Avenir Community Development District

Proposed Budget Fiscal Year 2025/2026 October 1, 2025 - September 30, 2026

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PROPOSED BUDGET AVENIR COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026
REVENUES	BUDGET
O&M Assessments	7,052,314
Clubhouse Assessments	1,738,886
Total Regular Debt Assessments	14,429,156
Total Cap I + B Bond Debt Assess	2,607,911
Landowner Contribution - O&M	0
Landowner Contribution - Clubhouse	0
Landowner Contribution - Debt	0
Impact Fees	0
Bond Prepayments	0
Bond Prepayments - Sent to Trustee	0
O&M Interest & Other Income	0
Clubhouse Interest & Other Income	230,000
TOTAL REVENUES	\$ 26,058,267
EXPENDITURES	
Supervisor Fees	0
Supervisor Fees Taxes	0
Engineering/Inspections	50,000
	150,000
Management	
District Office	75,000
Legal	80,000
Assessment Roll	6,000
Audit Fees	13,900
Arbitrage Rebate Fee	5,000
Insurance	75,000
Legal Advertisements	20,000
Miscellaneous	2,000
Postage	2,000
Office Supplies	5,000
Dues & Subscriptions	175
Trustee Fees	40,000
Continuing Disclosure Fee	3,500
Website Management	1,600
Infrastructure Maintenance	100,000
Miscellaneous Maintenance	50,000
Base Landscape Maintenance	1,350,000
Optional Landscape Maintenance	
Irrigation Maintenance	250,000
Lake & Littoral Maintenance	375,000
Midge & Mosquito Control	350,000
Fountain Maintenenace	275,000
Street Sweeping / Pressure Washing	100,000
Mitigation Maintenance	1,045,000
Hydrobiologic Monitoring	25,000
Pump Station Maintenance / Fuel	100,000
Electric (FPL) (Including Streetlight)	650,000
Water (Seacoast)	175,000
Gas Utility	20,000
Holiday Lighting	35,000
Contingency	200,000
Clubhouse Total Expenditures	1,864,553
TOTAL EXPENDITURES	\$ 8,493,728
REVENUES LESS EXPENDITURES	\$ 17,564,539
Bond Payments - Series 2018	(2,995,460)
Bond Payments - Series 2019	(1,188.635)
Bond Payments - Series 2019 Bond Payments - Series 2020 (IF)	0
Bond Payments - Series 2020 (IF)	(4,330,610)
Bond Payments - Series 2023	(5,256,637)
Bond Payments - Series 2024 Bond Payments - Series 2025	(802,326) (1,597,650)
BALANCE	\$ 1,393,221
County Appraiser & Tax Collector Fee	(464,407)
Discounts For Early Payments	(928,814)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET AVENIR COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 OCTOBER 1, 2025 - SEPTEMBER 30, 2026

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Miscellaneous Maintenance 7,890 50,000 50,000 Base Landscape Maintenance 1,081,756 1,310,000 1,380,000 pritorial Landscape Maintenance 262,955 350,000 250,000 atke & Littoral Maintenance 97,666 250,000 375,000 iffige & Mosquito Control 0 0 380,000 Fountain Maintenance 101,044 100,000 275,000 Fountain Maintenance 539,350 720,000 1,045,000 Hydrobiologic Monitoring 0 0 250,000 Pump Station Maintenance / Fuel 71,472 100,000 1045,000 Pump Station Maintenance / Fuel 71,472 100,000 1045,000 Clubhouse Total Expenditures 1,450,642 1,691,313 1,864,553 Clubhouse Total Expenditures 1,450,642 1,691,313 1,864,553 Clubhouse Total Expenditures 1,450,642 1,691,313 1,864,553 Contingency 0 10,245,530 24,291,176 \$ 17,564,539 Sond Payments - Series 2018 (2,325,851) <td< td=""><td>Website Management</td><td>1,600</td><td>1,600</td><td>1,600</td><td></td></td<>	Website Management	1,600	1,600	1,600	
Base Landscape Maintenance 1,081,756 1,310,000 1,350,000 Optional Landscape Maintenance 262,955 350,000 256,000 Lake & Littoral Maintenance 108,688 140,000 256,000 Lake & Littoral Maintenance 97,666 250,000 375,000 Vildge & Mosquito Control 0 0 350,000 Street Sweeping / Pressure Washing 144,916 200,000 100,000 Wiligation Maintenance 539,350 720,000 100,000 Pump Station Maintenance / Fuel 71,472 100,000 100,000 Pump Station Maintenance / Fuel 71,472 100,000 175,000 Sas Utility 18,647 150,000 175,000 Sas Utility 18,647 1,691,313 1,864,553 Contingency 0 150,000 200,000 Contingency 0 150,000 200,000 Contingency 0 150,000 200,000 Contingency 0 16,451,131 1,864,553 Contingency 0 16	Infrastructure Maintenance	213,853	100,000	100,000	
Optional Landscape Maintenance 262,955 350,000 1,000,000 crigation Maintenance 106,688 140,000 250,000 Alek & Littoral Maintenance 97,666 250,000 375,000 Midge & Mosquito Control 0 0 350,000 Includes 2 additional fountains and backup pumps Street Sweeping / Pressure Washing 144,916 200,000 100,000 Includes 2 additional fountains and backup pumps Street Sweeping / Pressure Washing 144,916 200,000 100,000 Includes 2 additional fountains and backup pumps Witigation Maintenance 539,350 720,000 10,045,000 Includes 2 additional fountains and backup pumps Witigation Maintenance / Sa9,350 720,000 100,000 Includes 2 additional fountains and backup pumps Street Sweeping / Pressure Washing 144,915 0.0 25,000 Streetlight Value (Station Maintenance / Vulnes 11,857,50 0 20,000 Streetlight Statisty 185,57 0 20,000 Approximatiley 3% of non clubhouse O&M expenses Clubhouse Total Expenditures 1,450,642 <t< td=""><td>Miscellaneous Maintenance</td><td>7,890</td><td>50,000</td><td>50,000</td><td></td></t<>	Miscellaneous Maintenance	7,890	50,000	50,000	
Trigation Maintenance 108,688 140,000 250,000 .ake & Littoral Maintenance 97,666 250,000 375,000 Widge & Mosquito Control 0 0 360,000 Fountain Maintenance 101,044 100,000 275,000 Widge & Mosquito Control 0 0 250,000 Street Sweeping / Pressure Washing 144,916 200,000 100,000 Widgation Maintenance 539,350 720,000 1,045,000 Hydrobiologic Monitoring 0 0 25,000 Pump Station Maintenance / Fuel 71,472 100,000 100,000 Vater (Seacoast) 188,447 150,000 175,000 Gas Utility 18,557 0 20,000 Vater (Seacoast) 148,447 150,000 200,000 Contingency 0 150,000 200,000 Approximately 3% of non clubhouse O&M expenses Clubhouse Total Expenditures 1,450,642 1,691,313 1,864,553 Clubhouse Total Expenditures 1,450,642 1,691,315 2026 P & I Payments Less Earned Interest Sond Payments - Series 2018 (2,325,851)	Base Landscape Maintenance	1,081,756	1,310,000	1,350,000	
Lake & Littoral Maintenance 97,666 250,000 375,000 Midge & Mosquito Control 0 0 350,000 Fountain Maintenance 101,044 100,000 275,000 Mitge R Mosquito Control 0 0 275,000 Mitge Street Sweeping / Pressure Washing 144,916 200,000 100,000 Witgation Maintenance 539,350 720,000 1,045,000 Pymp Station Maintenance / Fuel 71,472 100,000 100,000 Electric (FPL) (Including Streetlight) 596,351 650,000 650,000 Gas Utility 188,647 150,000 200,000 Aniday Lighting 0 0 35,000 Contingency 0 150,000 200,000 Clubhouse Total Expenditures 1,450,642 1,691,313 1,864,553 Revenues Less Expenditures 1,450,642 1,691,313 1,864,553 Bond Payments - Series 2018 (2,325,851) (2,995,460) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2019 (1,843,266) (1,1278,335) <t< td=""><td>Optional Landscape Maintenance</td><td>262,955</td><td>350,000</td><td>1,000,000</td><td></td></t<>	Optional Landscape Maintenance	262,955	350,000	1,000,000	
Widge & Mosquito Control 0 350,000 Fountain Maintenenace 101,044 100,000 275,000 Includes 2 additional fountains and backup pumps Street Sweeping / Pressure Washing 114,916 200,000 1,045,000 Widgaton Maintenance 539,350 720,000 1,045,000 Pydrobiologic Monitoring 0 0 25,000 Pump Station Maintenance / Fuel 71,472 100,000 100,000 Electric (FPL) (Including Streetlight) 596,351 650,000 Streetlight & electric Water (Seacoast) 188,447 150,000 20,000 Cantingency 0 0 35,000 Contingency 0 150,000 200,000 Clubhouse Total Expenditures 1,450,642 1,891,313 1,864,553 Clubhouse Total Expenditures 1,450,642 1,891,313 1,864,553 Sond Payments - Series 2018 (2,325,851) (2,995,460) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2021 (10,453,694) (4,850,154) (4,303,610) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2021 (10,453,694) (4,850	Irrigation Maintenance	108,688	140,000	250,000	
Fountain Maintenenace 101,044 100,000 275,000 Includes 2 additional fountains and backup pumps Street Sweeping / Pressure Washing 144,916 200,000 100,000 Includes 2 additional fountains and backup pumps Witigation Maintenance 539,350 720,000 1,045,000 Includes 2 additional fountains and backup pumps Pump Station Maintenance / Fuel 71,472 100,000 100,000 StreetIght & electric Water (Seacoast) 188,447 150,000 20,000 Approximately 3% of non clubhouse O&M expenses Contingency 0 150,000 200,000 Approximately 3% of non clubhouse O&M expenses Clubhouse Total Expenditures 1,450,642 1,691,313 1,864,553 TOTAL EXPENDITURES \$ 5,116,566 \$ 6,359,171 \$ 8,493,728 Bond Payments - Series 2018 (2,325,851) (2,995,460) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2020 (IF) (10,453,664) (1,278,335) (1,188,635) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2021 (70,453,664) (4,850,154) Extretata 2026 P & I Payments Less Earned Interest <td>Lake & Littoral Maintenance</td> <td>97,666</td> <td>250,000</td> <td>375,000</td> <td></td>	Lake & Littoral Maintenance	97,666	250,000	375,000	
Street Sweeping / Pressure Washing 144,916 200,000 100,000 Mitigation Maintenance 539,350 720,000 1,045,000 Hydrobiologic Monitoring 0 0 25,000 Pump Station Maintenance / Fuel 71,472 100,000 650,000 Electric (FPL) (Including Streetlight) 596,351 650,000 650,000 Gas Utility 188,447 150,000 175,000 Gas Utility 18,557 0 20,000 Holiday Lighting 0 0 35,000 Contingency 0 150,000 200,000 Approximately 3% of non clubhouse O&M expenses Clubhouse Total Expenditures 1,450,642 1,691,313 1,864,553 Crotal Expenditures 1,450,642 1,691,313 1,864,553 Revenues Less expenditures \$ 26,774,873 \$ 24,291,176 \$ 17,564,539 Bond Payments - Series 2018 (2,325,851) (2,995,460) (202 P & I Payments Less Earned Interest Bond Payments - Series 2020 (IF) (10,273,350) 0 Estimated Bond Payments - Series 2023 <td>Midge & Mosquito Control</td> <td></td> <td>0</td> <td>350,000</td> <td></td>	Midge & Mosquito Control		0	350,000	
Witigation Maintenance 539,350 720,000 1,045,000 Hydrobiologic Monitoring 0 0 25,000 Pump Station Maintenance / Fuel 71,472 100,000 100,000 Electric (FPL) (Including Streetlight) 566,351 650,000 650,000 Water (Seacoast) 188,447 150,000 175,000 Gas Utility 18,557 0 20,000 Holiday Lighting 0 0 35,000 Contingency 0 150,000 20,000 Approximately 3% of non clubhouse 0&M expenses Clubhouse Total Expenditures 1,450,642 1,691,313 1,864,553 TOTAL EXPENDITURES \$ 5,116,566 \$ 6,359,171 \$ 8,493,728 Revenues Less expendrures \$ 26,774,873 \$ 24,291,176 \$ 17,564,539 Bond Payments - Series 2018 (2,325,851) (2,995,460) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2020 (IF) (10,277,527) (6,484,553) 0 Estimated Bond Payments - Series 2021 (10,43,694) (4,850,154) (2,326 P & I Payments Less Earned Interest Bond Payments - Series 2023 (73,	Fountain Maintenenace	101,044			Includes 2 additional fountains and backup pumps
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TOTAL EXPENDITURES \$ 5,116,566 \$ 6,359,171 \$ 8,493,728 REVENUES LESS EXPENDITURES \$ 26,774,873 \$ 24,291,176 \$ 17,564,539 Bond Payments - Series 2018 (2,325,851) (2,995,460) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2019 (1,843,266) (1,278,335) (1,188,635) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2020 (IF) (10,297,527) (6,484,553) 0 Estimated Bond Payments - Series 2021 (10,453,694) (4,850,154) (4,330,610) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2023 (73,760) (6,583,756) (5,256,637) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2024 0 (760,813) (802,326) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2025 0 0 (1,597,650) 2026 P & I Payments Less Earned Interest BALANCE \$ 1,120,774 \$ 1,338,105 \$ 1,393,221 County Appraiser & Tax Collector Fee (37,402) (446,035) (464,407) Discounts For Early Payments (340,670) (892,070) (928,814) Earned Interest	Conungency	0	150,000	200,000	Approximatiey 3% of non clubhouse U&M expenses
TOTAL EXPENDITURES \$ 5,116,566 \$ 6,359,171 \$ 8,493,728 REVENUES LESS EXPENDITURES \$ 26,774,873 \$ 24,291,176 \$ 17,564,539 Bond Payments - Series 2018 (2,325,851) (2,995,460) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2019 (1,843,266) (1,278,335) (1,188,635) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2020 (IF) (10,297,527) (6,484,553) 0 Estimated Bond Payments - Series 2021 (10,453,694) (4,850,154) (4,330,610) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2023 (73,760) (6,583,756) (5,256,637) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2024 0 (760,813) (802,326) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2025 0 0 (1,597,650) 2026 P & I Payments Less Earned Interest BALANCE \$ 1,120,774 \$ 1,338,105 \$ 1,393,221 County Appraiser & Tax Collector Fee (37,402) (446,035) (464,407) Discounts For Early Payments (340,670) (892,070) (928,814) Earned Interest	Clubbouse Total Expanditures	1 450 640	1 604 343	1 964 559	
REVENUES LESS EXPENDITURES \$ 26,774,873 \$ 24,291,176 \$ 17,564,539 Bond Payments - Series 2018 (2,325,851) (2,995,460) (226 P & I Payments Less Earned Interest Bond Payments - Series 2019 (1,843,266) (1,278,335) (1,188,635) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2020 (IF) (10,297,527) (6,484,553) 0 Estimated Bond Payments - Series 2021 (10,453,694) (4,850,154) (4,330,610) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2023 (733,760) (6,583,756) (5,256,637) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2024 0 (760,813) (802,326) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2025 0 0 (1,597,650) 2026 P & I Payments Less Earned Interest BALANCE \$ 1,120,774 \$ 1,338,105 \$ 1,393,221 County Appraiser & Tax Collector Fee (37,402) (446,035) (464,407) Discounts For Early Payments (340,670) (892,070) (928,814)		1,450,642	1,091,313	1,004,553	
Bond Payments - Series 2018 (2,325,851) (2,995,460) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2019 (1,843,266) (1,278,335) (1,188,635) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2020 (IF) (10,297,527) (6,484,553) 0 Estimated Bond Payments - Series 2021 (10,453,694) (4,850,154) (4,330,610) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2023 (733,760) (6,583,756) (5,256,637) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2024 0 (760,813) (802,326) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2025 0 0 (1,1597,650) 2026 P & I Payments Less Earned Interest BALANCE \$ 1,120,774 \$ 1,338,105 \$ 1,393,221 County Appraiser & Tax Collector Fee (37,402) (446,035) (464,407) Discounts For Early Payments (340,670) (892,070) (928,814)	TOTAL EXPENDITURES	\$ 5,116,566	\$ 6,359,171	\$ 8,493,728	
Bond Payments - Series 2019 (1,843,266) (1,278,335) (1,188,635) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2020 (IF) (10,297,527) (6,484,553) 0 Estimated Bond Payments - Series 2021 (10,453,694) (4,850,154) (4,330,610) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2023 (733,760) (6,583,756) (5,256,637) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2024 0 (760,813) (802,326) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2025 0 0 (1,597,650) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2025 0 0 (1,597,650) 2026 P & I Payments Less Earned Interest BALANCE \$ 1,120,774 \$ 1,338,105 \$ 1,393,221 Interest County Appraiser & Tax Collector Fee (37,402) (446,035) (464,407) Interest Discounts For Early Payments (340,670) (892,070) (928,814) Interest	REVENUES LESS EXPENDITURES	\$ 26,774,873	\$ 24,291,176	\$ 17,564,539	
Bond Payments - Series 2019 (1,843,266) (1,278,335) (1,188,635) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2020 (IF) (10,297,527) (6,484,553) 0 Estimated Bond Payments - Series 2021 (10,453,694) (4,850,154) (4,330,610) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2023 (733,760) (6,583,756) (5,256,637) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2024 0 (760,813) (802,326) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2025 0 0 (1,597,650) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2025 0 0 (1,597,650) 2026 P & I Payments Less Earned Interest BALANCE \$ 1,120,774 \$ 1,338,105 \$ 1,393,221 Interest County Appraiser & Tax Collector Fee (37,402) (446,035) (464,407) Interest Discounts For Early Payments (340,670) (892,070) (928,814) Interest	Dand Daymanta David 0040	(2.005.051)	(0.005.400)	(2.005.400)	
Bond Payments - Series 2020 (IF) (10,297,527) (6,484,553) 0 Estimated Bond Payments - Series 2021 (10,453,694) (4,850,154) (4,330,610) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2023 (733,760) (6,583,756) (5,256,637) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2024 0 (760,813) (802,326) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2025 0 0 (1,597,650) 2026 P & I Payments Less Earned Interest BALANCE \$ 1,120,774 \$ 1,338,105 \$ 1,393,221 County Appraiser & Tax Collector Fee (37,402) (446,035) (464,407) Discounts For Early Payments (340,670) (892,070) (928,814)					-
Bond Payments - Series 2021 (10,453,694) (4,850,154) (4,330,610) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2023 (733,760) (6,583,756) (5,256,637) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2024 0 (760,813) (802,326) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2025 0 0 (1,597,650) 2026 P & I Payments Less Earned Interest BALANCE \$ 1,120,774 \$ 1,338,105 \$ 1,393,221 County Appraiser & Tax Collector Fee (37,402) (446,035) (464,407) Discounts For Early Payments (340,670) (892,070) (928,814)					
Bond Payments - Series 2023 (733,760) (6,583,756) (5,256,637) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2024 0 (760,813) (802,326) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2025 0 0 (1,597,650) 2026 P & I Payments Less Earned Interest BALANCE \$ 1,120,774 \$ 1,338,105 \$ 1,393,221 County Appraiser & Tax Collector Fee (37,402) (446,035) (464,407) Discounts For Early Payments (340,670) (892,070) (928,814)					
Bond Payments - Series 2024 0 (760,813) (802,326) 2026 P & I Payments Less Earned Interest Bond Payments - Series 2025 0 0 (1,597,650) 2026 P & I Payments Less Earned Interest BALANCE \$ 1,120,774 \$ 1,338,105 \$ 1,393,221 County Appraiser & Tax Collector Fee (37,402) (446,035) (464,407) Discounts For Early Payments (340,670) (892,070) (928,814)					
Bond Payments - Series 2025 0 0 (1,597,650) 2026 P & I Payments Less Earned Interest BALANCE \$ 1,120,774 \$ 1,338,105 \$ 1,393,221 County Appraiser & Tax Collector Fee (37,402) (446,035) (464,407) Discounts For Early Payments (340,670) (892,070) (928,814)					
BALANCE \$ 1,120,774 \$ 1,338,105 \$ 1,393,221 County Appraiser & Tax Collector Fee (37,402) (446,035) (464,407) Discounts For Early Payments (340,670) (892,070) (928,814)					
County Appraiser & Tax Collector Fee (37,402) (446,035) (464,407) Discounts For Early Payments (340,670) (892,070) (928,814)					
Discounts For Early Payments (340,670) (892,070) (928,814)	DALANGE	ə 1,120,774	ə 1,338,105	ə 1,393,221	
Discounts For Early Payments (340,670) (892,070) (928,814)	County Appraiser & Tax Collector Fee	(37,402)	(446,035)	(464,407)	
	Discounts For Early Payments				
EXCESS/ (SHORTFALL) \$ 742,703 \$ - <mark>\$ -</mark>					
	EXCESS/ (SHORTFALL)	\$ 742,703	\$ -	\$ -	

DETAILED PROPOSED CLUBHOUSE BUDGET AVENIR COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 OCTOBER 1, 2025 - SEPTEMBER 30, 2026

EXPENDITURES	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
Supervisor Fees	0	960	0	
Supervisor Fees Taxes	0	77	0	
Connect Water Fee	0	0	0	
CDD Management	8,000	8,000	35,000	
Legal	2,940	12,000	12,000	
Assessment Roll	1,500	1,500	1,500	
Audit Fees	1,400	1,600	1,600	
Arbitrage Rebate Fee	225	225	225	
Legal Advertisements	1,200	1,500	4,000	
Miscellaneous	2,738	0	5,000	
Trustee Fees	3,500	3,500	3,500	
Continuing Disclosure Fee	250	250	250	
	400	400	400	
Website Management	642,566	400 758,801	400 819,578	
CH Management/personnel Uniforms				
Licenses/Permits	0	4,000	4,000	
	1,998	5,000	5,000	
	70,000	55,000	80,000	
Post / Print / Office Sup	14,759	9,000	12,000	
	15,133	20,000	20,000	
HVAC Maint & Repair	0	12,000	12,000	
Janitorial	33,436	11,000	14,000	
Misc Repair & Maint	23,922	60,000	60,000	
Pest Control	19,794	18,000	20,000	
Fire/ Life/ Hood -Safe Sys	9,649	8,000	8,000	
Fitness Equip	3,743	4,000	4,000	
Vehicle Lease & Maint	4,799	5,000	5,000	
Holiday Decorations	0	15,000	15,000	
Cable / Music Services	3,082	3,000	4,000	
Trash Removal	4,004	6,000	6,000	
Gas	23,108	50,000	50,000	
Electricity	36,178	50,000	50,000	
Water & Sewer	40,027	40,000	45,000	
Irrigation Water	4,533	10,000	10,000	
Security / Camera Surveillance	101,070	90,000	90,000	
Electronic Access Control	28,188	10,000	10,000	
Surveillance Repair & Main	0	0	0	
Landscape Maint Contract	71,304	80,000	83,000	
Landscape Other / Irrigation	102,581	40,000	50,000	
Pool Chemicals	51,362	55,000	57,000	
Pool Maintenance Agreement	29,792	32,500	32,500	
Pool Repair & Misc Maint	4,200	25,000	25,000	
Tennis & Pickle Court Main	13,382	15,000	25,000	
Furniture Repair & Maint	0	5,000	5,000	
Social Programs	75,878	90,000	90,000	
Coffee Station	0	0	15,000	
Restaurant Expenses	0	0	0	
Deficit Funding F&B Operat	0	0	0	
Other / Capital Expenses	0	75,000	75,000	
TOTAL EXPENDITURES	\$ 1,450,642	\$ 1,691,313	\$ 1,864,553	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET - SERIES 2018 AVENIR COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
		TISCAL TEAK		
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	92,858	200	200	Projected Interest
Net NAV Collection 2018-1	1,780,524	2,098,851	2,098,851	Maximum Net Debt Service Collection
Net Collection 2018-2 (Taxable & Tax-Exempt)	126,136	84,748	84,748	Estimate - Collected from Developer / Home Builder
Net NAV Collection 2018-3	741,514	811,861	811,861	Maximum Net Debt Service Collection
Landowner Contribution	0	0	0	
Prepaid Bond Collections	0	0	0	
Total Revenues	\$ 2,741,031	\$ 2,995,660	\$ 2,995,660	
EXPENDITURES				
Principal Payments 2018-1	520,000	545,000	580,000	Principal Payment Due In 2026
Principal Payments 2018-2 Taxable	0	0	0	Bonds Paid off as lots sold to Homebuilder
Principal Payments 2018-2 TE	0	0	0	Bonds Paid off as lots sold to Homebuilder
Principal Payments 2018-3	185,000	200,000	210,000	Principal Payment Due In 2026
Interest Payments 2018-1	1,595,000	1,551,413	1,520,475	Interest Payments Due In 2026
Interest Payments 2018-2 Taxable	70,705	71,000	71,000	Estimated Interest Payments Due In 2026
Interest Payments 2018-2 TE	13,748	13,748	13,748	Estimated Interest Payments Due In 2026
Interest Payments 2018-3	626,463	610,075	598,288	Interest Payments Due In 2026
Bond Redemptions	0	4,425	2,150	Estimated Excess Debt Collections
Total Expenditures	\$ 3,010,915	\$ 2,995,660	\$ 2,995,660	
Excess/ (Shortfall)	\$ (269,884)	\$ -	\$ -	

	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 Taxab	ble 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 E	xempt (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 2025/2026 OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	67,918	200	200	Projected Interest
Net NAV Tax Collection	1,317,578	1,078,335	1,078,335	Maximum Net Debt Service Collection
Net NAV Tax Collection B	538,531	200,000	110,300	Estimate - Collected from Developer / Home Builder
Landowner Contribution	0	0	0	
Prepaid Bonds	385,457	0	0	
Total Revenues	\$ 2,309,484	\$ 1,278,535	\$ 1,188,835	
EXPENDITURES				
Principal Payments	305,000	255,000	270,000	Principal Payments Due In 2026
Principal Payments B	1,360,000	0	0	
Interest Payments	832,790	810,740	794,360	Interest Payments Due In 2026
Interest Payments B	203,961	200,000	110,300	Estimated Interest Payments Due in 2026
Bond Redemptions	0	12,795	14,175	Estimated Excess Debt Collections
Total Expenditures	\$ 2,701,751	\$ 1,278,535	\$ 1,188,835	
Excess/ (Shortfall)	\$ (392,267)	\$-	\$ -	

Series 2019 Bond Information	
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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 Taxa	ble 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 E	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 2025/2026 OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	000005050
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	127,954	0	0	Projected Interest
Impact Fees	10,297,527	6,484,553	0	Paid As Impact Fee Credits Are Earned
Total Revenues	\$ 10,425,480	\$ 6,484,553	\$-	
EXPENDITURES				
Impact Fee Principal Payments	7,924,000	5,622,000	0	Bond Expected to be Paid in Full in 2025
Impact Fee Interest Payments	795,791	862,553	0	Bond Expected to be Paid in Full in 2025
Total Expenditures	\$ 8,719,791	\$ 6,484,553	\$ -	
Excess/ (Shortfall)	\$ 1,705,689	\$ -	\$ -	

Series 2020 Bond Information

Original Par Amount = Interest Rate = Issue Date = Maturity Date = \$22,600,000 4.75% July 2020 November 2050 Annual Principal Payments Due = Annual Interest Payments Due = Paid as Impact Fee Credits Are Earned May 1st & November 1st

DETAILED PROPOSED DEBT SERVICE FUND BUDGET - SERIES 2021 AVENIR COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	226,018	200	1,100	Projected Interest
Net NAV Collection 2021 A-1 & A-2	5,960,583	3,999,654	3,870,610	Maximum Net Debt Service Collection
Net Collection 2021 B	8,942,157	850,500	460,000	Maximum Net Debt Service Collection
Landowner Contribution	0	0	0	
Capitalized Interest	0	0	0	
Total Revenues	\$ 15,128,758	\$ 4,850,354	\$ 4,331,710	
EXPENDITURES				
Principal Payments 2021 A-1	2,740,000	605,000	560,000	Principal Payment Due In 2026
Principal Payments 2021 A-2	595,000	625,000	660,000	Principal Payment Due In 2026
Principal Payments 2021 B	8,095,000	0	0	Bonds Paid off as lots sold to Homebuilder
Interest Payments 2021 A-1	863,479	829,354	747,328	Interest Payments Due In 2026
Interest Payments 2021 A-2	1,983,631	1,938,916	1,904,194	Interest Payments Due In 2026
Interest Payments 2021 B	939,813	850,500	460,000	Estimated Interest Payments Due In 2026
Bond Redemptions	0	1,585	188	Estimated Excess Debt Collections
Total Expenditures	\$ 15,216,923	\$ 4,850,354	\$ 4,331,710	
Excess/ (Shortfall)	\$ (88,164)	\$-	\$ -	

	Series 2021 A-1 Bond	d 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	d 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
lssue Date =	September 2021		
Maturity Date =	May 2052		
	Series 2021 B Bond I	Information	
Original Par Amount =	\$29,160,000	Annual Principal Payments Due =	N/A
Interest Rate -	5 00%	Annual Interact Reymonts Duo -	Mov 1 of 8 November 1 of

Origina Interest Rate = Issue Date = Maturity Date =

\$29,160,000	Annual Principal Payments Due =	N/A
5.00%	Annual Interest Payments Due =	May 1st & November 1st
September 2021		
May 2041		

DETAILED PROPOSED DEBT SERVICE FUND BUDGET - SERIES 2023 AVENIR COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	791,994	200	45,000	Projected Interest
Net NAV Collection 2023	15,944,548	5,445,825	4,337,887	Maximum Net Debt Service Collection
Net NAV Collection 2023 TC	C	1,137,931	918,750	Interest Only until FY 2027/2028
Landowner Contribution		0	0	
Capitalized Interest		0	0	
Total Revenues	\$ 16,736,542	\$ 6,583,956	\$ 5,301,637	
EXPENDITURES				
Principal Payments 2023	15,405,000	1,140,000	950,000	Principal Payment Due In 2026
Principal Payments 2023 TC		0	0	Principal Payment Due In 2026
Interest Payments 2023	4,332,891	4,305,413	3,432,556	Interest Payments Due In 2026
Interest Payments 2023 TC	806,458	918,750	918,750	Interest Payments Due In 2026
Bond Redemptions		219,794	331	Estimated Excess Debt Collections
Total Expenditures	\$ 20,544,349	\$ 6,583,956	\$ 5,301,637	
Excess/ (Shortfall)	\$ (3,807,807)	\$-	\$-	

	Series 2023 Bond In	nformation	
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 C	enter Bond Information	
Original Par Amount =	Series 2023 Town C \$15,000,000	Center Bond Information Annual Principal Payments Due =	 May 1st
Original Par Amount = Interest Rate =			May 1st May 1st & November 1st
U U	\$15,000,000	Annual Principal Payments Due =	,

DETAILED PROPOSED DEBT SERVICE FUND BUDGET - SERIES 2024 AVENIR COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	25,928	200	200	Projected Interest
Net NAV Collection 2024 A	0	87,225	215,763	Maximum Net Debt Service Collection
Net NAV Collection 2024 B	0	0	586,563	Net Interest Only Debt Service until FY 2028/2029
Landowner Contribution	0	0	0	
Capitalized Interest	0	673,788	0	
Total Revenues	\$ 25,928	\$ 761,213	\$ 802,526	
EXPENDITURES				
Principal Payments 2024 A	0		40,000	Principal Payment Due In 2026
Principal Payments 2024 B	0	0	0	Principal Payment Due In 2026
Interest Payments 2024 A	0	174,450	173,475	Interest Payments Due In 2026
Interest Payments 2024 B	0	586,563	586,563	Interest Payments Due In 2026
Bond Redemptions	0	200	2,488	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ 761,213	\$ 802,526	
Excess/ (Shortfall)	\$ 25,928	\$-	\$-	

	Series 2024 A Bond	d 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 Bone	d 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

April 2024

May 2055

Issue Date =

Maturity Date =

DETAILED PROPOSED DEBT SERVICE FUND BUDGET - SERIES 2025 AVENIR COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	0	Projected Interest
Net NAV Collection 2025 A	0	0	231,350	Maximum Net Debt Service Collection *EST
Net NAV Collection 2025 B	0	0	0	Maximum Net Debt Service Collection *EST
Landowner Contribution	0	0	0	
Capitalized Interest	0	0	1,366,300	
Total Revenues	\$-	\$-	\$ 1,597,650	
EXPENDITURES				
Principal Payments 2025 A	0	0	0	Principal Payment Due In 2026 *EST
Principal Payments 2025 B	0	0	0	Principal Payment Due In 2026 *EST
Interest Payments 2025 A	0	0	462,700	Interest Payments Due In 2026 *EST
Interest Payments 2025 B	0	0	1,134,950	Interest Payments Due In 2026 *EST
Bond Redemptions	0	0	0	Estimated Excess Debt Collections
Total Expenditures	\$-	\$-	\$ 1,597,650	
Excess/ (Shortfall)	\$-	\$-	\$-	

Series 2025 A Bond Information *EST

Original Par Amount =	\$6,610,000	Annual Principal Payments Due =	May 1st
Interest Rate =	7.000%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =			
Maturity Date =			

Series 2025 B Bond Information *EST

=	\$15,345,000	Annual Principal Payments Due =	May 1st
	7.500%	Annual Interest Payments Due =	May 1st & November 1st

Original Par Amount = Interest Rate = Issue Date = Maturity Date =

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

	Fiscal Year 2022/2023 Gross	Fiscal Year 2023/2024	Fiscal Year 2024/2025 Gross	Fiscal Year 2025/2026 Projected Gross	
	Assessment	Gross Assessment	Assessment	Assessment	
O&M Assessment For Parcel A-1 - Watermark Clubhouse Operation Assessment For Parcel A-1	\$ 962.47 \$ 1,370.47	\$ 843.90 \$ 1,486.98	\$ 1,085.45 \$ 1,481.82	\$1,502.13 \$1,481.16	
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 Total	\$ 742.00 \$ 5,152.07	\$ 742.00 \$ 5,150.01	\$ 742.00 \$ 5,386.40	\$ 742.00 \$ 5,802.42	
	\$ 5,152.07	ş 5,150.01	\$ 5,366.40	ə 5,002.42	
	\$ 962.47	\$ 843.90	\$ 1,085.45	\$ 1,502.13	
Clubhouse Operation Assessment For Parcel A-2 Debt (2018-1) Assessment For Parcel A-2	\$ 1,370.47 \$ 1,982.71	\$ 1,486.98 \$ 1,982.71	\$ 1,481.82 \$ 1,982.71	\$ 1,481.16 \$ 1,982.71	
Debt (2018-3 Clubhouse) Assessment For Parcel A-2	\$ 742.00	\$ 742.00	\$ 742.00	\$ 742.00	_
Total	\$ 5,057.65	\$ 5,055.59	\$ 5,291.98	\$ 5,708.00	
O&M Assessment For Parcel A-3 - Windgate	\$ 962.47	\$ 843.90	\$ 1,085.45	\$ 1,502.13	
	\$ 1,370.47	\$ 1,486.98	\$ 1,481.82	\$ 1,481.16	
	\$ 1,888.30 \$ 742.00	\$ 1,888.30 \$ 742.00	\$ 1,888.30 \$ 742.00	\$ 1,888.30 \$ 742.00	
	\$ 4,963.24	\$ 4,961.18	\$ 5,197.57	\$ 5,613.59	
	¢ 000.47	¢ 042.00	¢ 4.005.45	¢ 4 500 43	
O&M Assessment For Parcel A-4 - Coral Isles Clubhouse Operation Assessment For Parcel A-4	\$ 962.47 \$ 1,370.47	\$ 843.90 \$ 1,486.98	\$ 1,085.45 \$ 1,481.82	\$ 1,502.13 \$ 1,481.16	
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 Total	\$ 742.00 \$ 5,246.48	\$ 742.00 \$ 5,244.42	\$ 742.00 \$ 5,480.81	\$ 742.00 \$ 5,896.83	
Total	ə 5,240.40	ə 5,244.42	\$ 5,460.61	\$ 3,096.03	
	\$ 962.47	\$ 843.90	\$ 1,085.45	\$ 1,502.13	
	\$- \$1,888.30	\$ - \$ 1,888.30	\$- \$1,888.30	\$	
Debt (2018-3 Clubhouse) Assessment For Parcel A-5 (50 Foot)	\$ -	\$ -	\$-	<u>\$</u> -	
Total	\$ 2,850.77	\$ 2,732.20	\$ 2,973.75	\$ 3,390.43	
O&M Assessment For Parcel A-5 (60 Foot) - Regency	\$ 962.47	\$ 843.90	\$ 1,085.45	\$ 1,502.13	
Clubhouse Operation Assessment For Parcel A-5 (60 Foot)	\$ -	\$ -	\$ -	\$ -	
Debt (2018-1) Assessment For Parcel A-5 (60 Foot) Debt (2018-3 Clubhouse) Assessment For Parcel A-5 (60 Foot)	\$ 1,982.71 \$ -	\$ 1,982.71 \$	\$ 1,982.71	\$ 1,982.71	
	\$ 2,945.18	\$ 2,826.61	\$ 3,068.16	\$	-
	\$ 962.47 \$ 1,370.47	\$ 843.90 \$ 1,486.98	\$ 1,085.45 \$ 1,481.82	\$ 1,502.13 \$ 1,481.16	
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 Total	\$ 742.00 \$ 4.138.77	\$ 742.00 \$ 4,136.71	\$ 742.00 \$ 4,373.10	\$ 742.00	
Iotal	\$ 4,138.77	\$ 4,136.71	\$ 4,373.10	\$ 4,789.12	
	\$ 962.47	\$ 843.90	\$ 1,085.45	\$ 1,502.13	
Clubhouse Operation Assessment For Econ Dev Debt (2018-1) Assessment For Econ Dev	\$ - \$ 2,127.66	\$ - \$ 2,127.66	\$ - \$ 2,127.66	\$	
Debt (2018-3 Clubhouse) Assessment For Econ Dev	\$ -	\$ -	\$ -	\$ -	
Total	\$ 3,090.13	\$ 2,971.56	\$ 3,213.11	\$ 3,629.79	
O&M Assessment For Town Center - Total	\$ 962.47	\$ 843.90	\$ 94,347.31	\$ 130,565.14	
Debt (2018-1) Assessment For Town Center - Total	\$ 2,127.66	\$ 2,127.66	\$ 112,765.96	\$ 112,765.96	
Debt (2023 Towncenter) Assessment For Town Center - Total Total	\$	\$	\$ 1,210,565.00 \$ 1,417,678.27	\$ 1,210,565.00 \$ 1,453,896.10	
1% County Property Appraiser Fee Eirst Phase Parcel A-1	<u>L</u> 98	ot Count Information Second Phase Parcel A-6	245	Third Phase	
Parcel A-2				Parcel A-10	230
Dec-1A 0	92	Parcel A-7	47	Parcel A-10 Parcel A-11	230 137
	119	Parcel A-7 Parcel A-8	98	Parcel A-11 Parcel A-12	137 139
Parcel A-4 Parcel A-5	119 107 267	Parcel A-7		Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 175'	137 139 55 24
Parcel A-4 Parcel A-5 Parcel A-5 <u>SF Villas</u> First Phase Residential Econ Dev (50 Acres)	119 107 267 202 2 <u>50</u> 1,135	Parcel A-7 Parcel A-8 <u>Parcel A-9</u>	98 <u>118</u>	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 52' Parcel A-16 60' Parcel A-16 60' Parcel A-16 75' Parcel A-17	137 139 55 24 356 206 296 193 2 161
Parcel A-4 Parcel A-5 Parcel A-5 <u>SE Villas</u> First Phase Residential Econ Dev (50 Acres) Town Center (41.134 Acres)	119 107 267 202 250 1,135	Parcel A-7 Parcel A-8 <u>Parcel A-9</u>	98 <u>118</u>	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 52' Parcel A-16 50' Parcel A-16 60' Parcel A-16 60' Parcel A-17 Parcel A-17 Parcel A-18 Parcel A-19	137 139 55 24 356 206 296 193 2 161 104 131
Parcel A-4 Parcel A-5 Parcel A-5 <u>SE Villas</u> First Phase Residential Econ Dev (50 Acres) <u>Town Center (41.134 Acres)</u> First Phase Non-Residential	119 107 267 250 1,135 0 86.92 86.92	Parcel A-7 Parcel A-8 <u>Parcel A-9</u>	98 <u>118</u>	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 125' Parcel A-15 50' Parcel A-15 50' Parcel A-16 50' Parcel A-16 60' Parcel A-16 75' Parcel A-16 75' Parcel A-17 Parcel A-19 Parcel A-20 55'	137 139 55 24 356 206 296 193 2 161 104 131 75
Parcel A-4 Parcel A-5 Parcel A-5 <u>SE Villas</u> First Phase Residential Econ Dev (50 Acres) <u>Town Center (41.134 Acres)</u> First Phase Non-Residential	119 107 267 202 250 1,135 0 86 92	Parcel A-7 Parcel A-8 <u>Parcel A-9</u>	98 <u>118</u>	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 50' Parcel A-16 50' Parcel A-16 50' Parcel A-16 75' Parcel A-18 Parcel A-19 Parcel A-19 Parcel A-20 55' Parcel A-20 65'	137 139 55 24 356 206 193 2 161 104 131 75 69
Parcel A-4 Parcel A-5 Parcel A-5 <u>SE Villas</u> First Phase Residential Econ Dev (50 Acres) <u>Town Center (41.134 Acres)</u> First Phase Non-Residential	119 107 267 250 1,135 0 86.92 86.92	Parcel A-7 Parcel A-8 <u>Parcel A-9</u>	98 <u>118</u>	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 125' Parcel A-15 50' Parcel A-15 50' Parcel A-16 50' Parcel A-16 60' Parcel A-16 75' Parcel A-16 75' Parcel A-17 Parcel A-19 Parcel A-20 55'	137 139 55 24 356 206 296 193 2 161 104 131 75
Parcel A-4 Parcel A-5 Parcel A-5 <u>SE Villas</u> First Phase Residential Econ Dev (50 Acres) <u>Town Center (41.134 Acres)</u> First Phase Non-Residential	119 107 267 250 1,135 0 86.92 86.92	Parcel A-7 Parcel A-8 <u>Parcel A-9</u>	98 <u>118</u>	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 50' Parcel A-16 50' Parcel A-16 60' Parcel A-16 60' Parcel A-17 Parcel A-17 Parcel A-18 Parcel A-19 Parcel A-20 55' Parcel A-20 65' <u>Parcel A-21</u> Thrid Phase Residential	137 139 55 24 356 206 296 193 2 161 104 131 75 69 <u>204</u> 2,382
Parcel A-4 Parcel A-5 Parcel A-5 <u>SE Villas</u> First Phase Residential Econ Dev (50 Acres) <u>Town Center (41.134 Acres)</u> First Phase Non-Residential	119 107 267 250 1,135 0 86.92 86.92	Parcel A-7 Parcel A-8 <u>Parcel A-9</u>	98 <u>118</u>	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 50' Parcel A-15 52' Parcel A-16 50' Parcel A-16 50' Parcel A-16 50' Parcel A-17 Parcel A-17 Parcel A-18 Parcel A-19 Parcel A-20 55' Parcel A-20 65' <u>Parcel A-20</u> Third Phase Residential Golf Course Charter School	137 139 55 24 356 296 193 2 161 104 131 75 69 <u>204</u> 2,382 356.81 11.91
Parcel A-4 Parcel A-5 Parcel A-5 <u>SE Villas</u> First Phase Residential Econ Dev (50 Acres) <u>Town Center (41.134 Acres)</u> First Phase Non-Residential	119 107 267 250 1,135 0 86.92 86.92	Parcel A-7 Parcel A-8 <u>Parcel A-9</u>	98 <u>118</u>	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 62' Parcel A-16 60' Parcel A-16 60' Parcel A-16 60' Parcel A-16 75' Parcel A-17 Parcel A-17 Parcel A-18 Parcel A-19 Parcel A-20 55' Parcel A-20 55' Parcel A-21 Third Phase Residential Golf Course Charter School Comm Parcel "D"	137 139 55 24 356 206 296 193 2 161 104 131 75 59 <u>204</u> 2,382 356.81 11.91 159.80
Parcel A-4 Parcel A-5 Parcel A-5 <u>SE Villas</u> First Phase Residential Econ Dev (50 Acres) <u>Town Center (41.134 Acres)</u> First Phase Non-Residential	119 107 267 250 1,135 0 86.92 86.92	Parcel A-7 Parcel A-8 <u>Parcel A-9</u>	98 <u>118</u>	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 50' Parcel A-16 50' Parcel A-16 60' Parcel A-16 50' Parcel A-17 Parcel A-17 Parcel A-17 Parcel A-18 Parcel A-19 Parcel A-20 55' <u>Parcel A-20</u> 55' <u>Parcel A-21</u> Third Phase Residential Golf Course Charter School Comm Parcel "J"	137 139 55 24 356 206 296 193 2 161 104 131 75 69 204 2,382 356,81 11,91 159,80 18,75 35,67
Parcel A-4 Parcel A-5 Parcel A-5 <u>SE Villas</u> First Phase Residential Econ Dev (50 Acres) <u>Town Center (41.134 Acres)</u> First Phase Non-Residential	119 107 267 250 1,135 0 86.92 86.92	Parcel A-7 Parcel A-8 <u>Parcel A-9</u>	98 <u>118</u>	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 50' Parcel A-16 50' Parcel A-16 50' Parcel A-16 75' Parcel A-16 75' Parcel A-18 Parcel A-19 Parcel A-19 Parcel A-20 55' <u>Parcel A-20</u> 55' <u>Parcel A-20</u> 65' <u>Parcel A-20</u> Third Phase Residential Golf Course Charter School Comm Parcel "H"	137 139 55 24 356 296 193 2 161 104 131 75 69 204 2,382 356.81 11.91 159.80 18.75
Parcel A-4 Parcel A-5 Parcel A-5 <u>SE Villas</u> First Phase Residential Econ Dev (50 Acres) <u>Town Center (41.134 Acres)</u> First Phase Non-Residential	119 107 267 250 1,135 0 86.92 86.92	Parcel A-7 Parcel A-8 <u>Parcel A-9</u>	98 <u>118</u>	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 50' Parcel A-16 50' Parcel A-16 60' Parcel A-16 50' Parcel A-17 Parcel A-17 Parcel A-17 Parcel A-18 Parcel A-19 Parcel A-20 55' <u>Parcel A-20</u> 55' <u>Parcel A-21</u> Third Phase Residential Golf Course Charter School Comm Parcel "J"	137 139 55 24 356 206 296 193 2 161 104 131 75 69 204 2,382 356,81 11,91 159,80 18,75 35,67
Parcel A-4 Parcel A-5 Parcel A-5 <u>SE Villas</u> First Phase Residential Econ Dev (50 Acres) <u>Town Center (41.134 Acres)</u> First Phase Non-Residential	119 107 267 250 1,135 0 86.92 86.92	Parcel A-7 Parcel A-8 <u>Parcel A-9</u> Total Second Phase	98 <u>118</u>	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 52' Parcel A-16 50' Parcel A-16 60' Parcel A-16 60' Parcel A-17 Parcel A-17 Parcel A-17 Parcel A-19 Parcel A-20 55' Parcel A-20 65' <u>Parcel A-20 65' Parcel A-20 65' Parcel A-20 65' Comm Parcel "J" Comm Parcel "J"</u>	137 139 55 24 356 206 296 103 2 161 104 131 75 69 204 2,382 356.81 11.91 159.80 18.75 3 <u>5.67</u> 583
Parcel A-4 Parcel A-5 Parcel A-5 <u>SE Villas</u> First Phase Residential Econ Dev (50 Acres) <u>Town Center (41.134 Acres)</u> First Phase Non-Residential	119 107 267 250 1,135 0 86.92 86.92	Parcel A-7 Parcel A-8 <u>Parcel A-9</u>	98 <u>118</u>	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 52' Parcel A-16 50' Parcel A-16 60' Parcel A-16 60' Parcel A-17 Parcel A-17 Parcel A-17 Parcel A-19 Parcel A-20 55' Parcel A-20 65' <u>Parcel A-20 65' Parcel A-20 65' Parcel A-20 65' Comm Parcel "J" Comm Parcel "J"</u>	137 139 55 24 356 206 296 103 2 161 104 131 75 69 204 2,382 356.81 11.91 159.80 18.75 3 <u>5.67</u> 583
Parcel A-5 Parcel A-5 Parcel A-5 SE Villas First Phase Residential Econ Dev (50 Acres) <u>Town Center (41, 134 Acres)</u> First Phase Non-Residential Total First Phase	119 107 267 202 250 0 86 92 266 92 1,222	Parcel A-7 Parcel A-8 <u>Parcel A-9</u> Total Second Phase	98 118 508	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 52' Parcel A-16 50' Parcel A-16 60' Parcel A-16 60' Parcel A-17 Parcel A-17 Parcel A-17 Parcel A-19 Parcel A-20 55' Parcel A-20 65' <u>Parcel A-20 65' Parcel A-20 65' Parcel A-20 65' Comm Parcel "J" Comm Parcel "J"</u>	137 139 55 24 356 206 296 103 2 161 104 131 75 69 <u>204</u> 2,382 356.81 11.91 159.80 18.75 3 <u>5.67</u> 583
Parcel A-4 Parcel A-5 Parcel A-5 Parcel A-5 SF Villas First Phase Residential Econ Dev (50 Acres) Town Center (41.134 Acres) First Phase Non-Residential Total First Phase Total First Phase	119 107 267 220 250 1,1135 0 <u>86 92</u> 1,222	Parcel A-7 Parcel A-8 <u>Parcel A-9</u> Total Second Phase	98 <u>118</u> 508 ses / Total O&M Units =	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 50' Parcel A-16 50' Parcel A-16 50' Parcel A-16 75' Parcel A-16 75' Parcel A-17 Parcel A-10 55' <u>Parcel A-20 55'</u> Parcel A-20 55' <u>Parcel A-20 65'</u> <u>Parcel A-17'</u> Third Phase Ros-Residential <u>Total Third Phase</u>	137 139 55 24 356 206 296 103 2 161 104 131 75 69 <u>204</u> 2,382 356.81 11.91 159.80 18.75 3 <u>5.67</u> 583
Parcel A-5 Parcel A-5 SF Vilas First Phase Residential Econ Dev (50 Acres) <u>Town Center (41,134 Acres)</u> First Phase Non-Residential Total First Phase	119 107 267 202 250 0 86 92 1.222 1.222	Parcel A-7 Parcel A-8 <u>Parcel A-9</u> Total Second Phase	98 <u>118</u> 508 ses / Total O&M Units =	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 50' Parcel A-16 50' Parcel A-16 50' Parcel A-16 50' Parcel A-16 75' Parcel A-18 Parcel A-19 Parcel A-19 Parcel A-20 55' Parcel A-20 55' Parcel A-20 65' <u>Parcel A-20 65'</u> Parcel A-20 65' <u>Parcel A-20 65'</u> Parcel A-20 65' <u>Parcel A-20 65'</u> Comm Parcel "D" Comm Parcel "D" Comm Parcel "D" Third Phase Non-Residential <u>Total Third Phase</u>	137 139 55 24 356 206 296 103 2 161 104 131 75 69 <u>204</u> 2,382 356.81 11.91 159.80 18.75 3 <u>5.67</u> 583
Parcel A-4 Parcel A-5	119 107 267 220 250 1,1135 0 <u>86 92</u> 1,222	Parcel A-7 Parcel A-8 <u>Parcel A-9</u> Total Second Phase	98 <u>118</u> 508 ses / Total O&M Units =	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 50' Parcel A-16 50' Parcel A-16 50' Parcel A-16 75' Parcel A-16 75' Parcel A-17 Parcel A-10 55' <u>Parcel A-20 55' Parcel A-20 55'</u> Parcel A-20 65' <u>Parcel A-20 65'</u> <u>Parcel A-17'</u> Third Phase Ros-Residential <u>Total Third Phase</u>	137 139 55 24 356 206 296 103 2 161 104 131 75 69 <u>204</u> 2,382 356.81 11.91 159.80 18.75 3 <u>5.67</u> 583
Parcel A-4 Parcel A-5 Parcel A-5 Parcel A-5 Parcel A-5 SE Villas First Phase Residential Town Center (41.134 Acres) First Phase Non-Residential Total First Phase Total First Phase I Phase 1 Phase 2 Total Units I	119 107 267 202 250 1,135 0 0 86.92 46.92 1,222	Parcel A-7 Parcel A-8 <u>Parcel A-9</u> Total Second Phase	98 <u>118</u> 508 ses / Total O&M Units =	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 50' Parcel A-16 50' Parcel A-16 50' Parcel A-16 75' Parcel A-16 75' Parcel A-17 Parcel A-10 55' <u>Parcel A-20 55' Parcel A-20 55'</u> Parcel A-20 65' <u>Parcel A-20 65'</u> <u>Parcel A-17'</u> Third Phase Ros-Residential <u>Total Third Phase</u>	137 139 55 24 356 206 296 103 2 161 104 131 75 69 <u>204</u> 2,382 356.81 11.91 159.80 18.75 3 <u>5.67</u> 583
Parcel A-4 Parcel A-5 Parcel A-5 Parcel A-5 Parcel A-5 Parcel A-5 SF Villas First Phase Residential Econ Dev (50 Acres) Town Center (41.134 Acres) First Phase Non-Residential Total First Phase Total First Phase	119 107 267 202 250 0 86.92 1.222 1.222 1.222 1.222 1.222 1.222 1.223	Parcel A-7 Parcel A-8 <u>Parcel A-9</u> Total Second Phase	98 <u>118</u> 508 ses / Total O&M Units =	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 50' Parcel A-16 50' Parcel A-16 50' Parcel A-16 75' Parcel A-16 75' Parcel A-17 Parcel A-10 55' <u>Parcel A-20 55' Parcel A-20 55'</u> Parcel A-20 65' <u>Parcel A-20 65'</u> <u>Parcel A-17'</u> Third Phase Ros-Residential <u>Total Third Phase</u>	137 139 55 24 356 206 296 103 2 161 104 131 75 69 <u>204</u> 2,382 356.81 11.91 159.80 18.75 3 <u>5.67</u> 583
Parcel A-4 Parcel A-5 Parcel A-5 Parcel A-5 Parcel A-5 SF Villas First Phase Residential Econ Dev (50 Acres) Town Center (41.134 Acres) First Phase Non-Residential Total First Phase Total First Phase 1 Phase 1 Phase 1 Phase 1 Phase 1 Phase 1 Phase 2	119 107 267 202 202 202 202 209 86.92 1,222 1,222 1,222 1,222 1,222 1,222 1,222 1,222 1,222 1,222 1,222 1,225 1,255 1,25	Parcel A-7 Parcel A-8 <u>Parcel A-9</u> Total Second Phase	98 <u>118</u> 508 ses / Total O&M Units =	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 50' Parcel A-16 50' Parcel A-16 50' Parcel A-16 75' Parcel A-16 75' Parcel A-17 Parcel A-10 55' <u>Parcel A-20 55' Parcel A-20 55'</u> Parcel A-20 65' <u>Parcel A-20 65'</u> <u>Parcel A-17'</u> Third Phase Ros-Residential <u>Total Third Phase</u>	137 139 55 24 356 206 296 103 2 161 104 131 75 69 <u>204</u> 2,382 356.81 11.91 159.80 18.75 3 <u>5.67</u> 583
Parcel A-4 Parcel A-5 Prist Phase A Prist Phase (1) Phase 1 Phase 1 Phase 2 Phase 3 Ph	119 107 267 202 250 0 86.92 1.222 1.222 1.222 1.222 1.222 1.135 508 2.965 4.695 1.135 508 2.392	Parcel A-7 Parcel A-8 <u>Parcel A-9</u> Total Second Phase	98 <u>118</u> 508 ses / Total O&M Units =	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 50' Parcel A-16 50' Parcel A-16 50' Parcel A-16 75' Parcel A-16 75' Parcel A-17 Parcel A-10 55' <u>Parcel A-20 55' Parcel A-20 55'</u> Parcel A-20 65' <u>Parcel A-20 65'</u> <u>Parcel A-17'</u> Third Phase Ros-Residential <u>Total Third Phase</u>	137 139 55 24 356 206 296 103 2 161 104 131 75 69 <u>204</u> 2,382 356.81 11.91 159.80 18.75 3 <u>5.67</u> 583
Parcel A-5 Parcel A-5 SE Villas First Phase Residential Econ Dev (50 Acres) Town Center (41.134 Acres) First Phase Non-Residential Total First Phase Total First Phase Phase 1 Phase 1 Phase 2 <u>Phase 3</u> Total Units <u>TOTAL RESIDENTIAL UNITS</u> Phase 1 Phase 2 <u>Phase 3</u> Total Units	119 107 267 202 202 202 202 209 86.92 1,222 1,222 1,222 1,222 1,222 1,222 1,222 1,222 1,222 1,222 1,222 1,225 1,255 1,25	Parcel A-7 Parcel A-8 <u>Parcel A-9</u> Total Second Phase O&M Calculations Total Gross O&M Expens \$7,052,314 /	98 118 508 ses / Total O&M Units = 4,695	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 50' Parcel A-16 50' Parcel A-16 50' Parcel A-16 75' Parcel A-17 Parcel A-19 Parcel A-19 Parcel A-20 55' Parcel A-20 55' Parcel A-20 65' Parcel A-21' Third Phase Residential Total Third Phase	137 139 55 24 356 206 296 103 2 161 104 131 75 69 <u>204</u> 2,382 356.81 11.91 159.80 18.75 3 <u>5.67</u> 583
Parcel A-4 Parcel A-5 First Phase Residential Total Chiras Phase Total Units Total Unit	119 107 267 202 250 1,135 0 <u>86 92</u> 266 92 1,225 1,225 1,255	Parcel A-7 Parcel A-8 <u>Parcel A-9</u> Total Second Phase	98 118 508 ses / Total O&M Units = 4,695	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 50' Parcel A-16 50' Parcel A-16 50' Parcel A-16 75' Parcel A-16 75' Parcel A-17 Parcel A-10 55' <u>Parcel A-20 55' Parcel A-20 55'</u> Parcel A-20 65' <u>Parcel A-20 65'</u> <u>Parcel A-17'</u> Third Phase Ros-Residential <u>Total Third Phase</u>	137 139 55 24 356 206 296 103 2 161 104 131 75 69 <u>204</u> 2,382 356.81 11.91 159.80 18.75 3 <u>5.67</u> 583
Parcel A-4 Parcel A-5 First Phase Residential Town Center (41.134 Acres) First Phase Non-Residential Total First Phase Total First Phase Total Units TOTAL CLUBHOUSE UNITS Phase 1 Phase 2 Phase 3 Total Units TOTALCLUBHOUSE UNITS Phase 1 Phase 1 Phase 1 Phase 2 Phase 3 Total Units TOTALCLUBHOUSE UNITS Phase 1 Phase 1 Phase 1 Phase 2 Phase 3 Total Units	119 107 267 202 250 1,135 0 <u>86</u> 92 1,225 1,225 1,425	Parcel A-7 Parcel A-8 <u>Parcel A-9</u> Total Second Phase O&M Calculations Total Gross O&M Expens \$7,052,314 /	98 118 508 ses / Total O&M Units = 4,695 Expenses / Total Clubhouse Units =	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 50' Parcel A-16 50' Parcel A-16 50' Parcel A-16 75' Parcel A-17 Parcel A-19 Parcel A-19 Parcel A-20 55' Parcel A-20 55' Parcel A-20 65' Parcel A-21' Third Phase Residential Total Third Phase	137 139 55 24 356 206 296 103 2 161 104 131 75 69 204 2,382 356.81 11.91 159.80 18.75 3 <u>5.67</u> 583
Parcel A-4 Parcel A-5 First Phase Residential Town Center (41.134 Acres) First Phase Non-Residential Total First Phase Total First Phase Total First Phase 1 Phase 3 Total Units TOTAL CLUBHOUSE UNITS Phase 1 Phase 1 Phase 2 Phase 3 Total Units TOTALCLUBHOUSE UNITS Phase 1 Phase 1 Phase 2 Phase 3 Total Units TOTALCLUBHOUSE UNITS Phase 1 Phase 1 Phase 2 Phase 3 Total Units TOTALCLUBHOUSE UNITS Phase 1 Phase 1 Phase 2 Phase 3 Total Units TOTALCLUBHOUSE UNITS Phase 1 Phase 1 Phase 2 Phase 3 Total Units TOTALCLUBHOUSE UNITS Phase 1 Phase 1 Phase 2 Phase 3 Total Units TOTALCLUBHOUSE UNITS Phase 1 Phase 1 Phase 2 Phase 3 Total Units TOTALCLUBHOUSE UNITS Phase 1 Phase 1 Phase 2 Phase 3 Phase 1 Phase 2 Phase 2 Phase 3 Phase 1 Phase 2 Phase 3 Phase 4 Phase 2 Phase 4 Phase	119 107 267 269 290 290 280 280 280 298 298 208 208 208 208 208 208 208 20	Parcel A-7 Parcel A-8 <u>Parcel A-9</u> Total Second Phase O&M Calculations Total Gross O&M Expens \$7,052,314 / Total Gross Clubhouse Operation E	98 118 508 ses / Total O&M Units = 4,695 Expenses / Total Clubhouse Units =	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 50' Parcel A-16 50' Parcel A-16 50' Parcel A-16 75' Parcel A-16 75' Parcel A-20 55' Parcel A-20 55' Parcel A-20 65' Parcel A-20 65' Parcel A-20 65' Parcel A-20 65' Parcel A-20 65' Parcel A-21 Third Phase Residential Golf Course Charter School Comm Parcel "J" Third Phase Non-Residential Total Third Phase	137 139 55 24 356 206 296 103 2 161 104 131 75 69 204 2,382 356.81 11.91 159.80 18.75 3 <u>5.67</u> 583
Parcel A-4 Parcel A-5 First Phase Residential Town Center (41.134 Acres) First Phase Non-Residential Total First Phase Total First Phase Total Units TOTAL CLUBHOUSE UNITS Phase 1 Phase 2 Phase 3 Total Units TOTALCLUBHOUSE UNITS Phase 1 Phase 1 Phase 1 Phase 2 Phase 3 Total Units TOTALCLUBHOUSE UNITS Phase 1 Phase 1 Phase 1 Phase 2 Phase 3 Total Units	119 107 267 202 250 0 <u>66</u> 92 1,222 1,222 1,222 1,222 1,222 1,222 1,222 1,222 1,222 1,222 1,222 1,135 508 2,965 4,695 1,135 508 2,965 508 2,985 508 508 508 508 508 508 508 5	Parcel A-7 Parcel A-8 <u>Parcel A-9</u> Total Second Phase O&M Calculations Total Gross O&M Expens \$7,052,314 / Total Gross Clubhouse Operation E	98 118 508 ses / Total O&M Units = 4,695 Expenses / Total Clubhouse Units =	Parcel A-11 Parcel A-12 Parcel A-13/14 125' Parcel A-13/14 175' Parcel A-15 50' Parcel A-15 50' Parcel A-16 50' Parcel A-16 50' Parcel A-16 75' Parcel A-16 75' Parcel A-20 55' Parcel A-20 55' Parcel A-20 65' Parcel A-20 65' Parcel A-20 65' Parcel A-20 65' Parcel A-20 65' Parcel A-21 Third Phase Residential Golf Course Charter School Comm Parcel "J" Third Phase Non-Residential Total Third Phase	137 139 55 24 356 206 296 193 2 161 104 131 75 69 204 2,382 356.81 11.91 159.80 18.75 3 <u>5.67</u> 583

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

O&M Assessment For Parcel A-6 - Pulte Clubhouse Operation Assessment For Parcel A-6 Debt (2019) Assessment For Parcel A-6 Debt (2018-3 Clubhouse) Assessment For Parcel A-6 Total O&M Assessment For Parcel A-7 - Pulte Clubhouse Operation Assessment For Parcel A-7 Debt (2019) Assessment For Parcel A-7 Debt (2019) Assessment For Parcel A-7 Total O&M Assessment For Parcel A-8 Debt (2019) Clubhouse) Assessment For Parcel A-8 Debt (2019) Assessment For Parcel A-9 Debt (2018-3 Clubhouse) Assessment For Parcel A-9 Debt (2018-3 Clubhouse) Assessment For Parcel A-9	Fiscal Ye 2022/202 Gross Assessme \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	3 962.47 1,370.47 2,322.00 742.00 5,396.94 962.47 1,370.47 2,554.00 742.00 5,628.94 962.47 1,370.47 2,554.00 742	Fiscal Year 2023/2024 Gross Assessment \$ 143.90 \$ 2,322.00 \$ 742.00 \$ 5,394.88 \$ 2,325.00 \$ 742.00 \$ 5,394.88 \$ 2,554.00 \$ 742.00 \$ 5,626.88 \$ 1,486.98 \$ 2,554.00 \$ 742.00 \$ 5,626.88 \$ 1,486.98 \$ 1,486.98 \$ 2,554.00 \$ 742.00 \$ 7	S S S S S S S S S S S S S S S S S S S	Fiscal Year 2024/2025 Gross Assessment 1,085.45 1,481.82 2,322.00 742.00 5,631.27 1,085.45 1,481.82 2,554.00 742.00 5,863.27 1,085.45 1,481.82 2,554.00 742.00 5,883.27 1,085.45 1,481.82 2,554.00 742.00 5,883.27 1,085.45 1,481.82 2,554.00 742.00 5,883.27	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,502.13 1,481.16 2,322.00 742.00 6,047.29 1,502.13 1,481.16 2,554.00 742.00 6,279.29 1,502.13 1,481.16 2,554.00 742.00 6,279.29 1,502.13 1,481.16 1,697.31 742.00 5,422.60
* Assessments Include the Following : 4% Discount for Early Payments 1% County Tax Collector Fee 1% County Property Appraiser Fee			t Count la face ation				
		Lo	ot Count Information				
First Phase Parcel A-1 Parcel A-2 Parcel A-3 Parcel A-4 Parcel A-5 Parcel A-5 SE Villas First Phase Residential Econ Dev (50 Acres) <u>Town Center (41.134 Acres)</u> First Phase Non-Residential Total First Phase	98 92 119 107 267 202 <u>250</u> 1,135 0 <u>86.92</u> 86.92 1,222		Second Phase Parcel A-6 Parcel A-7 Parcel A-8 Parcel A-9 Total Second Phase	245 47 98 <u>118</u> 508		Third Phase Parcel A-10 Parcel A-11 Parcel A-12 Parcel A-12 Parcel A-13/14 125 Parcel A-13/14 125 Parcel A-15 50' Parcel A-15 62' Parcel A-16 60' Parcel A-16 60' Parcel A-16 60' Parcel A-16 60' Parcel A-16 60' Parcel A-18 Parcel A-20 55' Parcel A-20 55' Parcel A-20 65' Parcel A-20 65' Parcel A-21 Third Phase Residential Golf Course Charter School Comm Parcel "J"	230 137 139 55 24 356 206 296 193 2 161 104 131 75 69 204 2,382 356.81 11.91 159.80 18.75 35.67
						Third Phase Non-Residentia	il 583
						Total Third Phase	2,965
			O&M Calculations				
TOTAL UNITS			Total Gross O&M Exp	enses / Total C)&M I Inits ≕	O&M per Unit	
Phase 1	1,222				ouvi onits -		
Phase 2 <u>Phase 3</u> Total Units	508 2, <u>965</u> 4,695		\$7,052,314	/ 4,695		\$1,502.13	
TOTAL RESIDENTIAL UNITS Phase 1 Phase 2 Phase 3 Total Units	1,135 508 <u>2,382</u> 4,025						
TOTALCLUBHOUSE UNITS			Total Gross Clubhouse Operation	n Expenses / T	otal Clubhouse Units =	Clubhouse Operation per Unit	
Phase 1 Phase 2 Total Units	666 <u>508</u> 1,174		\$1,738,886	/ 1,174		\$1,481.16	
Note: Parcel A-5, Econ Dev, Town Center, and Phase 3 are Not Assess Clubhouse Assessment - They Receives No Special Benefit	sed For						

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

	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
	2022/2023	2023/2024	2024/2025	2025/2026
	Gross	Gross	Gross	Projected Gross
	Assessment	Assessment	Assessment	Assessment
O&M Assessment For Parcel A-10	\$ - \$		\$ 1.085.45	\$ 1,502.13
Debt (2021) Assessment For Parcel A-10	\$ 2,845.00 \$		\$ 2,845.00	\$ 2,845.00
Total	\$ 2,845.00 \$		\$ 3,930.45	\$ 4,347.13
O&M Assessment For Parcel A-11	\$ 3,176.00 \$	3,176.00	\$ 1.085.45	\$ 1,502.13
Debt (2021) Assessment For Parcel A-11	\$ 3,176.00 \$		\$ 3,176.00	\$ 3,176.00
Total	\$ 3,176.00 \$		\$ 4,261.45	\$ 4,678.13
O&M Assessment For Parcel A-12 - Panther National Debt (2021) Assessment For Parcel A-12 Total	\$ 5,102.00 \$ \$ 5,102.00 \$	843.90 5,102.00	\$ 1.085.45 \$ 5,102.00 \$ 6,187.45	\$ 1,502.13 \$ 5,102.00 \$ 6,604.13
O&M Assessment For Parcel A-13/14 125' - Panther National Debt (2021) Assessment For Parcel A-13/14 125' Total	\$ - \$ \$ 6,259.00 \$ 6,259.00 \$ 6,259.00 \$	843.90 6,259.00	\$ 1.085.45 \$ 6,259.00 \$ 7.344.45	\$ 1.502.13 \$ 6,259.00 \$ 7.761.13
O&M Assessment For Parcel A-13/14 175' - Panther National	\$ _ \$	843.90	\$ 1.085.45	\$ 1,502.13
Debt (2021) Assessment For Parcel A-13/14 175'	\$ 7,911.00 \$	7,911.00	\$ 7,911.00	\$ 7,911.00
Total O&M Assessment For Parcel A-15 50' Debt (2021) Assessment For Parcel A-15 50'	\$ 7,911.00 \$ \$ - \$ \$ 1,889.00 \$	843.90 1,889.00	\$ 8,996.45 \$ 1.085.45 \$ 1,889.00	\$ 9,413.13 \$ 1,502.13 \$ 1,889.00
Total	\$ 1,889.00 \$		\$ 2,974.45	\$ 3,391.13
O&M Assessment For Parcel A-15 62'	\$ - \$		\$ 1,085.45	\$ 1,502.13
Debt (2021) Assessment For Parcel A-15 62'	\$ 1,983.00 \$		\$ 1,983.00	\$ 1,983.00
Total O&M Assessment For Parcel A-16 50' - Kolter Debt (2023) Assessment For Parcel A-16 50'	\$ 1,983.00 \$ \$ - \$	2,826.90	\$ 3,068.45 \$ 1,085.45 \$ 3,457.00	\$ 3,485.13 \$ 1,502.13 \$ 3,457.00
Total	<u> </u>	6,513.90	\$ 4,542.45	\$ 4,959.13
O&M Assessment For Parcel A-16 60' - Kolter		843.90	\$ 1,085.45	\$ 1,502.13
Debt (2023) Assessment For Parcel A-16 60' Total O&M Assessment For Parcel A-16 75' - Kolter	<u>s - s</u> s - s	843.90	\$ 4,149.00 \$ 5,234.45 \$ 1,085.45	\$ 4.149.00 \$ 5,651.13 \$ 1,502.13
Debt (2023) Assessment For Parcel A-16 75' Total O&M Assessment For Parcel A-17	<u>s - s</u> s - s	7,373.00 8,216.90 843.90	\$ 5,186.00 \$ 6,271.45 \$ 1,085.45	\$ 5,186.00 \$ 6,688.13 \$ 1,502.13
Debt (2023) Assessment For Parcel A-17	<u>\$</u> \$	7,373.00	\$ 7.373.00	\$ 7,373.00
Total	\$\$	8,216.90	\$ 8,458.45	\$ 8,875.13
O&M Assessment For Parcel A-18 - Kenco	\$ \$ 3.176.00 \$	3,176.00	\$ 1,085.45	\$ 1,502.13
Debt (2024 A) Assessment For Parcel A-18	\$ 3.176.00 \$		\$ 2,208.00	\$ 2,208.00
Debt (2024 B) Assessment For Parcel A-18	\$ \$		\$ -	\$ -
Debt (2021 A-2 only) Assessment for Parcel A-18	\$		\$ -	\$ 2,038.46
Total	\$ 3,176.00 \$		\$ 3,293.45	\$ 5,748.59
O&M Assessment For Parcel A-19	\$ - \$		\$ 1,085.45	\$ 1,502.13
Debt (2023) Assessment For Parcel A-19	\$ - \$		\$ 7.373.00	\$ 7,373.00
Total	\$ - \$	8,216.90	\$ 8,458.45	\$ 8,875.13
O&M Assessment For Parcel A-20 55' - Kolter	\$ - \$	843.90	\$ 1,085.45	\$ 1,502.13
Debt (2021) Assessment For Parcel A-20 55'	\$ 1.935.00 \$	1,935.00	\$ 1,935.00	\$ 1,935.00
Total	\$ 1,935.00 \$	2,778.90	\$ 3,020.45	\$ 3,437.13
O&M Assessment For Parcel A-20 65' - Kolter	\$ - \$	843.90	\$ 1,085.45	\$ 1,502.13
Debt (2021) Assessment For Parcel A-20 65'	\$ <u>2,030.00</u> \$		\$ 2,030.00	\$ 2,030.00
Total	\$2,030.00		\$ 3,115.45	\$ 3,532.13
O&M Assessment For Parcel A-21	\$-\$		\$ 1,085.45	\$ 1,502.13
Debt (2021) Assessment For Parcel A-21	\$ 3,176.00 \$	843.90	\$ 3,176.00	\$ 3,176.00
Total	\$ 3,176.00 \$		\$ 4,261.45	\$ 4,678.13
O&M Assessment For Golf Course	\$ - \$		\$ 1,085.45	\$ 1,502.13
Debt (2021) Assessment For Golf Course per Acre	\$ 295.00 \$		\$ 295.00	\$ 295.00
Total	\$ 295.00 \$		\$ 1,380.45	\$ 1.797.13
O&M Assessment For Charter School	\$ - \$		\$ 1,085.45	\$ 1,502.13
Debt (2021) Assessment For Charter School per Acre Total O&M Assessment For Commercial Parcel "D"	\$ 2,247.00 \$ \$ 2,247.00 \$	2,247.00 3,090.90	\$ 2,247.00 \$ 3,332.45 \$ 1.085.45	\$ 2,247.00 \$ 3,749.13 \$ 1.502.13
Debt (2023) Assessment For Commercial Parcel "D" Total	<u>\$</u> - \$- \$	1,481.00 2,324.90	\$ 7,044.00 \$ 8,129.45	\$ 7,044.00 \$ 8,546.13
O&M Assessment For Commercial Parcel "H" Debt (2023) Assessment For Commercial Parcel "H" Total	\$ - \$ \$ - \$ \$ - \$	1,481.00 2,324.90	\$ 1.085.45 \$ 1.481.00 \$ 2,566.45	\$ 1,502.13 <u>\$ 1,481.00 </u> \$ 2,983.13
O&M Assessment For Commercial Parcel "J"	\$ - \$	7,044.00	\$ 1.085.45	\$ 1,502.13
Debt (2023) Assessment For Commercial Parcel "J"	\$ - \$		\$ 7,044.00	\$ 7,044.00
Total	\$ - \$		\$ 8,129.45	\$ 8,546.13

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

Lot Count Information Third Phase Parcel A-10 Parcel A-11 Parcel A-12 Parcel A-1324 Parcel A-1324 Parcel A-15 Parcel A-15 Parcel A-16 Parcel A-16 Parcel A-16 Parcel A-16 Parcel A-16 Parcel A-16 Parcel A-20 Schartel A-20 Parcel A-16 Parcel A-20 Second Phase Parcel A-6 Parcel A-7 Parcel A-8 Parcel A-9 Total Second Phase First Phase Parcel A-1 Parcel A-2 Parcel A-3 Parcel A-4 Parcel A-5 Parcel A-5 SF Villas First Phase Residential 98 92 119 107 267 202 <u>250</u> 1,135 245 47 98 118 508 230 137 139 55 24 356 296 193 2 161 104 131 75 69 204 2,382 Econ Dev (50 Acres) Town Center (41.134 Acres) First Phase Non-Residential 0 <u>86.92</u> 86.92 Total First Phase 1,222 Golf Course Charter School Comm Parcel "D" Comm Parcel "J" Third Phase Non-Residential 356.81 11.91 159.80 18.75 35.67 583 Total Third Phase 2,965 O&M Calculations TOTAL UNITS Phase 1 Phase 2 <u>Phase 3</u> Total Units Total Gross O&M Expenses / Total O&M Units = O&M per Unit 1,222 508 <u>2,965</u> 4,695 \$7,052,314 / 4,695 \$1,502.13 TOTAL RESIDENTIAL UNITS Phase 1 Phase 2 Phase 3 Total Units 1,135 508 2,382 4,025