

Avenir
Community Development District

**Amended Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2023-2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/30/24
REVENUES			
O&M Assessments	3,865,793	4,052,304	4,052,304
Clubhouse Assessments	1,745,718	1,732,804	1,732,804
Clubhouse Other Revenues	69,000	66,956	66,956
Landowner Contribution - O&M	0	0	0
Total Regular Debt Assessments	10,802,375	6,853,117	6,853,117
Total Cap I + B Bond Dept Assess	4,404,531	8,769,715	8,769,715
Landowner Contribution - Debt	0	(8,769,715)	(8,769,715)
Impact Fees	5,582,400	10,297,527	10,297,527
Bond Prepayments	0	15,566,824	15,566,824
Bond Prepayments Sent to Trustee	0	(15,566,824)	(15,566,824)
Developer Contribution - Capital Projects	0	0	0
Developer Contribution - O&M	0	0	0
Interest Income	0	119,017	119,017
Total Revenues	\$ 26,469,817	\$ 23,121,724	\$ 23,121,724
EXPENDITURES			
Supervisor Fees	0	0	0
Engineering/Inspections	15,000	15,000	12,250
Management	54,645	54,645	54,645
Legal	48,000	60,000	55,410
Assessment Roll	6,000	6,000	6,000
Audit Fees	6,600	13,600	13,600
Arbitrage Rebate Fee	3,025	3,675	3,675
Insurance	30,000	35,937	35,937
Legal Advertisements	3,300	10,000	8,655
Miscellaneous	2,000	5,000	1,981
Postage	750	750	738
Office Supplies	3,500	3,500	2,868
Dues & Subscriptions	175	175	175
Trustee Fees	31,500	31,500	29,500
Continuing Disclosure Fee	2,750	3,250	3,250
Website Management	1,600	1,600	1,600
Infrastructure Maintenance	100,000	210,000	206,353
Miscellaneous Maintenance	80,000	50,000	7,890
Electric (FPL)	400,000	620,000	596,351
Water (Seacoast)	150,000	200,000	188,447
Landscape Maintenance Base	775,000	1,150,000	1,081,756
Landscape Maintenance Optional	350,000	300,000	262,955
Irrigation Maintenance	50,000	120,000	108,688
Lake Maintenance	250,000	110,000	97,666
Littorals	75,000	10,000	0
Street Sweeping / Pressure Washing	100,000	160,000	144,916
Roadway & Bridges Maintenance	0	0	0
Mitigation Maintenance	720,000	550,000	539,350
Wild Hog Control	15,000	0	0
Pump Maintenance	100,000	85,000	71,472
Trail Maintenance	5,000	0	0
Fountain Maintenance	50,000	110,000	96,233
Gas Utility	0	20,000	18,557
Field Operations	55,000	0	0
Contingency	150,000	20,000	0
Capital Project Outlay	0	0	0
TOTAL O&M EXPENDITURES	\$ 3,633,845	\$ 3,959,632	\$ 3,650,918
TOTAL CLUBHOUSE EXPENDITURES	\$ 1,709,975	\$ 1,558,275	\$ 1,442,182
TOTAL EXPENDITURE	\$ 5,343,820	\$ 5,517,907	\$ 5,093,100
Excess/ (Shortfall)	\$ 21,125,997	\$ 17,603,817	\$ 18,028,625
Bond Payments - Series 2018	(3,000,462)	(2,325,851)	(2,325,851)
Bond Payments - Series 2019	(1,428,335)	(1,087,170)	(1,087,170)
Bond Payments - Series 2020 (IF)	(5,582,400)	(10,297,527)	(10,297,527)
Bond Payments - Series 2021	(4,880,154)	(2,440,075)	(2,440,075)
Bond Payments - Series 2023	(5,249,813)	(733,760)	(733,760)
Balance	\$ 984,833	\$ 719,434	\$ 1,144,241
County Appraiser & Tax Collector Fee	(328,278)	(93,147)	(93,147)
Discounts For Early Payments	(656,555)	(340,670)	(340,670)
Net Excess/ (Shortfall)	\$ -	\$ 285,617	\$ 710,425

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

O&M ONLY	
FUND BALANCE AS OF 9/30/23	
FY 2023/2024 ACTIVITY	
FUND BALANCE AS OF 9/30/24	

	\$2,349
	352,847
	\$355,195

AMENDED FINAL DETAILED CLUBHOUSE BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

EXPENDITURES	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/30/24
Management	8,000	8,000	8,000
Legal	12,000	3,500	2,940
Assessment Roll	1,500	1,500	1,500
Audit Fees	1,400	1,400	1,400
Arbitrage Rebate Fee	225	225	225
Legal Advertisements	1,200	1,500	1,200
Miscellaneous	0	5,000	2,738
Trustee Fees	3,500	3,500	3,500
Continuing Disclosure Fee	250	250	250
Website Management	400	400	400
Connect Water Fee	0	0	0
Management/personnel	686,000	665,000	642,566
Uniforms	4,000	1,000	0
Licenses/Permits	5,000	3,000	1,998
Insurance	70,000	70,000	70,000
Post / Print / Office Sup	9,000	16,000	14,759
IT / Telecom	20,000	17,000	15,133
HVAC Maint & Repair	12,000	2,000	0
Janitorial	13,500	35,000	33,436
Misc Repair & Maint	60,000	35,000	23,922
Pest Control	18,000	22,000	19,794
Fire/ Life/ Hood -Safe Sys	6,000	11,000	9,649
Fitness Equip	4,000	5,000	3,743
Vehicle Lease & Maint	1,500	6,000	4,799
Holiday Decorations	15,000	2,000	0
Cable / Music Services	3,000	3,500	3,082
Trash Removal	6,000	5,000	4,004
Gas	50,000	25,000	23,108
Electricity	50,000	40,000	36,178
Water & Sewer	40,000	42,000	40,027
Irrigation Water	13,000	6,000	4,533
Camera Surveillance	90,000	110,000	101,070
Electronic Access Control	5,000	30,000	28,188
Surveillance Repair & Main	3,000	1,000	0
Landscape Maint Contract	90,000	80,000	71,304
Landscape Other	100,000	100,000	94,121
Pool Chemicals	55,000	55,000	51,362
Pool Maintenance Agreement	32,500	32,500	29,792
Pool Repair & Misc Maint	25,000	6,000	4,200
Tennis & Pickle Court Main	15,000	15,000	13,382
Furniture Repair & Maint	5,000	2,000	0
Social Programs	75,000	80,000	75,878
Restaurant Expenses	0	0	0
Deficit Funding F&B Operat	0	0	0
Other / Capital Expenses	100,000	10,000	0
TOTAL EXPENDITURES	\$ 1,709,975	\$ 1,558,275	\$ 1,442,182

CLUBHOUSE ONLY
FUND BALANCE AS OF 9/30/23
FY 2023/2024 ACTIVITY
FUND BALANCE AS OF 9/30/24

\$558,779
\$357,578
\$916,357

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2018)
FISCAL YEAR 2023-2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/30/24
REVENUES			
Interest Income	200	92,858	92,858
NAV Tax Collection 2018-1	2,098,851	1,780,524	1,780,524
Collection 2018-2 (Taxable & Tax-Exempt)	89,750	126,136	126,136
NAV Tax Collection 2018-3	811,861	741,514	741,514
Prepaid Bond Collection	0	0	0
Landowner B-Bond Payments	0	0	0
Total Revenues	\$ 3,000,662	\$ 2,741,031	\$ 2,741,031
EXPENDITURES			
Principal Payments 2018-1	520,000	520,000	520,000
Principal Payments 2018-2 Taxable	0	0	0
Principal Payments 2018-2 Tax Exmpt	0	0	0
Principal Payments 2018-3	185,000	185,000	185,000
Interest Payments 2018-1	1,580,700	1,595,000	1,595,000
Interest Payments 2018-2 Taxable	71,500	70,705	70,705
Interest Payments 2018-2 Tax Exmpt	18,250	13,748	13,748
Interest Payments 2018-3	622,581	626,463	626,463
Bond Redemption	2,631	0	0
Total Expenditures	\$ 3,000,662	\$ 3,010,915	\$ 3,010,915
Excess/ (Shortfall)	\$ 0	\$ (269,884)	\$ (269,884)

FUND BALANCE AS OF 9/30/23	\$1,568,123
FY 2023/2024 ACTIVITY	\$ (269,884)
FUND BALANCE AS OF 9/30/24	\$1,298,239

Notes
2018-1 Reserve Fund Balance = \$429,345*. 2018-3 Reserve Fund Balance = \$202,964.06*.
2018-1 Revenue Account Balance = \$411,677.60*. 2018-3 Revenue Account = \$245,130.70*.
2018-1 Prepayment Account Balance = \$4,753.90*. 2018-2 Prepayment Account = \$4,367.73*. 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 9/30/24 =	\$28,480,000

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 9/30/24 =	\$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 9/30/24 =	\$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 9/30/24 =	\$10,735,000

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2019)
FISCAL YEAR 2023-2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/30/24
REVENUES			
Interest Income	200	67,918	67,918
NAV Tax Collection	1,078,335	1,317,578	1,317,578
NAV Tax Collection B	350,000	538,531	538,531
Landowner Contribution	0	0	0
Prepaid Bond Collection	0	385,457	385,457
Total Revenues	\$ 1,428,535	\$ 2,309,484	\$ 2,309,484
EXPENDITURES			
Principal Payments (2019)	245,000	305,000	305,000
Principal Payments (2019-B)	0	1,360,000	1,360,000
Interest Payments (2019)	835,660	832,790	832,790
Interest Payments (2019-B)	350,000	203,961	203,961
Bond Redemptions	-2,125	0	0
Total Expenditures	\$ 1,428,535	\$ 2,701,751	\$ 2,701,751
Excess/ (Shortfall)	\$ -	\$ (392,267)	\$ (392,267)

FUND BALANCE AS OF 9/30/23	\$1,029,623
FY 2023/2024 ACTIVITY	(\$392,267)
FUND BALANCE AS OF 9/30/24	\$637,356

Notes

2019 Reserve Fund Balance = \$107,808.00*. Revenue Fund Balance= \$525,859.38*. Prepayment Account Balance = \$3,689.34*.

* 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 9/30/24 =	\$14,575,000	

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 9/30/24 =	\$1,010,000	

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 9/30/24 =	\$1,970,000	

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2020 - IMPACT FEES)
FISCAL YEAR 2023-2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/30/24
REVENUES			
Interest Income	0	127,954	127,954
Impact Fees	5,582,400	10,297,527	10,297,527
Transfer From Cost Of Issuance Account	0	0	0
Total Revenues	\$ 5,582,400	\$ 10,425,480	\$ 10,425,480
EXPENDITURES			
Principal Payments (2020)	4,535,000	7,924,000	7,924,000
Interest Payments (2020)	1,047,400	795,791	795,791
Total Expenditures	\$ 5,582,400	\$ 8,719,791	\$ 8,719,791
Excess/ (Shortfall)	\$ -	\$ 1,705,689	\$ 1,705,689

FUND BALANCE AS OF 9/30/23	\$3,083,224
FY 2023/2024 ACTIVITY	\$1,705,689
FUND BALANCE AS OF 9/30/24	\$4,788,913

Notes

Revenue Fund Balance = \$4,784,457.68*. Redemption Fund Balance = \$4,454.96*.

* 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		
Maturity Date =	November 2050	Annual Interest Payments Due =	
		May 1st & November 1st	
Par Amount As Of 9/30/24 =	\$10,235,000		

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2021)
FISCAL YEAR 2023-2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/30/24
REVENUES			
Interest Income	200	226,018	226,018
Net NAV Tax Collection 2021 A-1 & A-2	3,999,654	5,960,583	5,960,583
Net NAV Tax Collection 2021 B	880,500	8,942,157	8,942,157
Landowner Contribution	0	0	0
Capitalized Interest	0	0	0
Total Revenues	\$ 4,880,354	\$ 15,128,758	\$ 15,128,758
EXPENDITURES			
Principal Payments (2021A-1)	590,000	2,740,000	2,740,000
Principal Payments (2021A-2)	595,000	595,000	595,000
Principal Payments (2021 B)	0	8,095,000	8,095,000
Interest Payments (2021A-1)	842,798	863,479	863,479
Interest Payments (2021A-2)	1,970,718	1,983,631	1,983,631
Interest Payments (2021 B)	880,500	939,813	939,813
Bond Redemptions	1,338	0	0
Total Expenditures	\$ 4,880,354	\$ 15,216,923	\$ 15,216,923
Excess/ (Shortfall)	\$ -	\$ (88,164)	\$ (88,164)

FUND BALANCE AS OF 9/30/23	\$1,294,838
FY 2023/2024 ACTIVITY	(\$88,164)
FUND BALANCE AS OF 9/30/24	\$1,206,674

Notes

2021A-1 Reserve Fund Balance = \$658,075.00*. 2021A-2 Reserve Fund Balance = \$256,818.75*.
2021A Revenue Account Balance = \$291,779.96*.

* 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 9/30/24 =	\$23,965,000	

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 9/30/24 =	\$38,110,000	

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 9/30/24 =	\$9,365,000	

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2023)
FISCAL YEAR 2023-2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/30/24
REVENUES			
Interest Income	200	791,994	791,994
NAV Tax Collection 2023	2,165,531	15,944,548	15,944,548
NAV Tax Collection 2023 TC	0	0	0
Landowner Contribution	0	0	0
Capitalized Interest	3,084,282	0	0
Total Revenues	\$ 5,250,013	\$ 16,736,542	\$ 16,736,542
EXPENDITURES			
Principal Payments (2023)	0	15,405,000	15,405,000
Principal Payments (2023 TC)	0	0	0
Interest Payments (2023)	4,331,063	4,332,891	4,332,891
Interest Payments (2023 TC)	918,750	806,458	806,458
Bond Redemptions	200		
Total Expenditures	\$ 5,250,013	\$ 20,544,349	\$ 20,544,349
Excess/ (Shortfall)	\$ -	\$ (3,807,807)	\$ (3,807,807)

FUND BALANCE AS OF 9/30/23	\$11,510,042
FY 2023/2024 ACTIVITY	(\$3,807,807)
FUND BALANCE AS OF 9/30/24	\$7,702,235

Notes

2023 Reserve Fund Balance = \$5,445,825.00*. 2023-TC Reserve Fund Balance = \$568,965.63*.
2023 Revenue Account Balance = \$900,593.04*. 2023-TC Revenue Account Balance = \$37,010.76*.
2023 Interest Account Balance = \$224,870.48*. 2023-TC Interest Account Balance = \$524,969.64*.

* 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 9/30/24 =	\$64,345,000	

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 9/30/24 =	\$15,000,000	

AMENDED FINAL BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2024)
FISCAL YEAR 2023-2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/30/24
REVENUES			
Interest Income	0	25,928	25,928
NAV Tax Collection 2024	0	0	0
NAV Tax Collection 2024 B	0	0	0
Landowner Contribution	0	0	0
Capitalized Interest	0	0	0
Total Revenues	\$ -	\$ 25,928	\$ 25,928
EXPENDITURES			
Principal Payments (2024)	0	0	0
Principal Payments (2024 B)	0	0	0
Interest Payments (2024)	0	0	0
Interest Payments (2024 B)	0	0	0
Bond Redemptions	0		
Total Expenditures	\$ -	\$ -	\$ -
Excess/ (Shortfall)	\$ -	\$ 25,928	\$ 25,928

FUND BALANCE AS OF 9/30/23	\$261,919
FY 2023/2024 ACTIVITY	\$25,928
FUND BALANCE AS OF 9/30/24	\$287,847

Notes

2024 Reserve Fund Balance = \$109,800.27*. 2024 Revenue Fund Balance = \$0.00*. 2024 Interest Account Balance = \$178,046.37*

* Approximate Amounts

Series 2024 Information

Original Par Amount =	\$3,000,000	Annual Principal Payments Due =
Interest Rate =	4.875% - 6.000%	May 1st
Issue Date =	April 2024	
Maturity Date =	May 2055	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/24 =	\$3,000,000	

Series 2024 B Information

Original Par Amount =	\$9,385,000	Annual Principal Payments Due =
Interest Rate =	6.25%	May 1st
Issue Date =	April 2024	
Maturity Date =	May 2055	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/24 =	\$9,385,000	