

**MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND**

Number of Units	Unit Type	Max GF	Projected Fiscal Year 2021			FY 20 Assessment
			GF	DSF	GF & DSF	
114	Carriage-Center	\$374.41	\$374.41	\$ 372.71	\$ 747.12	\$ 747.12
158	Coach-Center	\$374.41	374.41	494.97	869.38	869.38
135	Signature 50X135-Center	\$374.41	374.41	618.08	992.49	992.49
95	Estate 71.25X135-Center	\$374.41	374.41	781.09	1,155.50	1,155.50
140	Estate 71.25X135-South	\$374.41	374.41	1,318.51	1,692.92	1,692.92
56	Signature 50X135-North	\$374.41	374.41	1,070.60	1,445.01	1,445.01
77	Estate 71.25X135-North	\$374.41	374.41	1,318.51	1,692.92	1,692.92
55	Multifamily-East	169.71	161.38 *	118.11 **	279.49	277.46
14	Single Family-East	169.71	161.38 *	- **	161.38	159.35
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Note: All units except for those located east of Moody Road ("East Units") pay for all expenditure categories contained in the District's General Fund Budget, including Professional & Administrative, Other Fees and Charges, and Water Management expenditures. All units in the District, except for the East Units, benefit on an equal residential unit basis from the administrative and general governmental functions of the District and the flood protection provided by the proper maintenance of the Water Management system. The proper maintenance and operation of the Water Management system assists in the prevention of damage to property caused by floods, lowers insurance premiums for property constructed on individual lots, and allows for orderly drainage so that property owners can maximize the use and enjoyment of their properties and common areas. The District has determined that the East Units do not receive similar benefits as other units in the District from the existing Water Management system. Therefore, the East Units only pay for the Professional & Administrative, excepting the Engineering Fees (as stipulated in the Settlement Agreement with Mood Development Corporation dated October 31, 2012 (the "Settlement Agreement")), and Other Fees and Charges expenditures, and they do so at the same rate as the other units in the District.

* Assessments for GF expenditures for unplatted lands located east of Moody Road are based on 55 multifamily and 14 single family units as per the Settlement Agreement.

** Assessments for DSF expenditures levied on unplatted lands located east of Moody Road are based on the benefit received by such lands. The "per unit" allocation is an illustration based on a mathematical division of the total annual amount by the 55 multi family and 14 single family units as contemplated in the Settlement Agreement, subject to the adjustment for the prepayment of the entire assessment principal on the parcel with 14 single family units. See assessment roll for total amounts levied against each unplatted parcel.