

Avenir
Community Development District

**Amended Final Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

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AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/30/22
REVENUES			
O&M Assessments	3,244,953	1,789,242	1,789,242
Clubhouse Assessments	0	1,218,750	1,218,750
Clubhouse Other Revenues		12,330	12,330
Landowner Contribution - O&M	0	400,000	165,000
Debt Assessments - Series 2018	3,619,239	2,403,541	2,403,541
Landowner Contribution - Debt	0	0	0
Debt Assessments - Series 2019	1,548,229	1,128,488	1,128,488
Impact Fees	0	3,646,171	3,646,171
Bond Prepayments - 18 Bond	0	521,050	521,050
Bond Prepayments Sent to Trustee - 18 Bond		(521,050)	(521,050)
Bond Prepayments - 19 Bond		1,221,387	1,221,387
Bond Prepayments Sent to Trustee - 19 Bond		(1,221,387)	(1,221,387)
Landowner Contribution - 20 SAN	17,162,650	0	0
Developer Contribution - Capital Projects		3,127,049	3,127,049
Interest Income	0	988	988.1
Total Revenues	\$ 25,575,071	\$ 13,726,559	\$ 13,491,559
EXPENDITURES			
Supervisor Fees	0	0	0
Engineering/Inspections	15,000	5,000	1,713
Management	39,631	31,705	31,705
Legal	60,000	50,000	43,554
Assessment Roll	7,500	6,000	6,000
Audit Fees	8,000	5,600	5,600
Arbitrage Rebate Fee	1,950	3,250	3,033
Insurance	8,000	7,000	6,790
Legal Advertisements	4,500	2,000	1,363
Miscellaneous	2,000	5,000	507
Postage	500	500	437
Office Supplies	2,000	5,000	4,419
Dues & Subscriptions	175	175	175
Trustee Fees	18,000	32,000	30,000
Continuing Disclosure Fee	3,000	2,500	2,333
Website Management	2,000	1,600	1,600
Miscellaneous Maintenance	25,000	75,000	49,105
Infrastructure Maintenance	0	185,000	173,842
Electric (FPL)	225,000	305,000	301,811
Water (Seacoast)	100,000	100,000	95,320
Landscape Maintenance Base	450,000	445,000	438,417
Landscape Maintenance Optional	100,000	300,000	294,404
Irrigation Maintenance	0	28,000	26,222
Lake Maintenance	28,000	40,000	37,222
Stormwater Management/Lake Water Control	180,000	325,000	315,034
Roadway & Bridges Maintenance	0	20,000	18,900
Mitigation Maintenance	130,000	100,000	94,500
Wild Hog Control	15,000	1,000	0
Pump Maintenance	25,000	5,000	3,180
Trail Maintenance	5,000	1,000	0
Streetlights	100,000	5,000	0
Field Operations	20,000	1,000	0
Capital Project Outlay	0	3,300,000	3,127,217
TOTAL O&M EXPENDITURES	\$ 1,575,256	\$ 5,393,330	\$ 5,114,403
TOTAL CLUBHOUSE EXPENDITURES	\$ 1,475,000	\$ 1,094,326	\$ 988,438
Excess/ (Shortfall)	\$ 22,524,815	\$ 7,238,903	\$ 7,388,718
Bond Payments - Series 2018	(3,402,085)	(2,316,980)	(2,316,980)
Bond Payments - Series 2019	(1,455,335)	(1,093,525)	(1,093,525)
Bond Payments - Series 2020	(17,162,650)	(3,646,171)	(3,646,171)
Impact Fees Paid to Trustee			
Balance	\$ 504,745	\$ 182,227	\$ 332,042
County Appraiser & Tax Collector Fee	(168,248)	(56,857)	(56,857)
Discounts For Early Payments	(336,497)	(167,560)	(167,560)
Net Excess/ (Shortfall)	\$ -	\$ (42,190)	\$ 107,625

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

O&M ONLY	
FUND BALANCE AS OF 9/30/21	
FY 2021/2022 ACTIVITY	
FUND BALANCE AS OF 9/30/22	

	\$142,302
	(\$42,190)
	\$100,113

AMENDED FINAL DETAILED CLUBHOUSE BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

EXPENDITURES	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/30/22
Management	0	7,926	7,926
Legal	0	14,000	10,889
Assessment Roll	0	1,500	1,500
Audit Fees	0	1,400	1,400
Arbitrage Rebate Fee	0	500	217
Legal Advertisements	0	1,500	1,004
Trustee Fees	0	4,000	3,000
Continuing Disclosure Fee	0	500	167
Website Management	0	400	400
Irrigation Maintenance	0	5,000	4,627
Connect Water Fee	0	0	(330)
Management/personnel	530,000	450,000	425,902
Uniforms	0	1,600	1,536
Licenses/Permits	0	20,000	18,446
Insurance	0	40,000	38,010
Post / Print / Office Sup	0	18,000	16,412
IT / Telecom	0	16,000	15,149
HVAC Maint & Repair	0	1,000	0
Janitorial	0	4,000	3,540
Misc Repair & Maint	945,000	50,000	18,199
Pest Control	0	9,000	8,340
Fire/ Life/ Hood -Safe Sys	0	11,000	10,329
Fitness Equip	0	1,000	685
Vehicle Lease & Maint	0	500	0
Holiday Decorations	0	2,000	1,352
Cable / Music Services	0	2,500	2,056
Trash Removal	0	2,000	1,814
Gas	0	28,000	26,737
Electricity	0	33,000	29,236
Water & Sewer	0	28,000	25,547
Irrigation Water	0	1,000	742
Camera Surveillance	0	85,000	79,064
Electronic Access Control	0	1,000	0
Surveillance Repair & Main	0	1,000	0
Landscape Maint Contract	0	92,000	86,063
Landscape Other	0	2,500	1,753
Pool Chemicals	0	34,000	32,027
Pool Maintenance Agreement	0	1,000	0
Pool Repair & Misc Maint	0	37,000	35,338
Tennis & Pickle Court Main	0	10,000	8,842
Furniture Repair & Maint	0	500	0
Social Programs	0	45,000	43,573
Restaurant Expenses	0	0	0
Deficit Funding F&B Operat	0	0	0
Other / Capital Expenses	0	30,000	26,946
TOTAL EXPENDITURES	\$ 1,475,000	\$ 1,094,326	\$ 988,438

CLUBHOUSE ONLY
FUND BALANCE AS OF 9/30/21
FY 2021/2022 ACTIVITY
FUND BALANCE AS OF 9/30/22

\$0
\$136,753
\$136,753

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2018)
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2020/2021 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/30/22
REVENUES			
Interest Income	500	6,691	6,691
NAV Tax Collection 2018-1	2,098,851	1,676,294	1,676,294
NAV Tax Collection 2018-2 (Taxable & Tax-Exempt)	490,873	0	0
NAV Tax Collection 2018-3	811,861	631,413	631,413
Prepaid Bond Collection	0	521,050	521,050
Landowner Direct Bill Payments	0	1,209,970	1,209,970
Total Revenues	\$ 3,402,085	\$ 4,045,419	\$ 4,045,419
EXPENDITURES			
Principal Payments 2018-1	460,000	515,000	515,000
Principal Payments 2018-2 Taxable	0	1,655,000	1,655,000
Principal Payments 2018-2 Tax Exmpt	0	420,000	420,000
Principal Payments 2018-3	165,000	165,000	165,000
Interest Payments 2018-1	1,638,725	1,649,588	1,649,588
Interest Payments 2018-2 Taxable	412,775	339,503	339,503
Interest Payments 2018-2	78,098	64,350	64,350
Interest Payments 2018-3	642,706	647,450	647,450
Bond Redemption	4,781	0	0
Total Expenditures	\$ 3,402,085	\$ 5,455,890	\$ 5,455,890
Excess/ (Shortfall)	\$ -	\$ (1,410,471)	\$ (1,410,471)

FUND BALANCE AS OF 9/30/21	\$2,640,064
FY 2021/2022 ACTIVITY	(\$1,410,471)
FUND BALANCE AS OF 9/30/22	\$1,229,593

Notes

2018-1 Reserve Fund Balance = \$431,154.58*. 2018-3 Reserve Fund Balance = \$203,819.49*.
2018-1 Revenue Account Balance = \$393,695.10*. 2018-3 Revenue Account = \$189,064.36*.
2018-1 Prepayment Account Balance = \$4326.72*. 2018-2 Prepayment Account = \$7,510.30*.

* Approximate Amounts

Series 2018-1 Bond Information

Original Par Amount =	\$31,500,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.50%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2018		
Maturity Date =	May 2049	Par Amount As Of 9/30/21 =	\$30,005,000

Series 2018-2 Taxable Bond Information

Original Par Amount =	\$18,445,000	Annual Principal Payments Due =	N/A
Interest Rate =	7.90%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2018		
Maturity Date =	May 2029	Par Amount As Of 9/30/21 =	\$4,825,000

Series 2018-2 Bond Information

Original Par Amount =	\$4,700,000	Annual Principal Payments Due =	N/A
Interest Rate =	5.85%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2018		
Maturity Date =	May 2029	Par Amount As Of 9/30/21 =	\$1,235,000

Series 2018-3 Bond Information

Original Par Amount =	\$11,565,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.75%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2018		
Maturity Date =	May 2049	Par Amount As Of 9/30/21 =	\$11,260,000

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2019)
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2020/2021 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/30/22
REVENUES			
Interest Income	0	2,272	2,272
NAV Tax Collection	1,078,335	1,090,120	1,090,120
Landowner Contribution	0	432,035	432,035
Prepaid Bond Collection	0	0	0
	0		
Total Revenues	\$ 1,078,335	\$ 1,524,427	\$ 1,524,427
EXPENDITURES			
Principal Payments (2019)	220,000	220,000	220,000
Interest Payments (2019)	861,560	864,080	864,080
Bond Redemptions	-3,225	0	0
Total Expenditures	\$ 1,078,335	\$ 1,084,080	\$ 1,084,080
Excess/ (Shortfall)	\$ -	\$ 440,347	\$ 440,347

FUND BALANCE AS OF 9/30/21	\$109,268
FY 2021/2022 ACTIVITY	\$440,347
FUND BALANCE AS OF 9/30/22	\$549,614

Notes

Reserve Fund Balance = \$108,262.37*. Revenue Fund Balance= \$439,871.83*. Prepayment Account Balance = \$1,454*.

* Approximate Amounts

Series 2019 Bond Information

Original Par Amount =	\$15,700,000	Annual Principal Payments Due =
Interest Rate =	5.60%	May 1st
Issue Date =	April 2020	Annual Interest Payments Due =
Maturity Date =	May 2050	May 1st & November 1st
Par Amount As Of 9/30/2021 =	\$15,430,000	

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2019B)
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2020/2021 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/30/22
REVENUES			
Interest Income	0	2,504	2,504
Landowner Contribution	377,000	302,644	302,644
Prepaid Bonds		1,221,387	1,221,387
Total Revenues	\$ 377,000	\$ 1,526,535	\$ 1,526,535
EXPENDITURES			
Principal Payments (2019B-1 - Taxable)	0	115,000	115,000
Principal Payments (2019B-2 - Tax Exempt)	0	230,000	230,000
Interest Payments (2019B-1 - Taxable)	377,000	152,625	152,625
Interest Payments (2019B-2 - Tax Exempt)	0	227,784	227,784
Bond Redemptions	0		
Total Expenditures	\$ 377,000	\$ 725,409	\$ 725,409
Excess/ (Shortfall)	\$ -	\$ 801,125	\$ 801,125

FUND BALANCE AS OF 9/30/21	\$354,487
FY 2021/2022 ACTIVITY	\$801,125
FUND BALANCE AS OF 9/30/22	\$1,155,612

Notes

2019B Taxable Reserve Fund Balance = \$96,235.44*. 2019B Tax Exempt Reserve Fund = \$181,674.51*.
2019B Taxable Prepayment Account Balance = \$336,154.27*. 2019B Tax Exempt Prepayment Account Balance = \$425,224.25

* Approximate Amounts

Series 2019B-1 (Taxable) Bond Information

Original Par Amount =	\$2,200,000	Principal Payment Due On
Interest Rate =	6.88%	May 1, 2029
Issue Date =	December 2019	
Maturity Date =	May 2029	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/2021 =	\$2,200,000	

Series 2019B-2 (Tax Exempt) Bond Information

Original Par Amount =	\$4,300,000	Principal Payment Due On
Interest Rate =	5.25%	May 1, 2029
Issue Date =	December 2019	
Maturity Date =	May 2029	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/2021 =	\$4,300,000	

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2020 - IMPACT FEES)
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2020/2021 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/30/22
REVENUES			
Interest Income	0	2,971	2,971
Impact Fees	1,073,500	3,881,729	3,881,729
Transfer From Cost Of Issuance Account	0	0	0
Total Revenues	\$ 1,073,500	\$ 3,884,700	\$ 3,884,700
EXPENDITURES			
Principal Payments (2020)	0	590,000	590,000
Interest Payments (2020)	1,073,500	1,654,582	1,654,582
Total Expenditures	\$ 1,073,500	\$ 2,244,582	\$ 2,244,582
Excess/ (Shortfall)	\$ -	\$ 1,640,118	\$ 1,640,118

FUND BALANCE AS OF 9/30/21	\$689,459
FY 2021/2022 ACTIVITY	\$1,640,118
FUND BALANCE AS OF 9/30/22	\$2,329,577

Notes

Revenue Fund Balance = \$2,296,301.01*. Interest Fund Balance = \$18.37*. Redemption Fund Balance = \$17.89*.

* Approximate Amount

Series 2020 (Impact Fee Credit) Bond Information

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

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2020 SAN)
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2020/2021 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/30/22
REVENUES			
Interest Income	0	5	5
Debt Proceeds (2020 SAN)	16,089,150	0	0
Debt Proceeds (2021A-1)	0	6,571,647	6,571,647
Debt Proceeds (2021A-2)	0	9,459,753	9,459,753
Transfer From Cost Of Issuance Account (2020 SAN)	0	0	0
Total Revenues	\$ 16,089,150	\$ 16,031,405	\$ 16,031,405
EXPENDITURES			
Principal Payments (2020 SAN)	15,400,000	15,400,000	15,400,000
Interest Payments (2020 SAN)	689,150	631,400	631,400
Transfer To 2021 Debt Service	0	5	5
Total Expenditures	\$ 16,089,150	\$ 16,031,405	\$ 16,031,405
Excess/ (Shortfall)	\$ -	\$ -	\$ -

FUND BALANCE AS OF 9/30/21	\$0
FY 2021/2022 ACTIVITY	\$0
FUND BALANCE AS OF 9/30/22	\$0

Notes
Paid Off with 2021 Bonds

Series 2020 SAN Information

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

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2021A)
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2020/2021 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/30/22
REVENUES			
Interest Income	0	10,621	10,621
NAV Tax Collection	0	0	0
Debt Proceeds (2021A-1)	0	0	0
Debt Proceeds (2021A-2)	0	0	0
Total Revenues	\$ -	\$ 10,621	\$ 10,621
EXPENDITURES			
Principal Payments (2021A-1)	0	0	0
Principal Payments (2021A-2)	0	0	0
Interest Payments (2021A-1)	0	505,446	505,446
Interest Payments (2021A-2)	0	1,180,651	1,180,651
Total Expenditures	\$ -	\$ 1,686,097	\$ 1,686,097
Excess/ (Shortfall)	\$ -	\$ (1,675,476)	\$ (1,675,476)

FUND BALANCE AS OF 9/30/21	\$4,098,800
FY 2021/2022 ACTIVITY	(\$1,675,476)
FUND BALANCE AS OF 9/30/22	\$2,423,324

Notes

2021A-1 Reserve Fund Balance = \$720,531.95*. 2021A-2 Reserve Fund Balance = \$257,901.29*.
2021A-1 Interest Account Balance = \$433,258.62*. 2021A-2 Interest Account Balance = \$1,011,871.00*.

* Approximate Amounts

Series 2021A-1 Information

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

Series 2021A-2 Information

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

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2021B)
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2020/2021 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/30/22
REVENUES			
Interest Income	0	635	635
NAV Tax Collection	0	0	0
Landowner Direct Payment	0	854,542	854,542
Total Revenues	\$ -	\$ 855,177	\$ 855,177
EXPENDITURES			
Principal Payments (2021B)	0	0	0
Interest Payments (2021B)	0	854,550	854,550
Total Expenditures	\$ -	\$ 854,550	\$ 854,550
Excess/ (Shortfall)	\$ -	\$ 627	\$ 627

FUND BALANCE AS OF 9/30/21	\$145,800
FY 2021/2022 ACTIVITY	\$627
FUND BALANCE AS OF 9/30/22	\$146,427

Notes

Reserve Fund Balance = \$146,414.51*. Interest Fund Balance = \$204.29*.

* Approximate Amounts

Series 2021B Bond Information

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