

Avenir
Community Development District

**Proposed Budget
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	6,682,793
Clubhouse Assessments	1,680,223
Total Regular Debt Assessments	15,701,443
Total Cap I + B Bond Debt Assess	7,072,616
Landowner Contribution - O&M	0
Landowner Contribution - Clubhouse	0
Landowner Contribution - Debt	0
Improvement Fees	1,653,750
Bond Prepayments	0
Bond Prepayments - Sent to Trustee	0
O&M Interest & Other Income	0
Clubhouse Interest & Other Income	580,000
TOTAL REVENUES	\$ 33,370,825
EXPENDITURES	
Supervisor Fees	0
Supervisor Fees Taxes	0
Engineering/Inspections	50,000
Management	154,050
District Office	0
Legal	80,000
Assessment Roll	6,000
Audit Fees	15,000
Arbitrage Rebate Fee	6,000
Insurance	90,000
Legal Advertisements	15,000
Miscellaneous	2,000
Postage	2,000
Office Supplies	3,000
Dues & Subscriptions	175
Trustee Fees	52,000
Continuing Disclosure Fee	4,500
Website Management	1,600
Infra / Misc Maintenance	300,000
Miscellaneous Maintenance	0
Base Landscape Maintenance	1,390,500
Misc Landscape Maintenance	1,000,000
Irrigation Maintenance	250,000
Lake & Littoral Maintenance	200,000
Midge & Mosquito Control	375,000
Fountain Maintenance	200,000
Street Sweeping / Pressure Washing	250,000
Mitigation Maintenance	150,000
Hydrobiologic Monitoring	25,000
Pump Station Maintenance / Fuel	150,000
Electric (FPL) (Including Streetlight)	750,000
Water (Seacoast)	125,000
Gas Utility	20,000
Holiday Lighting	40,000
Contingency	200,000
Maintenance Tech	75,000
R&R Reserves	300,000
Clubhouse Total Expenditures	2,159,410
TOTAL EXPENDITURES	\$ 8,441,235
REVENUES LESS EXPENDITURES	\$ 24,929,590
Bond Payments - Series 2018	(2,994,327)
Bond Payments - Series 2019	(1,188,635)
Bond Payments - Series 2021	(4,330,610)
Bond Payments - Series 2023	(5,256,637)
Bond Payments - Series 2024	(802,326)
Bond Payments - Series 2025	(3,813,875)
Bond Payments - Improv Fee	(1,653,750)
Bond Payments - Series 2026	(3,445,563)
BALANCE	\$ 1,443,867
County Appraiser & Tax Collector Fee	(481,289)
Discounts For Early Payments	(962,578)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O&M Assessments	4,975,417	6,892,739	6,682,793	Total Regular Expenses / .94
Clubhouse Assessments	1,738,719	1,738,886	1,680,223	Total CH Expenses - Revenue / .94
Total Regular Debt Assessments	8,814,498	14,412,401	15,701,443	
Total Cap I + B Bond Debt Assess	639,774	2,593,661	7,072,616	
Landowner Contribution - O&M	0	0	0	
Landowner Contribution - Clubhouse	0	0	0	
Landowner Contribution - Debt	0	0	0	
Improvement Fees	0	0	1,653,750	Estimated
Bond Prepayments	0	0	0	
Bond Prepayments - Sent to Trustee	0	0	0	
O&M Interest & Other Income	90,209	0	0	
Clubhouse Interest & Other Income	108,742	230,000	580,000	Rental 30,000 + 550,000 Carryover
TOTAL REVENUES	\$ 16,367,359	\$ 25,867,687	\$ 33,370,825	
EXPENDITURES				
Supervisor Fees	0	0	0	
Supervisor Fees Taxes	0	0	0	
Engineering/Inspections	28,826	50,000	50,000	
Management	56,285	150,000	154,050	CPI - 2.7%
District Office	0	0	0	
Legal	72,655	80,000	80,000	
Assessment Roll	6,000	6,000	6,000	
Audit Fees	15,900	13,900	15,000	Increase due to Additional Bonds
Arbitrage Rebate Fee	5,625	5,000	6,000	Increase due to Additional Bonds
Insurance	60,673	75,000	90,000	Insurance Estimate + CSX Policy
Legal Advertisements	20,255	20,000	15,000	
Miscellaneous	1,829	2,000	2,000	
Postage	2,001	2,000	2,000	
Office Supplies	3,479	5,000	3,000	
Dues & Subscriptions	175	175	175	
Trustee Fees	35,500	40,000	52,000	Increase due to Additional Bonds
Continuing Disclosure Fee	6,250	3,500	4,500	Increase due to Additional Bonds
Website Management	1,600	1,600	1,600	
Infra / Misc Maintenance	236,727	100,000	300,000	Combined with Misc Maint
Miscellaneous Maintenance	76,697	50,000	0	
Base Landscape Maintenance	1,013,510	1,350,000	1,390,500	+ 3% contract escalator
Misc Landscape Maintenance	586,723	1,000,000	1,000,000	ie. Replacements, Mulch, tree trimming, bush hogging, etc.
Irrigation Maintenance	215,604	250,000	250,000	
Lake & Littoral Maintenance	326,311	375,000	200,000	
Midge & Mosquito Control	0	350,000	375,000	
Fountain Maintenance	152,141	200,000	200,000	
Street Sweeping / Pressure Washing	64,900	100,000	250,000	
Mitigation Maintenance	726,150	1,045,000	150,000	
Hydrobiologic Monitoring	0	25,000	25,000	
Pump Station Maintenance / Fuel	72,664	100,000	150,000	
Electric (FPL) (Including Streetlight)	598,954	650,000	750,000	Streetlight & electric
Water (Seacoast)	130,955	175,000	125,000	
Gas Utility	25,389	20,000	20,000	
Holiday Lighting	0	35,000	40,000	
Contingency	139,296	200,000	200,000	Approximatley 3% of non clubhouse O&M expenses
Maintenance Tech	0	0	75,000	Front fountains and Dog stations
R&R Reserves			300,000	
Clubhouse Total Expenditures	1,653,813	1,864,553	2,159,410	
TOTAL EXPENDITURES	\$ 6,336,885	\$ 8,343,728	\$ 8,441,235	
REVENUES LESS EXPENDITURES	\$ 10,030,474	\$ 17,523,959	\$ 24,929,590	
Bond Payments - Series 2018	(2,513,416)	(2,995,460)	(2,994,327)	2026 P & I Payments Less Earned Interest
Bond Payments - Series 2019	(2,368,356)	(1,188,635)	(1,188,635)	2026 P & I Payments Less Earned Interest
Bond Payments - Series 2021	(2,393,832)	(4,330,610)	(4,330,610)	2026 P & I Payments Less Earned Interest
Bond Payments - Series 2023	(1,766,611)	(5,256,637)	(5,256,637)	2026 P & I Payments Less Earned Interest
Bond Payments - Series 2024	(75,071)	(802,326)	(802,326)	2026 P & I Payments Less Earned Interest
Bond Payments - Series 2025	0	(1,567,650)	(3,813,875)	2026 P & I Payments Less Earned Interest
Bond Payments - Improv Fee	0	0	(1,653,750)	
Bond Payments - Series 2026	0	0	(3,445,563)	
BALANCE	\$ 913,188	\$ 1,382,641	\$ 1,443,867	
County Appraiser & Tax Collector Fee	(48,841)	(460,881)	(481,289)	
Discounts For Early Payments	(431,147)	(921,760)	(962,578)	
EXCESS/ (SHORTFALL)	\$ 433,200	\$ -	\$ -	

DETAILED PROPOSED CLUBHOUSE BUDGET
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

EXPENDITURES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
Supervisor Fees	0	0	0	
Supervisor Fees Taxes	0	0	0	
Connect Water Fee	0	0	0	
CDD Management	8,000	35,000	35,945	CPI 2.7%
Legal	8,235	12,000	30,000	
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	4,000	500	
Miscellaneous	2,723	5,000	2,000	
Trustee Fees	3,500	3,500	3,500	
Continuing Disclosure Fee	250	250	250	
Website Management	400	400	400	
CH Management/personnel	758,291	819,578	615,000	
Uniforms	0	4,000	2,000	
Licenses/Permits	338	5,000	5,000	
Insurance	50,204	80,000	85,000	
Post / Print / Office Sup	16,630	12,000	10,000	
IT / Telecom	26,716	20,000	15,000	
HVAC Maint & Repair	0	12,000	6,000	
Janitorial	26,166	14,000	20,000	
Misc Repair & Maint	74,994	60,000	60,000	
Pest Control	19,154	20,000	20,000	
Fire/ Life/ Hood -Safe Sys	9,879	8,000	10,000	
Fitness Equip	3,648	4,000	6,000	
Vehicle Lease & Maint	0	5,000	5,000	
Holiday Decorations	0	15,000	15,000	
Cable / Music Services	3,252	4,000	4,000	
Trash Removal	4,676	6,000	10,000	
Gas	20,329	50,000	50,000	
Electricity	39,965	50,000	50,000	
Water & Sewer	45,746	45,000	45,000	
Irrigation Water	4,472	10,000	5,000	
Security / Camera Surveillance	102,606	90,000	110,000	
Electronic Access Control	38,837	10,000	20,000	
Surveillance Repair & Main	0	0	0	
Landscape Maint Contract	71,985	83,000	85,490	3% contract
Landscape Other / Irrigation	16,345	50,000	50,000	
Pool Chemicals	60,175	57,000	65,000	
Pool Maintenance Agreement	32,500	32,500	0	
Pool Repair & Misc Maint	30,908	25,000	20,000	
Tennis & Pickle Court Main	28,169	25,000	30,000	
Furniture Repair & Maint	0	5,000	5,000	
Social Programs	109,183	90,000	160,000	
Coffee Station	0	15,000	0	
Restaurant Expenses	0	0	100,000	coming from fund balance
Deficit Funding F&B Operat	0	0	0	
Other / Capital Expenses	31,208	75,000	75,000	
Poolside Cabbana	0	0	250,000	coming from fund balance
R&R Reserve			75,000	
TOTAL EXPENDITURES	\$ 1,653,813	\$ 1,864,553	\$ 2,159,410	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET - SERIES 2018
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Interest Income	68,149	200	200	Projected Interest
Net NAV Collection 2018-1	2,043,044	2,098,851	2,098,851	Maximum Net Debt Service Collection
Net Collection 2018-2 (Taxable & Tax-Exempt)	83,589	84,748	83,615	Estimate - Collected from Developer / Home Builder
Net NAV Collection 2018-3	716,154	811,861	811,861	Maximum Net Debt Service Collection
Landowner Contribution	0	0	0	
Prepaid Bond Collections	178,867	0	0	
Total Revenues	\$ 3,089,803	\$ 2,995,660	\$ 2,994,527	
EXPENDITURES				
Principal Payments 2018-1	545,000	580,000	610,000	Principal Payment Due In 2027
Principal Payments 2018-2 Taxable	35,000	0	0	Bonds Paid off as lots sold to Homebuilder
Principal Payments 2018-2 TE	10,000	0	0	Bonds Paid off as lots sold to Homebuilder
Principal Payments 2018-3	255,000	210,000	215,000	Principal Payment Due In 2027
Interest Payments 2018-1	1,566,400	1,520,475	1,487,750	Interest Payments Due In 2027
Interest Payments 2018-2 Taxable	70,014	71,000	70,014	Estimated Interest Payments Due In 2027
Interest Payments 2018-2 TE	13,601	13,748	13,601	Estimated Interest Payments Due In 2027
Interest Payments 2018-3	616,472	598,288	570,256	Interest Payments Due In 2027
Bond Redemptions	0	2,150	27,906	Estimated Excess Debt Collections
Total Expenditures	\$ 3,111,487	\$ 2,995,660	\$ 2,994,527	
Excess/ (Shortfall)	\$ (21,684)	\$ -	\$ -	

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 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	56,066	200	200	Projected Interest
Net NAV Tax Collection	1,086,867	1,078,335	1,078,335	Maximum Net Debt Service Collection
Net NAV Tax Collection B	129,493	110,300	110,300	Estimate - Collected from Developer / Home Builder
Landowner Contribution	0	0	0	
Prepaid Bonds	1,254,846	0	0	
Total Revenues	\$ 2,527,271	\$ 1,188,835	\$ 1,188,835	
EXPENDITURES				
Principal Payments	440,000	270,000	250,000	Principal Payments Due In 2027
Principal Payments B	825,000	0	0	
Interest Payments	818,370	794,360	729,120	Interest Payments Due In 2027
Interest Payments B	144,653	110,300	110,300	Estimated Interest Payments Due in 2027
Bond Redemptions	0	14,175	99,415	Estimated Excess Debt Collections
Total Expenditures	\$ 2,228,023	\$ 1,188,835	\$ 1,188,835	
Excess/ (Shortfall)	\$ 299,248	\$ -	\$ -	

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 2021

AVENIR COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	116,041	1,100	10,000	Projected Interest
Net NAV Collection 2021 A-1 & A-2	4,094,565	3,870,610	3,870,610	Maximum Net Debt Service Collection
Net Collection 2021 B	3,428,814	460,000	460,000	Maximum Net Debt Service Collection
Landowner Contribution	0	0	0	
Prepaid Bonds	2,379,848	0	0	
Total Revenues	\$ 10,019,267	\$ 4,331,710	\$ 4,340,610	
EXPENDITURES				
Principal Payments 2021 A-1	3,005,000	560,000	580,000	Principal Payment Due In 2027
Principal Payments 2021 A-2	625,000	660,000	695,000	Principal Payment Due In 2027
Principal Payments 2021 B	3,015,000	0	0	Bonds Paid off as lots sold to Homebuilder
Interest Payments 2021 A-1	785,982	747,328	733,053	Interest Payments Due In 2027
Interest Payments 2021 A-2	1,953,138	1,904,194	1,869,472	Interest Payments Due In 2027
Interest Payments 2021 B	504,625	460,000	460,000	Estimated Interest Payments Due In 2027
Bond Redemptions	0	188	3,085	Estimated Excess Debt Collections
Total Expenditures	\$ 9,888,744	\$ 4,331,710	\$ 4,340,610	
Excess/ (Shortfall)	\$ 130,523	\$ -	\$ -	

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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Interest Income	305,876	45,000	60,000	Projected Interest
Net NAV Collection 2023	3,393,274	4,337,887	4,337,887	Maximum Net Debt Service Collection
Net NAV Collection 2023 TC	337,231	918,750	918,750	Interest Only until FY 2027/2028
Landowner Contribution	0	0	0	
Capitalized Interest	0	0	0	
Total Revenues	\$ 4,036,381	\$ 5,301,637	\$ 5,316,637	
EXPENDITURES				
Principal Payments 2023	900,000	950,000	1,005,000	Principal Payment Due In 2027
Principal Payments 2023 TC	0	0	0	Principal Payment Due In 2027
Interest Payments 2023	3,494,431	3,432,556	3,388,569	Interest Payments Due In 2027
Interest Payments 2023 TC	918,750	918,750	918,750	Interest Payments Due In 2027
Bond Redemptions	0	331	4,318	Estimated Excess Debt Collections
Total Expenditures	\$ 5,313,181	\$ 5,301,637	\$ 5,316,637	
Excess/ (Shortfall)	\$ (1,276,800)	\$ -	\$ -	

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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	47,629	200	200	Projected Interest
Net NAV Collection 2024 A	88,475	215,763	215,763	Maximum Net Debt Service Collection
Net NAV Collection 2024 B	0	586,563	586,563	Net Interest Only Debt Service until FY 2028/2029
Landowner Contribution	0	0	0	
Capitalized Interest	0	0	0	
Total Revenues	\$ 136,104	\$ 802,526	\$ 802,526	
EXPENDITURES				
Principal Payments 2024 A	0	40,000	40,000	Principal Payment Due In 2027
Principal Payments 2024 B	0	0	0	Principal Payment Due In 2027
Interest Payments 2024 A	174,935	173,475	171,525	Interest Payments Due In 2027
Interest Payments 2024 B	588,192	586,563	586,563	Interest Payments Due In 2027
Bond Redemptions	0	2,488	4,438	Estimated Excess Debt Collections
Total Expenditures	\$ 763,126	\$ 802,526	\$ 802,526	
Excess/ (Shortfall)	\$ (627,022)	\$ -	\$ -	

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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	26,648	0	5,000	Projected Interest
Net NAV Collection 2025 A (A-11)	0	215,600	477,750	Maximum Net Debt Service Collection
Net NAV Collection 2025 A (A-21)	0	215,600	493,925	Maximum Net Debt Service Collection
Net NAV Collection 2025 B (A-11)	0	0	1,705,750	Maximum Net Debt Service Collection
Net NAV Collection 2025 B (A-21)	0	0	1,136,450	Maximum Net Debt Service Collection
Improvement Fees	0	0	1,653,750	Improvement Fees
Capitalized Interest	0	1,352,050	0	
Total Revenues	\$ 26,648	\$ 1,567,650	\$ 5,472,625	
EXPENDITURES				
Principal Payments 2025 A (A-11)	0	0	50,000	Principal Payment Due In 2027
Principal Payments 2025 A (A-21)	0	0	65,000	Principal Payment Due In 2027
Principal Payments 2025 B (A-11)	0	0	0	Principal Payment Due In 2027
Principal Payments 2025 B (A-21)	0	0	0	Principal Payment Due In 2027
Principal Payments 2025 (IF)	0	0	0	Principal Payment Due In 2027
Interest Payments 2025 A (A-11)	0	431,200	423,375	Interest Payments Due In 2027
Interest Payments 2025 A (A-21)	0	1,136,450	428,925	Interest Payments Due In 2027
Interest Payments 2025 B (A-11)	0	0	1,705,750	Interest Payments Due In 2027
Interest Payments 2025 B (A-21)	0	0	1,136,450	Interest Payments Due In 2027
Interest Payments 2025 (IF)	0	0	1,653,750	Interest Payments Due In 2027
Bond Redemptions	0	0	9,375	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ 1,567,650	\$ 5,472,625	
Excess/ (Shortfall)	\$ 26,648	\$ -	\$ -	

Series 2025 A (A-11) Bond Information

Original Par Amount =	\$5,670,000	Annual Principal Payments Due =	May 1st
Interest Rate =	7.500%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2025		
Maturity Date =	May 2056		

Series 2025 B (A-11) Bond Information

Original Par Amount =	\$21,775,000	Annual Principal Payments Due =	May 1st
Interest Rate =	7.5% - 9.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2025		
Maturity Date =	May 2056		

Series 2025 A (A-21) Bond Information

Original Par Amount =	\$6,160,000	Annual Principal Payments Due =	May 1st
Interest Rate =	7.000%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	June 2025		
Maturity Date =	May 2056		

Series 2025 B (A-21) Bond Information

Original Par Amount =	\$15,365,000	Annual Principal Payments Due =	May 1st
Interest Rate =	7.0% - 9.0%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	June 2025		
Maturity Date =	May 2056		

Series 2025 (IF) Bond Information

Original Par Amount =	\$20,050,000	Annual Principal Payments Due =	N/A
Interest Rate =	7.500%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2025		
Maturity Date =	November 2055		

DETAILED PROPOSED DEBT SERVICE FUND BUDGET - SERIES 2026
AVENIR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	5,000	Projected Interest
Net NAV Collection 2026 A	0	0	455,625	Maximum Net Debt Service Collection
Net NAV Collection 2026 B	0	0	2,989,938	Maximum Net Debt Service Collection
Landowner Contribution	0	0	0	
Capitalized Interest	0	0	0	
Total Revenues	\$ -	\$ -	\$ 3,450,563	
EXPENDITURES				
Principal Payments 2026 A	0	0	60,000	Principal Payment Due In 2027
Principal Payments 2026 B	0	0	0	Principal Payment Due In 2027
Interest Payments 2026 A	0	0	395,500	Interest Payments Due In 2027
Interest Payments 2026 B	0	0	2,989,938	Interest Payments Due In 2027
Bond Redemptions	0	0	5,125	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 3,450,563	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Series 2026 A Bond Information

Original Par Amount =	\$5,680,000	Annual Principal Payments Due =	May 1st
Interest Rate =	7.000%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2026		
Maturity Date =	May 2056		

Series 2026 B Bond Information

Original Par Amount =	\$36,955,000	Annual Principal Payments Due =	May 1st
Interest Rate =	7.25% - 9.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2026		
Maturity Date =	May 2056		

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

	Fiscal Year 2023/2024 Gross Assessment	Fiscal Year 2024/2025 Gross Assessment	Fiscal Year 2025/2026 Projected Gross Assessment	Fiscal Year 2026/2027 Projected Gross Assessment
O&M Assessment For Parcel A-1 - Watermark	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Clubhouse Operation Assessment For Parcel A-1	\$ 1,486.98	\$ 1,481.82	\$ 1,481.16	\$ 1,431.20
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	\$ 5,150.01	\$ 5,386.40	\$ 5,768.43	\$ 5,673.45
O&M Assessment For Parcel A-2 - LaTerre	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Clubhouse Operation Assessment For Parcel A-2	\$ 1,486.98	\$ 1,481.82	\$ 1,481.16	\$ 1,431.20
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	\$ 5,055.59	\$ 5,291.98	\$ 5,674.01	\$ 5,579.03
O&M Assessment For Parcel A-3 - Windgate	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Clubhouse Operation Assessment For Parcel A-3	\$ 1,486.98	\$ 1,481.82	\$ 1,481.16	\$ 1,431.20
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	\$ 4,961.18	\$ 5,197.57	\$ 5,579.60	\$ 5,484.62
O&M Assessment For Parcel A-4 - Coral Isles	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Clubhouse Operation Assessment For Parcel A-4	\$ 1,486.98	\$ 1,481.82	\$ 1,481.16	\$ 1,431.20
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	\$ 5,244.42	\$ 5,480.81	\$ 5,862.84	\$ 5,767.86
O&M Assessment For Parcel A-5 (50 Foot) - Regency	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
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	\$ 2,732.20	\$ 2,973.75	\$ 3,356.44	\$ 3,311.42
O&M Assessment For Parcel A-5 (60 Foot) - Regency	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
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	\$ 2,826.61	\$ 3,068.16	\$ 3,450.85	\$ 3,405.83
O&M Assessment For S.F. Villas	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Clubhouse Operation Assessment For S.F. Villas	\$ 1,486.98	\$ 1,481.82	\$ 1,481.16	\$ 1,431.20
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	\$ 4,136.71	\$ 4,373.10	\$ 4,755.13	\$ 4,660.15
O&M Assessment For Econ Dev	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Clubhouse Operation Assessment For Econ Dev	\$ -	\$ -	\$ -	\$ -
Debt (2018-1) Assessment For Econ Dev	\$ 2,127.66	\$ 2,127.66	\$ 2,127.66	\$ 2,127.66
Debt (2018-3 Clubhouse) Assessment For Econ Dev	\$ -	\$ -	\$ -	\$ -
Total	\$ 2,971.56	\$ 3,213.11	\$ 3,595.80	\$ 3,550.78
O&M Assessment For Town Center - Total	\$ 843.90	\$ 94,347.31	\$ 127,610.73	\$ 123,697.59
Debt (2018-1) Assessment For Town Center - Total	\$ 2,127.66	\$ 112,765.96	\$ 112,765.96	\$ 112,765.96
Debt (2023 Towncenter) Assessment For Town Center - Total	\$ -	\$ 1,210,565.00	\$ 1,210,565.00	\$ 1,210,565.00
Total	\$ 2,971.56	\$ 1,417,678.27	\$ 1,450,941.69	\$ 1,447,028.55

* 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-17 144
Town Center (41.134 Acres) 86.92		Parcel A-18 104
First Phase Non-Residential 86.92		Parcel A-19 149
		Parcel A-20 55' 75
Total First Phase 1,222		Parcel A-20 65' 69
		Parcel A-21 204
		Third Phase Residential 2,383
		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 # 2,966

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		\$6,682,793 / 4,696	\$1,423.12
Phase 3 2,966			
Total Units 4,696			
TOTAL RESIDENTIAL UNITS			
Phase 1 1,135			
Phase 2 508			
Phase 3 2,383			
Total Units 4,026			
TOTAL CLUBHOUSE UNITS		Total Gross Clubhouse Operation Expenses / Total Clubhouse Units =	Clubhouse Operation per Unit
Phase 1 666			
Phase 2 508		\$1,680,223 / 1,174	\$1,431.20
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 2023/2024 Gross Assessment		Fiscal Year 2024/2025 Gross Assessment		Fiscal Year 2025/2026 Gross Assessment		Fiscal Year 2026/2027 Projected Gross Assessment
O&M Assessment For Parcel A-6 - Pulte	\$ 843.90	\$	1,085.45	\$	1,468.14	\$	1,423.12
Clubhouse Operation Assessment For Parcel A-6	\$ 1,486.98	\$	1,481.82	\$	1,481.16	\$	1,431.20
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	\$ 5,394.88	\$	5,631.27	\$	6,013.30	\$	5,918.32
O&M Assessment For Parcel A-7 - Pulte	\$ 843.90	\$	1,085.45	\$	1,468.14	\$	1,423.12
Clubhouse Operation Assessment For Parcel A-7	\$ 1,486.98	\$	1,481.82	\$	1,481.16	\$	1,431.20
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	\$ 5,626.88	\$	5,863.27	\$	6,245.30	\$	6,150.32
O&M Assessment For Parcel A-8 - Pulte	\$ 843.90	\$	1,085.45	\$	1,468.14	\$	1,423.12
Clubhouse Operation Assessment For Parcel A-8	\$ 1,486.98	\$	1,481.82	\$	1,481.16	\$	1,431.20
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	\$ 5,626.88	\$	5,863.27	\$	6,245.30	\$	6,150.32
O&M Assessment For Parcel A-9 - Solana	\$ 843.90	\$	1,085.45	\$	1,468.14	\$	1,423.12
Clubhouse Operation Assessment For Parcel A-9	\$ 1,486.98	\$	1,481.82	\$	1,481.16	\$	1,431.20
Debt (2019) Assessment For Parcel A-9	\$ 1,697.31	\$	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	\$ 4,770.19	\$	5,006.58	\$	5,388.61	\$	5,293.63

* 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
Econ Dev (50 Acres)	0		#	Parcel A-16 75'	2
Town Center (41.134 Acres)	86.92		#	Parcel A-17	144
First Phase Non-Residential	86.92			Parcel A-18	104
				Parcel A-19	149
Total First Phase	1,222			Parcel A-20 55'	75
				Parcel A-20 65'	69
				Parcel A-21	204
				Third Phase Residential	2,385
				Golf Course	356.8
				Charter School	11.9
				Comm Parcel "D"	159.8
				Comm Parcel "H"	18.7
				Comm Parcel "J"	35.6
				Third Phase Non-Residential	583
				Total Third Phase	# 2,966

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		
Phase 3	2,966		
Total Units	4,696	\$6,682,793 / 4,696	\$1,423.12
TOTAL RESIDENTIAL UNITS			
Phase 1	1,135		
Phase 2	508		
Phase 3	2,383		
Total Units	4,026		
TOTAL CLUBHOUSE UNITS		Total Gross Clubhouse Operation Expenses / Total Clubhouse Units =	Clubhouse Operation per Unit
Phase 1	666		
Phase 2	508		
Total Units	1,174	\$1,680,223 / 1,174	\$1,431.20

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 2023/2024 Gross Assessment	Fiscal Year 2024/2025 Gross Assessment	Fiscal Year 2025/2026 Gross Assessment	Fiscal Year 2026/2027 Projected Gross Assessment
O&M Assessment For Parcel A-10 (Old 10 + Old 11)	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021) Assessment For Parcel A-10 (Old 10 + Old 11)	\$ 2,845.00	\$ 2,845.00	\$ 2,845.00	\$ 3,521.58
Debt (2026) Assessment For Parcel A-10 (Old 10 + Old 11)				\$ 2,107.42
Total	\$ 3,688.90	\$ 3,930.45	\$ 4,313.14	\$ 7,052.12
O&M Assessment For Parcel A-11 (Old Econ)	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2018) Assessment For Parcel A-11 (Old Econ)	\$ 3,176.00	\$ 3,176.00	\$ 3,176.00	\$ 776.52
Debt (2025) Assessment For Parcel A-11 (Old Econ)				\$ 3,709.82
Total	\$ 4,019.90	\$ 4,261.45	\$ 4,644.14	\$ 5,909.46
O&M Assessment For Parcel A-12 - Panther National	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021) Assessment For Parcel A-12	\$ 5,102.00	\$ 5,102.00	\$ 5,102.00	\$ 5,102.00
Total	\$ 5,945.90	\$ 6,187.45	\$ 6,570.14	\$ 6,525.12
O&M Assessment For Parcel A-13/14 125' - Panther National	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021) Assessment For Parcel A-13/14 125'	\$ 6,259.00	\$ 6,259.00	\$ 6,259.00	\$ 6,259.00
Total	\$ 7,102.90	\$ 7,344.45	\$ 7,727.14	\$ 7,682.12
O&M Assessment For Parcel A-13/14 175' - Panther National	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021) Assessment For Parcel A-13/14 175'	\$ 7,911.00	\$ 7,911.00	\$ 7,911.00	\$ 7,911.00
Total	\$ 8,754.90	\$ 8,996.45	\$ 9,379.14	\$ 9,334.12
O&M Assessment For Parcel A-15 50'	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021) Assessment For Parcel A-15 50'	\$ 1,889.00	\$ 1,889.00	\$ 1,889.00	\$ 1,889.00
Total	\$ 2,732.90	\$ 2,974.45	\$ 3,357.14	\$ 3,312.12
O&M Assessment For Parcel A-15 62'	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021) Assessment For Parcel A-15 62'	\$ 1,983.00	\$ 1,983.00	\$ 1,983.00	\$ 1,983.00
Total	\$ 2,826.90	\$ 3,068.45	\$ 3,451.14	\$ 3,406.12
O&M Assessment For Parcel A-16 50' - Koller	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2023) Assessment For Parcel A-16 50'	\$ 5,670.00	\$ 3,457.00	\$ 3,457.00	\$ 3,457.00
Total	\$ 6,513.90	\$ 4,542.45	\$ 4,925.14	\$ 4,880.12
O&M Assessment For Parcel A-16 60' - Koller	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2023) Assessment For Parcel A-16 60'	\$ 6,805.00	\$ 4,149.00	\$ 4,149.00	\$ 4,149.00
Total	\$ 7,648.90	\$ 5,234.45	\$ 5,617.14	\$ 5,572.12
O&M Assessment For Parcel A-16 75' - Koller	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2023) Assessment For Parcel A-16 75'	\$ 7,373.00	\$ 5,186.00	\$ 5,186.00	\$ 5,186.00
Total	\$ 8,216.90	\$ 6,271.45	\$ 6,654.14	\$ 6,609.12
O&M Assessment For Parcel A-17	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2023) Assessment For Parcel A-17	\$ 7,373.00	\$ 7,373.00	\$ 7,373.00	\$ 7,373.00
Total	\$ 8,216.90	\$ 8,458.45	\$ 8,841.14	\$ 8,796.12
O&M Assessment For Parcel A-18 - Kenco	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2024 A) Assessment For Parcel A-18	\$ 3,176.00	\$ 2,208.00	\$ 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	\$ 2,038.46
Total	\$ 4,019.90	\$ 3,293.45	\$ 5,714.60	\$ 5,669.58
O&M Assessment For Parcel A-19	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2023) Assessment For Parcel A-19	\$ 7,373.00	\$ 7,373.00	\$ 7,373.00	\$ 7,373.00
Total	\$ 8,216.90	\$ 8,458.45	\$ 8,841.14	\$ 8,796.12
O&M Assessment For Parcel A-20 55' - Koller	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021) Assessment For Parcel A-20 55'	\$ 1,935.00	\$ 1,935.00	\$ 1,935.00	\$ 1,935.00
Total	\$ 2,778.90	\$ 3,020.45	\$ 3,403.14	\$ 3,358.12
O&M Assessment For Parcel A-20 65' - Koller	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021) Assessment For Parcel A-20 65'	\$ 2,030.00	\$ 2,030.00	\$ 2,030.00	\$ 2,030.00
Total	\$ 2,873.90	\$ 3,115.45	\$ 3,498.14	\$ 3,453.12
O&M Assessment For Parcel A-21	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021 A-2 Only) Assessment For Parcel A-21	\$ 3,176.00	\$ 3,176.00	\$ 1,279.03	\$ 1,279.03
Debt (2025) Assessment For Parcel A-21	\$ -	\$ -	\$ 2,575.75	\$ 2,575.75
Total	\$ 4,019.90	\$ 4,261.45	\$ 5,322.92	\$ 5,277.90
O&M Assessment For Golf Course	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021) Assessment For Golf Course per Acre	\$ 295.00	\$ 295.00	\$ 295.00	\$ 295.00
Total	\$ 1,138.90	\$ 1,380.45	\$ 1,763.14	\$ 1,718.12
O&M Assessment For Charter School	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2021) Assessment For Charter School per Acre	\$ 2,247.00	\$ 2,247.00	\$ 2,247.00	\$ 2,247.00
Total	\$ 3,090.90	\$ 3,332.45	\$ 3,715.14	\$ 3,670.12
O&M Assessment For Commercial Parcel "D"	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2023) Assessment For Commercial Parcel "D"	\$ 1,481.00	\$ 7,044.00	\$ 7,044.00	\$ 7,044.00
Total	\$ 2,324.90	\$ 8,129.45	\$ 8,512.14	\$ 8,467.12
O&M Assessment For Commercial Parcel "H"	\$ 843.90	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2023) Assessment For Commercial Parcel "H"	\$ 1,481.00	\$ 1,481.00	\$ 1,481.00	\$ 1,481.00
Total	\$ 2,324.90	\$ 2,566.45	\$ 2,949.14	\$ 2,904.12
O&M Assessment For Commercial Parcel "J"	\$ 1,002.99	\$ 1,085.45	\$ 1,468.14	\$ 1,423.12
Debt (2023) Assessment For Commercial Parcel "J"	\$ 7,044.00	\$ 7,044.00	\$ 7,044.00	\$ 7,044.00
Total	\$ 8,046.99	\$ 8,129.45	\$ 8,512.14	\$ 8,467.12

* 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 SF Villas 250		Parcel A-15 50' 356
First Phase Residential 1,135		Parcel A-15 62' 206
		Parcel A-16 50' 296
		Parcel A-16 60' 193
		Parcel A-16 75' 2
Econ Dev (50 Acres) 0		Parcel A-17 144
Town Center (41.134 Acres) 86.92		Parcel A-18 104
First Phase Non-Residential 86.92		Parcel A-19 149
		Parcel A-20 55' 75
Total First Phase 1,222		Parcel A-20 65' 69
		Parcel A-21 204
		Third Phase Residential 2,383
		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 # 2,966

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		\$6,682,793 / 4,696	\$1,423.12
Phase 3 2,966			
Total Units 4,696			
TOTAL RESIDENTIAL UNITS			
Phase 1 1,135			
Phase 2 508			
Phase 3 2,383			
Total Units 4,026			