

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 BUDGET
REVENUES	
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
Management	150,000
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	1,000,000
Irrigation Maintenance	250,000
Lake & Littoral Maintenance	375,000
Midge & Mosquito Control	350,000
Fountain Maintenance	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 2020 (IF)	0
Bond Payments - Series 2021	(4,330,610)
Bond Payments - Series 2023	(5,256,637)
Bond Payments - Series 2024	(802,326)
Bond Payments - Series 2025	(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

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O&M Assessments	4,052,304	4,965,806	7,052,314	Total Regular Expenses / .94
Clubhouse Assessments	1,732,804	1,740,759	1,738,886	Total CH Expenses - Revenue / .94
Total Regular Debt Assessments	6,853,117	15,595,194	14,429,156	
Total Cap I + B Bond Debt Assess	8,769,715	1,809,035	2,607,911	
Landowner Contribution - O&M	0	0	0	
Landowner Contribution - Clubhouse	0	0	0	
Landowner Contribution - Debt	0	0	0	
Impact Fees	10,297,527	6,484,553	0	Estimated
Bond Prepayments	15,566,824	0	0	
Bond Prepayments - Sent to Trustee	(15,566,824)	0	0	
O&M Interest & Other Income	119,017	0	0	
Clubhouse Interest & Other Income	66,956	55,000	230,000	Rental 30,000 + 200,000 Carryover
TOTAL REVENUES	\$ 31,891,440	\$ 30,650,347	\$ 26,058,267	
EXPENDITURES				
Supervisor Fees	0	3,840	0	
Supervisor Fees Taxes	0	308	0	
Engineering/Inspections	14,380	20,000	50,000	
Management	54,645	56,285	150,000	Onsite Full Time Manager
District Office	0	0	75,000	
Legal	55,410	48,000	80,000	
Assessment Roll	6,000	6,000	6,000	
Audit Fees	13,600	13,700	13,900	Increase due to Additional Bonds
Arbitrage Rebate Fee	3,675	4,200	5,000	
Insurance	35,937	66,000	75,000	Insurance Estimate
Legal Advertisements	8,655	5,000	20,000	
Miscellaneous	1,981	2,000	2,000	
Postage	1,304	750	2,000	
Office Supplies	2,868	2,000	5,000	
Dues & Subscriptions	175	175	175	
Trustee Fees	29,500	35,000	40,000	
Continuing Disclosure Fee	3,250	3,000	3,500	
Website Management	1,600	1,600	1,600	
Infrastructure Maintenance	213,853	100,000	100,000	
Miscellaneous Maintenance	7,890	50,000	50,000	
Base Landscape Maintenance	1,081,756	1,310,000	1,350,000	
Optional Landscape Maintenance	262,955	350,000	1,000,000	
Irrigation Maintenance	108,688	140,000	250,000	
Lake & Littoral Maintenance	97,666	250,000	375,000	
Midge & Mosquito Control	0	0	350,000	
Fountain Maintenance	101,044	100,000	275,000	Includes 2 additional fountains and backup pumps
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	100,000	
Electric (FPL) (Including Streetlight)	596,351	650,000	650,000	Streetlight & electric
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	200,000	Approximatley 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	
REVENUES LESS EXPENDITURES	\$ 26,774,873	\$ 24,291,176	\$ 17,564,539	
Bond Payments - Series 2018	(2,325,851)	(2,995,460)	(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	(1,597,650)	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)	
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	
Website Management	400	400	400	
CH Management/personnel	642,566	758,801	819,578	
Uniforms	0	4,000	4,000	
Licenses/Permits	1,998	5,000	5,000	
Insurance	70,000	55,000	80,000	
Post / Print / Office Sup	14,759	9,000	12,000	
IT / Telecom	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 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 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 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 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 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

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 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
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 =	\$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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 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 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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	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	0	1,137,931	918,750	Interest Only until FY 2027/2028
Landowner Contribution	0	0	0	
Capitalized Interest	0	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	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	0	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 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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 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 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		

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

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 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

Original Par Amount =	\$15,345,000	Annual Principal Payments Due =	May 1st
Interest Rate =	7.500%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =			
Maturity Date =			

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

		Fiscal Year 2022/2023 Gross Assessment		Fiscal Year 2023/2024 Gross Assessment		Fiscal Year 2024/2025 Gross Assessment		Fiscal Year 2025/2026 Projected Gross Assessment
O&M Assessment For Parcel A-1 - Watermark	\$	962.47	\$	843.90	\$	1,085.45	\$	\$1,502.13
Clubhouse Operation Assessment For Parcel A-1	\$	1,370.47	\$	1,486.98	\$	1,481.82	\$	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	\$	742.00	\$	742.00	\$	742.00	\$	742.00
Total	\$	5,152.07	\$	5,150.01	\$	5,386.40	\$	5,802.42
O&M Assessment For Parcel A-2 - LaTerre	\$	962.47	\$	843.90	\$	1,085.45	\$	1,502.13
Clubhouse Operation Assessment For Parcel A-2	\$	1,370.47	\$	1,486.98	\$	1,481.82	\$	1,481.16
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	\$	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
Clubhouse Operation Assessment For Parcel A-3	\$	1,370.47	\$	1,486.98	\$	1,481.82	\$	1,481.16
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	\$	4,963.24	\$	4,961.18	\$	5,197.57	\$	5,613.59
O&M Assessment For Parcel A-4 - Coral Isles	\$	962.47	\$	843.90	\$	1,085.45	\$	1,502.13
Clubhouse Operation Assessment For Parcel A-4	\$	1,370.47	\$	1,486.98	\$	1,481.82	\$	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	\$	742.00	\$	742.00	\$	742.00	\$	742.00
Total	\$	5,246.48	\$	5,244.42	\$	5,480.81	\$	5,896.83
O&M Assessment For Parcel A-5 (50 Foot) - Regency	\$	962.47	\$	843.90	\$	1,085.45	\$	1,502.13
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	\$	2,850.77	\$	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)	\$	1,982.71	\$	1,982.71	\$	1,982.71	\$	1,982.71
Debt (2018-3 Clubhouse) Assessment For Parcel A-5 (60 Foot)	\$	-	\$	-	\$	-	\$	-
Total	\$	2,945.18	\$	2,826.61	\$	3,068.16	\$	3,484.84
O&M Assessment For S.F. Villas	\$	962.47	\$	843.90	\$	1,085.45	\$	1,502.13
Clubhouse Operation Assessment For S.F. Villas	\$	1,370.47	\$	1,486.98	\$	1,481.82	\$	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	\$	742.00	\$	742.00	\$	742.00	\$	742.00
Total	\$	4,138.77	\$	4,136.71	\$	4,373.10	\$	4,789.12
O&M Assessment For Econ Dev	\$	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	\$	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	\$	-	\$	-	\$	1,210,565.00	\$	1,210,565.00
Total	\$	3,090.13	\$	2,971.56	\$	1,417,678.27	\$	1,453,896.10

* 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	230
Parcel A-2	92	Parcel A-7	47	Parcel A-11	137
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'	356
SF Villas	250			Parcel A-15 62'	206
First Phase Residential	1,135			Parcel A-16 50'	296
				Parcel A-16 60'	193
				Parcel A-16 75'	2
Econ Dev (50 Acres)	0			Parcel A-17	161
Town Center (41.134 Acres)	86.92			Parcel A-18	104
First Phase Non-Residential	86.92			Parcel A-19	131
				Parcel A-20 55'	75
Total First Phase	1,222			Parcel A-20 65'	69
				Parcel A-21	204
				Third Phase Residential	2,382
				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	2,965

O&M Calculations

TOTAL UNITS		Total Gross O&M Expenses / Total O&M Units =	O&M per Unit
Phase 1	1,222		
Phase 2	508	\$7,052,314 / 4,695	\$1,502.13
Phase 3	2,965		
Total Units	4,695		
TOTAL RESIDENTIAL UNITS			
Phase 1	1,135		
Phase 2	508		
Phase 3	2,382		
Total Units	4,025		
TOTAL CLUBHOUSE UNITS		Total Gross Clubhouse Operation Expenses / Total Clubhouse Units =	Clubhouse Operation per Unit
Phase 1	666		
Phase 2	508	\$1,738,886 / 1,174	\$1,481.16
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 2022/2023 Gross Assessment		Fiscal Year 2023/2024 Gross Assessment		Fiscal Year 2024/2025 Gross Assessment		Fiscal Year 2025/2026 Projected Gross Assessment
O&M Assessment For Parcel A-6 - Pulte	\$ 962.47	\$	843.90	\$	1,085.45	\$	1,502.13
Clubhouse Operation Assessment For Parcel A-6	\$ 1,370.47	\$	1,486.98	\$	1,481.82	\$	1,481.16
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	\$ 5,396.94	\$	5,394.88	\$	5,631.27	\$	6,047.29
O&M Assessment For Parcel A-7 - Pulte	\$ 962.47	\$	843.90	\$	1,085.45	\$	1,502.13
Clubhouse Operation Assessment For Parcel A-7	\$ 1,370.47	\$	1,486.98	\$	1,481.82	\$	1,481.16
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	\$ 5,628.94	\$	5,626.88	\$	5,863.27	\$	6,279.29
O&M Assessment For Parcel A-8 - Pulte	\$ 962.47	\$	843.90	\$	1,085.45	\$	1,502.13
Clubhouse Operation Assessment For Parcel A-8	\$ 1,370.47	\$	1,486.98	\$	1,481.82	\$	1,481.16
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	\$ 5,628.94	\$	5,626.88	\$	5,863.27	\$	6,279.29
O&M Assessment For Parcel A-9 - Solana	\$ 962.47	\$	843.90	\$	1,085.45	\$	1,502.13
Clubhouse Operation Assessment For Parcel A-9	\$ 1,370.47	\$	1,486.98	\$	1,481.82	\$	1,481.16
Debt (2019) Assessment For Parcel A-9	\$ 1,983.00	\$	1,697.31	\$	1,697.31	\$	1,697.31
Debt (2018-3 Clubhouse) Assessment For Parcel A-9	\$ 742.00	\$	742.00	\$	742.00	\$	742.00
Total	\$ 5,057.94	\$	4,770.19	\$	5,006.58	\$	5,422.60

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Lot Count Information

<u>First Phase</u>		<u>Second Phase</u>		<u>Third Phase</u>	
Parcel A-1	98	Parcel A-6	245	Parcel A-10	230
Parcel A-2	92	Parcel A-7	47	Parcel A-11	137
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'	356
SF Villas	250			Parcel A-15 62'	206
First Phase Residential	1,135			Parcel A-16 50'	296
				Parcel A-16 60'	193
Econ Dev (50 Acres)	0			Parcel A-16 75'	2
Town Center (41.134 Acres)	86.92			Parcel A-17	161
First Phase Non-Residential	86.92			Parcel A-18	104
				Parcel A-19	131
Total First Phase	1,222			Parcel A-20 55'	75
				Parcel A-20 65'	69
				Parcel A-21	204
				Third Phase Residential	2,382
				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	2,965

O&M Calculations

<u>TOTAL UNITS</u>		Total Gross O&M Expenses / Total O&M Units =	O&M per Unit
Phase 1	1,222		
Phase 2	508	\$7,052,314 / 4,695	\$1,502.13
Phase 3	2,965		
Total Units	4,695		
<u>TOTAL RESIDENTIAL UNITS</u>			
Phase 1	1,135		
Phase 2	508		
Phase 3	2,382		
Total Units	4,025		
<u>TOTAL CLUBHOUSE UNITS</u>		Total Gross Clubhouse Operation Expenses / Total Clubhouse Units =	Clubhouse Operation per Unit
Phase 1	666		
Phase 2	508	\$1,738,886 / 1,174	\$1,481.16
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 2022/2023 Gross Assessment		Fiscal Year 2023/2024 Gross Assessment		Fiscal Year 2024/2025 Gross Assessment		Fiscal Year 2025/2026 Projected Gross Assessment	
O&M Assessment For Parcel A-10	\$ -	\$	843.90	\$	1,085.45	\$	1,502.13	
Debt (2021) Assessment For Parcel A-10	\$ 2,845.00	\$	2,845.00	\$	2,845.00	\$	2,845.00	
Total	\$ 2,845.00	\$	3,688.90	\$	3,930.45	\$	4,347.13	
O&M Assessment For Parcel A-11	\$ -	\$	843.90	\$	1,085.45	\$	1,502.13	
Debt (2021) Assessment For Parcel A-11	\$ 3,176.00	\$	3,176.00	\$	3,176.00	\$	3,176.00	
Total	\$ 3,176.00	\$	4,019.90	\$	4,261.45	\$	4,678.13	
O&M Assessment For Parcel A-12 - Panther National	\$ -	\$	843.90	\$	1,085.45	\$	1,502.13	
Debt (2021) Assessment For Parcel A-12	\$ 5,102.00	\$	5,102.00	\$	5,102.00	\$	5,102.00	
Total	\$ 5,102.00	\$	5,945.90	\$	6,187.45	\$	6,604.13	
O&M Assessment For Parcel A-13/14 125' - Panther National	\$ -	\$	843.90	\$	1,085.45	\$	1,502.13	
Debt (2021) Assessment For Parcel A-13/14 125'	\$ 6,259.00	\$	6,259.00	\$	6,259.00	\$	6,259.00	
Total	\$ 6,259.00	\$	7,102.90	\$	7,344.45	\$	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	\$ 7,911.00	\$	8,754.90	\$	8,996.45	\$	9,413.13	
O&M Assessment For Parcel A-15 50'	\$ -	\$	843.90	\$	1,085.45	\$	1,502.13	
Debt (2021) Assessment For Parcel A-15 50'	\$ 1,889.00	\$	1,889.00	\$	1,889.00	\$	1,889.00	
Total	\$ 1,889.00	\$	2,732.90	\$	2,974.45	\$	3,391.13	
O&M Assessment For Parcel A-15 62'	\$ -	\$	843.90	\$	1,085.45	\$	1,502.13	
Debt (2021) Assessment For Parcel A-15 62'	\$ 1,983.00	\$	1,983.00	\$	1,983.00	\$	1,983.00	
Total	\$ 1,983.00	\$	2,826.90	\$	3,068.45	\$	3,485.13	
O&M Assessment For Parcel A-16 50' - Koller	\$ -	\$	843.90	\$	1,085.45	\$	1,502.13	
Debt (2023) Assessment For Parcel A-16 50'	\$ -	\$	5,670.00	\$	3,457.00	\$	3,457.00	
Total	\$ -	\$	6,513.90	\$	4,542.45	\$	4,959.13	
O&M Assessment For Parcel A-16 60' - Koller	\$ -	\$	843.90	\$	1,085.45	\$	1,502.13	
Debt (2023) Assessment For Parcel A-16 60'	\$ -	\$	6,805.00	\$	4,149.00	\$	4,149.00	
Total	\$ -	\$	7,648.90	\$	5,234.45	\$	5,651.13	
O&M Assessment For Parcel A-16 75' - Koller	\$ -	\$	843.90	\$	1,085.45	\$	1,502.13	
Debt (2021) Assessment For Parcel A-16 75'	\$ -	\$	7,373.00	\$	5,186.00	\$	5,186.00	
Total	\$ -	\$	8,216.90	\$	6,271.45	\$	6,688.13	
O&M Assessment For Parcel A-17	\$ -	\$	843.90	\$	1,085.45	\$	1,502.13	
Debt (2023) Assessment For Parcel A-17	\$ -	\$	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	\$ -	\$	843.90	\$	1,085.45	\$	1,502.13	
Debt (2024 A) Assessment For Parcel A-18	\$ 3,176.00	\$	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	\$ -	\$	-	\$	-	\$	-	
Total	\$ 3,176.00	\$	4,019.90	\$	3,293.45	\$	5,748.59	
O&M Assessment For Parcel A-19	\$ -	\$	843.90	\$	1,085.45	\$	1,502.13	
Debt (2023) Assessment For Parcel A-19	\$ -	\$	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-20 55' - Koller	\$ -	\$	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' - Koller	\$ -	\$	843.90	\$	1,085.45	\$	1,502.13	
Debt (2021) Assessment For Parcel A-20 65'	\$ 2,030.00	\$	2,030.00	\$	2,030.00	\$	2,030.00	
Total	\$ 2,030.00	\$	2,873.90	\$	3,115.45	\$	3,532.13	
O&M Assessment For Parcel A-21	\$ -	\$	843.90	\$	1,085.45	\$	1,502.13	
Debt (2021) Assessment For Parcel A-21	\$ 3,176.00	\$	3,176.00	\$	3,176.00	\$	3,176.00	
Total	\$ 3,176.00	\$	4,019.90	\$	4,261.45	\$	4,678.13	
O&M Assessment For Golf Course	\$ -	\$	843.90	\$	1,085.45	\$	1,502.13	
Debt (2021) Assessment For Golf Course per Acre	\$ 295.00	\$	295.00	\$	295.00	\$	295.00	
Total	\$ 295.00	\$	1,138.90	\$	1,380.45	\$	1,797.13	
O&M Assessment For Charter School	\$ -	\$	843.90	\$	1,085.45	\$	1,502.13	
Debt (2021) Assessment For Charter School per Acre	\$ 2,247.00	\$	2,247.00	\$	2,247.00	\$	2,247.00	
Total	\$ 2,247.00	\$	3,090.90	\$	3,332.45	\$	3,749.13	
O&M Assessment For Commercial Parcel "D"	\$ -	\$	843.90	\$	1,085.45	\$	1,502.13	
Debt (2023) Assessment For Commercial Parcel "D"	\$ -	\$	1,481.00	\$	7,044.00	\$	7,044.00	
Total	\$ -	\$	2,324.90	\$	8,129.45	\$	8,546.13	
O&M Assessment For Commercial Parcel "H"	\$ -	\$	843.90	\$	1,085.45	\$	1,502.13	
Debt (2023) Assessment For Commercial Parcel "H"	\$ -	\$	1,481.00	\$	1,481.00	\$	1,481.00	
Total	\$ -	\$	2,324.90	\$	2,566.45	\$	2,983.13	
O&M Assessment For Commercial Parcel "J"	\$ -	\$	1,002.99	\$	1,085.45	\$	1,502.13	
Debt (2023) Assessment For Commercial Parcel "J"	\$ -	\$	7,044.00	\$	7,044.00	\$	7,044.00	
Total	\$ -	\$	8,046.99	\$	8,129.45	\$	8,546.13	

* 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-5	245	Parcel A-10	230
Parcel A-2	92	Parcel A-7	47	Parcel A-11	137
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				Parcel A-20 65'	69
				Parcel A-21	204
				Third Phase Residential	2,382
				Golf Course	356.81
				Charter School	11.91
				Comm Parcel "D"	159.80
				Comm Parcel "H"	18.75
				Comm Parcel "J"	36.67
				Third Phase Non-Residential	583
				Total Third Phase	2,965

O&M Calculations

TOTAL UNITS		Total Gross O&M Expenses / Total O&M Units =	O&M per Unit
Phase 1	1,222		
Phase 2	508	\$7,052,314 / 4,695	\$1,502.13
Phase 3	2,965		
Total Units	4,695		
TOTAL RESIDENTIAL UNITS			
Phase 1	1,135		
Phase 2	508		
Phase 3	2,382		
Total Units	4,025		