



**Wratbell, Hart, Hunt and Associates, LLC**  
*Building client relationships one step at a time..*

***Moody River Estates Community Development District***

**Fiscal Year 2008**

**Budget**

***Adopted***



**Wrathell, Hart, Hunt and Associates, LLC**  
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***Moody River Estates Community Development District***  
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## Moody River Estates Community Development District

### General Fund Budget for Fiscal Year 2008

	Fiscal Year 2007				Budget FY 2008
	Adopted Budget	Actual through 5/31/2007	Projected through 9/30/2007	Total Revenue and Expenditures	
<b>Revenues:</b>					
Interest and Miscellaneous Income	\$0	\$0	\$0	\$0	\$5,950
Special Assessment-On Roll	\$188,465	\$179,606	\$0	\$179,606	\$225,896
Special Assessment-Direct Bill	\$54,358	\$24,711	\$29,647	\$54,358	\$0
Carry Forward	\$0	\$0	\$0	\$0	\$4,000
<b>Total Revenues:</b>	<b>\$242,823</b>	<b>\$204,317</b>	<b>\$29,647</b>	<b>\$233,964</b>	<b>\$235,846</b>
<b>Expenditures:</b>					
<b>Professional &amp; Administrative Fees</b>					
Supervisor's Fees	\$0	\$0	\$0	\$0	\$4,306
Management/ Recording	\$42,230	\$29,437	\$12,793	\$42,230	\$43,497
Legal	\$20,000	\$4,232	\$5,000	\$9,232	\$20,000
Engineering Fees	\$15,000	\$350	\$2,500	\$2,850	\$15,000
Audit	\$5,000	\$2,600	\$2,400	\$5,000	\$5,500
Accounting Services	\$8,240	\$5,773	\$2,467	\$8,240	\$8,487
Assessment Roll Preparation	\$12,500	\$12,500	\$0	\$12,500	\$12,500
Arbitrage Rebate Calculation	\$1,500	\$1,575	\$0	\$1,575	\$1,750
Dissemination Agent Fees	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Trustee Fees	\$6,000	\$0	\$6,000	\$6,000	\$6,000
Telephone	\$500	\$0	\$500	\$500	\$500
Rental and Leases	\$0	\$0	\$0	\$0	\$0
Computer Services	\$0	\$0	\$0	\$0	\$0
Postage	\$1,000	\$1,112	\$0	\$1,112	\$1,112
Printing & Binding	\$1,000	\$667	\$333	\$1,000	\$1,000
Legal Advertising	\$5,000	\$1,683	\$750	\$2,433	\$2,500
Office Supplies	\$500	\$210	\$290	\$500	\$500
Travel & Per Diem	\$0	\$0	\$0	\$0	\$0
Annual District Filing Fee	\$175	\$175	\$0	\$175	\$175
Insurance	\$5,500	\$5,500	\$0	\$5,500	\$6,000
Property Tax Bills	\$7,580	\$0	\$0	\$0	\$0
Contingencies	\$500	\$1,140	\$0	\$1,140	\$500
Capital Outlay	\$0	\$0	\$0	\$0	\$0
<b>Total Professional &amp; Administrative Fees:</b>	<b>\$137,225</b>	<b>\$71,954</b>	<b>\$33,033</b>	<b>\$104,987</b>	<b>\$134,327</b>
<b>Water Management Fees</b>					
Other Contractual	\$80,000	\$31,322	\$48,678	\$80,000	\$50,000
Aquascaping	\$0	\$0	\$0	\$0	\$20,000
Utilities	\$20,000	\$0	\$10,000	\$10,000	\$20,000
<b>Total Water Management Fees</b>	<b>\$100,000</b>	<b>\$31,322</b>	<b>\$58,678</b>	<b>\$90,000</b>	<b>\$90,000</b>



## Moody River Estates Community Development District

### General Fund Budget for Fiscal Year 2008

	Fiscal Year 2007			Total Revenue and Expenditures	Budget FY 2008
	Adopted Budget	Actual through 5/31/2007	Projected through 9/30/2007		
<b>Other Fees and Charges</b>					
Property Appraiser	\$445	\$815	\$0	\$815	\$993
Tax Collector	\$668	\$0	\$668	\$668	\$1,490
Revenue Reserve	\$4,485	\$0	\$4,485	\$4,485	\$9,036
<b>Total Other Fees and Charges:</b>	<b>\$5,598</b>	<b>\$815</b>	<b>\$5,153</b>	<b>\$5,968</b>	<b>\$11,519</b>
<b>Total Appropriations</b>	<b>\$242,823</b>	<b>\$104,091</b>	<b>\$96,864</b>	<b>\$200,955</b>	<b>\$235,846</b>
<b>Result from Current Operation</b>				<b>\$33,009</b>	
<b>Fund Balance - October 1, 2006 (Unaudited)</b>				<b>\$2,796</b>	
<b>Fund Balance - September 30, 2007 (Projected)</b>				<b>\$35,805</b>	

### Assessment Summary

Description	Number of Units	FY 07 Assessment	FY 08 Projected Assessment	Total Revenue
<b>On-roll</b>				
SF	789	\$251.96	\$251.90	\$198,749
MF	204	\$251.96	\$133.07	\$27,146
<b>Total</b>	<b>993</b>			<b>\$225,895</b>



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**Moody River Estates Community Development District**  
**General Fund**  
**Budget for Fiscal Year 2008**

**Expenditures:**

**Professional and Administrative Services:**

**Supervisor's Fees** \$4,306

Statutorily set at \$200.00 (plus applicable taxes) for each meeting of the Board of Supervisor's not to exceed \$4,800.00 for each Fiscal Year. The District anticipates four (4) meetings during FY 08.

**Management/ Recording** \$43,497

*Wrathell, Hart, Hunt and Associates, LLC* specializes in managing Community Development District's in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financing's, and finally operate and maintain the assets of the Community.

**Legal** \$20,000

Hopping Green & Samss, P.A. provides on-going general council legal representation and in this arena, our lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications and conveyance and contracts. In this capacity, we provide service as "local government lawyers," realizing that this type of local government is very limited in its scope—providing infrastructure and services to development.

**Engineering Fees** \$15,000

Heidt & Associates provides a broad array of engineering, consulting and construction services to the District, which assist the District in crafting solutions with sustainability for the long term interests of the Community - recognizing the needs of government, the environment and maintenance of the District's facilities.

**Audit** \$5,500

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

**Accounting Services** \$8,487

Preparation of all financial work related to Bond Funds and Operating Funds of the District, including preparation of monthly financials and annual budgets See Management/Recording description o fee structure

**Assessment Roll Preparation** \$12,500

Services provided by an outside contractor for the District.

**Arbitrage Rebate Calculation** \$1,750

To ensure the District's compliance with all Tax Regulations, annual computations are necessary to calculate the arbitrage rebate liability.

**Professional and Administrative Services: (Continued)**

**Dissemination Agent Fees** \$5,000

The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. The Dissemination Agent for the District is the District's Underwriter - Prager Sealy and Company, LLC.

**Trustee Fees** \$6,000

Annual Fee paid to U.S. Bank for the service provided as Trustee, Paying Agent and Registrar.

**Telephone** \$500

Telephone and fax machine.

**Rental and Leases** \$0

The District fee paid to Wrathell, Hart, Hunt and Associates, LLC for administrative office services.

**Computer Services** \$0

The District fee paid to Wrathell, Hart, Hunt and Associates, LLC for maintenance of the District's records.



**Wrathell, Hart, Hunt and Associates, LLC**  
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**Moody River Estates Community Development District**  
**General Fund**  
**Budget for Fiscal Year 2008**

<b>Postage</b>	\$1,112
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
<b>Printing &amp; Binding</b>	\$1,000
Accounts payable checks, stationary, envelopes, copies, etc.	
<b>Legal Advertising</b>	\$2,500
The District advertises for monthly meetings, special meetings, public hearings, bidding, etc.	
<b>Office Supplies</b>	\$500
Accounting and administrative supplies	
<b>Travel &amp; Per Diem</b>	\$0
Travel and related expenses for District's employees and consultants	
<b>Annual District Filing Fee</b>	\$175
Annual fees paid to the Department of Community Affairs	
<b>Insurance</b>	\$6,000
Governmental Insurance Trust. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability limit.	
<b>Property Tax Bills</b>	\$0
<b>Contingencies</b>	\$500
Bank charges and other miscellaneous expenses that incur during the year.	
<b>Capital Outlay</b>	\$0
For purchase of any District equipment	
<b>Water Management Fees</b>	
<b>Other Contractual</b>	\$50,000
Maintaining Lakes and Wetlands, as well as District fountains and aerators.	
<b>Aquascaping</b>	\$20,000
To address the periodic needs of supplementing the District's aquatic plan program to insure compliance with the surface water management permit(s).	
<b>Utilities</b>	\$20,000
Electrical Charges for lakes fountains and aerators.	
<b>Other Fees &amp; Charges</b>	
<b>Property Appraiser</b>	\$993
Fees are \$1.00 per parcel on which the Assessment is levied.	
<b>Tax Collector</b>	\$1,490
Fees are \$1.50 per parcel on which the Assessment is levied.	
<b>Revenue Reserve</b>	\$9,036
The District currently reserves, and State Law permits the District to appropriate 96% of estimated revenues, which will cover discounts and non-payment of assessments.	
<b>Total Appropriations</b>	<b>\$235,846</b>



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**Moody River Estates Community Development District**

*Debt Service Fund 201- Series 2005*  
*Budget for Fiscal Year 2008*

**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For the Fiscal Year Ending September 30, 2007**

	<b>Adopted Budget</b>	<b>Actual through 5/31/2007</b>	<b>Projected through 9/30/2007</b>	<b>Total Revenue and Expenditures</b>	<b>Budget FY 2008</b>
<b>Revenues:</b>					
Unappropriated Fund Balance	\$0	\$0	\$0	\$0	\$0
Special Assessment-On Roll	\$730,610	\$696,092	\$34,518	\$730,610	\$703,214
Developer Assessment	\$0	\$1,014	\$0	\$1,014	\$0
Principal Prepayment	\$0	\$0	\$0	\$0	\$0
Interest Income	\$21,600	\$24,284	\$12,142	\$36,426	\$44,875
<b>Total Revenues:</b>	<b>\$752,210</b>	<b>\$721,390</b>	<b>\$46,660</b>	<b>\$768,050</b>	<b>\$748,089</b>
<b>Appropriations</b>					
Principal Retirement	\$150,000	\$150,000	\$0	\$150,000	\$155,000
Principal Prepayment	\$0	\$0	\$0	\$0	\$0
Interest Expense	\$572,986	\$572,985	\$1	\$572,986	\$564,960
Revenue Reserves	\$29,224	\$0	\$29,224	\$29,224	\$28,129
<b>Total Expenditures</b>	<b>\$752,209</b>	<b>\$722,985</b>	<b>\$29,225</b>	<b>\$752,210</b>	<b>\$748,089</b>
<b>Net Revenues over Expenditures:</b>				<b>\$15,840</b>	
<b>Fund Balance -October 1, 2006 (Unaudited)</b>				<b>\$1,024,252</b>	
<b>Reserve for Debt Service (All Years)</b>				<b>\$997,213</b>	
<b>Reserve For Debt Service (Fiscal Year 2009)</b>					
Interest Expense Due 11/01/08		\$278,334			
<b>Fund Balance-September 30, 2007 (Available for Carryforward)</b>				<b>\$42,879</b>	



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**Moody River Estates Community Development District**  
**Debt Service Amortization Schedule**  
**Series 2005 Capital Improvement Revenue Bonds**

Date	5.35%		Interest Expense	Total Payments	Outstanding Principal
	Regular Principal	Principal Prepayments			
					\$10,710,000.00
11/1/2005			\$190,995.00	\$190,995.00	\$10,710,000.00
5/1/2006			\$286,492.50	\$286,492.50	\$10,710,000.00
11/1/2006			\$286,492.50	\$286,492.50	\$10,710,000.00
5/1/2007	\$150,000.00		\$286,492.50	\$436,492.50	\$10,560,000.00
11/1/2007			\$282,480.00	\$282,480.00	\$10,560,000.00
5/1/2008	\$155,000.00		\$282,480.00	\$437,480.00	\$10,405,000.00
11/1/2008			\$278,333.75	\$278,333.75	\$10,405,000.00
5/1/2009	\$165,000.00		\$278,333.75	\$443,333.75	\$10,240,000.00
11/1/2009			\$273,920.00	\$273,920.00	\$10,240,000.00
5/1/2010	\$175,000.00		\$273,920.00	\$448,920.00	\$10,065,000.00
11/1/2010			\$269,238.75	\$269,238.75	\$10,065,000.00
5/1/2011	\$185,000.00		\$269,238.75	\$454,238.75	\$9,880,000.00
11/1/2011			\$264,290.00	\$264,290.00	\$9,880,000.00
5/1/2012	\$195,000.00		\$264,290.00	\$459,290.00	\$9,685,000.00
11/1/2012			\$259,073.75	\$259,073.75	\$9,685,000.00
5/1/2013	\$205,000.00		\$259,073.75	\$464,073.75	\$9,480,000.00
11/1/2013			\$253,590.00	\$253,590.00	\$9,480,000.00
5/1/2014	\$215,000.00		\$253,590.00	\$468,590.00	\$9,265,000.00
11/1/2014			\$247,838.75	\$247,838.75	\$9,265,000.00
5/1/2015	\$225,000.00		\$247,838.75	\$472,838.75	\$9,040,000.00
11/1/2015			\$241,820.00	\$241,820.00	\$9,040,000.00
5/1/2016	\$240,000.00		\$241,820.00	\$481,820.00	\$8,800,000.00
11/1/2016			\$235,400.00	\$235,400.00	\$8,800,000.00
5/1/2017	\$255,000.00		\$235,400.00	\$490,400.00	\$8,545,000.00
11/1/2017			\$228,578.75	\$228,578.75	\$8,545,000.00
5/1/2018	\$265,000.00		\$228,578.75	\$493,578.75	\$8,280,000.00
11/1/2018			\$221,490.00	\$221,490.00	\$8,280,000.00
5/1/2019	\$280,000.00		\$221,490.00	\$501,490.00	\$8,000,000.00
11/1/2019			\$214,000.00	\$214,000.00	\$8,000,000.00
5/1/2020	\$295,000.00		\$214,000.00	\$509,000.00	\$7,705,000.00
11/1/2020			\$206,108.75	\$206,108.75	\$7,705,000.00
5/1/2021	\$315,000.00		\$206,108.75	\$521,108.75	\$7,390,000.00
11/1/2021			\$197,682.50	\$197,682.50	\$7,390,000.00
5/1/2022	\$330,000.00		\$197,682.50	\$527,682.50	\$7,060,000.00
11/1/2022			\$188,855.00	\$188,855.00	\$7,060,000.00
5/1/2023	\$350,000.00		\$188,855.00	\$538,855.00	\$6,710,000.00
11/1/2023			\$179,492.50	\$179,492.50	\$6,710,000.00
5/1/2024	\$365,000.00		\$179,492.50	\$544,492.50	\$6,345,000.00
11/1/2024			\$169,728.75	\$169,728.75	\$6,345,000.00
5/1/2025	\$385,000.00		\$169,728.75	\$554,728.75	\$5,960,000.00
11/1/2025			\$159,430.00	\$159,430.00	\$5,960,000.00
5/1/2026	\$410,000.00		\$159,430.00	\$569,430.00	\$5,550,000.00
11/1/2026			\$148,462.50	\$148,462.50	\$5,550,000.00
5/1/2027	\$430,000.00		\$148,462.50	\$578,462.50	\$5,120,000.00
11/1/2027			\$136,960.00	\$136,960.00	\$5,120,000.00
5/1/2028	\$455,000.00		\$136,960.00	\$591,960.00	\$4,665,000.00
11/1/2028			\$124,788.75	\$124,788.75	\$4,665,000.00
5/1/2029	\$480,000.00		\$124,788.75	\$604,788.75	\$4,185,000.00
11/1/2029			\$111,948.75	\$111,948.75	\$4,185,000.00
5/1/2030	\$505,000.00		\$111,948.75	\$616,948.75	\$3,680,000.00
11/1/2030			\$98,440.00	\$98,440.00	\$3,680,000.00
5/1/2031	\$535,000.00		\$98,440.00	\$633,440.00	\$3,145,000.00
11/1/2031			\$84,128.75	\$84,128.75	\$3,145,000.00
5/1/2032	\$565,000.00		\$84,128.75	\$649,128.75	\$2,580,000.00
11/1/2032			\$69,015.00	\$69,015.00	\$2,580,000.00
5/1/2033	\$595,000.00		\$69,015.00	\$664,015.00	\$1,985,000.00
11/1/2033			\$53,098.75	\$53,098.75	\$1,985,000.00
5/1/2034	\$625,000.00		\$53,098.75	\$678,098.75	\$1,360,000.00
11/1/2034			\$36,380.00	\$36,380.00	\$1,360,000.00
5/1/2035	\$660,000.00		\$36,380.00	\$696,380.00	\$700,000.00
11/1/2035			\$18,725.00	\$18,725.00	\$700,000.00
5/1/2036	\$700,000.00		\$18,725.00	\$718,725.00	\$0.00
Totals	\$10,710,000.00	\$0.00	\$11,366,075.00		





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**Moody River Estates  
 Community Development District  
 2007 - 2008 Assessments**

\*\*\*PRELIMINARY\*\*\*

**2005 Series Bond Issue**

Lee County  
 28 years remaining

Bond Designation	Original Assessment	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2007-2008 tax payment
Carriage-Center	\$ 5,235.09	\$ 355.01	\$251.90	\$ 606.91	\$ 5,086.25
Coach-Center	\$ 6,960.94	\$ 472.05	\$251.90	\$ 723.95	\$ 6,763.03
Signature 50X135-Center	\$ 8,686.80	\$ 589.08	\$251.90	\$ 840.98	\$ 8,439.81
Estate 71.25X135-Center	\$ 10,987.93	\$ 745.13	\$251.90	\$ 997.03	\$ 10,675.53
Estate 71.25X135-South	\$ 18,545.30	\$ 1,257.61	\$251.90	\$ 1,509.51	\$ 18,018.02
Signature 50X135-North	\$ 15,062.69	\$ 1,021.45	\$251.90	\$ 1,273.35	\$ 14,634.43
Estate 71.25X135-North	\$ 18,545.30	\$ 1,257.61	\$251.90	\$ 1,509.51	\$ 18,018.02
Multifamily-East	\$ 9,147.74	\$ 620.34	\$133.07	\$ 753.41	\$ 8,887.65

**Fiscal Year 2006-2007**

Carriage-Center	\$ 5,235.09	\$ 356.54	\$251.96	\$ 608.50	\$ 5,161.89
Coach-Center	\$ 6,960.94	\$ 474.08	\$251.96	\$ 726.04	\$ 6,863.61
Signature 50X135-Center	\$ 8,686.80	\$ 591.64	\$251.96	\$ 843.60	\$ 8,565.33
Estate 71.25X135-Center	\$ 10,987.93	\$ 748.36	\$251.96	\$ 1,000.32	\$ 10,834.29
Estate 71.25X135-South	\$ 18,545.30	\$ 1,263.07	\$251.96	\$ 1,515.03	\$ 18,285.98
Signature 50X135-North	\$ 15,062.69	\$ 1,025.87	\$251.96	\$ 1,277.83	\$ 14,852.07
Estate 71.25X135-North	\$ 18,545.30	\$ 1,262.07	\$251.96	\$ 1,514.03	\$ 18,285.98
Multifamily-East	\$ 9,147.74	\$ 623.02	\$251.96	\$ 874.98	\$ 9,019.83