Aquaculture Laboratory where thousands of eastern mosquitofish, *Gambusia holbrooki*, are grown.

**Credit: UF/IFAS**

Mosquitofish, however, are quite amenable to a variety of water body types and don't need an excavated, managed pond to be grown efficiently. They can grow well in retention and detention ponds as well as other water bodies that allow mosquitofish to be harvested efficiently and legally. County or municipal retention ponds can provide low-cost, reliable sources of eastern mosquitofish for stocking programs. For any ponds that are not privately owned, always check with the owner, including ponds owned by municipal, county, or state government, for permission to access the pond and harvest mosquitofish. Feed may not be added to some retention and detention ponds because their purpose is to filter nutrients and sediments from storm water runoff.

## **Stocking and Production**

The size of the pond and the demand for mosquitofish will determine numbers of fish to stock into your pond. Mosquitofish are prolific breeders with a quick maturation period (Pyke 2008), so they will quickly fill a pond. Just like in tank culture, they reproduce and grow faster at the higher end of their optimal temperature range (Pyke 2008). One of the benefits of pond culture is the availability of aquatic organisms for mosquitofish to feed on throughout the day (Watson and Cichra 2016). Pond culture, warm temperatures, and additional feedings ensure fast mosquitofish growth. At the University of Florida's Tropical Aquaculture Laboratory (TAL) we feed our mosquitofish pond cultures twice daily with Purina Tropical Fish Chow Pond Meal (33% crude protein). Although mosquitofish are prolific feeders and will feed off of pellets twice their size, smaller pellet sizes will be consumed and utilized more efficiently for multiple life stages of mosquitofish. Other diets with varying protein levels can also be fed.

## **Harvest**

There are two ways to harvest small fish from a pond; trapping and netting (Crosby et al. 2014a). Traps are often used with livebearers because the fish reproduce continually and can be graded for size once harvested (Crosby et al. 2014a). Using a trap is sufficient for harvesting a portion of the population



without disrupting the water quality and majority of fish within the pond. There are different types of traps that can be utilized for this procedure, all of which are easy to operate. Trapping is done by baiting the trap and returning after sufficient numbers of fish are caught. Baits vary and can be fish or pet feed, mashes based on oatmeal or bread, or canned fish such as jack mackerel or sardines (Crosby et al. 2014a). Soak time (time where the baited trap is deployed) can vary from a few minutes to 2–3 hours depending on fish density and attraction to the bait. Care should be taken with traps fished below the surface or for extended time periods (e.g., overnight). In these cases, the fish may use the available oxygen in the traps and die. When setting traps for mosquitofish it is advantageous to have some of the trap break the water's surface, so trapped fish can utilize oxygen from the air in the event that oxygen levels in the water become reduced.

A dip net or hand net can also be used to harvest small numbers of fish from a pond with minimal effort. From the shore, food or bait can be fed to the pond and as the fish come to the surface the net can be used to collect them. The needed number of fish can then be retrieved from the net and placed into a bucket of pond water.

Seine nets are used to harvest most of the fish that are in a pond at one time (Crosby et al. 2014a). With livebearers, such as the eastern mosquitofish, this practice is not often employed because multiple age classes and sizes will be harvested, which is not ideal as the young will have to be restocked into another pond. Additionally, most of the water may have to be pumped out of the pond to seine efficiently (Crosby et al. 2014a). This along with sediment disrupted by pulling the seine net reduces water quality and may lead to fish kills, though not commonly with eastern mosquitofish. However, in instances when a whole pond needs to be harvested, using a seine net is the most ideal method. It is also possible to use a seine net with a larger mesh that will allow the smaller fish to pass through and only catches the larger individuals. If water is not pumped out, the pond should remain in good condition for fish culture.

## **Tank Culture**

Tank culture has advantages and disadvantages relative to pond culture. The eastern mosquitofish can tolerate varied water quality conditions. However, tank culture allows for more control of those water quality parameters, keeping them in the range for optimal growth. Although preference has been shown for temperatures between 31°C–35°C (88°F–95°F); they tolerate a range from 1°C–40°C (33°F–104°F) (Pyke 2008). Temperatures closer to the preference range will provide for better growth, reproduction, and survival. In general, pond culture is far easier, usually cheaper (if one has access to a pond), and is more productive. Eastern mosquitofish in tank culture often show aggression and kill one another, can be more susceptible to disease outbreaks, and will eat most of their own offspring. These disadvantages can be reduced with pond culture.

## **Broodstock and Spawning**

Mosquitofish mature in about 4–6 weeks depending on the temperature (Pyke 2008). When mature, males have a gonopodium, a modified anal fin that is designed to deliver sperm to the female (Pyke 2008). A female will have no gonopodium, but will have a dark spot (pregnant spot) just posterior to the gut (Figure 1). Male eastern mosquitofish can breed continuously under ideal conditions, but females

cannot become pregnant while carrying a litter (Boschung and Mayden 2004; Pyke 2008). Since gestation can last up to a month it is best to have a breeding population that consists of more females than males.

It is important to remove any fry from the system quickly because the live young will be eaten by adults. One method to deal with this is to remove pregnant females from the breeding population and put them into a fry growout system. When the fry are born, the mother can then be easily removed with a net. This practice increases labor, necessitates additional tanks, and adds handling of the females. Another solution is to have a fry growout tank in succession with the breeding tank with the water flowing from the breeding tank to the growout tank. With a net or screen in place to keep the adults in, the fry will pass through and be collected in the growout tank. Undoubtedly, some will be consumed by adults or remain in the breeding tank, but some will also pass through to the growout tank. Placing natural or artificial plants into the system as cover for the offspring can help, but large numbers of fry are still eaten. In general, production in tank systems will be less than in pond systems.

A very effective method is to place a refuge in the tank for the fry to go into. A floating plastic basket with openings small enough to keep the breeders outside but allow the fry inside is often used for eastern mosquitofish and other live bearing species. Attaching artificial cover, such as plastic aquarium plants around the edges of the basket, will allow the females to release their young in a somewhat protected area. The fry can then be netted, or dipped, out of the basket and moved into a separate tank for growout.

### **Growout**

Raising eastern mosquitofish fry is fairly straightforward. Multiple daily feedings and water quality monitoring and maintenance will ensure quick growth. They are opportunistic feeders and graze on a number of prey items in the wild so any standard flake or pellet diet will suffice for feeding eastern mosquitofish (Pyke 2008). Depending on the feeding rate, temperature, and target size, the growout period should last about a month. The appropriate size mosquitofish for stocking to control mosquitoes is approximately one inch (2.5 cm), which will likely be attained within a few weeks. At this size, they can also be reintroduced into any adult population. A few more weeks (approximately one month total) and breeding size will be attained.

### **Harvest**

The difficulty of harvesting from a tank is dictated by the size and shape of the tank used. If the tank is large, methods used for pond harvest are probably best adapted for use in tanks. Otherwise, there are a variety of net shapes and sizes that can accommodate complete or partial removal of fish from the tank. If needed, the tank can be drained and completely harvested, cleaned, and filled back up, making removal of fish simple.

## **Other Species**



Although mosquitofish have the namesake, other native Florida species will also consume mosquito larvae. Other native poeciliids (live bearers) found in Florida include the sailfin molly (*Poecilia latipinna*) and least killifish (*Heterandria formosa*); the latter is considered one of the better mosquito control candidates (Kern 2017). Numerous fish species will consume mosquito larvae at some time during their life cycle, especially during the early growth periods when mosquito larvae can constitute a portion of fry or juvenile fish diets. The smaller fish will continually graze down mosquito larvae populations while the larger species will out-grow them and move onto larger prey items. In Kern (2017), a list of native Florida species that are ideal for mosquito control in small ponds is available.

## Commercial Availability

Florida has a robust aquaculture industry throughout the state, with many commercial producers offering a wide variety of native species for stocking purposes. In addition, the ornamental tropical fish industry often will have ponds with eastern mosquitofish. Thus, it is often easier and cheaper to purchase fish compared to establishing a culture system. A list of fish suppliers in Florida is available from the Tropical Aquaculture Laboratory, many UF/IFAS Extension offices, the Florida Fish and Wildlife Conservation Commission, and an internet search.

## Use in Mosquito Control

Prior to becoming adults, most mosquito larvae hatch and develop in water (Connelly et al. 2014). It is this vulnerable waterborne larval stage that is targeted by Mosquito Control Programs that utilize mosquitofish (*Gambusia* sp.) as biological control agents. Because of their tolerance to variable and even sub-standard water quality, mosquitofish can be stocked into artificial containers housing standing water; such as rain barrels, fountains, water buckets, and planters (Pyke 2008). When possible, rather than being stocked with mosquitofish, these containers should be emptied to discourage the proliferation of mosquito populations. Other locations as varied as retention ponds, abandoned swimming pools, and cattle troughs can be stocked effectively. One adult mosquitofish can consume up to 100 mosquito larvae a day. This consumption rate coupled with the ease of reproduction reduces the number of mosquitofish needed to start a viable population. We recommend 3–5 fish for small structures like rain barrels and 5–7 fish for small, backyard ornamental ponds, making sure to stock 1 or more females. For larger structures, such as detention ponds or unused swimming pools, we recommend 1 fish for every 20 square feet of surface.

If growing fish for mosquito control distribution purposes, they should be placed in a tub or tank with clean well water of similar temperature after harvest. At this point, they can be prepared for distribution or shipping. Depending on the amount of time they will spend in transit, certain shipping practices may have to be implemented to ensure healthy arrival at their destination (Crosby et al. 2014b). If they will be stocked that day into their new water, then sealing the bag with ambient air will suffice. Once at their destination, let them float in their new water with the bag sealed for approximately 15 minutes. This allows for temperature acclimation to occur. Following acclimation, mosquitofish can be released into the new water.

## Conclusion

Mosquitoes and their related public health problems are a major concern for people living in warm weather climates, such as Florida. Implementing multiple management strategies is the best way to combat public health issues associated with mosquitoes. By using native fish species that eat mosquito larvae, including eastern mosquitofish, we are able to utilize an additional tool to help alleviate those concerns. Furthermore, eastern mosquitofish are relatively easy to grow and maintain, readily available from commercial farms, and thrive within their natural, native environment.

## References and Further Readings

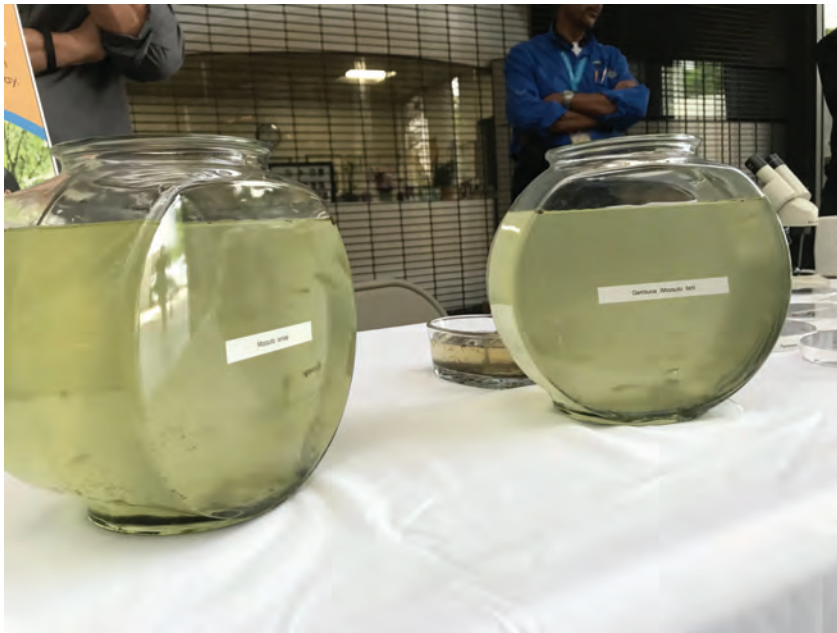
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## Footnotes

# Mosquito-Eating Fish Among This Year's Effort To 'Fight the Bite'

WLRN 91.3 FM | By **Kate Stein**

Published July 2, 2018 at 5:24 PM EDT



*Kate Stein / The Florida Channel*

Leon County Judge John Cooper on June 30, 2022, in a screen grab from The Florida Channel.

This year, Miami-Dade County's arsenal of mosquito-fighting technology includes traps, spraying backpacks -- and mosquito-eating fish.

The fish, each about the size of a paperclip, are called gambusia.

"The best treatment for any mosquitoes is killing the larvae. Preventing the larvae from emerging as adults," said Bill Petrie, the county's mosquito control director. "These fish, they just love to eat mosquito larvae. They'll eat them all day long."

**Hear about mosquito control efforts underway in Miami-Dade County**

Now Playing

**Live Radio - News Informati...**

On Friday, Miami-Dade's Mosquito Control Division spokesman Michael Mut and several representatives of the county's mosquito control efforts manned a table at the Stephen P. Clark Center and showed off the fish.



*Credit Kate Stein / WLRN / The Florida Channel*

A page from a mosquito-themed coloring book available from Miami-Dade.

"We're giving residents the opportunity to see what we do up close," said Mut.

Other recent efforts include a family festival and coloring books to help kids help themselves avoid itchy bites from mosquitoes that can also carry diseases.

**Read more: Mosquito Season Could Get Longer And More Hazardous To Your Health — Especially In Miami**

Petrie said the fish are native to Florida and can be found in canals around Miami-Dade. County employees collect them and put them in abandoned swimming pools and other areas with standing water. That's in addition to traps and trucks that spray an organic, naturally occurring larvicide called *Bacillus thuringiensis israelensis* (Bti). In January, the county also **began releasing mosquitoes infected with a bacteria called Wolbachia**, which prevents the mosquitoes' offspring from reaching maturity.



*Credit Kate Stein / WLRN / The Florida Channel*

Bill Petrie, director of mosquito control for Miami-Dade County, shows off one of the traps used to catch and collect data on mosquitoes.

So far the county has not done any aerial spraying for adult mosquitoes, a practice that's come under fire from people worried about pesticide exposure.

Petrie said that's thanks in part to efforts that keep mosquito larvae from growing to adulthood.

"You're preventing the problem from occurring in the first place," he said.

**Read more: [Aerial Naled Spraying: Should Miami Beach Residents Worry About This Anti-Zika Effort?](#)**

He added that Miami-Dade residents (and people from other South Florida counties)



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[Health News Florida](#)



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# Stormwater Structures & Mosquitoes

## What's the Issue?

Stormwater structures that temporarily or permanently retain runoff are receiving increasing attention as potential mosquito breeding areas. Mosquito-borne diseases such as West Nile virus, St. Louis encephalitis, and eastern and western equine encephalitis are human health concerns. Measures that lower mosquito production in stormwater structures are needed to protect public health.



## WHAT IS STORMWATER?

Stormwater is the rain or snowmelt that does not initially infiltrate into the ground and runs off of surfaces and is transported into nearby waterways.

**If designed properly, stormwater structures should not promote mosquito breeding. Ensuring that these structures are properly designed and maintained is the key to limiting mosquito production.**

## HOW IS STORMWATER MANAGED?

Historically, stormwater controls were designed to quickly collect, store, and transport runoff away from developed areas into nearby streams to prevent flooding. However, it is now recognized that these systems alone are often not the ideal solution because they impact streams by increasing the volume and velocity of water and amount of pollutants.

Today stormwater management promotes a variety of practices and controls that help to infiltrate runoff and minimize contact of runoff with pollutants. For example, infiltration practices (which can be cheaper and easier to maintain than traditional stormwater practices) involve using vegetated areas like swales and rain gardens (a.k.a. bioretention cells) to slow the velocity of water and allow for percolation into the ground. When properly designed and maintained, stormwater management practices are not conducive as habitat for mosquito breeding.



## FACTS ABOUT MOSQUITOES

- There are over 2500 mosquito species worldwide, about 200 of which are found in the United States.
- Only female mosquitoes transmit diseases since they need the protein from blood to breed.
- The primary breeding habitat for mosquitoes is stagnant or shallow pools of water (generally less than 3 feet in depth) that exist for at least 7 days and/or aquatic sites with dense floating vegetation regardless of the water depth.
- Depending upon species, the adult mosquitoes may live from 1 week up to 3 months maximum.
- Mosquito predators include birds, fish, dragonflies, spiders, and a wide variety of aquatic insects.

## WHAT SHOULD LOCAL AUTHORITIES DO?

Stormwater managers should incorporate design, construction, management, and maintenance features into stormwater structures to minimize mosquito production (and therefore decrease or eliminate the need for insecticides) without compromising water quality functions.

Local authorities should properly inspect and maintain stormwater structures to ensure their continued effectiveness, reduce the need for costly pesticide applications, and prevent large outbreaks of mosquitoes.

However, it might still be necessary for state, county, or local governments to apply a limited amount of insecticides to control mosquitoes. Mosquito control officials use EPA-registered products that do not pose unreasonable risks to human health, wildlife, or the environment. Monitoring efforts that involve field inspections by mosquito control personnel determine when and where insecticide applications are needed. However, as with all pesticide use, the use of insecticides in stormwater structures should be minimized. Stormwater managers should work closely with mosquito control officials to help achieve this goal.

**2022 FISH STOCKING AGREEMENT**

**AVENIR**

	<b><u>DATE:</u></b>	<b><u>TERMS:</u></b>	<b><u>PRICES QUOTED ARE F.O.B DELIVERY:</u></b>
REVISED	6.15.2022	50% Down	Installed Spring 2022

---

<b><u>QUANTITY</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>AMOUNT</u></b>
56,250	Mixture of Blue Gill & Red Ear Sunfish @ \$0.80/	\$45,000.00
280,000	Fat Head Minnows @ \$0.10/	\$28,000.00
Delivery Fee-		\$250.00
<b>TOTAL-</b>		<b><u>\$73,000.00</u></b>

***THIS OFFER IS GOOD FOR THIRTY (30) DAYS FROM DATE OF QUOTATION.***

SUPERIOR WATERWAY SERVICES, INC.                      CUSTOMER ACCEPTANCE -  
The above prices, specifications and conditions are satisfactory and are hereby accepted.

\_\_\_\_\_  
Customer signature

\_\_\_\_\_  
Date



# Palm Beach Aquatics

"Your Lakes Best Friend"

P.O. Box 541510 Lake Worth FL 33454  
Phone: (888) 391-5253 (LAKE) Fax: (561) 790-7220  
jlevis@PBAquatics.com

**ATTN:** Jason Pierman

Account : Special District Services, Inc.  
Address: North Lake Blvd  
Phone:  
Email: JPierman@sdsinc.org

Job Name: Avenir Fish Stocking  
Address: North Lake Blvd  
Contact:  
Phone: -

**Scope of Work:**

**Date:** Sunday, June 19, 2022

PBA will deliver and stock all lakes at Avenir totaling the (113 ac) of water.

\* *Gambusia (Mosquito Eating Minnow) Scientific Name (Gambusia affinis)*

To control mosquitos it is recommended that you stock 2500 Mosquito Minnows per acre of water. Lower rates of 1000 to 2000 per acer can be used for general fish stocking purposes. (Total fish quoted - 282,500 Minnow) (Proposal based on a rate of 2500/acre)

## PLEASE NOTE

- Fish are subject to Availability & Prices are subject to change based on Availability.
- When stocking your pond with fish It is recommended that you stock several different species of fish. (Bass, Brim, Catfish, Minnow)
- It's not recommended to overstock a water body with any one species of fish to prevent throwing the ecosystem out of balance

Amount	Taxed Items	Cost	Total
282.5	Gambusia (Mosquito Minnow) - Price Per 1000	\$ 105.00	\$ 29,662.50
	Bluegill - Price Per 200	\$ -	\$ -
	Channel Catfish - Price Per 100	\$ -	\$ -
	Large Mouth Bass - Price Per 100	\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Amount	Non - Taxed Items	Cost	Total
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Sub-Total			29,662.50
Tax			No Tax

**50% Deposit :** \$ 14,831.25

**Total Cost :** \$ 29,662.50

To start the production or services listed above, Please Initial (page 1), Sign & date (page 2) and return with the 50% deposit to the P/O box listed above.

**Initial :**





**SPECIAL SERVICE AGREEMENT / FISH STOCKING**

Aviner Community Development District  
c/o Special District Services, Inc.  
2501 Burns Road  
Palm Beach Gardens, Florida 33410

(561) 630-4922  
[JPierman@sdsinc.org](mailto:JPierman@sdsinc.org)

**DATE:**

06/27/2022

**TERMS:**

Balance due upon job completion

**DELIVERY:**

Based on hatchery schedule

---

**DESCRIPTION**

**AMOUNT**

Furnish 112,000 mosquitofish (gambusia)

\$ 11,200.00

Delivery and stocking of fish into seventeen (17) lakes

Included

**Total: \$ 11,200.00 / one-time**

---

***THIS OFFER IS GOOD FOR THIRTY (30) DAYS FROM DATE OF QUOTATION.***

---

ALLSTATE RESOURCE MANAGEMENT, INC.

CUSTOMER ACCEPTANCE: The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge that they are authorized to execute this document.

\_\_\_\_\_  
ALLSTATE (Signature)

\_\_\_\_\_  
CUSTOMER (Signature)

\_\_\_\_\_  
NAME / TITLE (Printed)

\_\_\_\_\_  
NAME / TITLE (Printed)

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DATE

03.Avenir.Mosquitofish.Pro



**PROPOSAL FOR MIDGE MANAGEMENT  
AVENIR CDD.**

**August 16, 2022**



A Global Environmental Products and Services Company



Dear Jason Pierman,

Thank you for the opportunity to offer our integrated midge/mosquito control program to Avenir CDD. We understand the unique demands of the South Florida environment. We have designed a unique and flexible program to meet your residents' needs, providing maximum comfort to your resident's outdoor experiences. Clarke is the first and only public health midge/ mosquito control program to utilize products listed with the Organic Materials Review Institute (OMRI). By being OMRI listed, both the larvicide and adulticide are recognized for use in and around organic crops and gardens. Both the larvicide and adulticide used in the program are made from naturally-derived active that are registered by the U.S EPA and meet all requirements of the Organic Materials Review Institute.

With the knowledge gained from providing similar service to other luxury communities, we have intimate experience of the environmental influences to the community's midge population. On the pages to follow, you will find a Professional Services Outline. The services provided through the program focuses on midge education to residents, the inspection of midge breeding habitats, and treatment with larvicides, and adulticides to minimize the adult midge population.

Prescription larval control will be performed with OMRI (Organic Materials Review Institute) labeled Natular G30® mosquito/midge larvicide, as described in the following sections. Spinosad is the active ingredient used to target midge and mosquito larvae and won the Green Chemistry Award for this innovative active ingredient to the industry. Suppose the midge/ mosquito population reaches an undesirable threshold. In that case, Clarke can operate an ultra-low volume (ULV) sprayer for property-wide adulticide application upon your request. ULV sprayers dispense very fine aerosol droplets that stay aloft and kill flying midges & mosquitoes on contact. ULV application, we will be using Clarke's organic Merus 3.0®. This is the *first* and *only* Organic Materials Review Institute (OMRI) Listed adulticide for wide-area mosquito control. Our truck ULV route will follow the paved roads throughout the property using our quiet electric sprayer. Our ATV ULV application will be made by a side by side to treat along the routed miles off the paved road. All ULV treatments will be completed after dusk or before dawn.

Other factors about Clarke that you may consider as you make this critical decision:

- Clarke has over 65 years of experience in providing community mosquito control across the country.
- Clarke has over 20 years of providing midge & mosquito control programs to communities in Florida.
- Clarke mosquito control programs are highly successful, personalized, visible, and professionally managed and executed.
- When comparing exact service levels and efficacy, our pricing is the most competitive in the industry.
- Clarke invests back into the industry, being the leaders in mosquito product development. Your support allows us to impact millions all over the world with our cutting edge formulations and technology.
- To combat the Zika virus threat, Clarke has accumulated several tools that are made available to the public through <https://www.clarke.com/zika-support-center-for-mosquito-control-programs>

Partnering with Clarke to meet your mosquito control needs will provide you access to our in-house biologist, public relations, and marketing teams. We look forward to the potential of working with you for your upcoming season.

Sincerely,  
Darrel Bagiotti



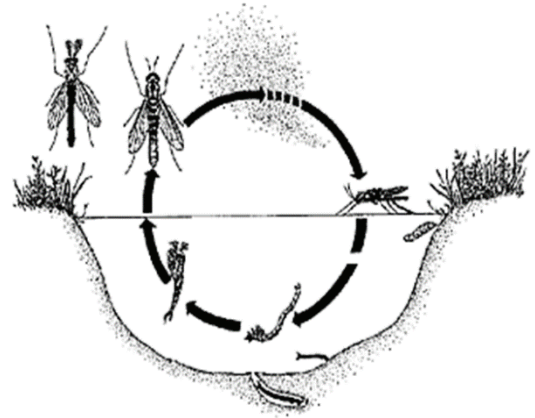
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## Avenir CDD. Midge Management/ Mosquito

- "Edge" Midge Life Cycle

- Complete Metamorphosis
  - Egg: 2-7 days
  - Larva: 2-7 weeks
  - Pupa: 3 days
  - Adult: 3-5 days
- Entire cycle 3-9 weeks
- Temp dependent



- "Edge" Midge Larvae

- Breeding habitats
  - Wetlands, ponds, lakes, WWTP, polluted water
- Buried in the substrate, not in the water column
- "Whipping" motion stirs up food, O<sub>2</sub>
- Pink-dark red due to hemoglobin
- Natular G30 Treatments



- "Edge" Midge Adults

- Mosquito-like appearance
- Small, 1/16-1/2"
- Light tan, light green, black
- Males: bushy antennae
- Emerge in huge swarms
- Mate, lay eggs, die



- Chaoborids, AKA "phantom midges."

- Deep-water, "middle" midges
- Adults more populous than "edge" midges
- Larvae difficult to sample/count/treat/control
- Minimize nuisance w/ULV & Barrier services.
- Natular SC – full Lake Larvicide Treatment

- Midge Adults

- Associated Problems
  - Interfere with outdoor, recreational activities
  - Property defacement
  - Direct: midge related
  - Indirect: spiders

- Midge Control

- Alternative "Homeowner" Solutions
- Decrease lawn fertilizer run-off into ponds
- Community awareness/education on proper fertilizer use—work with landscapers
- Minimize lighting to reduce swarms' attraction to residences—close blinds, house lights off
- Change light sources to a less attractive type, i.e., hi psi sodium lamp, yellow not white
- Introduce carp or catfish as biological control



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## 1. Project Approach

### A. Timeline and Commitment of Resources

Clarke has provided midge, mosquito, and aquatic services to the local territory for over twenty years. Over time, Clarke has gained intimate knowledge of local waterways and developed a strong understanding of local conditions and expectations. Clarke will continue to service from our existing Wellington office. Our facilities, trucks, boats, assets, and personnel are in place and stand by, ready to serve the community of **Avenir**. This local facility will function as our command center for operations. To best serve **Avenir**, all the facilities, assets, and personnel will remain in place for the Agreement's duration.

**Avenir**, along with Clarke Employees, have immediate access to our company-wide resources to help facilitate the most efficient and effective program. Departments that are, and will be, serving **Avenir** are:

- Regulatory Compliance
- Safety
- Biology Department
- Technical Services
- Human Resources
- Information Technologies
- Operations Support
- Equipment Technical Services
- Product Production/Manufacturing
- Finance
- Insurance
- Public Relations

Our local facility maintains sufficient stock of products to meet and/or exceed **Avenir** requirements. Our local Wellington office has the required experience, licensed staff, assets, and expertise to meet and exceed all of the specified services.





## Work Plan

### B. Overview

The work to be performed at this site will consist of applying EPA, and the State of Florida approved product in the designated waterway and properties covered in this contract. The in-lake product being used has also been certified by the Organic Materials Review Institute (OMRI). The insecticides will be applied via spray systems used on Stihl backpack, John Deere gator, truck or possibly small skiff. Multiple treatments will be planned to maintain bid standards. All equipment, tools, and personnel needed to perform these tasks will be readily available from the local Clarke Wellington office. Additional equipment, tools, and personnel can be quickly recruited from the other 5 Clarke locations throughout the state if the need arises.

Clarke's work includes furnishing all labor, material, equipment, tools, transportation, supplies, workforce, and supervision to complete the job. Clarke will provide services in accordance with **Avenir** requirements listed in the scope of work.

### C. Communications

Clarke is firmly committed to an open and honest communication strategy with its clients. Communication is critical in maintaining a successful aquatics program. All technicians on site will have a GPS tracking/WIFI smartphone with them at all times, even while in a boat. They will be in contact with the designated field supervisor. The Clarke designated field supervisor will be in charge of schedule progress, any adjustments being made, and submitting treatment reports and inspection logs. Schedule adjustments and treatment procedures will be discussed and verified to coordinate with special events, unexpected occurrences, outbreaks, and other issues that may arise during the contract period. Clarke strives to reach a strong professional working relationship with its clients in a partnership effort to get our combined goals. At the end of each treatment day, the treatment data can be emailed within 72 hours to achieve constant monitoring of the chemicals administered into the water. The local operations supervisor and control consultant will monitor communications to ensure that these channels are open and used effectively. In the event an emergency treatment, outbreak, or complaint call surfaces that require immediate attention, the field supervisor shall contact the local operations supervisor to have additional resources allocated to these areas not to disrupt the established monthly schedule. Any disruptions of the set monthly schedule will be done with the express authorization of **Avenir**. Darrel Bagiotti, the Control Consultant, will serve as a back-up communication venue, assuring that this program is working as intended and that communication between Clarke and the client is consistent, constant, and effective.





### **Electronic Notification**

Clarke's Customer Portal once signed up can provide email notifications to let you know we were on-site and performed work. Electronic Notifications would be sent-out whenever an Applicator has been to the site and reported through the Supervisor's smartphones accepting the treatment and approving the job (that night or the next day).

## **D. Resources**

Clarke has a Fleet of **30+ vehicles** available for use in the State of Florida. Clarke also has multiple airboats, ATVs, John Deere Gators, and smaller craft to support midge treatments and aquatics and vegetation management. All equipment is outfitted with respective spraying equipment. All employees are versed and trained with calibrations and the most advanced application techniques.

### **a. Equipment used for requested services**

- (1) Stihl SR 450 backpack sprayer/duster. Or equivalent industry-approved backpack sprayer
- (1) 2003 or better Chevy 2500 4x4 pick-up truck.
- (1) Polaris or John Deere Gator.



### **b. Personnel**

- One of Clarke's key benefits is the **depth** of our overall organization, including 150 full-time people and their respective experience and expertise. Within the Clarke, Structure is the numerous departments listed above, critical in supporting local Clarke offices' work and operations. These dedicated departments and employees help to ensure that Clarke operates efficiently and effectively and are available for any support that our Regional and local offices may need and provide support to customers like **Avenir**.
- Clarke has six offices located in Florida, with **25+ full-time employees** dedicated to Florida Operations. Clarke also hires and staffed multiple seasonal crews and temporary employees to cover the seasonality of the industry and contractual needs.
- Clarke currently has **15+ Florida State Certified licensed applicators in Public Health, Chapter 482 applicators working under a Certified Operator in General Pest, Aquatics / Natural Areas, and Right of Way** through the Florida Department Agriculture and Consumer Sciences. Clarke's Public Health applicator license and Certified Operation License in General Pest legally distinguish us from other aquatic vendors or pest operators who can't make these (in-lake or on-land) applications because they don't hold the appropriate license. Targeting





midges and mosquitoes is not covered under an aquatics license. Clarke specializes and certifies employees with Safety and Regulatory Compliance to meet OSHA, DEP, EPA, DOT, FDACS, and multiple other agency requirements. Clarke also ensures that all offices have personnel trained in Hazardous Waste and Emergency Operations and Recovery if a spill takes place. This helps us to limit and reduce liability both for Clarke and for our customers.

#### **E. Chemicals and Substances Used**

All work performed in the designated lakes or areas shall be performed by, or under the direct supervision of, a Florida state licensed applicator. At Clarke, we make sure that we adjust the rates within what's allowed by law on the label for maximum effect on the target species while minimizing or eliminating any effect on non-targets.

Clarke has identified the following chemical as treatment options based on the current condition: OMRI Certified Natular G30, barrier products, and OMRI Certified Merus 3.0.

#### **F. Clarke Personnel Appearance**

All Clarke personnel must wear a strict dress code, including a logo identifying long-sleeved shirt, long pants, and work boots, all in good clean condition and adequately maintained while working in the designated waterways. They are further instructed always to conduct themselves professionally and courteously when approached by residents with inquiries or comments or working in **Avenir**.

## **2. Clarke Experience**

Clarke currently services several luxurious communities in Palm Beach County including, Medalist Country Club, Mirasol County Club, Frenchman's Reserve, The Fields, and Broken Sound Master Association for all their midge and mosquito needs, to name a few. These relationships have allowed us to establish trust and an effective and efficient working relationship with our contacts in Palm Beach County. We believe in maintaining personnel's consistency to ensure that our treatments' relationship and effectiveness remain consistently high.

### ***Clarke's Commitment to Sustainability***

Clarke is committed to being earth-friendly by delivering products, services, and strategies that save our customers money and reduce the impact we make on the earth. This is reflected in everything we do and in everyone who works at Clarke. It allows us to be the best at what we do and allows us to do the right thing. The long term result is a winning strategy for us and our customers. Please see our sustainability report enclosed.

## **3. Licenses and Permits**

Clarke will continue to adhere to all local, County, State, and Federal regulations and permits to execute the work to be performed under this contract. Any additional permits required for the execution of the work under this contract will be Clarke's responsibility to acquire.





## 4. Midge Management

### Midge References

Clarke has acquired a number of accounts that have been retained due to Clarke's experience and access to the largest product portfolio in the industry. We encourage you to reach out to some of our current customers listed below:

- Addison Reserve  
Contact: Andrew Greenfield  
Email: andrewg@addisonreserve.cc  
Telephone: (561) 637-7870  
Director of Community Mgmt.  
Boca Raton, FL 33496
- Orange Lake Resort  
Contact: Tom Logan  
Telephone: 407-721-6585  
8505 Irlo Bronson Hwy  
Kissimmee, FL 34747
- The Villages - Sumter Landing  
Contact: Dave Burgess  
Telephone: 352-457-7737  
Address: 1894 Laurel Manor Drive  
The Villages, FL 32162
- Broken Sound Master Association  
Contact: Tommy Albertson  
Director of Maintenance  
Telephone: 561-699-8311  
Boca Raton, FL 33496

### Integrated Pest Management

When you consider all the complexities involved in managing an effective midge control program, or if challenged by nuisance species such as no-see-um, you'll feel relief that Clarke's EMM program handles all the work for keeping you on budget. We tailor a program based on your specific habitats, environmental sensitivities, and budget. Because Clarke produces the most product options, offers the widest variety of application methods, and utilizes the most innovative technologies to assess and monitor each program, we can achieve the right balance of efficacy with environmental responsibility. Plus, we offer the industry's fastest scheduling response time. No other program can service your needs better.

### Avenir Inspection Report

During my recent site inspection, I observed adult midge and a high presence of midge larva in the ponds inspected. There was currently a mixture of at least two species on the property – *Chironomids* and *Chaoboridae*. The reason that this is important to know is that treatment efforts will vary based on the species present.

Over the past few years, we have serviced local accounts like– Frenchman's Reserve, The Fields, Medalist, Mirasol Club, and Broken Sound Master Association. A number of these accounts have contracted us ours for over eight years straight. Over this time, we have dramatically improved conditions and have tailored our treatments to meet the current environmental conditions.





## 5. Proposal Price

### Clarke Environmental Mosquito Management, Inc. Professional Services Outline for 2022-24 Avenir CDD Environmental Midge Management (EMM) Program

#### A. Part I. General Service

- A. Computer System and Record-Keeping Database
- B. Public Relations and Educational Brochures
- C. Mosquito Hotline Citizen Response – (800) 443-2034
- D. Comprehensive Insurance Coverage naming Avenir CDD additionally insured
- E. Program Consulting and Quality Control Staff
- F. Regulatory compliance on local, state, and federal levels

#### B. Part II. Larval Control- Midge and Mosquito Control

- A. Prescription Larval Control will be performed with OMRI Certified Natular G30® and/or equivalent.
  - 1. **Minimum Two (2 months)**-The program provides two (2) treatments of lakes (identified by Avenir) using an OMRI certified 30-day long-lasting residual product. Treatments will be completed utilizing backpack or hand equipment to cover the perimeter zone around the edge of the lake to target *Chironomidae* or "edge midges." Clarke provided cost savings if additional lakes are to be added upon your request (see attachment). The request for treating an additional lake will be at a minimum of three months of service.

#### C. Part III. Adult Control- Midge and Mosquito Control

- A. **Minimum Two (2 months)** -- Prescription Adult Control will be performed with Merus 3.0®, Flit 13.3EC® and/or equivalent.
  - 1. **Adult Control- Barrier Treatments:** The program provides four (4) treatments along Avenir's easement behind the homeowner side of lakes using an up to a 3-week residual product over the course of the two-month treatment program. The product will be applied by backpack.
  - 2. **Adult Control- ULV Treatments:** ATUV ULV adulticide applications will be performed with Merus 3.0® and/ or equivalent. The program provides four (4) treatments along Avenir's easement behind the homeowner side of lakes over the course of the two-month treatment program.

Monthly Total Treatment Area	0-12,000 Shoreline Ft.	12,001-36,000 Shoreline Ft.	36,001- 60,000 Shoreline Ft.
Cost Per Shoreline Ft.	\$0.24/ Shoreline Ft.	\$0.23/ Shoreline Ft.	\$0.21/ Shoreline Ft.

EMM Payment Total Cost for Parts I, II, & III

\$-Depending on Total Shoreline Ft. Treated Monthly



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**Clarke Environmental Mosquito Management, Inc.**  
**Professional Services Outline for 2022-24**  
**Avenir CDD (PER APP OPTIONS)**  
**Environmental Midge/Mosquito Management (EMM) Program**

**Part IV. Contingency Services – Midge and Mosquito Control**

**A. Adulticiding in Authorized Spray Zones:**

1. **PER APP (behind homes)** - Community-wide ATV ULV treatments (around the perimeter authorized lakes) using Merus 3.0® or synthetic pyrethroid insecticide at **\$165 per mile**. The minimum call out for service is 2.5 miles.
2. **PER APP (paved road-ways)** - Community-wide truck/ATV ULV treatments of streets with Merus 3.0® or other synthetic pyrethroid insecticides at **\$155.00 per mile**. The minimum call out for service is 2.5 miles.

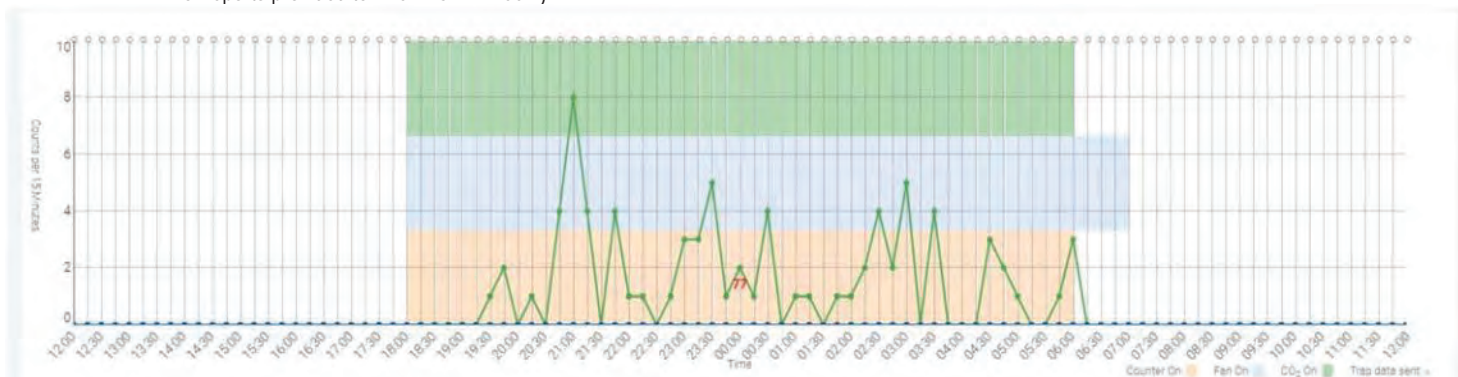
**B. Catch Basins:**

1. **PER APP** – Community-wide treatment of street-side catch basins, inlets and manholes using Natular XRTs or a sustained release insecticide for control of up to 180 days. The pricing for authorized catch basins beyond the core program will be **\$9.64 per catch basin**.

**C. Surveillance and Monitoring: Midge/ Mosquito Trapping and Identification.**

1. **PER-APP- BG-Counter Trap:** One (1) trap set for six (6) months: The BG-Counter Trap will be set out of site from residents at a location where electrical outlet is available or where we can run a device on solar power to monitor weekly mosquito populations.

Ex. of reports provided to Avenir CDD Weekly.





#### **Adulticiding Operational Procedures**

1. Notification of community contact.
2. Weather limit monitoring and compliance.
3. ULV particle size evaluation.
4. Insecticide dosage and quality control analysis

**\*\*NPDES Permit:** A National Pollutant Discharge Elimination System (NPDES) permit is necessary for the execution of the work for mosquito control effective October 31, 2011. Any additional costs associated with activities and/or services that may be required by Clarke in order to comply with an NPDES permit are not included in this proposal.

**Clarke Environmental Mosquito Management, Inc.  
Client Agreement and Authorization for 2022-24  
Avenir CDD  
Environmental Midge Management (EMM) Program**

- I. **TERM AND TERMINATION:** This Agreement has an automatic Renewal Clause. The terms and conditions outlined in this Agreement shall commence on the date when both parties have executed this Agreement and shall continue for a period ending on December 31, 2024 (the "Initial Term"). Unless either party hereto provides the other party with written notice at least thirty (30) days prior to the end of the Initial Term or any subsequent renewal term, the terms and conditions within the Agreement shall automatically continue to renew for an additional term, each term having a duration equal to the Initial Agreement. If a party hereto fails to comply with a provision of this Agreement, then the other party shall have the right to terminate this Agreement if it gives written notice of the default to the defaulting party and the defaulting party fails to cure the default within thirty (30) days of receipt of said notice. Activity within specific lakes will require a minimum three (3) month commitment; however, it may be terminated at any time by either party with a 30 days written notice, which will not affect the terms and conditions within this Agreement.
- II. **Program Payment Plan:** Any additional treatments beyond the core program will be invoiced when the treatment is completed. Avenir CDD has the option to extend this program from year to year at a rate that does not to exceed a (5%) annual increase that both parties agree to.





For Avenir CDD:

Sign Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

For Clarke Environmental Mosquito Management, Inc.:

Name: Darrel Bagiotti \_\_\_\_\_ Title: Control Consultant \_\_\_\_\_ Date: \_\_\_\_\_

**Clarke Environmental Mosquito Management, Inc.  
Client Authorization for 2022-24  
Avenir CDD  
Environmental Mosquito Management (EMM) Program**

**Administrative Information:**

**Invoices should be sent to:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Office Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ P.O. #: \_\_\_\_\_  
Accounts Payable Email: \_\_\_\_\_ County: \_\_\_\_\_

**\*\*In an effort to be more sustainable, we ask that you provide us with an email address that the invoices should be sent to.\*\***

**Treatment Address (if different from above):**

Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
County: \_\_\_\_\_

**Contact Person for Avenir CDD:**

Name: \_\_\_\_\_ Title: \_\_\_\_\_



A Global Environmental Products and Services Company



Office Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_  
Home Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Pager: \_\_\_\_\_

**Alternate Contact Person for Avenir CDD:**

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Office Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_  
Home Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Pager: \_\_\_\_\_

**Please sign and return a copy of the complete contract for our files to:**

Clarke Environmental Mosquito Management, Inc.,  
Attn: Darrel Bagiotti [dbagiotti@clarke.com](mailto:dbagiotti@clarke.com) – (954) 594-0079  
3036 Michigan Avenue, Kissimmee, FL 34744; Fax number 407-944-0709




A Global Environmental Products and Services Company





## AVINER CDD

### LEGEND

 SITE LOCATION

DATE: August 9, 2022

WARNING: This document is the property of Clarke Environmental Mosquito Mgmt., Inc. Any unauthorized use of this property will be prosecuted as a theft of labor, services, or property. (Chapter 38, §16-1 and §16-3 of the IL. REV. STATUTES)



A Global Environmental Products and Services Company



SITE	ACRES	SHORELINE	Combined Services/ Pond/ month	Combined Services/ 2 month min.
1	6.40	3866	\$927.84	\$1,855.68
2	2.90	1867	\$448.08	\$896.16
3	4.10	3114	\$747.36	\$1,494.72
4	41.20	12331	\$2,959.44	\$5,918.88
5	3.20	1852	\$444.48	\$888.96
6	9.90	5908	\$1,417.92	\$2,835.84
7	2.00	1647	\$395.28	\$790.56
8	1.55	1237	\$296.88	\$593.76
9	2.70	1811	\$434.64	\$869.28
10	2.30	1578	\$378.72	\$757.44
11	12.90	6765	\$1,623.60	\$3,247.20
12	2.40	1745	\$418.80	\$837.60
13	3.30	2009	\$482.16	\$964.32
14	7.20	3155	\$757.20	\$1,514.40
15	4.20	2113	\$507.12	\$1,014.24
16	3.10	2161	\$518.64	\$1,037.28
17	2.50	1996	\$479.04	\$958.08
<b>All Lakes</b>	111.85	55155		

\*Combined services include 1x lake larvicide, 2 barrier, & 2 ATV ULV treatments

\* Price at \$0.24/shoreline ft. Price will vary based on number of shoreline ft. per month tier.



## ARE YOU GOING CARBON NETURAL?



Reducing the impact of Clarke's operational footprint has been one of the core components of the company's Sustainability Initiatives for over 10 years. In 2019, after nearly a decade of work to measure and reduce its carbon footprint, Clarke achieved 100% Carbon Neutrality in Scope 1 & 2 Emission Categories through a combination of carbon reductions efforts and programs and its partnerships with CarbonFund.org. To date, the company maintains Scope 1 & 2 Carbon Neutrality.

Scopes 1 and 2 Emissions represents those that a company generates through its services operations, sales vehicle fleet, and in the energy consumed to power, heat and cool all physical buildings across its operating footprint. A variety of activities designed to reduce and neutralize Clarke's carbon footprint contributed to the company achieving Scope 1 & 2 Carbon Neutrality, including:

- ❖ Investing in on-site renewable energy systems to power its largest operational buildings, including solar installations and on-site electric vehicle charging stations
- ❖ Operational facility design and site planning to maximize energy efficiency and capitalize on renewable energy investments. For example, Clarke's service operations and manufacturing location in Roselle, IL is a net-positive energy building and earned LEED Platinum status by the US Green Building Council
- ❖ Transforming 100% of the company's catch basin applications for mosquito control to bike applications
- ❖ **Its EarthRight® Mosquito Control Service program for communities, cities, and towns – the most environmentally responsible public health mosquito management service program available, utilizing all OMRI Listed control products (suitable for use over certified organic areas), electric-powered ULV machines, hybrid crew vehicles, and smaller, more fuel-efficient fleet trucks**
- ❖ Purchasing carbon credits through Carbonfund.org to neutralize the carbon impact of the emissions the company could not offset through other means

Over the past ten years, Clarke has neutralized almost 13,000 metric tonnes (almost 28 million pounds) of carbon dioxide emissions through its partnership with Carbonfund.org, equivalent to mitigating the carbon dioxide emissions produced by almost 1.5 million gallons of gasoline.



7027 SW 87th Court, Miami FL 33173 | Phone: 305-246-3223 | Fax: 305-246-0481

**Proposal - Mulch for Spine Road Phase 1/Northlake Blvd. Parkway/Spine Road Phase 2**

Date: July 12, 2022

To: Avenir Development

Project: Avenir Development

Key	Description	Spec	Qty	Unit Cost	Total Cost
	Melaleuca Mulch	3" Depth, Cubic Yard	2200	\$ 30.00	\$ 66,000.00

Total: \$ 66,000.00

**Notes...**

\*Mulch replenishment covers Spine Road Phase 1, Spine Road Phase 2 and Northlake Blvd. Parkway

\_\_\_\_\_  
Arazoza Bros., Corp. (Signature)

\_\_\_\_\_  
07/12/22  
Date

\_\_\_\_\_  
(print name & title)

\_\_\_\_\_  
07/12/22  
Date

\_\_\_\_\_  
Approved by (signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
(print name & title)

\_\_\_\_\_  
Date



Complete Property Maintenance  
4101 Vinkemulder Rd.  
Coconut Creek, FL 33073

Office: (954) 973-3333 | Fax: (954) 979-1424

*"Beautifying South Florida Since 1977"*

# Landscape Proposal

Avenir Community Development District c/o Special District Services 2501 A Burns Rd Palm Beach Gardens, FL 33410 Attn.: Carlos J. Ballbé, P.E., LEED ® A.	Customer Phone		Date	Proposal #
	(954) 491-7811 (Ext.		7/28/2022	40006
	TB	CPM Rep	RE:	
	dm	KS	See Below	
Description		Quantity	Cost	Proposal Total
* LOCATION OF SERVICE: FOR COCOPLUM & MAGNOLIA HEDGE LINE OF THE SOUTH SIDE OF PALM BEACH GARDENS ECONOMIC DEVELOPMENT PARCEL - DOES NOT INCLUDE TREES & BEDS IN LAKE LITTORAL ZONES - PRICE IS GOOD FOR JULY, AUGUST & SEPTEMBER INSTALLATION *  Bags of Premium 'Brown' Mulch  PLEASE NOTE: This proposal is only an estimate. Your final invoice will be for actual time and materials. Prices are subject to change after 30 days. Proposals must be signed and dated before work can begin.		35	38.86314	1,360.21
OTHER SPECIFICATIONS: Although Contractor will use due care, Contractor is not responsible for plants, bushes, shrubs, hedges, etc. that are planted around trees that are being installed, trimmed or removed. Also, Contractor is not responsible for underground utilities, cable TV or sprinkler related materials (pipes, valves, etc.) due to the fact that we cannot determine their location. Any and all permits to be obtained shall remain the responsibility of the H.O.A. or Homeowner. Any damages must be inspected and approved by the Contractor for repair before compensation will be made.			<b>Proposal Total</b> \$1,360.21	

Signature \_\_\_\_\_

This Proposal may be withdrawn by CPM if not accepted within 30 days. The above prices, specifications and conditions are satisfactory and hereby accepted. We are authorized to do work as specified. Payment will be made according to Terms. Please do not make your payment from this proposal.



**Complete Property Maintenance**  
 4101 Vinkemulder Rd.  
 Coconut Creek, FL 33073

Office: (954) 973-3333 | Fax: (954) 979-1424

*"Beautifying South Florida Since 1977"*

# Landscape Proposal

Avenir Community Development District c/o Special District Services 2501 A Burns Rd Palm Beach Gardens, FL 33410 Attn.: Carlos J. Ballbé, P.E., LEED ® A.	Customer Phone		Date	Proposal #
	(954) 491-7811 (Ext.		7/28/2022	40004
	TB	CPM Rep	RE:	
	DM	KS	See Below	

Description	Quantity	Cost	Proposal Total
<p>* THIS PROPOSAL IS FOR COMMON AREAS IN PHASE 1 &amp; PHASE 2 - DOES NOT INCLUDE TREES, BEDS IN LAKE LITTORAL ZONES - PRICE IS GOOD FOR JULY, AUGUST &amp; SEPTEMBER *</p> <p>Cubic Yards of Premium 'Brown' Mulch</p> <p>PLEASE NOTE:            This proposal is only an estimate. Your final invoice will be for actual time and materials. Prices are subject to change after 30 days. Proposals must be signed and dated before work can begin.</p>	2,320	38.863	90,162.16

OTHER SPECIFICATIONS: Although Contractor will use due care, Contractor is not responsible for plants, bushes, shrubs, hedges, etc. that are planted around trees that are being installed, trimmed or removed. Also, Contractor is not responsible for underground utilities, cable TV or sprinkler related materials (pipes, valves, etc.) due to the fact that we cannot determine their location. Any and all permits to be obtained shall remain the responsibility of the H.O.A. or Homeowner. Any damages must be inspected and approved by the Contractor for repair before compensation will be made.	<b>Proposal Total</b> \$90,162.16
--	-----------------------------------

Signature \_\_\_\_\_

This Proposal may be withdrawn by CPM if not accepted within 30 days. The above prices, specifications and conditions are satisfactory and hereby accepted. We are authorized to do work as specified. Payment will be made according to Terms. Please do not make your payment from this proposal.





Complete Property Maintenance  
4101 Vinkemulder Rd.  
Coconut Creek, FL 33073

Office: (954) 973-3333 | Fax: (954) 979-1424

"Beautifying South Florida Since 1977"

# Landscape Proposal

Avenir CDD c/o Vesta Property Services 12255 Avenir Drive Palm Beach Gardens, FL 33412 Attn: Richard Salvatore	Customer Phone		Date	Proposal #
	(561) 630-4922 Jason		7/28/2022	40005
	TB	CPM Rep	RE:	
	dm	KS	See Below	
Description		Quantity	Cost	Proposal Total
* LOCATION OF SERVICE: ALL BEDS AROUND CLUBHOUSE, CLUBHOUSE PARKING LOTS & COURT AREAS AT CLUBHOUSE - ALSO INCLUDES INSIDE THE FENCE AREA AT BACK OF CLUBHOUSE - DOES NOT INCLUDE TREES & BEDS IN LAKE LITTORAL ZONES - PRICE IS GOOD FOR JULY, AUGUST & SEPTEMBER INSTALLATION *				
Cubic Yards of Premium 'Brown' Mulch		245	38.86306	9,521.45
PLEASE NOTE: This proposal is only an estimate. Your final invoice will be for actual time and materials. Prices are subject to change after 30 days. Proposals must be signed and dated before work can begin.				
OTHER SPECIFICATIONS: Although Contractor will use due care, Contractor is not responsible for plants, bushes, shrubs, hedges, etc. that are planted around trees that are being installed, trimmed or removed. Also, Contractor is not responsible for underground utilities, cable TV or sprinkler related materials (pipes, valves, etc.) due to the fact that we cannot determine their location. Any and all permits to be obtained shall remain the responsibility of the H.O.A. or Homeowner. Any damages must be inspected and approved by the Contractor for repair before compensation will be made.		<b>Proposal Total</b> \$9,521.45		

Signature \_\_\_\_\_

This Proposal may be withdrawn by CPM if not accepted within 30 days. The above prices, specifications and conditions are satisfactory and hereby accepted. We are authorized to do work as specified. Payment will be made according to Terms. Please do not make your payment from this proposal.

## Light Er Up

8200 NW 93rd St  
Medley, FL 33166  
(305) 907-7171  
admin@lighterupmia.com



## INVOICE

BILL TO  
Manny Mato  
Avenir  
12001 Northlake Boulevard  
West Palm Beach, Florida  
33412 USA

INVOICE 1994  
DATE 08/18/2022  
TERMS Due on receipt  
DUE DATE 08/18/2022

ACTIVITY	QTY	RATE	AMOUNT
LIGHTING:PALM TREE WRAPPING Wrap of Date Palms At Club house entrance in commercial Grade warm white LED lighting, add a golden ring at no additional cost. Add 17-22 palm frowns in commercial grade warm white LED lighting ( FRONT ENTRANCE)	5.50	625.00	3,437.50
LIGHTING:PALM TREE WRAPPING Wrap of Date Palms At Club house entrance in commercial Grade warm white LED lighting, add a golden ring at no additional cost. Add 17-22 palm frowns in commercial grade warm white LED lighting ( CENTER ISLAND)	2	625.00	1,250.00
LIGHTING:PALM TREE WRAPPING Wrap of Date Palms At Club house entrance in commercial Grade warm white LED lighting, add a golden ring at no additional cost. Add 17-22 palm frowns in commercial grade warm white LED lighting ( CLUB HOUSE )	3	625.00	1,875.00
LIGHTING:PALM TREE WRAPPING Wrap of Date Palms At Club house entrance in commercial Grade warm white LED lighting, add a golden ring at no additional cost. Add 17-22 palm frowns in commercial grade warm white LED lighting ( CLUB HOUSE ENTRANCE)	1.50	625.00	937.50
packages:MAINTENANCE 24/7 Customer Service and 24 hour turn around on all repairs Weekly routine checks to ensure all lights are in working order are included. Customer is responsible for providing 115 VAC power outlets within 25 feet of lighting area and or lighted decor Reasonable hardware and power cords up to 25 feet in length are included Light Er Up is not responsible for outages due to ground fault interrupters ( GFI) or insufficient electrical requirments	0.50	0.00	0.00

Contract Payment Terms:

BALANCE DUE

**\$7,500.00**

50% of total contract amount is due upon agreement. 25% of remaining balance upon material arrival at job site. 25% final payment after completion of project and walk Thru with Client. Deposits are NON-



**RESOLUTION NO. 2022-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Avenir Community Development District ("District") to establish a regular meeting schedule for fiscal year 2022/2023; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 25<sup>th</sup> day of August, 2022.

**ATTEST:**

**AVENIR  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**AVENIR COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the **Avenir Community Development District** will hold Regular Board Meetings at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 at 2:00 p.m. on the following dates:

**October 27, 2022**  
**November 14, 2022**  
**December 15, 2022**  
**January 26, 2023**  
**February 23, 2023**  
**March 23, 2023**  
**April 27, 2023**  
**May 25, 2023**  
**June 22, 2023**  
**July 27, 2023**  
**August 24, 2023**  
**September 28, 2023**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

**[www.avenircdd.org](http://www.avenircdd.org)**

**PUBLISH: PALM BEACH DAILY BUSINESS REVIEW**



Pole Description	# Installed	# Removed
45' Standard Concrete polewith 8' standard side mount arm	11	0

- (b) Installation and/or removal of FPL-owned additional lighting facilities where a cost estimate for these facilities will be determined based on the job scope, and the Additional Lighting Charges factor applied to determine the monthly rate.
- (c) Modification to existing facilities other than described above or additional notes (explain fully): Install 11 x 263Watt 4K roadway LED with 8' standard side mount bracket arm on 45' standard arm mount concrete pole. Customer installing required conduit and hand-holes. New LED installation cannot be completed until existing overhead distribution lines are moved underground.



That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

**FPL AGREES:**

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer the electric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive lighting rate schedule approved by the FPSC.

**THE CUSTOMER AGREES:**

2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of \$110.81. These charges may be adjusted subject to review and approval by the FPSC.
3. To pay Contribution in Aid of Construction (CIAC) in the amount of \$0.00 prior to FPL's initiating the requested installation or modification.
4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to review and approval by the FPSC.
5. To purchase from FPL all the electric energy used for the operation of the Lighting System.
6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Lighting System.
8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.
9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal of stumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trench locations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.
10. For FPL-owned fixtures on customer-owned systems:
  - a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
  - b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.
  - c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

**IT IS MUTUALLY AGREED THAT:**

11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
  - a. the addition of lighting facilities;
  - b. the removal of lighting facilities; and
  - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

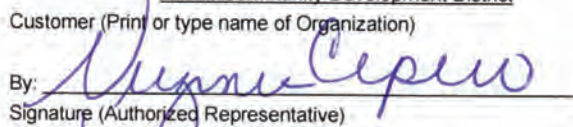
12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL lighting facilities. Payments shall be made by the Customer in advance of any relocation.  
Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.




14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
15. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates approved by the FPSC) plus removal cost.
16. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
17. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
18. This **Agreement supersedes all previous Agreements** or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
19. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
20. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Customer and FPL.
21. The lighting facilities shall remain the property of FPL in perpetuity.
22. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

**IN WITNESS WHEREOF**, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

Avenir Community Development District  
 Customer (Print or type name of Organization)  
 By:   
 Signature (Authorized Representative)  
Virginia Cepero  
 (Print or type name)  
 Title: Chair

**FLORIDA POWER & LIGHT COMPANY**  
 Digitally signed by Diego Febres  
 DN: cn=Diego Febres, o=FPL, ou=LED Lighting Solutions,  
 email=diego.febres@fpl.com, c=US  
 Date: 2022.08.09 11:20:18 -0400  
 By:   
 (Signature)  
Diego Febres  
 (Print or type name)  
 Title: FPL Sr. Representative, LED Lighting Solutions





FPL Account Number: 99630-00550

FPL Work Request Number: 10620898

### LED LIGHTING AGREEMENT

In accordance with the following terms and conditions, Avenir Development District <sup>Community</sup> (hereinafter called the Customer), requests on this 8th day of February, 2022, from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of lighting facilities at (general boundaries) Avenir Development District, located in Palm Beach Gardens, Florida.

(a) Installation and/or removal of FPL-owned facilities described as follows:

Fixture Description (1)	Watts	Lumens	Color Temperature	# Installed	# Removed
Cooper Mesa	75	7,456	4,000	2	0
Cooper Mesa	150	14,911	4,000	2	0

(1) Catalog of available fixtures and the assigned billing tier for each can be viewed at [www.fpl.com/led](http://www.fpl.com/led)

Pole Description	# Installed	# Removed
14.5' Black Tapered Concrete	2	0
21' Black Tapered Concrete	2	0

- (b) Installation and/or removal of FPL-owned additional lighting facilities where a cost estimate for these facilities will be determined based on the job scope, and the Additional Lighting Charges factor applied to determine the monthly rate.
- (c) Modification to existing facilities other than described above or additional notes (explain fully): Install: 2 x 75W 4K Cooper Mesa post-top LED + 14.5' black tapered concrete pole and 2 x 150W 4K Cooper Mesa post-top LED + 21' black tapered concrete pole. Relocate 2 x existing FPL LED street lights poles and fixtures. Customer responsible for installation of required conduit and hand-holes.



That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

**FPL AGREES:**

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer the electric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive lighting rate schedule approved by the FPSC.

**THE CUSTOMER AGREES:**

2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of \$43.49. These charges may be adjusted subject to review and approval by the FPSC.
3. To pay Contribution in Aid of Construction (CIAC) in the amount of \$973.00 prior to FPL's initiating the requested installation or modification.
4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to review and approval by the FPSC.
5. To purchase from FPL all the electric energy used for the operation of the Lighting System.
6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Lighting System.
8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.
9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal of stumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trench locations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.
10. For FPL-owned fixtures on customer-owned systems:
  - a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
  - b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.
  - c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

**IT IS MUTUALLY AGREED THAT:**

11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
  - a. the addition of lighting facilities;
  - b. the removal of lighting facilities; and
  - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of FPL lighting facilities. Payments shall be made by the Customer in advance of any relocation.  
Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.



14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial ten (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
15. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates approved by the FPSC) plus removal cost.
16. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
17. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
18. This Agreement supersedes all previous Agreements or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
19. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
20. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Customer and FPL.
21. The lighting facilities shall remain the property of FPL in perpetuity.
22. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

Community  
Avenir Development District

Customer (Print or type name of Organization)

By: Virginia Cepeda

Signature (Authorized Representative)

(Print or type name)

Title: Chair

FLORIDA POWER & LIGHT COMPANY

By: Christian Pruitt

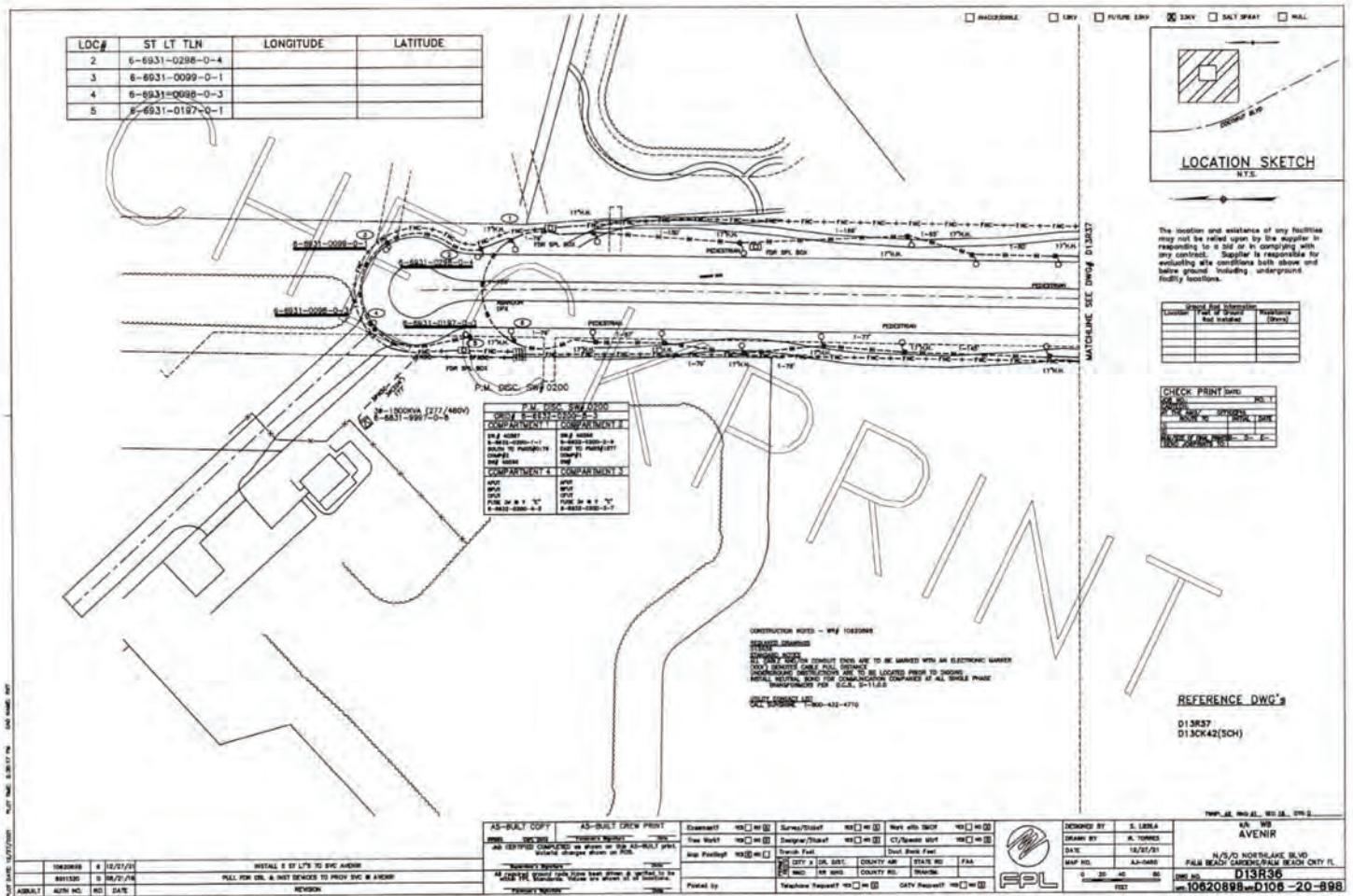
(Signature)

Christian Pruitt

(Print or type name)

Title: FPL LT-1 Representative





**CONSIDER APPROVAL OF  
CHANGE ORDER'S**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**



**Monthly Managers Report  
August 25, 2022**

Date of Report: August 17, 2022

Submitted by: Richard Salvatore

○ **Items Submitted For Review & approval**

- The revised Clubhouse handbook.
- The proposed Room Rental Rates.
- Options for non-resident rentals to help capture more rental opportunities.
- The holiday schedule proposal.
- A revised and more comprehensive guest policy.
- A proposal for professional fitness services, including 1x/ week yoga, Zumba, and Bootcamp classes.
- An option for accepting credit card payments.

○ **Completed Tasks**

- Installation of access control system on the NE Gym double doors has been completed.
- The two small dead trees near the pool bathroom entrance have been pulled and each replaced by a “Bird of paradise”.
- The Japanese Fern tree on the pool deck has been pulled and replaced by a “bird of paradise”.
- All the visibly dying and diseased trees on the pool deck and in the playground have been removed and replaced.
- A towing vendor to enforce the “No overnight parking” policies has been selected.

○ **Ongoing Tasks**

- The transition from access fobs to ID cards w/ member pictures, for proper identification and screening, is underway. Only 13 distributed fobs remain with over 70 ID cards distributed.
- The fabrication and installation of the “no trespassing” signage is still ongoing.
- A closing packet is being developed to provide FAQs for policies, rentals, etc., to help better inform residents and members, and a partnership with the individual builders is being established to help smooth the registration process for newly closed residents.

○ **Future Items**

- Installation of a sidewalk and lighting behind the pool deck tot lot, connecting the east event lawns more directly with the gym’s NE access doors, allowing after-hours gym access.
- Installation of a Landscaping access gate on the Northwest side of the pool deck from Coastal Screen & Rail – the original pool fence installer.
- Possible installation of one security camera to cover the maintenance shed and tennis walkway which is currently not covered. Awaiting a quote from Definitive Electronics.
- Little Moe’s Tennis Tournament
  - Dec. 2 – Dec. 7

Date of Report: 8/17/2022

Submitted by: Gina Todd Sanchez

**Completed Events:**

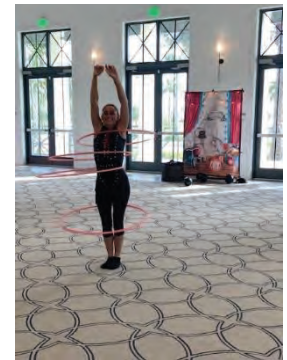
- **Come One Come All End of Summer Carnival – 8.6.2022**

**Come One Come All, Step Right Up and Have a Ball. Here's Your Ticket, Your On Your Way To Avenir's End of Summer Carnival Day!!**



What a beautiful day it was to celebrate the end of the summer with carnival games, circus performers, carnival eats and sweet treats. Smiles were had by all from residents both big and small.

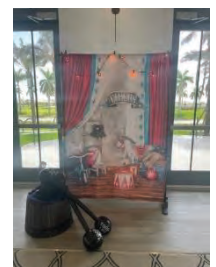
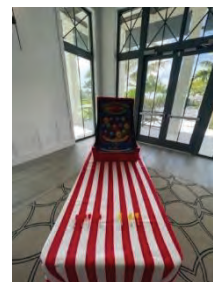
Residents were greeted and entertained by a team of circus performers that consisted of a stilt walker, juggler, acrobat, and hula hooper. Little ones were in awe of their performance acts and were able to try their hand at becoming a performer themselves.



In addition to the performers, there was a Balloon Artist that created whimsical balloon animal creatures. Guests enjoyed seeing their portraits created by a Caricature Artist.



Traditional carnival games such as the ring toss and balloon dart throw were also available for entertainment and play at their leisure. Lastly, a photo op station was set up with various props to capture those circus moments.





Catering was contracted through Woody's Burgers Catering Service. Menu consisted of a Deluxe Burger Bar which included of a choice of burgers, chicken, sausage, hot dogs, or a black bean burger. Residents had several topping options to create their masterpiece entrée. All items were served with a choice of fries or salad. In addition, residents were tempted with a pretzel bar and ice cream station bar. Yum Yum!!

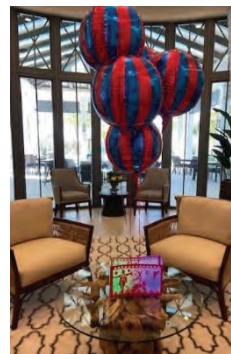


After residents fueled up, they tested their strength on the High Striker Machines to see who was the strongest. Looks like there are lots of strong residents, as lots of bells were ringing.

As a take home, residents were offered several circus treats including candy apples, saltwater taffy, cotton candy, pop rocks, and animal cookies were available to remember their fun filled day.



Décor for this event was based off the traditional carnival red and white stripes and the Greatest Showman themed inspiration. Use of the Event Hall, Club Room, and outside tent areas allowed the residents to be mobile and enjoy all aspects of the event to their liking.



## THE GREATEST SHOW AT AVENIR

### ○ *Upcoming Events:*

- **Boots, Bourbon, and BBQ Event – Saturday, September 17, 2022**

Dust off those boots and saddle up for an evening filled with live music, line dancing, bourbon tasting, and some yummy BBQ inspired eats. This event will be for adults only and a great opportunity to socialize with their neighbors while learning a new dance or two and sampling premium bourbon.

- **Bewitching Breakfast – Sunday October 23, 2022**

To get in the spirit of Halloween and spread a little Hocus Pocus around, the residents will be invited to enjoy a Bewitching Brunch with activities including pumpkin carving, a costume contest, table games, and crafts. A morning filled with lots of treats in store for our little ghosts and goblins.





## ***Field Operations Manager Report***

*Date Submitted: 08\17\2022*

*Submitted by: Jorge Rodriguez*

### **Completed Tasks**

- The exit and entry gates for the playground by the pool deck and lap pool have been properly reinstalled and adjusted, eliminating previous safety concerns.
- All tennis court lights have been rewired and fixed. The lights are working properly with the hand timers, substantially reducing their run time.
- The power connection in the maintenance shed has been repaired and is now operating as designed.
- All Clubhouse HVAC air filters have been replaced and all drain lines of the units have been cleaned.
- The splash pad has been pressure washed and rust stains from the water fixtures were removed and cleaned.
- Nineteen diseased trees (12 around the pool deck and 7 around the tennis court playground) were replaced.
- Pressure washing of the Clubhouse wrap-around patio, main entry and café pavilion has been completed.
- The soap dispenser unit in the men's locker bathroom faucet has been replaced and is now operating as designed.

### **Routine Projects**

- Clay Tennis Courts are raked and rolled every week, 2x per week.
- Tennis & Pickleball Courts are blown daily to clean debris.
- The entire Clubhouse, playground, pool deck, and walkways are blown daily.
- The spider webs around the Clubhouse, pavilions, and playgrounds are cleaned weekly.
- All pools, splash pad, spa, and fountains are maintained daily.
- All the equipment on both playgrounds is checked adjusted as needed.
- All fans and pavilions are cleaned weekly.
- Recessed lighting covers are removed and cleaned, removing all bugs and spider webs.

### **Current and Ongoing Projects**

- Proposals have been requested to upgrade the chemical drums for the chemical storage of the pools and fountain equipment. The proposal is to upgrade to larger 100- & 150-gallon barrels, resulting in less frequent chemical deliveries.
- The entry fountain filtration pump is burned out and the other pump's connection is not properly installed, causing a loss of pressure. These have been reported, and we are awaiting a proposal for repair and/or replacement.
- The "no trespassing" sign project is set to be resumed.

### **Future Projects**

- Installation of a security camera on the outside of the shed located on the far east end by the tennis courts. Currently, there is minimal security protecting the shed and its contents. This camera would assist in protection for these items in the shed as well as golf cart storage.

## AVENIR CLUBHOUSE ROOM RENTAL RATES

Square Footage Maximum Occupancy	Event Hall				Clubroom			Café Pavilion	Large Pavillion	Small Pavilion
	3,781				745			1350	620	550
	253				49			30	35	20
	Resident	Non Profit	Non Resident		Resident	Non Profit	Non Resident	Resident	Resident	Resident
Rental *6 Hour minimum	\$ 1,500.00	\$ 1,500.00	\$ 2,250.00		\$ 650.00	\$ 650.00	\$ 950.00	\$ 1,000.00	\$ 800.00	\$ 500.00
Rental (All Day) 8am-10pm *15% Discount off rate*	\$ 2,800.00	\$ 2,800.00	\$ 4,760.00		\$ 1,350.00	\$ 1,350.00	\$ 1,850.00			
Refundable Deposit	\$ 500.00	\$ 500.00	\$ 500.00		\$ 500.00	\$ 500.00	\$ 500.00	\$ 250.00	\$ 250.00	\$ 250.00
<b>Total Cost for 6 hour min.</b> *Price includes deposit which will be refunded if space is returned without damage*	\$ 2,000.00	\$ 2,000.00	\$ 2,750.00		\$ 1,150.00	\$ 1,150.00	\$ 1,450.00	\$ 1,250.00	\$ 1,050.00	\$ 750.00
<b>Total Cost for full day</b> *Price includes deposit which will be refunded if space is returned without damage*	\$ 3,300.00	\$ 3,300.00	\$ 5,260.00		\$ 1,850.00	\$ 1,850.00	\$ 2,350.00			

Rental spaces must be set up and broken down within the rented timeframe, or additional hourly expenses will apply. All rates are inclusive of any other usage fees. Reservations are on a first come - first served basis and are required at least 30 days in advance and up to 12 months in advance. Deposits are required at the time of reservation, with the remaining balance due no later than 30 days prior to the event. Event hall and clubroom rentals DO NOT include the usage of the pool. Cafe Pavilion, Small pavilion, and large pavilion rentals do include usage of the pool for UP TO the max occupancy for that rented space.



## 2022- 2023 Clubhouse Holiday Hours

<b>Holiday</b>	<b>Clubhouse &amp; Gym</b>	<b>Tennis &amp; Pickleball Courts</b>	<b>Pools &amp; Playgrounds</b>	<b>Management Office</b>
Labor Day Monday, Sep. 5	8am-7:30pm	8am-7:30pm	8am-7:30pm	Closed
Thanksgiving Day Thursday, Nov. 24	8am-2pm	8am-2pm	8am-2pm	Closed
Day After Thanksgiving Friday, Nov. 25	8am-7pm	8am-7pm	8am-7pm	Closed
Christmas Eve Saturday, Dec. 24	8am-5pm	8am-5pm	8am-5pm	Closed
Christmas Day Sunday, Dec. 25	10am-2pm	10am-2pm	10am-2pm	Closed
Christmas Day (Obs.) Monday, Dec. 26	8am-10pm	8am-10pm	8am-10pm	Closed
Friday, Dec. 30	8am-10pm	8am-7pm	8am-7pm	9-2
New Year's Eve Saturday, Dec. 31	8am-5pm	8am-5pm	8am-5pm	Closed
New Year's Day Sunday, Jan. 1, 2023	10am-2pm	10am-2pm	10am-2pm	Closed
New Year's Day (Obs.) Monday, Jan. 2	8am-10pm	8am-7pm	8am-7pm	Closed
President's day Monday, Feb. 20, 2023	8am-10pm	8am-7pm	8am-7pm	Closed
Memorial Day Monday, May 29, 2023	8am-7:30pm	8am-7:30pm	8am-7:30pm	Closed
Independence Day Tuesday, July 4, 2023	8am-7:30pm	8am-7:30pm	8am-7:30pm	Closed
Labor Day Monday, Sep. 4, 2023	8am-7:30pm	8am-7:30pm	8am-7:30pm	Closed



## **Avenir CDD Guest Policy**

The Avenir CDD Board has established the following policy for use of the amenities by guests. Policies will be reviewed and may be amended from time to time as the needs and interests of homeowners evolve over time. Please review the information and be aware of any restrictions that may apply to non-resident use of amenities owned and operated by the District. Please refer to the handbook for further clarification on any items listed below. If you have further questions regarding rules, regulations, or operating procedures, please feel free to contact your Avenir Management team.

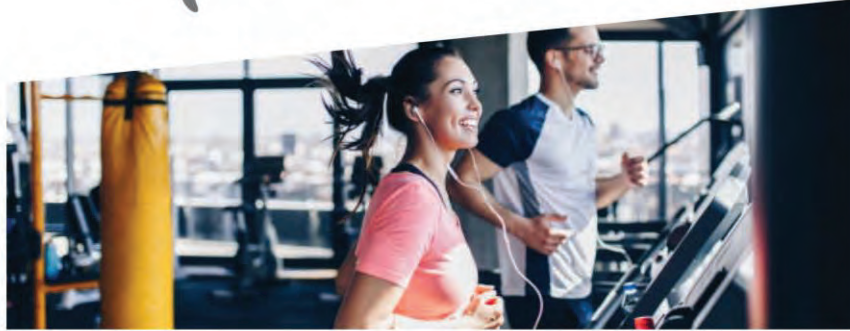
### **Use of District Facilities By Guests**

Guests shall be accompanied by a resident/patron in the District's facilities and on the District's grounds. Guests are subject to any posted rules and regulations posted, policies, or directives from staff. Rules and regulations are designed to help preserve and protect District assets, promote health and safety for our residents/patrons and maintain their priority access to programs, equipment, and services. The following policy is currently in place for use of District facilities by guests:

- All guests must be accompanied by a resident/patron. Avenir residents/patrons may be accompanied by up to 4 guests per household, per day, for pool usage. Total guest space for the pool area (excluding private parties that are pre-arranged in the pavilions) will be limited to 40 per day and may vary on holidays or during special events. Guest spaces for the pool area are available on a first come first serve basis and can be reserved online through [Avenir.nabrnetwork.com](http://Avenir.nabrnetwork.com). Guest attendance can be reserved up to 14 days in advance.
- All residents/patrons are required to show their issued Avenir ID, and their guest will be required to sign in, upon entry into Avenir Clubhouse, before using the amenities. All guests will receive a wristband at check-in. Please be aware that if you have not reserved a guest space for each guest through the guest registration system, and if no guest spaces remain for the day, your guest will not be permitted to use the amenities.
- Unaccompanied guests are not permitted to use the pool, gym, tennis courts, pickleball courts, playgrounds, or any other portion of the amenities at any time.
- The permitted number of guests for rental event space is subject to that area's capacity and is outlined in the rental policy. **Separate reservation of guest attendance, as outlined above, is not required for residents renting event space and their guests.**

- Children under the age of thirteen (13) must be accompanied by an adult who is eighteen (18) or older, at all times. Children who are not acting in compliance with the Rules and Regulations, or who are not accompanied or supervised by a responsible adult, may be removed from the Amenities, and may result in a loss of Amenity access.
- Additional guest fees may apply for guest participation in clubs, programs, or events that enable that level of participation on a limited and pre-approved basis.
- Restricted hours for guest use of certain facilities and programs may change and are subject to Board approved policies and operating procedures.
- As the resident population grows and demand for facility use increases, the Board reserves the right to revise this policy as the population of the community grows and may amend the rules & regulations as they see fit to best accommodate the needs and interests of the community-at-large. This may include guest capacity, guest hours, and/or fees.

All persons using the facilities do so at their own risk and agree to abide by the rules and regulations of the facility. The district, its agents, and employees, are not responsible for accidents, personal injury, damage to, or loss of property arising from use or from acts of other persons using the amenities. Residents are responsible for their actions and those of their guests. Failure to comply with rules and regulations may result in a loss of access.



#### COMMUNITY WELLNESS PROGRAM

OUR GOAL IS TO HELP YOU GET INTO THE BEST SHAPE OF YOUR LIFE!  
WE HAVE A DEDICATED TEAM OF CERTIFIED TRAINERS AND STAFF WHO'S AIM IS TO HELP  
CREATE HEALTHY COMMUNITIES THROUGH HEALTH AND FITNESS PROGRAMS.

THE OBJECTIVE IS TO MOTIVATE, INSTRUCT AND IMPLEMENT PROGRAMS THAT EDUCATE  
EACH MEMBER ON HOW TO ACHIEVE AN EFFECTIVE WORKOUT AND ATTAIN NOTICEABLE  
RESULTS.

OUR CERTIFIED PERSONAL FITNESS TRAINERS AND INSTRUCTORS PROMOTE AN ACTIVE  
LIFESTYLE AND OFFER A WIDE VARIETY OF CLASSES AND PERSONALIZED FITNESS/HEALTH  
INSTRUCTION.



### PERSONAL TRAINING PROGRAMS

OUR GOAL IS TO PROVIDE KNOWLEDGEABLE AND PASSION DRIVEN FITNESS TRAINERS/INSTRUCTORS WHO'S DESIRE IS TO SEE MEMBERS ACHIEVE THEIR GOALS THROUGH STRUCTURED FITNESS PROGRAMS. PROGRAMS SUCH AS

:

- INDIVIDUAL ONE ON ONE SESSIONS
- HEALTH/FITNESS ASSESSMENTS
  - NUTRITIONAL COACHING
  - GROUP FITNESS SESSIONS
- SPORTS SPECIFIC/FUNCTIONAL TRAINING  
(AND MORE)





## GROUP FITNESS CLASSES

OUR PHENOMENAL GROUP FITNESS CLASSES INCLUDES CLASSES SUCH AS:

- "FIT CAMPS"
  - HIIT CLASSES
    - ZUMBA
    - YOGA
  - STRENGTH FIT
- (AND MUCH MORE)





#### THERAPY PROGRAMS

WE ALSO OFFER AN ARRAY OF THERAPEUTIC PROGRAMS THAT ASSIST OUR MEMBERS IN ACHIEVING THEIR BEST OPTIMAL SHAPE. THOSE PROGRAMS INCLUDE:

- STRETCH THERAPY
- MASSAGE THERAPY
- MYOFASCIAL THERAPY



OUR PURPOSE AND PASSION IS TO HELP FACILITATE HEALTHY INDIVIDUALS, FAMILIES, AND COMMUNITIES.

CONTACT INFORMATION:  
LENS GEORGES  
OWNER/CEO

PHONE: (561) 485-7878  
EMAIL: MELEFIT.LENS@GMAIL.COM



#### AVENIR COMMUNITY FITNESS PACKAGE

##### FITNESS CLASSES INCLUDE:

- YOGA
  - ZUMBA
  - "FUSION FIT"/BOOTCAMP
- (WITH A CAP OF 15 MEMBERS/CLASS)

FEE PER CLASS/MONTHLY:  
\$80/CLASS: \$1,000/MONTH

##### SPECIALIZED INSTRUCTION: (MAY INCUR EXTRA FEES)

- TENNIS
- SWIM
- GOLF

(MORE INFORMATION TO BE PROVIDED UPON REQUEST)