

Avenir
Community Development District

**Proposed Budget
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

CONTENTS

- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED CLUBHOUSE BUDGET
- IV DETAILED PROPOSED DEBT SERVICE BUDGET (SERIES 2018)
- V DETAILED PROPOSED DEBT SERVICE BUDGET (SERIES 2019)
- VI DETAILED PROPOSED DEBT SERVICE BUDGET (SERIES 2020)
- VII DETAILED PROPOSED DEBT SERVICE BUDGET (SERIES 2021)
- VIII DETAILED PROPOSED DEBT SERVICE BUDGET (SERIES 2023)
- IX ASSESSMENT COMPARISON - PARCELS A-1 - A-5
- X ASSESSMENT COMPARISON - PARCELS A-6 - A-9
- XI ASSESSMENT COMPARISON - PARCELS A-10 - A-21

PROPOSED BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
O&M Assessments	3,865,793
Clubhouse Assessments	1,745,718
Total Regular Debt Assessments	10,802,375
Total Cap I + B Bond Debt Assess	4,404,531
Landowner Contribution - O&M	0
Landowner Contribution - Clubhouse	0
Landowner Contribution - Debt	0
Impact Fees	5,582,400
Debt - Capitalized Interest	0
Bond Prepayments	0
Bond Prepayments - Sent to Trustee	0
O&M Interest & Other Income	0
Clubhouse Interest & Other Income	69,000
TOTAL REVENUES	\$ 26,469,817
EXPENDITURES	
Supervisor Fees	0
Engineering/Inspections	15,000
Management	54,645
Legal	48,000
Assessment Roll	6,000
Audit Fees	6,600
Arbitrage Rebate Fee	3,025
Insurance	30,000
Legal Advertisements	3,300
Miscellaneous	2,000
Postage	750
Office Supplies	3,500
Dues & Subscriptions	175
Trustee Fees	31,500
Continuing Disclosure Fee	2,750
Website Management	1,600
Appraisal Fee	0
Infrastructure Maintenance	100,000
Miscellaneous Maintenance	80,000
Base Landscape Maintenance	775,000
Optional Landscape Maintenance	350,000
Irrigation Maintenance	50,000
Lake Maintenance	250,000
Fountain Maintenance	50,000
Stormwater / Lake Water Control	0
Street Sweeping / Pressure Washing	100,000
Fish Stocking	0
Mitigation Maintenance	720,000
Trail Maintenance	5,000
Wild Hog Control	15,000
Pump Station Maintenance / Fuel	100,000
Electric (FPL) (Including Streetlight)	400,000
Water (Seacoast)	150,000
Field Operations	55,000
Contingency	150,000
Clubhouse Total Expenditures	1,709,975
TOTAL EXPENDITURES	\$ 5,268,820
REVENUES LESS EXPENDITURES	\$ 21,200,997
Bond Payments - Series 2018	(3,000,462)
Bond Payments - Series 2019	(1,428,335)
Bond Payments - Series 2020 (IF)	(5,582,400)
Bond Payments - Series 2021	(4,880,154)
Bond Payments - Series 2023	(5,249,813)
BALANCE	\$ 1,059,833
County Appraiser & Tax Collector Fee	(328,278)
Discounts For Early Payments	(656,555)
EXCESS/ (SHORTFALL)	\$ 75,000

DETAILED PROPOSED BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
O&M Assessments	1,129,080	1,957,654	3,865,793	Total Regular Expenses / .94
Clubhouse Assessments	1,218,750	1,589,747	1,745,718	Total CH Expenses - Revenue / .94
Total Regular Debt Assessments	3,535,434	10,806,548	10,802,375	
Total Cap I + B Bond Debt Assess			4,404,531	
Landowner Contribution - O&M	825,162	0	0	
Landowner Contribution - Clubhouse	0	0	0	
Landowner Contribution - Debt	0	0	0	
Impact Fees	3,646,171	1,073,500	5,582,400	Estimated
Debt - Capitalized Interest	0	0	0	
Bond Prepayments	1,742,436	0	0	
Bond Prepayments - Sent to Trustee	(1,742,436)	0	0	
O&M Interest & Other Income	988	1	0	
Clubhouse Interest & Other Income	12,330	17,600	69,000	Rental 36,000 + Tickets 18,000 + Memb 15,000
TOTAL REVENUES	\$ 10,367,915	\$ 15,445,050	\$ 26,469,817	
EXPENDITURES				
Supervisor Fees	0	0	0	
Engineering/Inspections	1,713	15,000	15,000	
Management	31,705	60,820	54,645	CPI Adjustment
Legal	43,554	60,000	48,000	
Assessment Roll	6,000	7,500	6,000	
Audit Fees	5,600	8,000	6,600	
Arbitrage Rebate Fee	3,033	3,200	3,025	
Insurance	6,790	30,000	30,000	Insurance Estimate
Legal Advertisements	1,363	4,500	3,300	
Miscellaneous	507	2,000	2,000	
Postage	437	500	750	
Office Supplies	4,419	3,500	3,500	
Dues & Subscriptions	175	175	175	
Trustee Fees	30,000	25,000	31,500	
Continuing Disclosure Fee	2,333	3,000	2,750	
Website Management	1,600	2,000	1,600	
Appraisal Fee	0	0	0	
Infrastructure Maintenance	173,092	0	100,000	
Miscellaneous Maintenance	56,910	50,000	80,000	
Base Landscape Maintenance	432,711	600,000	775,000	
Optional Landscape Maintenance	312,831	250,000	350,000	
Irrigation Maintenance	30,849	0	50,000	
Lake Maintenance	37,222	50,000	250,000	
Littorals	0	0	75,000	
Fountain Maintenance			50,000	
Stormwater / Lake Water Control	315,034	50,000	0	Pumps
Street Sweeping / Pressure Washing	18,900	0	100,000	
Fish Stocking	0	25,000	0	
Mitigation Maintenance	174,000	130,000	720,000	
Trail Maintenance	0	5,000	5,000	
Wild Hog Control	0	15,000	15,000	
Pump Station Maintenance / Fuel	3,180	15,000	100,000	
Electric (FPL) (Including Streetlight)	301,811	325,000	400,000	Streetlight & electric
Water (Seacoast)	95,267	100,000	150,000	
Field Operations	0	0	55,000	15,000 for Vesta PT Maint Tech
Contingency			150,000	
Clubhouse Total Expenditures	995,562	1,511,962	1,709,975	
TOTAL EXPENDITURES	\$ 3,086,597	\$ 3,352,157	\$ 5,343,820	
REVENUES LESS EXPENDITURES	\$ 7,281,317	\$ 12,092,893	\$ 21,125,997	
Bond Payments - Series 2018	(2,316,980)	(3,246,468)	(3,000,462)	2024 P & I Payments Less Earned Interest
Bond Payments - Series 2019	(1,093,525)	(1,450,285)	(1,428,335)	2024 P & I Payments Less Earned Interest
Bond Payments - Series 2020 (IF)	(3,646,171)	(1,073,500)	(5,582,400)	Estimated
Bond Payments - Series 2021	0	(5,461,403)	(4,880,154)	2024 P & I Payments Less Earned Interest
Bond Payments - Series 2023	0	0	(5,249,813)	2024 P & I Payments Less Earned Interest
BALANCE	\$ 224,642	\$ 861,237	\$ 984,833	
County Appraiser & Tax Collector Fee	(26,291)	(287,079)	(328,278)	
Discounts For Early Payments	(167,560)	(574,158)	(656,555)	
EXCESS/ (SHORTFALL)	\$ 30,791	\$ -	\$ -	

DETAILED PROPOSED CLUBHOUSE BUDGET

AVENIR COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024

OCTOBER 1, 2023 - SEPTEMBER 30, 2024

EXPENDITURES	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
Connect Water Fee	0	0	0	
CDD Management	7,926		8,000	
Legal	10,889	0	12,000	
Assessment Roll	1,500	0	1,500	
Audit Fees	1,400	0	1,400	
Arbitrage Rebate Fee	217	0	225	
Legal Advertisements	1,004	0	1,200	
Trustee Fees	3,000	0	3,500	
Continuing Disclosure Fee	167	0	250	
Website Management	400	0	400	
CH Management/personnel	425,902	533,206	686,000	
Uniforms	1,536	4,000	4,000	
Licenses/Permits	18,446	5,000	5,000	
Insurance	38,010	75,456	70,000	
Post / Print / Office Sup	16,412	4,500	9,000	
IT / Telecom	13,889	35,000	20,000	
HVAC Maint & Repair	0	12,000	12,000	
Janitorial	3,540	15,000	13,500	
Misc Repair & Maint	18,199	60,000	60,000	
Pest Control	8,340	20,000	18,000	
Fire/ Life/ Hood -Safe Sys	10,329	6,000	6,000	
Fitness Equip	685	4,000	4,000	
Vehicle Lease & Maint	0	1,500	1,500	
Holiday Decorations	8,852	15,000	15,000	
Cable / Music Services	2,056	4,000	3,000	
Trash Removal	1,814	10,800	6,000	
Gas	26,319	75,000	50,000	
Electricity	29,236	65,000	50,000	
Water & Sewer	25,600	50,000	40,000	
Irrigation Water	742	13,000	13,000	
Security / Camera Surveillance	79,064	0	90,000	
Electronic Access Control	0	4,000	5,000	
Surveillance Repair & Main	0	5,000	3,000	
Landscape Maint Contract	91,769	100,000	90,000	
Landscape Other / Irrigation	1,753	89,500	100,000	
Pool Chemicals	31,767	60,000	55,000	
Pool Maintenance Agreement	35,338	32,500	32,500	
Pool Repair & Misc Maint	0	20,000	25,000	
Tennis & Pickle Court Main	8,842	10,000	15,000	
Furniture Repair & Maint	0	7,500	5,000	
Social Programs	43,673	75,000	75,000	
Restaurant Expenses	0	0	0	
Deficit Funding F&B Operat	0	0	0	
Other / Capital Expenses	26,946	100,000	100,000	
TOTAL EXPENDITURES	\$ 995,562	\$ 1,511,962	\$ 1,709,975	

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

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	6,691	200	200	Projected Interest
Net NAV Collection 2018-1	2,113,233	2,098,851	2,098,851	Maximum Net Debt Service Collection
Net Collection 2018-2 (Taxable & Tax-Exempt)	403,762	335,556	89,750	Estimate - Collected from Developer / Home Builder
Net NAV Collection 2018-3	1,000,683	811,861	811,861	Maximum Net Debt Service Collection
Landowner Contribution	0	0	0	
Prepaid Bond Collections	521,050	0	0	
Total Revenues	\$ 4,045,419	\$ 3,246,468	\$ 3,000,662	
EXPENDITURES				
Principal Payments 2018-1	515,000	490,000	520,000	Principal Payment Due In 2024
Principal Payments 2018-2 Taxable	1,655,000	0	0	Bonds Paid off as lots sold to Homebuilder
Principal Payments 2018-2 TE	420,000	0	0	Bonds Paid off as lots sold to Homebuilder
Principal Payments 2018-3	165,000	175,000	185,000	Principal Payment Due In 2024
Interest Payments 2018-1	1,649,588	1,612,600	1,580,700	Interest Payments Due In 2024
Interest Payments 2018-2 Taxable	339,503	282,030	71,500	Estimated Interest Payments Due In 2024
Interest Payments 2018-2 TE	64,350	53,526	18,250	Estimated Interest Payments Due In 2024
Interest Payments 2018-3	647,450	632,931	622,581	Interest Payments Due In 2024
Bond Redemptions	0	381	2,631	Estimated Excess Debt Collections
Total Expenditures	\$ 5,455,890	\$ 3,246,468	\$ 3,000,662	
Excess/ (Shortfall)	\$ (1,410,471)	\$ -	\$ -	

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 PROPOSED DEBT SERVICE FUND BUDGET - SERIES 2019

AVENIR COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024

OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	4,776	200	200	Projected Interest
Net NAV Tax Collection	1,522,155	1,078,335	1,078,335	Maximum Net Debt Service Collection
Net NAV Tax Collection B	302,644	371,750	350,000	Estimate - Collected from Developer / Home Builder
Landowner Contribution	0	0	0	
Prepaid Bonds	1,221,387	0	0	
Total Revenues	\$ 3,050,961	\$ 1,450,285	\$ 1,428,535	
EXPENDITURES				
Principal Payments	220,000	230,000	245,000	Principal Payments Due In 2024
Principal Payments B	345,000	0	0	
Interest Payments	864,080	848,960	835,660	Interest Payments Due In 2024
Interest Payments B	380,409	371,750	350,000	Estimated Interest Payments Due in 2024
Bond Redemptions	0	-425	-2,125	Estimated Excess Debt Collections
Total Expenditures	\$ 1,809,489	\$ 1,450,285	\$ 1,428,535	
Excess/ (Shortfall)	\$ 1,241,472	\$ -	\$ -	

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 PROPOSED DEBT SERVICE FUND BUDGET - SERIES 2020

AVENIR COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024

OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Interest Income	2,971	0	0	Projected Interest
Impact Fees	3,881,729	1,073,500	5,582,400	Paid As Impact Fee Credits Are Earned
Total Revenues	\$ 3,884,700	\$ 1,073,500	\$ 5,582,400	
EXPENDITURES				
Impact Fee Principal Payments	590,000	0	4,535,000	Principal Payments Happen Based on Collections
Impact Fee Interest Payments	1,654,582	1,073,500	1,047,400	Estimated Interest Payments Due In 2024
Total Expenditures	\$ 2,244,582	\$ 1,073,500	\$ 5,582,400	
Excess/ (Shortfall)	\$ 1,640,118	\$ -	\$ -	

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		

DETAILED PROPOSED DEBT SERVICE FUND BUDGET - SERIES 2021
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	11,256	200	200	Projected Interest
Net NAV Collection 2021 A-1 & A-2	0	4,003,203	3,999,654	Maximum Net Debt Service Collection
Net NAV Collection 2021 B	854,542	1,458,000	880,500	Maximum Net Debt Service Collection
Landowner Contribution	0	0	0	
Capitalized Interest	1,686,097	0	0	
Total Revenues	\$ 2,551,896	\$ 5,461,403	\$ 4,880,354	
EXPENDITURES				
Principal Payments 2021 A-1	0	575,000	590,000	Principal Payment Due In 2024
Principal Payments 2021 A-2	0	565,000	595,000	Principal Payment Due In 2024
Principal Payments 2021 B	0	0	0	Bonds Paid off as lots sold to Homebuilder
Interest Payments 2021 A-1	505,446	855,904	842,798	Interest Payments Due In 2024
Interest Payments 2021 A-2	1,180,651	1,999,903	1,970,718	Interest Payments Due In 2024
Interest Payments 2021 B	854,550	1,458,000	880,500	Estimated Interest Payments Due In 2024
Bond Redemptions	0	7,596	1,338	Estimated Excess Debt Collections
Total Expenditures	\$ 2,540,647	\$ 5,461,403	\$ 4,880,354	
Excess/ (Shortfall)	\$ 11,248	\$ -	\$ -	

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		

DETAILED PROPOSED DEBT SERVICE FUND BUDGET - SERIES 2023
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Interest Income	0	0	200	Projected Interest
Net NAV Collection 2023	0	0	2,165,531	Maximum Net Debt Service Collection
Net NAV Collection 2023 TC ***	0	0	0	Maximum Net Debt Service Collection
Landowner Contribution	0	0	0	
Capitalized Interest	0	0	3,084,281	
Total Revenues	\$ -	\$ -	\$ 5,250,013	
EXPENDITURES				
Principal Payments 2023	0	0	0	Principal Payment Due In 2024
Principal Payments 2023 TC ***	0	0	0	Principal Payment Due In 2024
Interest Payments 2023	0	0	4,331,063	Interest Payments Due In 2024
Interest Payments 2023 TC ***	0	0	918,750	Interest Payments Due In 2024
Bond Redemptions	0	0	200	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 5,250,013	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Series 2023 Bond Information

Original Par Amount =	\$79,750,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.537%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2023		
Maturity Date =	May 2054		

Series 2023 Town Center Bond Information ***

Original Par Amount =	\$15,000,000	Annual Principal Payments Due =	May 1st
Interest Rate =	6.125%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	June 2023		
Maturity Date =	May 2054		

*** All 2023 Town Center Bond information is an estimate as the Bond has not closed yet

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

	Fiscal Year 2020/2021 Gross Assessment	Fiscal Year 2021/2022 Gross Assessment	Fiscal Year 2022/2023 Gross Assessment	Fiscal Year 2022/2023 Projected Gross Assessment
O&M Assessment For Parcel A-1	\$ 696.77	\$ 823.90	\$ 962.47	\$ 843.90
Clubhouse Operation Assessment For Parcel A-1	\$ 45.78	\$ 1,352.71	\$ 1,370.47	\$ 1,486.98
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	\$ 3,561.68	\$ 4,995.74	\$ 5,152.07	\$ 5,150.01
O&M Assessment For Parcel A-2	\$ 696.77	\$ 823.90	\$ 962.47	\$ 843.90
Clubhouse Operation Assessment For Parcel A-2	\$ 45.78	\$ 1,352.71	\$ 1,370.47	\$ 1,486.98
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	\$ 3,467.26	\$ 4,901.32	\$ 5,057.65	\$ 5,055.59
O&M Assessment For Parcel A-3	\$ 696.77	\$ 823.90	\$ 962.47	\$ 843.90
Clubhouse Operation Assessment For Parcel A-3	\$ 45.78	\$ 1,352.71	\$ 1,370.47	\$ 1,486.98
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	\$ 3,372.85	\$ 4,806.91	\$ 4,963.24	\$ 4,961.18
O&M Assessment For Parcel A-4	\$ 696.77	\$ 823.90	\$ 962.47	\$ 843.90
Clubhouse Operation Assessment For Parcel A-4	\$ 45.78	\$ 1,352.71	\$ 1,370.47	\$ 1,486.98
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	\$ 3,656.09	\$ 5,090.15	\$ 5,246.48	\$ 5,244.42
O&M Assessment For Parcel A-5 (50 Foot)	\$ 696.77	\$ 823.90	\$ 962.47	\$ 843.90
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	\$ 2,585.07	\$ 2,712.20	\$ 2,850.77	\$ 2,732.20
O&M Assessment For Parcel A-5 (60 Foot)	\$ 696.77	\$ 823.90	\$ 962.47	\$ 843.90
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	\$ 2,679.48	\$ 2,806.61	\$ 2,945.18	\$ 2,826.61
O&M Assessment For S.F. Villas	\$ 696.77	\$ 823.90	\$ 962.47	\$ 843.90
Clubhouse Operation Assessment For S.F. Villas	\$ 45.78	\$ 1,352.71	\$ 1,370.47	\$ 1,486.98
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	\$ 2,548.38	\$ 3,982.44	\$ 4,138.77	\$ 4,136.71
O&M Assessment For Econ Dev	\$ 696.77	\$ 823.90	\$ 962.47	\$ 843.90
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)	\$ 2,824.43	\$ 2,951.56	\$ 3,090.13	\$ 2,971.56
O&M Assessment For Town Center	\$ 696.77	\$ 823.90	\$ 962.47	\$ 843.90
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)	\$ 2,824.43	\$ 2,951.56	\$ 3,090.13	\$ 2,971.56

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

Lot Count Information

First Phase	Second Phase	Third Phase
Parcel A-1 98	Parcel A-6 # 245	Parcel A-10 172
Parcel A-2 92	Parcel A-7 # 47	Parcel A-11 101
Parcel A-3 119	Parcel A-8 # 98	Parcel A-12 139
Parcel A-4 107	Parcel A-9 # 118	Parcel A-13/14 125' 55
Parcel A-5 267	Total Second Phase # 508	Parcel A-13/14 175' 24
Parcel A-5 202		Parcel A-15 50' 358
SF Villas 250		Parcel A-15 62' 204
First Phase Residential 1,135		Parcel A-16 50' 283
		Parcel A-16 60' 208
Econ Dev (50 Acres) 82		Parcel A-17 125
Town Center (53 Acres) 86.92		Parcel A-18 110
First Phase Non-Residential 168.92		Parcel A-19 135
Total First Phase 1,304		Parcel A-20 55' 75
		Parcel A-20 65' 69
		Parcel A-21 128
		Third Phase Residential 2,186
		Golf Course 357
		Charter School 11,911.32
		Comm Parcel "D" 160
		Comm Parcel "H" 19
		Comm Parcel "J" 36
		Third Phase Non-Residential 583
		Total Third Phase # 2,769

O&M Calculations

TOTAL UNITS		Total Gross O&M Expenses / Total O&M Units =	O&M per Unit
Phase 1 1,304			
Phase 2 508		\$3,865,793 / 4,581	\$843.90
Phase 3 2,769			
Total Units 4,581			
TOTAL RESIDENTIAL UNITS			
Phase 1 1,135			
Phase 2 508			
Phase 3 2,186			
Total Units 3,829			
TOTAL CLUBHOUSE UNITS		Total Gross Clubhouse Operation Expenses / Total Clubhouse Units =	Clubhouse Operation per Unit
Phase 1 666			
Phase 2 508		\$1,745,718 / 1,174	\$1,486.98
Total Units 1,174			

Note: Parcel A-5, Econ Dev, Town Center, and Phase 3 are Not Assessed For Clubhouse Assessment - They Receive No Special Benefit

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

	Fiscal Year 2020/2021 Gross Assessment	Fiscal Year 2021/2022 Gross Assessment	Fiscal Year 2022/2023 Gross Assessment	Fiscal Year 2022/2023 Projected Gross Assessment
O&M Assessment For Parcel A-6	\$ 696.77	\$ 823.90	\$ 962.47	\$ 843.90
Clubhouse Operation Assessment For Parcel A-6	\$ 45.78	\$ 1,352.71	\$ 1,370.47	\$ 1,486.98
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	\$ 3,806.55	\$ 5,240.61	\$ 5,396.94	\$ 5,396.88
O&M Assessment For Parcel A-7	\$ 696.77	\$ 823.90	\$ 962.47	\$ 843.90
Clubhouse Operation Assessment For Parcel A-7	\$ 45.78	\$ 1,352.71	\$ 1,370.47	\$ 1,486.98
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	\$ 4,038.55	\$ 5,472.61	\$ 5,628.94	\$ 5,626.88
O&M Assessment For Parcel A-8	\$ 696.77	\$ 823.90	\$ 962.47	\$ 843.90
Clubhouse Operation Assessment For Parcel A-8	\$ 45.78	\$ 1,352.71	\$ 1,370.47	\$ 1,486.98
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	\$ 4,038.55	\$ 5,472.61	\$ 5,628.94	\$ 5,626.88
O&M Assessment For Parcel A-9	\$ 696.77	\$ 823.90	\$ 962.47	\$ 843.90
Clubhouse Operation Assessment For Parcel A-9	\$ 45.78	\$ 1,352.71	\$ 1,370.47	\$ 1,486.98
Debt (2019) Assessment For Parcel A-9	\$ 1,983.00	\$ 1,983.00	\$ 1,983.00	\$ 1,987.31
Debt (2018-3 Clubhouse) Assessment For Parcel A-9	\$ 742.00	\$ 742.00	\$ 742.00	\$ 742.00
Total	\$ 3,467.55	\$ 4,901.61	\$ 5,057.94	\$ 4,770.19

* Assessments Include the Following :

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

Lot Count Information

First Phase	Second Phase	Third Phase
Parcel A-1 98	Parcel A-6 # 245	Parcel A-10 172
Parcel A-2 92	Parcel A-7 # 47	Parcel A-11 101
Parcel A-3 119	Parcel A-8 # 98	Parcel A-12 139
Parcel A-4 107	Parcel A-9 # 118	Parcel A-13/14 125' 55
Parcel A-5 267	Total Second Phase # 508	Parcel A-13/14 175' 24
Parcel A-5 202		Parcel A-15 50' 358
SF Villas 250		Parcel A-15 62' 204
First Phase Residential 1,135		Parcel A-16 50' 283
		Parcel A-16 60' 208
Econ Dev (50 Acres) 82		Parcel A-17 125
Town Center (53 Acres) 86.92		Parcel A-18 110
First Phase Non-Residential 168.92		Parcel A-19 135
Total First Phase 1,304		Parcel A-20 55' 75
		Parcel A-20 65' 69
		Parcel A-21 128
		Third Phase Residential 2,186
		Golf Course 356.8148
		Charter School 11.91132
		Comm Parcel "D" 159.8016
		Comm Parcel "H" 18.7452
		Comm Parcel "J" 35.67
		Third Phase Non-Residential 583
		Total Third Phase # 2,769

O&M Calculations

TOTAL UNITS		Total Gross O&M Expenses / Total O&M Units =	O&M per Unit
Phase 1 1,304			
Phase 2 508		\$3,865,793 / 4,581	\$843.90
Phase 3 2,769			
Total Units 4,581			
TOTAL RESIDENTIAL UNITS			
Phase 1 1,135			
Phase 2 508			
Phase 3 2,186			
Total Units 3,829			
TOTAL CLUBHOUSE UNITS		Total Gross Clubhouse Operation Expenses / Total Clubhouse Units =	Clubhouse Operation per Unit
Phase 1 666			
Phase 2 508		\$1,745,718 / 1,174	\$1,486.98
Total Units 1,174			

Note: Parcel A-5, Econ Dev, Town Center, and Phase 3 are Not Assessed For Clubhouse Assessment - They Receive No Special Benefit

**Avenir Community Development District
Assessment Comparison (Parcels A-10 - A-21)**

	Fiscal Year 2020/2021 Gross Assessment	Fiscal Year 2021/2022 Gross Assessment	Fiscal Year 2022/2023 Gross Assessment	Fiscal Year 2022/2023 Projected Gross Assessment
O&M Assessment For Parcel A-10	\$ -	\$ -	\$ -	\$ 843.90
Debt (2021) Assessment For Parcel A-10	\$ -	\$ -	\$ 2,845.00	\$ 2,845.00
Total	\$ -	\$ -	\$ 2,845.00	\$ 3,688.90
O&M Assessment For Parcel A-11	\$ -	\$ -	\$ -	\$ 843.90
Debt (2021) Assessment For Parcel A-11	\$ -	\$ -	\$ 3,176.00	\$ 3,176.00
Total	\$ -	\$ -	\$ 3,176.00	\$ 4,019.90
O&M Assessment For Parcel A-12	\$ -	\$ -	\$ -	\$ 843.90
Debt (2021) Assessment For Parcel A-12	\$ -	\$ -	\$ 5,102.00	\$ 5,102.00
Total	\$ -	\$ -	\$ 5,102.00	\$ 5,945.90
O&M Assessment For Parcel A-13/14 125'	\$ -	\$ -	\$ -	\$ 843.90
Debt (2021) Assessment For Parcel A-13/14 125'	\$ -	\$ -	\$ 6,259.00	\$ 6,259.00
Total	\$ -	\$ -	\$ 6,259.00	\$ 7,102.90
O&M Assessment For Parcel A-13/14 175'	\$ -	\$ -	\$ -	\$ 843.90
Debt (2021) Assessment For Parcel A-13/14 175'	\$ -	\$ -	\$ 7,911.00	\$ 7,911.00
Total	\$ -	\$ -	\$ 7,911.00	\$ 8,754.90
O&M Assessment For Parcel A-15 50'	\$ -	\$ -	\$ -	\$ 843.90
Debt (2021) Assessment For Parcel A-15 50'	\$ -	\$ -	\$ 1,889.00	\$ 1,889.00
Total	\$ -	\$ -	\$ 1,889.00	\$ 2,732.90
O&M Assessment For Parcel A-15 62'	\$ -	\$ -	\$ -	\$ 843.90
Debt (2021) Assessment For Parcel A-15 62'	\$ -	\$ -	\$ 1,983.00	\$ 1,983.00
Total	\$ -	\$ -	\$ 1,983.00	\$ 2,826.90
O&M Assessment For Parcel A-16 50'	\$ -	\$ -	\$ -	\$ 843.90
Debt (2023) Assessment For Parcel A-16 50'	\$ -	\$ -	\$ -	\$ 5,670.00
Total	\$ -	\$ -	\$ -	\$ 6,513.90
O&M Assessment For Parcel A-16 60'	\$ -	\$ -	\$ -	\$ 843.90
Debt (2023) Assessment For Parcel A-16 60'	\$ -	\$ -	\$ -	\$ 6,805.00
Total	\$ -	\$ -	\$ -	\$ 7,648.90
O&M Assessment For Parcel A-17	\$ -	\$ -	\$ -	\$ 843.90
Debt (2023) Assessment For Parcel A-17	\$ -	\$ -	\$ -	\$ 7,373.00
Total	\$ -	\$ -	\$ -	\$ 8,216.90
O&M Assessment For Parcel A-18	\$ -	\$ -	\$ -	\$ 843.90
Debt (2021) Assessment For Parcel A-18	\$ -	\$ -	\$ 3,176.00	\$ 3,176.00
Total	\$ -	\$ -	\$ 3,176.00	\$ 4,019.90
O&M Assessment For Parcel A-19	\$ -	\$ -	\$ -	\$ 843.90
Debt (2023) Assessment For Parcel A-19	\$ -	\$ -	\$ -	\$ 7,373.00
Total	\$ -	\$ -	\$ -	\$ 8,216.90
O&M Assessment For Parcel A-20 55'	\$ -	\$ -	\$ -	\$ 843.90
Debt (2021) Assessment For Parcel A-20 55'	\$ -	\$ -	\$ 1,935.00	\$ 1,935.00
Total	\$ -	\$ -	\$ 1,935.00	\$ 2,778.90
O&M Assessment For Parcel A-20 65'	\$ -	\$ -	\$ -	\$ 843.90
Debt (2021) Assessment For Parcel A-20 65'	\$ -	\$ -	\$ 2,030.00	\$ 2,030.00
Total	\$ -	\$ -	\$ 2,030.00	\$ 2,873.90
O&M Assessment For Parcel A-21	\$ -	\$ -	\$ -	\$ 843.90
Debt (2021) Assessment For Parcel A-21	\$ -	\$ -	\$ 3,176.00	\$ 3,176.00
Total	\$ -	\$ -	\$ 3,176.00	\$ 4,019.90
O&M Assessment For Golf Course	\$ -	\$ -	\$ -	\$ 843.90
Debt (2021) Assessment For Golf Course per Acre	\$ -	\$ -	\$ 295.00	\$ 295.00
Total	\$ -	\$ -	\$ 295.00	\$ 1,138.90
O&M Assessment For Charter School	\$ -	\$ -	\$ -	\$ 843.90
Debt (2021) Assessment For Charter School per Acre	\$ -	\$ -	\$ 2,247.00	\$ 2,247.00
Total	\$ -	\$ -	\$ 2,247.00	\$ 3,090.90
O&M Assessment For Commercial Parcel "D"	\$ -	\$ -	\$ -	\$ 843.90
Debt (2023) Assessment For Commercial Parcel "D"	\$ -	\$ -	\$ -	\$ 7,044.00
Total	\$ -	\$ -	\$ -	\$ 7,887.90
O&M Assessment For Commercial Parcel "H"	\$ -	\$ -	\$ -	\$ 843.90
Debt (2023) Assessment For Commercial Parcel "H"	\$ -	\$ -	\$ -	\$ 1,481.00
Total	\$ -	\$ -	\$ -	\$ 2,324.90
O&M Assessment For Commercial Parcel "J"	\$ -	\$ -	\$ -	\$ 843.90
Debt (2023) Assessment For Commercial Parcel "J"	\$ -	\$ -	\$ -	\$ 7,044.00
Total	\$ -	\$ -	\$ -	\$ 7,887.90

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

Lot Count Information			
First Phase	Second Phase	Third Phase	
Parcel A-1 98	Parcel A-6 # 245	Parcel A-10 172	
Parcel A-2 92	Parcel A-7 # 47	Parcel A-11 101	
Parcel A-3 119	Parcel A-8 # 98	Parcel A-12 139	
Parcel A-4 107	Parcel A-9 # 118	Parcel A-13/14 125' 55	
Parcel A-5 267	Total Second Phase # 508	Parcel A-13/14 175' 24	
Parcel A-5 202		Parcel A-15 50' 358	
SF Villas 250		Parcel A-15 62' 204	
First Phase Residential 1,135		Parcel A-16 50' 283	
		Parcel A-16 60' 208	
Econ Dev (50 Acres) 82		Parcel A-17 125	
Town Center (53 Acres) 86.92		Parcel A-18 110	
First Phase Non-Residential 168.92		Parcel A-19 135	
		Parcel A-20 55' 75	
Total First Phase 1,304		Parcel A-20 65' 69	
		Parcel A-21 128	
		Third Phase Residential 2,186	
		Golf Course 356,8148	
		Charter School 11,91132	
		Comm Parcel "D" 159,8016	
		Comm Parcel "H" 18,7452	
		Comm Parcel "J" 35,67	
		Third Phase Non-Residential 583	
		Total Third Phase # 2,769	

O&M Calculations			
TOTAL UNITS		Total Gross O&M Expenses / Total O&M Units =	O&M per Unit
Phase 1 1,304			
Phase 2 508		\$3,865,793 / 4,581	\$843.90
Phase 3 2,769			
Total Units 4,581			
TOTAL RESIDENTIAL UNITS			
Phase 1 1,135			
Phase 2 508			
Phase 3 2,186			
Total Units 3,829			