

Avenir
Community Development District

**Amended Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/30/23
REVENUES			
O&M Assessments	1,957,654	1,974,787	1,974,787
Clubhouse Assessments	1,589,747	1,609,282	1,609,282
Clubhouse Other Revenues	17,600	42,292	42,292
Landowner Contribution - O&M	0	0	0
Total Debt Assessments	10,806,548	21,535,854	21,535,854
Landowner Contribution - Debt	0	0	0
Impact Fees	1,073,500	5,550,148	5,550,148
Bond Prepayments	0	189,332	189,332
Bond Prepayments Sent to Trustee	0	(189,332)	(189,332)
Developer Contribution - Capital Projects	0	56,123	56,123
Developer Contribution - O&M	0	259,000	295,000
Interest Income	1	40,083	40,083
Total Revenues	\$ 15,445,050	\$ 31,067,568	\$ 31,103,568
EXPENDITURES			
Supervisor Fees	0	0	0
Engineering/Inspections	15,000	5,000	0
Management	60,820	60,820	48,656
Legal	60,000	65,000	47,545
Assessment Roll	7,500	3,750	3,750
Audit Fees	8,000	3,750	3,750
Arbitrage Rebate Fee	3,200	3,900	3,683
Insurance	30,000	20,453	20,453
Legal Advertisements	4,500	7,000	5,673
Miscellaneous	2,000	13,000	3,768
Postage	500	1,000	639
Office Supplies	3,500	3,500	2,975
Dues & Subscriptions	175	175	175
Trustee Fees	25,000	25,000	18,000
Continuing Disclosure Fee	3,000	3,000	2,750
Website Management	2,000	2,000	1,600
Miscellaneous Maintenance	50,000	30,000	14,997
Infrastructure Maintenance	0	40,000	34,399
Electric (FPL)	325,000	400,000	389,627
Water (Seacoast)	100,000	150,000	143,572
Landscape Maintenance Base	600,000	720,000	706,000
Landscape Maintenance Optional	250,000	175,000	149,273
Irrigation Maintenance	0	40,000	38,693
Lake Maintenance	50,000	65,000	61,007
Stormwater Management/Lake Water Control	50,000	175,000	159,257
Roadway & Bridges Maintenance	0	72,000	62,211
Mitigation Maintenance	130,000	100,000	88,000
Wild Hog Control	15,000	1,000	0
Pump Maintenance	15,000	30,000	25,960
Trail Maintenance	5,000	1,000	0
Fish Stocking	25,000	1,000	0
Fountain Maintenance	0	100,000	89,735
Gas Utility	0	15,000	9,160
Field Operations	0	0	0
Capital Project Outlay	0	56,123	56,123
TOTAL O&M EXPENDITURES	\$ 1,840,195	\$ 2,388,471	\$ 2,191,430
TOTAL CLUBHOUSE EXPENDITURES	\$ 1,511,962	\$ 1,416,526	\$ 1,322,176
Excess/ (Shortfall)	\$ 12,092,893	\$ 27,262,570	\$ 27,589,961
Bond Payments - Series 2018	(3,246,468)	(5,628,116)	(5,628,116)
Bond Payments - Series 2019	(1,450,285)	(3,308,355)	(3,308,355)
Bond Payments - Series 2020 (IF)	(1,073,500)	(5,550,148)	(5,550,148)
Bond Payments - Series 2021	(5,461,403)	(12,443,513)	(12,443,513)
Balance	\$ 861,237	\$ 332,438	\$ 659,829
County Appraiser & Tax Collector Fee	(287,079)	(57,801)	(57,801)
Discounts For Early Payments	(574,158)	(212,402)	(212,402)
Net Excess/ (Shortfall)	\$ -	\$ 62,235	\$ 389,626

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

O&M ONLY
FUND BALANCE AS OF 9/30/22
FY 2022/2023 ACTIVITY
FUND BALANCE AS OF 9/30/23

	(\$59,722)
\$	60,229
	\$507

AMENDED FINAL DETAILED CLUBHOUSE BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT

EXPENDITURES	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/30/23
Management	0	7,926	12,164
Legal	0	14,000	11,886
Assessment Roll	0	3,750	3,750
Audit Fees	0	3,750	3,750
Arbitrage Rebate Fee	0	500	217
Legal Advertisements	0	1,000	904
Miscellaneous	0	1,700	1,488
Trustee Fees	0	4,000	3,000
Continuing Disclosure Fee	0	500	250
Website Management	0	400	400
Connect Water Fee	0	0	0
Management/personnel	533,206	580,000	570,258
Uniforms	4,000	2,000	1,717
Licenses/Permits	5,000	1,000	950
Insurance	75,456	65,000	60,627
Post / Print / Office Sup	4,500	8,000	6,607
IT / Telecom	35,000	10,000	8,942
HVAC Maint & Repair	12,000	4,000	3,002
Janitorial	15,000	3,000	2,674
Misc Repair & Maint	60,000	70,000	56,365
Pest Control	20,000	18,000	14,668
Fire/ Life/ Hood -Safe Sys	6,000	11,000	9,605
Fitness Equip	4,000	8,000	6,377
Vehicle Lease & Maint	1,500	500	0
Holiday Decorations	15,000	5,000	3,567
Cable / Music Services	4,000	3,000	2,238
Trash Removal	10,800	3,500	2,985
Gas	75,000	30,000	25,424
Electricity	65,000	40,000	38,078
Water & Sewer	50,000	40,000	35,234
Irrigation Water	13,000	14,000	12,459
Camera Surveillance	0	95,000	87,577
Electronic Access Control	4,000	4,500	3,739
Surveillance Repair & Main	5,000	500	0
Landscape Maint Contract	100,000	80,000	73,296
Landscape Other	89,500	60,000	55,975
Pool Chemicals	60,000	55,000	51,244
Pool Maintenance Agreement	32,500	37,000	32,500
Pool Repair & Misc Maint	20,000	5,000	4,492
Tennis & Pickle Court Main	10,000	8,500	7,763
Furniture Repair & Maint	7,500	500	0
Social Programs	75,000	95,000	87,403
Restaurant Expenses	0	0	0
Deficit Funding F&B Operat	0	0	0
Other / Capital Expenses	100,000	22,000	18,600
TOTAL EXPENDITURES	\$ 1,511,962	\$ 1,416,526	\$ 1,322,176

CLUBHOUSE ONLY
FUND BALANCE AS OF 9/30/22
FY 2022/2023 ACTIVITY
FUND BALANCE AS OF 9/30/23

\$229,382
\$329,397
\$558,779

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2018)

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/30/23
REVENUES			
Interest Income	200	104,696	104,696
NAV Tax Collection 2018-1	2,098,851	2,346,705	2,346,705
Collection 2018-2 (Taxable & Tax-Exempt)	335,556	177,568	177,568
NAV Tax Collection 2018-3	811,861	884,566	884,566
Prepaid Bond Collection	0	28,694	28,694
Landowner B-Bond Payments	0	2,919,166	2,919,166
Total Revenues	\$ 3,246,468	\$ 6,461,395	\$ 6,461,395
EXPENDITURES			
Principal Payments 2018-1	490,000	490,000	490,000
Principal Payments 2018-2 Taxable	0	2,275,000	2,275,000
Principal Payments 2018-2 Tax Exmpt	0	580,000	580,000
Principal Payments 2018-3	175,000	200,000	200,000
Interest Payments 2018-1	1,612,600	1,621,950	1,621,950
Interest Payments 2018-2 Taxable	282,030	226,730	226,730
Interest Payments 2018-2 Tax Exmpt	53,526	43,144	43,144
Interest Payments 2018-3	632,931	638,322	638,322
Bond Redemption	381	0	0
Total Expenditures	\$ 3,246,468	\$ 6,075,146	\$ 6,075,146
Excess/ (Shortfall)	\$ -	\$ 386,250	\$ 386,250

FUND BALANCE AS OF 9/30/22	\$1,228,808
FY 2022/2023 ACTIVITY	\$386,250
FUND BALANCE AS OF 9/30/23	\$1,615,058

Notes

2018-1 Reserve Fund Balance = \$440,123.33*. 2018-3 Reserve Fund Balance = \$205,524.49*.
2018-1 Revenue Account Balance = \$673,497.42*. 2018-3 Revenue Account = \$283,077.76*.
2018-1 Prepayment Account Balance = \$4,512.28*. 2018-2 Prepayment Account = \$4,177.20*. 2018-3 Prepayment Account = \$4,145.72*.

* 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 9/30/23 =	\$29,000,000

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 9/30/23 =	\$905,000

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 9/30/23 =	\$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 9/30/23 =	\$10,920,000

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2019)

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/30/23
REVENUES			
Interest Income	200	24,471	24,471
NAV Tax Collection	1,078,335	894,931	894,931
Landowner Contribution	0	0	0
Prepaid Bond Collection	0	101,589	101,589
Total Revenues	\$ 1,078,535	\$ 1,020,992	\$ 1,020,992
EXPENDITURES			
Principal Payments (2019)	230,000	330,000	330,000
Interest Payments (2019)	848,960	853,160	853,160
Bond Redemptions	-425	0	0
Total Expenditures	\$ 1,078,535	\$ 1,183,160	\$ 1,183,160
Excess/ (Shortfall)	\$ -	\$ (162,168)	\$ (162,168)

FUND BALANCE AS OF 9/30/22	\$549,488
FY 2022/2023 ACTIVITY	(\$162,168)
FUND BALANCE AS OF 9/30/23	\$387,320

Notes
Reserve Fund Balance = \$109,201.22*. Revenue Fund Balance= \$273,458.94*. Prepayment Account Balance = \$4,660.03*.

* Approximate Amounts

Series 2019 Bond Information

Original Par Amount =	\$15,700,000	Annual Principal Payments Due =
Interest Rate =	5.60%	May 1st
Issue Date =	April 2020	
Maturity Date =	May 2050	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/23 =	\$14,880,000	

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2019B)

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/30/23
REVENUES			
Interest Income	0	35,436	35,436
Landowner Contribution	371,750	323,822	323,822
Prepaid Bonds		2,211,844	2,211,844
Total Revenues	\$ 371,750	\$ 2,571,103	\$ 2,571,103
EXPENDITURES			
Principal Payments (2019B-1 - Taxable)	0	735,000	735,000
Principal Payments (2019B-2 - Tax Exempt)	0	1,435,000	1,435,000
Interest Payments (2019B-1 - Taxable)	371,750	135,600	135,600
Interest Payments (2019B-2 - Tax Exempt)	0	199,528	199,528
Bond Redemptions	0		
Total Expenditures	\$ 371,750	\$ 2,505,128	\$ 2,505,128
Excess/ (Shortfall)	\$ -	\$ 65,974	\$ 65,974

FUND BALANCE AS OF 9/30/22	\$1,155,611
FY 2022/2023 ACTIVITY	\$65,974
FUND BALANCE AS OF 9/30/23	\$1,221,586

Notes

2019B Taxable Reserve Fund Balance = \$97,071.89*. 2019B Tax Exempt Reserve Fund = \$183,253.56*.

2019B Taxable Prepayment Account Balance = \$318,845.01*. 2019B Tax Exempt Prepayment Account Balance = \$622,414.74

* 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 9/30/23 =	\$1,470,000	

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 9/30/23 =	\$2,870,000	

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2020 - IMPACT FEES)

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/30/23
REVENUES			
Interest Income	0	53,729	53,729
Impact Fees	1,073,500	5,553,652	5,553,652
Transfer From Cost Of Issuance Account	0	0	0
Total Revenues	\$ 1,073,500	\$ 5,607,381	\$ 5,607,381
EXPENDITURES			
Principal Payments (2020)	0	3,851,000	3,851,000
Interest Payments (2020)	1,073,500	1,002,416	1,002,416
Total Expenditures	\$ 1,073,500	\$ 4,853,416	\$ 4,853,416
Excess/ (Shortfall)	\$ -	\$ 753,964	\$ 753,964

FUND BALANCE AS OF 9/30/22	\$2,329,578
FY 2022/2023 ACTIVITY	\$753,964
FUND BALANCE AS OF 9/30/23	\$3,083,542

Notes

Revenue Fund Balance = \$3,081,548.33*. Interest Fund Balance = \$254.46*. Redemption Fund Balance = \$1,738.96*.

* Approximate Amount

Series 2020 (Impact Fee Credit) Bond Information

Original Par Amount =	\$22,600,000	Principal Payment Due =	
Interest Rate =	4.75%	November 1, 2050	
Issue Date =	July 2020	Annual Interest Payments Due =	
Maturity Date =	November 2050	May 1st & November 1st	
Par Amount As Of 9/30/23 =	\$18,159,000		

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2021A)

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/30/23
REVENUES			
Interest Income	200	10,621	66,399
NAV Tax Collection	4,003,203	0	2,953,960
Prepayments	0	0	0
Total Revenues	\$ 4,003,403	\$ 10,621	\$ 3,020,359
EXPENDITURES			
Principal Payments (2021A-1)	575,000	0	600,000
Principal Payments (2021A-2)	565,000	0	600,000
Interest Payments (2021A-1)	855,904	505,446	862,572
Interest Payments (2021A-2)	1,999,903	1,180,651	2,014,830
Bond Redemptions	7,596		
Total Expenditures	\$ 4,003,403	\$ 1,686,097	\$ 4,077,402
Excess/ (Shortfall)	\$ -	\$ (1,675,476)	\$ (1,057,042)

FUND BALANCE AS OF 9/30/22	\$3,040,885
FY 2022/2023 ACTIVITY	(\$1,675,476)
FUND BALANCE AS OF 9/30/23	\$1,365,409

Notes

2021A-1 Reserve Fund Balance = \$751,473.16*. 2021A-2 Reserve Fund Balance = \$268,976.13*.
2021A Revenue Account Balance = \$344,959.71*.

* 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 9/30/23 =	\$26,705,000	

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 9/30/23 =	\$38,705,000	

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2021B)

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/30/23
REVENUES			
Interest Income	0	185,989	185,989
Bond Collection	1,458,000	11,552,667	11,552,667
Landowner Direct Payment	0	1,501,715	1,501,715
Total Revenues	\$ 1,458,000	\$ 13,240,370	\$ 13,240,370
EXPENDITURES			
Principal Payments (2021B)	0	11,700,000	11,700,000
Interest Payments (2021B)	1,458,000	1,502,688	1,502,688
Total Expenditures	\$ 1,458,000	\$ 13,202,688	\$ 13,202,688
Excess/ (Shortfall)	\$ -	\$ 37,683	\$ 37,683

FUND BALANCE AS OF 9/30/22	\$146,522
FY 2022/2023 ACTIVITY	\$37,683
FUND BALANCE AS OF 9/30/23	\$184,205

Notes

Reserve Fund Balance = \$152,694.07*. Prepayment Fund Balance = \$31,511.18*.

* 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 9/30/23 =	\$17,460,000	

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2023)

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/30/23
REVENUES			
Interest Income	0	21,287	21,287
NAV Tax Collection 2023	0	0	0
NAV Tax Collection 2023 TC	0	0	0
Debt Proceeds (2023)	0	10,892,944	10,892,944
Debt Proceeds (2023 TC)	0	1,854,830	1,854,830
Total Revenues	\$ -	\$ 12,769,061	\$ 12,769,061
EXPENDITURES			
Principal Payments (2023)	0	0	0
Principal Payments (2023 TC)	0	0	0
Interest Payments (2023)	0	1,094,796	1,094,796
Interest Payments (2023 TC)	0	0	0
Bond Redemptions	0		
Total Expenditures	\$ -	\$ 1,094,796	\$ 1,094,796
Excess/ (Shortfall)	\$ -	\$ 11,674,265	\$ 11,674,265

FUND BALANCE AS OF 9/30/22	\$0
FY 2022/2023 ACTIVITY	\$11,674,265
FUND BALANCE AS OF 9/30/23	\$11,674,265

Notes

2023 Reserve Fund Balance = \$5,446,454.28*. 2023-TC Reserve Fund Balance = \$575,177.15*.
2023 Interest Account Balance = \$4,351,693.81*. 2023-TC Interest Account Balance = \$1,279,652.69*.

* Approximate Amounts

Series 2023 Information

Original Par Amount =	\$79,750,000	Annual Principal Payments Due =
Interest Rate =	4.500% - 5.625%	May 1st
Issue Date =	January 2023	
Maturity Date =	May 2054	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/23 =	\$79,750,000	

Series 2023 Towncenter Information

Original Par Amount =	\$15,000,000	Annual Principal Payments Due =
Interest Rate =	6.13%	May 1st
Issue Date =	June 2023	
Maturity Date =	May 2054	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/23 =	\$15,000,000	