

Avenir
Community Development District

**Final Budget 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

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
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
TOTAL REVENUES	\$ 15,445,050
EXPENDITURES	
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
TOTAL EXPENDITURES	\$ 3,352,157
REVENUES LESS EXPENDITURES	\$ 12,092,893
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)
BALANCE	\$ 861,237
County Appraiser & Tax Collector Fee	(287,079)
Discounts For Early Payments	(574,158)
EXCESS/ (SHORTFALL)	\$ -

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
REVENUES				
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	
TOTAL REVENUES	\$ 5,156,913	\$ 25,575,071	\$ 15,445,050	
EXPENDITURES				
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	
TOTAL EXPENDITURES	\$ 1,689,536	\$ 3,050,256	\$ 3,352,157	
REVENUES LESS EXPENDITURES	\$ 3,467,377	\$ 22,524,815	\$ 12,092,893	
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
BALANCE	\$ 244,878	\$ 504,745	\$ 861,237	
County Appraiser & Tax Collector Fee	(16,228)	(168,248)	(287,079)	
Discounts For Early Payments	(107,687)	(336,497)	(574,158)	
EXCESS/ (SHORTFALL)	\$ 120,963	\$ -	\$ -	

DETAILED FINAL CLUBHOUSE BUDGET

AVENIR COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

EXPENDITURES	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
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	0	0	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	
TOTAL EXPENDITURES	\$ 68,232	\$ 1,475,000	\$ 1,511,962	

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 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
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	
Total Revenues	\$ 5,942,665	\$ 3,402,085	\$ 3,246,468	
EXPENDITURES				
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
Total Expenditures	\$ 3,942,173	\$ 3,402,085	\$ 3,246,468	
Excess/ (Shortfall)	\$ 2,000,492	\$ -	\$ -	

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
Total Revenues	\$ 1,196,887	\$ 1,455,335	\$ 1,450,285	
EXPENDITURES				
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
Total Expenditures	\$ 1,527,110	\$ 1,455,335	\$ 1,450,285	
Excess/ (Shortfall)	\$ (330,223)	\$ -	\$ -	

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	0	16,089,150	0	Bond Paid in Full 11/1/2021
Total Revenues	\$ 930,038	\$ 1,073,500	\$ 1,073,500	
EXPENDITURES				
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	0	15,400,000	0	Bond Paid in Full 11/1/2021
SAN Interest	0	689,150	0	Bond Paid in Full 11/1/2021
Total Expenditures	\$ 242,070	\$ 1,073,500	\$ 1,073,500	
Excess/ (Shortfall)	\$ 687,968	\$ -	\$ -	

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 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
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	
Total Revenues	\$ -	\$ -	\$ 5,461,403	
EXPENDITURES				
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
Total Expenditures	\$ -	\$ -	\$ 5,461,403	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

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
Total	\$ 2,819.13	\$ 3,561.68	\$ 4,995.74	\$ 5,152.07
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
Total	\$ 2,724.71	\$ 3,467.26	\$ 4,901.32	\$ 5,057.65
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
Total	\$ 2,630.30	\$ 3,372.85	\$ 4,806.91	\$ 4,963.24
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
Total	\$ 2,913.54	\$ 3,656.09	\$ 5,090.15	\$ 5,246.48
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)	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,888.30	\$ 2,585.07	\$ 2,712.20	\$ 2,850.77
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)	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,982.71	\$ 2,679.48	\$ 2,806.61	\$ 2,945.18
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
Total	\$ 1,805.83	\$ 2,548.38	\$ 3,982.44	\$ 4,138.77
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	\$ -	\$ -	\$ -	\$ -
Total (Per Acre)	\$ 2,127.66	\$ 2,824.43	\$ 2,951.56	\$ 3,090.13
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	\$ -	\$ -	\$ -	\$ -
Total (Per Acre)	\$ 2,127.66	\$ 2,824.43	\$ 2,951.56	\$ 3,090.13

* Assessments include the following:
4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

Community Information

First Phase	Second Phase
Parcel A-1 98	Parcel A-6 245
Parcel A-2 92	Parcel A-7 50
Parcel A-3 119	Parcel A-8 98
Parcel A-4 107	Parcel A-9 101
Parcel A-5 267	Total Second Phase 494
Parcel A-5 202	
SF Villas 250	
First Phase Residential 1,135	
Econ Dev (50 Acres) 177	
Town Center (53 Acres) 228	
Total First Phase 1,540	

TOTAL UNITS

Phase 1 1,540	Total Gross O&M Expenses / Total O&M Units =	O&M per Unit
Phase 2 494	\$1,957,654 / 2,034	\$962.47
Total Units 2,034		

TOTAL RESIDENTIAL UNITS

Phase 1 1,135
Phase 2 494
Total Units 1,629

TOTAL CLUBHOUSE UNITS

Phase 1 666	Total Gross Clubhouse Operation Expenses / Total Clubhouse Units =	Clubhouse Operation per Unit
Phase 2 494	\$1,589,747 / 1,160	\$1,370.47
Total Units 1,160		

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
Total	\$ 3,064.00	\$ 3,806.55	\$ 5,240.61	\$ 5,396.94
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
Total	\$ 3,296.00	\$ 4,038.55	\$ 5,472.61	\$ 5,628.94
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
Total	\$ 3,296.00	\$ 4,038.55	\$ 5,472.61	\$ 5,628.94
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
Total	\$ 2,725.00	\$ 3,467.55	\$ 4,901.61	\$ 5,057.94

* 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>	<u>Second Phase</u>
Parcel A-1 98	Parcel A-6 245
Parcel A-2 92	Parcel A-7 50
Parcel A-3 119	Parcel A-8 98
Parcel A-4 107	Parcel A-9 101
Parcel A-5 267	Total Second Phase 494
Parcel A-5 202	
SF Villas 250	
First Phase Residential 1,135	
Econ Dev (50 Acres) 177	
Town Center (53 Acres) 228	
Total First Phase 1,540	

TOTAL UNITS

Phase 1	1,540
Phase 2	494
Total Units	2,034

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

\$1,957,654 / 2,034

O&M per Unit

\$962.47

TOTAL RESIDENTIAL UNITS

Phase 1	1,135
Phase 2	494
Total Units	1,629

TOTAL CLUBHOUSE UNITS

Phase 1	666
Phase 2	494
Total Units	1,160

Total Gross Clubhouse Operation Expenses / Total Clubhouse Units =

\$1,589,747 / 1,160

Clubhouse Operation per Unit

\$1,370.47

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