

Avenir
Community Development District

Proposed Budget
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025

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PROPOSED BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
O&M Assessments	4,965,806
Clubhouse Assessments	1,739,655
Total Regular Debt Assessments	15,595,194
Total Cap I + B Bond Debt Assess	1,809,035
Landowner Contribution - O&M	0
Landowner Contribution - Clubhouse	0
Landowner Contribution - Debt	0
Impact Fees	6,484,553
Bond Prepayments	0
Bond Prepayments - Sent to Trustee	0
O&M Interest & Other Income	1
Clubhouse Interest & Other Income	55,000
TOTAL REVENUES	\$ 30,649,244
EXPENDITURES	
Supervisor Fees	3,840
Supervisor Fees Taxes	308
Engineering/Inspections	20,000
Management	56,285
Legal	48,000
Assessment Roll	6,000
Audit Fees	13,700
Arbitrage Rebate Fee	4,200
Insurance	66,000
Legal Advertisements	5,000
Miscellaneous	2,000
Postage	750
Office Supplies	2,000
Dues & Subscriptions	175
Trustee Fees	35,000
Continuing Disclosure Fee	3,000
Website Management	1,600
Appraisal Fee	0
Infrastructure Maintenance	100,000
Miscellaneous Maintenance	50,000
Base Landscape Maintenance	1,310,000
Optional Landscape Maintenance	350,000
Irrigation Maintenance	140,000
Lake Maintenance	250,000
Littorals	75,000
Fountain Maintenance	100,000
Stormwater / Lake Water Control	0
Street Sweeping / Pressure Washing	200,000
Mitigation Maintenance	720,000
Trail Maintenance	0
Wild Hog Control	0
Pump Station Maintenance / Fuel	100,000
Electric (FPL) (Including Streetlight)	650,000
Water (Seacoast)	150,000
Field Operations	55,000
Contingency	150,000
Clubhouse Total Expenditures	1,690,276
TOTAL EXPENDITURES	\$ 6,358,134
REVENUES LESS EXPENDITURES	\$ 24,291,110
Bond Payments - Series 2018	(2,995,460)
Bond Payments - Series 2019	(1,278,335)
Bond Payments - Series 2020 (IF)	(6,484,553)
Bond Payments - Series 2021	(4,850,154)
Bond Payments - Series 2023	(6,583,756)
Bond Payments - Series 2024	(760,813)
BALANCE	\$ 2,098,852
County Appraiser & Tax Collector Fee	(446,013)
Discounts For Early Payments	(892,026)
EXCESS/ (SHORTFALL)	\$ 760,813

DETAILED PROPOSED BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
O&M Assessments	1,974,787	3,865,793	4,965,806	Total Regular Expenses / .94
Clubhouse Assessments	1,609,282	1,745,718	1,739,655	Total CH Expenses - Revenue / .94
Total Regular Debt Assessments	5,105,569	10,802,375	15,595,194	
Total Cap I + B Bond Debt Assess	16,619,616	4,404,531	1,809,035	
Landowner Contribution - O&M	295,000	0	0	
Landowner Contribution - Clubhouse	0	0	0	
Landowner Contribution - Debt	0	0	0	
Impact Fees	5,550,148	5,582,400	6,484,553	Estimated
Bond Prepayments	0	0	0	
Bond Prepayments - Sent to Trustee	0	0	0	
O&M Interest & Other Income	40,083	0	1	
Clubhouse Interest & Other Income	42,292	69,000	55,000	Rental 30,000 + Memb 25,000
TOTAL REVENUES	\$ 31,236,776	\$ 26,469,817	\$ 30,649,244	
EXPENDITURES				
Supervisor Fees	0	0	3,840	
Supervisor Fees Taxes	0		308	
Engineering/Inspections	0	15,000	20,000	
Management	52,820	54,645	56,285	CPI Adjustment
Legal	47,545	48,000	48,000	
Assessment Roll	6,000	6,000	6,000	
Audit Fees	6,187	6,600	13,700	Increase due to Additional Bonds
Arbitrage Rebate Fee	3,675	3,025	4,200	
Insurance	20,453	30,000	66,000	Insurance Estimate
Legal Advertisements	4,867	3,300	5,000	
Miscellaneous	5,256	2,000	2,000	
Postage	511	750	750	
Office Supplies	2,380	3,500	2,000	
Dues & Subscriptions	175	175	175	
Trustee Fees	17,500	31,500	35,000	
Continuing Disclosure Fee	2,750	2,750	3,000	
Website Management	1,600	1,600	1,600	
Appraisal Fee	0	0	0	
Infrastructure Maintenance	39,699	100,000	100,000	
Miscellaneous Maintenance	24,157	80,000	50,000	
Base Landscape Maintenance	706,000	775,000	1,310,000	
Optional Landscape Maintenance	149,273	350,000	350,000	
Irrigation Maintenance	38,693	50,000	140,000	
Lake Maintenance	61,007	250,000	250,000	
Littorals	0	75,000	75,000	
Fountain Maintenance	89,735	50,000	100,000	
Stormwater / Lake Water Control	159,257	0	0	Pumps
Street Sweeping / Pressure Washing	72,100	100,000	200,000	
Mitigation Maintenance	88,000	720,000	720,000	
Trail Maintenance	0	5,000	0	
Wild Hog Control	0	15,000	0	
Pump Station Maintenance / Fuel	25,960	100,000	100,000	
Electric (FPL) (Including Streetlight)	407,823	400,000	650,000	Streetlight & electric
Water (Seacoast)	143,572	150,000	150,000	
Field Operations	0	55,000	55,000	
Contingency	0	150,000	150,000	
Clubhouse Total Expenditures	1,306,864	1,709,975	1,690,276	
TOTAL EXPENDITURES	\$ 3,483,858	\$ 5,343,820	\$ 6,358,134	
REVENUES LESS EXPENDITURES	\$ 27,752,918	\$ 12,092,893	\$ 24,291,110	
Bond Payments - Series 2018	(5,656,810)	(3,000,462)	(2,995,460)	2025 P & I Payments Less Earned Interest
Bond Payments - Series 2019	(3,409,944)	(1,428,335)	(1,278,335)	2025 P & I Payments Less Earned Interest
Bond Payments - Series 2020 (IF)	(5,550,148)	(5,582,400)	(6,484,553)	Estimated
Bond Payments - Series 2021	(12,502,562)	(4,880,154)	(4,850,154)	2025 P & I Payments Less Earned Interest
Bond Payments - Series 2023	0	(5,249,813)	(6,583,756)	2025 P & I Payments Less Earned Interest
Bond Payments - Series 2024	0	0	(760,813)	2025 P & I Payments Less Earned Interest
BALANCE	\$ 633,454	\$ 861,237	\$ 1,338,039	
County Appraiser & Tax Collector Fee	(29,584)	(328,278)	(446,013)	
Discounts For Early Payments	(212,402)	(656,555)	(892,026)	
EXCESS/ (SHORTFALL)	\$ 391,469	\$ -	\$ -	

DETAILED PROPOSED CLUBHOUSE BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

EXPENDITURES	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
Supervisor Fees	0	0	960	
Supervisor Fees Taxes	0		77	
Connect Water Fee	0	0	0	
CDD Management	8,000	8,000	8,000	
Legal	11,886	12,000	12,000	
Assessment Roll	1,500	1,500	1,500	
Audit Fees	1,313	1,400	1,600	
Arbitrage Rebate Fee	225	225	225	
Legal Advertisements	1,710	1,200	1,500	
Trustee Fees	3,500	3,500	3,500	
Continuing Disclosure Fee	250	250	250	
Website Management	400	400	400	
CH Management/personnel	570,258	686,000	758,801	
Uniforms	1,717	4,000	4,000	
Licenses/Permits	950	5,000	5,000	
Insurance	60,627	70,000	55,000	
Post / Print / Office Sup	7,329	9,000	9,000	
IT / Telecom	8,942	20,000	20,000	
HVAC Maint & Repair	3,002	12,000	12,000	
Janitorial	2,674	13,500	11,000	
Misc Repair & Maint	48,676	60,000	60,000	
Pest Control	14,668	18,000	18,000	
Fire/ Life/ Hood -Safe Sys	9,605	6,000	8,000	
Fitness Equip	6,377	4,000	4,000	
Vehicle Lease & Maint	0	1,500	5,000	
Holiday Decorations	3,567	15,000	15,000	
Cable / Music Services	2,238	3,000	3,000	
Trash Removal	2,985	6,000	6,000	
Gas	25,424	50,000	50,000	
Electricity	38,078	50,000	50,000	
Water & Sewer	35,234	40,000	40,000	
Irrigation Water	12,459	13,000	10,000	
Security / Camera Surveillance	87,577	90,000	90,000	
Electronic Access Control	3,739	5,000	10,000	
Surveillance Repair & Main	0	3,000	0	
Landscape Maint Contract	73,296	90,000	80,000	
Landscape Other / Irrigation	56,654	100,000	40,000	
Pool Chemicals	51,244	55,000	55,000	
Pool Maintenance Agreement	32,500	32,500	32,500	
Pool Repair & Misc Maint	4,492	25,000	25,000	
Tennis & Pickle Court Main	7,763	15,000	15,000	
Furniture Repair & Maint	0	5,000	5,000	
Social Programs	87,403	75,000	90,000	
Restaurant Expenses	0	0	0	
Deficit Funding F&B Operat	0	0	0	
Other / Capital Expenses	18,600	100,000	75,000	
TOTAL EXPENDITURES	\$ 1,306,864	\$ 1,709,975	\$ 1,690,276	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET - SERIES 2018
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	104,696	200	200	Projected Interest
Net NAV Collection 2018-1	2,346,705	2,098,851	2,098,851	Maximum Net Debt Service Collection
Net Collection 2018-2 (Taxable & Tax-Exempt)	3,096,734	89,750	84,748	Estimate - Collected from Developer / Home Builder
Net NAV Collection 2018-3	884,566	811,861	811,861	Maximum Net Debt Service Collection
Landowner Contribution	0	0	0	
Prepaid Bond Collections	28,694	0	0	
Total Revenues	\$ 6,461,395	\$ 3,000,662	\$ 2,995,660	
EXPENDITURES				
Principal Payments 2018-1	490,000	520,000	545,000	Principal Payment Due In 2024
Principal Payments 2018-2 Taxable	2,275,000	0	0	Bonds Paid off as lots sold to Homebuilder
Principal Payments 2018-2 TE	580,000	0	0	Bonds Paid off as lots sold to Homebuilder
Principal Payments 2018-3	200,000	185,000	200,000	Principal Payment Due In 2024
Interest Payments 2018-1	1,621,950	1,580,700	1,551,413	Interest Payments Due In 2024
Interest Payments 2018-2 Taxable	226,730	71,500	71,000	Estimated Interest Payments Due In 2024
Interest Payments 2018-2 TE	43,144	18,250	13,748	Estimated Interest Payments Due In 2024
Interest Payments 2018-3	638,322	622,581	610,075	Interest Payments Due In 2024
Bond Redemptions	0	2,631	4,425	Estimated Excess Debt Collections
Total Expenditures	\$ 6,075,146	\$ 3,000,662	\$ 2,995,660	
Excess/ (Shortfall)	\$ 386,250	\$ -	\$ -	

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 2024/2025

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	59,908	200	200	Projected Interest
Net NAV Tax Collection	894,931	1,078,335	1,078,335	Maximum Net Debt Service Collection
Net NAV Tax Collection B	2,535,666	350,000	200,000	Estimate - Collected from Developer / Home Builder
Landowner Contribution	0	0	0	
Prepaid Bonds	101,589	0	0	
Total Revenues	\$ 3,592,094	\$ 1,428,535	\$ 1,278,535	
EXPENDITURES				
Principal Payments	330,000	245,000	255,000	Principal Payments Due In 2024
Principal Payments B	2,170,000	0	0	
Interest Payments	853,160	835,660	810,740	Interest Payments Due In 2024
Interest Payments B	335,128	350,000	200,000	Estimated Interest Payments Due in 2024
Bond Redemptions	0	-2,125	12,795	Estimated Excess Debt Collections
Total Expenditures	\$ 3,688,288	\$ 1,428,535	\$ 1,278,535	
Excess/ (Shortfall)	\$ (96,194)	\$ -	\$ -	

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 2024/2025

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	53,729	0	0	Projected Interest
Impact Fees	5,553,652	5,582,400	6,484,553	Paid As Impact Fee Credits Are Earned
Total Revenues	\$ 5,607,381	\$ 5,582,400	\$ 6,484,553	
EXPENDITURES				
Impact Fee Principal Payments	3,851,000	4,535,000	5,622,000	Principal Payments Happen Based on Collections
Impact Fee Interest Payments	1,002,416	1,047,400	862,553	Estimated Interest Payments Due In 2024
Total Expenditures	\$ 4,853,416	\$ 5,582,400	\$ 6,484,553	
Excess/ (Shortfall)	\$ 753,964	\$ -	\$ -	

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 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	252,388	200	200	Projected Interest
Net NAV Collection 2021 A-1 & A-2	2,953,960	3,999,654	3,999,654	Maximum Net Debt Service Collection
Net Collection 2021 B	13,054,382	880,500	850,500	Maximum Net Debt Service Collection
Landowner Contribution	0	0	0	
Capitalized Interest	0	0	0	
Total Revenues	\$ 16,260,730	\$ 4,880,354	\$ 4,850,354	
EXPENDITURES				
Principal Payments 2021 A-1	600,000	590,000	605,000	Principal Payment Due In 2024
Principal Payments 2021 A-2	600,000	595,000	625,000	Principal Payment Due In 2024
Principal Payments 2021 B	11,700,000	0	0	Bonds Paid off as lots sold to Homebuilder
Interest Payments 2021 A-1	862,572	842,798	829,354	Interest Payments Due In 2024
Interest Payments 2021 A-2	2,014,830	1,970,718	1,938,916	Interest Payments Due In 2024
Interest Payments 2021 B	1,502,688	880,500	850,500	Estimated Interest Payments Due In 2024
Bond Redemptions	0	1,338	1,585	Estimated Excess Debt Collections
Total Expenditures	\$ 17,280,089	\$ 4,880,354	\$ 4,850,354	
Excess/ (Shortfall)	\$ (1,019,359)	\$ -	\$ -	

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 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
Interest Income	0	200	200	Projected Interest
Net NAV Collection 2023	0	2,165,531	5,445,825	Maximum Net Debt Service Collection
Net NAV Collection 2023 TC	0	0	1,137,931	Maximum Net Debt Service Collection
Landowner Contribution	0	0	0	
Capitalized Interest	3,607,411	3,084,281	0	
Total Revenues	\$ 3,607,411	\$ 5,250,013	\$ 6,583,956	
EXPENDITURES				
Principal Payments 2023	0	0	1,140,000	Principal Payment Due In 2025
Principal Payments 2023 TC	0	0	0	Principal Payment Due In 2025
Interest Payments 2023	3,260,328	4,331,063	4,305,413	Interest Payments Due In 2025
Interest Payments 2023 TC	347,083	918,750	918,750	Interest Payments Due In 2025
Bond Redemptions	0	200	219,794	Estimated Excess Debt Collections
Total Expenditures	\$ 3,607,411	\$ 5,250,013	\$ 6,583,956	
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		

DETAILED PROPOSED DEBT SERVICE FUND BUDGET - SERIES 2024
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
Interest Income	0	0	200	Projected Interest
Net NAV Collection 2024 A	0	0	87,225	Maximum Net Debt Service Collection
Net NAV Collection 2024 B	0	0	0	Maximum Net Debt Service Collection
Landowner Contribution	0	0	0	
Capitalized Interest	0	0	673,788	
Total Revenues	\$ -	\$ -	\$ 761,213	
EXPENDITURES				
Principal Payments 2024 A	0	0		Principal Payment Due In 2024
Principal Payments 2024 B	0	0	0	Principal Payment Due In 2024
Interest Payments 2024 A	0	0	174,450	Interest Payments Due In 2024
Interest Payments 2024 B	0	0	586,563	Interest Payments Due In 2024
Bond Redemptions	0	0	200	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 761,213	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Series 2024 A Bond Information

Original Par Amount =	\$3,000,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.815%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2024		
Maturity Date =	May 2055		

Series 2024 B Bond Information

Original Par Amount =	\$9,385,000	Annual Principal Payments Due =	May 1st
Interest Rate =	6.250%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2024		
Maturity Date =	May 2055		

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

	Fiscal Year 2021/2022 Gross Assessment	Fiscal Year 2022/2023 Gross Assessment	Fiscal Year 2023/2024 Gross Assessment	Fiscal Year 2024/2025 Projected Gross Assessment
O&M Assessment For Parcel A-1 - Watermark	\$ 823.90	\$ 962.47	\$ 843.90	\$ 1,085.45
Clubhouse Operation Assessment For Parcel A-1	\$ 1,352.71	\$ 1,370.47	\$ 1,486.98	\$ 1,481.82
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	\$ 4,995.74	\$ 5,152.07	\$ 5,150.01	\$ 5,386.40
O&M Assessment For Parcel A-2 - LaTerre	\$ 823.90	\$ 962.47	\$ 843.90	\$ 1,085.45
Clubhouse Operation Assessment For Parcel A-2	\$ 1,352.71	\$ 1,370.47	\$ 1,486.98	\$ 1,481.82
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	\$ 4,901.32	\$ 5,057.65	\$ 5,055.59	\$ 5,291.98
O&M Assessment For Parcel A-3 - Windgate	\$ 823.90	\$ 962.47	\$ 843.90	\$ 1,085.45
Clubhouse Operation Assessment For Parcel A-3	\$ 1,352.71	\$ 1,370.47	\$ 1,486.98	\$ 1,481.82
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	\$ 4,806.91	\$ 4,963.24	\$ 4,961.18	\$ 5,197.57
O&M Assessment For Parcel A-4 - Coral Isles	\$ 823.90	\$ 962.47	\$ 843.90	\$ 1,085.45
Clubhouse Operation Assessment For Parcel A-4	\$ 1,352.71	\$ 1,370.47	\$ 1,486.98	\$ 1,481.82
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	\$ 5,090.15	\$ 5,246.48	\$ 5,244.42	\$ 5,480.81
O&M Assessment For Parcel A-5 (50 Foot) - Regency	\$ 823.90	\$ 962.47	\$ 843.90	\$ 1,085.45
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	\$ 2,712.20	\$ 2,850.77	\$ 2,732.20	\$ 2,973.75
O&M Assessment For Parcel A-5 (60 Foot)	\$ 823.90	\$ 962.47	\$ 843.90	\$ 1,085.45
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	\$ 2,806.61	\$ 2,945.18	\$ 2,826.61	\$ 3,068.16
O&M Assessment For S.F. Villas	\$ 823.90	\$ 962.47	\$ 843.90	\$ 1,085.45
Clubhouse Operation Assessment For S.F. Villas	\$ 1,352.71	\$ 1,370.47	\$ 1,486.98	\$ 1,481.82
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	\$ 3,982.44	\$ 4,138.77	\$ 4,136.71	\$ 4,373.10
O&M Assessment For Econ Dev	\$ 823.90	\$ 962.47	\$ 843.90	\$ 1,085.45
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	\$ 2,951.56	\$ 3,090.13	\$ 2,971.56	\$ 3,213.11
O&M Assessment For Town Center - Total	\$ 823.90	\$ 962.47	\$ 843.90	\$ 94,347.31
Debt (2018-1) Assessment For Town Center - Total	\$ 2,127.66	\$ 2,127.66	\$ -	\$ 112,765.96
Debt (2023 Towncenter) Assessment For Town Center - Total	\$ -	\$ -	\$ 2,127.66	\$ 1,210,565.00
Total	\$ 2,951.56	\$ 3,090.13	\$ 2,971.56	\$ 1,417,678.27

* 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-18 104
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 2,180
		Golf Course 356.81
		Charter School 11.91
		Comm Parcel "D" 159.80
		Comm Parcel "H" 18.75
		Comm Parcel "J" 35.67
		Third Phase Non-Residential 583
		Total Third Phase 2,763

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	\$4,965,806 / 4,575	\$1,085.45
Phase 3 2,763		
Total Units 4,575		
TOTAL RESIDENTIAL UNITS		
Phase 1 1,135		
Phase 2 508		
Phase 3 2,180		
Total Units 3,823		
TOTAL CLUBHOUSE UNITS	Total Gross Clubhouse Operation Expenses / Total Clubhouse Units =	Clubhouse Operation per Unit
Phase 1 666		
Phase 2 508	\$1,739,655 / 1,174	\$1,481.82
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 2021/2022 Gross Assessment	Fiscal Year 2022/2023 Gross Assessment	Fiscal Year 2023/2024 Gross Assessment	Fiscal Year 2024/2025 Projected Gross Assessment
O&M Assessment For Parcel A-6 - Pulte	\$ 823.90	\$ 962.47	\$ 843.90	\$ 1,085.45
Clubhouse Operation Assessment For Parcel A-6	\$ 1,352.71	\$ 1,370.47	\$ 1,486.98	\$ 1,481.82
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	\$ 5,240.61	\$ 5,398.94	\$ 5,394.88	\$ 5,631.27
O&M Assessment For Parcel A-7 - Pulte	\$ 823.90	\$ 962.47	\$ 843.90	\$ 1,085.45
Clubhouse Operation Assessment For Parcel A-7	\$ 1,352.71	\$ 1,370.47	\$ 1,486.98	\$ 1,481.82
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	\$ 5,472.61	\$ 5,628.94	\$ 5,626.88	\$ 5,863.27
O&M Assessment For Parcel A-8 - Pulte	\$ 823.90	\$ 962.47	\$ 843.90	\$ 1,085.45
Clubhouse Operation Assessment For Parcel A-8	\$ 1,352.71	\$ 1,370.47	\$ 1,486.98	\$ 1,481.82
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	\$ 5,472.61	\$ 5,628.94	\$ 5,626.88	\$ 5,863.27
O&M Assessment For Parcel A-9 - Solana	\$ 823.90	\$ 962.47	\$ 843.90	\$ 1,085.45
Clubhouse Operation Assessment For Parcel A-9	\$ 1,352.71	\$ 1,370.47	\$ 1,486.98	\$ 1,481.82
Debt (2019) Assessment For Parcel A-9	\$ 1,983.00	\$ 1,983.00	\$ 1,697.31	\$ 1,697.31
Debt (2018-3 Clubhouse) Assessment For Parcel A-9	\$ 742.00	\$ 742.00	\$ 742.00	\$ 742.00
Total	\$ 4,901.61	\$ 5,057.94	\$ 4,770.19	\$ 5,006.58

* 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
Econ Dev (50 Acres) 82		Parcel A-16 60' 208
Town Center (53 Acres) 86.92		Parcel A-17 125
First Phase Non-Residential 168.92		Parcel A-18 104
Total First Phase 1,304		Parcel A-19 135
		Parcel A-20 55' 75
		Parcel A-20 65' 69
		Parcel A-21 128
		Third Phase Residential 2,180
		Golf Course 356.81
		Charter School 11.91
		Comm Parcel "D" 159.80
		Comm Parcel "H" 18.75
		Comm Parcel "J" 35.67
		Third Phase Non-Residential 583
		Total Third Phase 2,763

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		\$4,965,806 / 4,575	\$1,085.45
Phase 3 2,763			
Total Units 4,575			
TOTAL RESIDENTIAL UNITS			
Phase 1 1,135			
Phase 2 508			
Phase 3 2,180			
Total Units 3,823			
TOTAL CLUBHOUSE UNITS		Total Gross Clubhouse Operation Expenses / Total Clubhouse Units =	Clubhouse Operation per Unit
Phase 1 666			
Phase 2 508		\$1,739,655 / 1,174	\$1,481.82
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 2021/2022 Gross Assessment	Fiscal Year 2022/2023 Gross Assessment	Fiscal Year 2023/2024 Gross Assessment	Fiscal Year 2024/2025 Projected Gross Assessment
O&M Assessment For Parcel A-10	\$ -	\$ -	\$ 843.90	\$ 1,085.45
Debt (2021) Assessment For Parcel A-10	\$ -	\$ 2,845.00	\$ 2,845.00	\$ 2,845.00
Total	\$ -	\$ 2,845.00	\$ 3,688.90	\$ 3,930.45
O&M Assessment For Parcel A-11	\$ -	\$ -	\$ 843.90	\$ 1,085.45
Debt (2021) Assessment For Parcel A-11	\$ -	\$ 3,176.00	\$ 3,176.00	\$ 3,176.00
Total	\$ -	\$ 3,176.00	\$ 4,019.90	\$ 4,261.45
O&M Assessment For Parcel A-12 - Panther National	\$ -	\$ -	\$ 843.90	\$ 1,085.45
Debt (2021) Assessment For Parcel A-12	\$ -	\$ 5,102.00	\$ 5,102.00	\$ 5,102.00
Total	\$ -	\$ 5,102.00	\$ 5,945.90	\$ 6,187.45
O&M Assessment For Parcel A-13/14 125' - Panther National	\$ -	\$ -	\$ 843.90	\$ 1,085.45
Debt (2021) Assessment For Parcel A-13/14 125'	\$ -	\$ 6,259.00	\$ 6,259.00	\$ 6,259.00
Total	\$ -	\$ 6,259.00	\$ 7,102.90	\$ 7,344.45
O&M Assessment For Parcel A-13/14 175' - Panther National	\$ -	\$ -	\$ 843.90	\$ 1,085.45
Debt (2021) Assessment For Parcel A-13/14 175'	\$ -	\$ 7,911.00	\$ 7,911.00	\$ 7,911.00
Total	\$ -	\$ 7,911.00	\$ 8,754.90	\$ 8,996.45
O&M Assessment For Parcel A-15 50'	\$ -	\$ -	\$ 843.90	\$ 1,085.45
Debt (2021) Assessment For Parcel A-15 50'	\$ -	\$ 1,889.00	\$ 1,889.00	\$ 1,889.00
Total	\$ -	\$ 1,889.00	\$ 2,732.90	\$ 2,974.45
O&M Assessment For Parcel A-15 62'	\$ -	\$ -	\$ 843.90	\$ 1,085.45
Debt (2021) Assessment For Parcel A-15 62'	\$ -	\$ 1,983.00	\$ 1,983.00	\$ 1,983.00
Total	\$ -	\$ 1,983.00	\$ 2,826.90	\$ 3,068.45
O&M Assessment For Parcel A-16 50' - Kotler	\$ -	\$ -	\$ 843.90	\$ 1,085.45
Debt (2023) Assessment For Parcel A-16 50'	\$ -	\$ -	\$ 5,670.00	\$ 3,457.00
Total	\$ -	\$ -	\$ 6,513.90	\$ 4,542.45
O&M Assessment For Parcel A-16 60' - Kotler	\$ -	\$ -	\$ 843.90	\$ 1,085.45
Debt (2023) Assessment For Parcel A-16 60'	\$ -	\$ -	\$ 6,805.00	\$ 4,149.00
Total	\$ -	\$ -	\$ 7,648.90	\$ 5,234.45
O&M Assessment For Parcel A-16 75' - Kotler	\$ -	\$ -	\$ 843.90	\$ 1,085.45
Debt (2023) Assessment For Parcel A-16 75'	\$ -	\$ -	\$ 7,373.00	\$ 5,186.00
Total	\$ -	\$ -	\$ 8,216.90	\$ 6,271.45
O&M Assessment For Parcel A-17	\$ -	\$ -	\$ 843.90	\$ 1,085.45
Debt (2023) Assessment For Parcel A-17	\$ -	\$ -	\$ 3,176.00	\$ 7,373.00
Total	\$ -	\$ -	\$ 4,019.90	\$ 8,458.45
O&M Assessment For Parcel A-18 - Kenco	\$ -	\$ -	\$ 843.90	\$ 1,085.45
Debt (2024) Assessment For Parcel A-18	\$ -	\$ 3,176.00	\$ 7,373.00	\$ 2,208.00
Total	\$ -	\$ 3,176.00	\$ 8,216.90	\$ 3,293.45
O&M Assessment For Parcel A-19	\$ -	\$ -	\$ 843.90	\$ 1,085.45
Debt (2023) Assessment For Parcel A-19	\$ -	\$ -	\$ 1,935.00	\$ 7,373.00
Total	\$ -	\$ -	\$ 2,778.90	\$ 8,458.45
O&M Assessment For Parcel A-20 55' - Kotler	\$ -	\$ -	\$ 843.90	\$ 1,085.45
Debt (2021) Assessment For Parcel A-20 55'	\$ -	\$ 1,935.00	\$ 2,030.00	\$ 1,935.00
Total	\$ -	\$ 1,935.00	\$ 2,873.90	\$ 3,020.45
O&M Assessment For Parcel A-20 65' - Kotler	\$ -	\$ -	\$ 843.90	\$ 1,085.45
Debt (2021) Assessment For Parcel A-20 65'	\$ -	\$ 2,030.00	\$ 3,176.00	\$ 2,030.00
Total	\$ -	\$ 2,030.00	\$ 4,019.90	\$ 3,115.45
O&M Assessment For Parcel A-21	\$ -	\$ -	\$ 843.90	\$ 1,085.45
Debt (2021) Assessment For Parcel A-21	\$ -	\$ 3,176.00	\$ 235.00	\$ 3,176.00
Total	\$ -	\$ 3,176.00	\$ 1,138.90	\$ 4,261.45
O&M Assessment For Golf Course	\$ -	\$ -	\$ 843.90	\$ 1,085.45
Debt (2021) Assessment For Golf Course per Acre	\$ -	\$ 295.00	\$ 2,247.00	\$ 295.00
Total	\$ -	\$ 295.00	\$ 3,090.90	\$ 1,380.45
O&M Assessment For Charter School	\$ -	\$ -	\$ 843.90	\$ 1,085.45
Debt (2021) Assessment For Charter School per Acre	\$ -	\$ 2,247.00	\$ 7,044.00	\$ 2,247.00
Total	\$ -	\$ 2,247.00	\$ 7,887.90	\$ 3,332.45
O&M Assessment For Commercial Parcel "D"	\$ -	\$ -	\$ 843.90	\$ 1,085.45
Debt (2023) Assessment For Commercial Parcel "D"	\$ -	\$ -	\$ 1,481.00	\$ 7,044.00
Total	\$ -	\$ -	\$ 2,324.90	\$ 8,129.45
O&M Assessment For Commercial Parcel "H"	\$ -	\$ -	\$ 843.90	\$ 1,085.45
Debt (2023) Assessment For Commercial Parcel "H"	\$ -	\$ -	\$ 7,044.00	\$ 1,481.00
Total	\$ -	\$ -	\$ 7,887.90	\$ 2,566.45
O&M Assessment For Commercial Parcel "J"	\$ -	\$ -	\$ 1,002.99	\$ 1,085.45
Debt (2023) Assessment For Commercial Parcel "J"	\$ -	\$ -	\$ 7,044.00	\$ 7,044.00
Total	\$ -	\$ -	\$ 8,046.99	\$ 8,129.45

* 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	96	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'	296
				Parcel A-16 60'	193
				Parcel A-16 75'	2
Econ Dev (50 Acres)	82			Parcel A-17	125
Town Center (53 Acres)	86.82			Parcel A-18	104
First Phase Non-Residential	168.82			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	2,180
				Golf Course	356.81
				Charter School	11.91
				Comm Parcel "D"	159.80
				Comm Parcel "H"	18.75
				Comm Parcel "J"	35.67
				Third Phase Non-Residential	583
				Total Third Phase	2,763

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	\$4,965,806 / 4,575	\$1,085.45
Phase 3	2,763		
Total Units	4,575		
TOTAL RESIDENTIAL UNITS			
Phase 1	1,135		
Phase 2	508		
Phase 3	2,180		
Total Units	3,823		