

**Moody River Community Development District Public
Facilities Report**

Prepared For:
Moody River Estates Community Development District

Prepared by:
HEIDT & ASSOCIATES, INC.
AUGUST 4, 2006

 9-6-06
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SECTION A: PURPOSE AND SCOPE

This report is being prepared at the request of the Moody River Estates Community Development District (The District) to comply with the requirements of 189.415, Florida Statutes, regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of Public Facilities owned by the District together with any currently proposed facilities expansion programs within the next five years.

SECTION B: WATER DISTRIBUTION FACILITIES

The Water Distribution System (see attached Master Water and Sewer Plan) water serving the Moody River Estates Community Development District was designed and permitted to provide water service to 991 residential units. As of the date of this report approximately 10,000 LF of the distribution system has been constructed, accepted by the Community Development District and subsequently turned over to the Lee County Utilities Department. This system serves approximately 244 of the total 991 units. Furthermore at the time of this report approximately 4950 lf of the distribution system had been constructed and is still in the ownership of the District. This portion of the distribution system serves approximately 197 units of the remaining units. Finally approximately 14,900 lf of the distribution system is under construction and still owned and maintained by the developer Colonial Homes Inc. This portion of the distribution system serves 346 units of the remaining units. Please note construction has not begun on the East Parcel.

It is anticipated that the portion of the distribution system that is currently owned by the District will be transferred to Lee County Utilities for their ownership within the next six months. Of that part of the distribution system that is still owned by the developer it is anticipated that, that portion will be transferred to the District within the next 12 months and to Lee County Utilities within the next 18 months.

SECTION C: SANITARY SEWER COLLECTION SYSTEM

The Sanitary Sewer Collection System (see attached Master Water and Sewer Plan) serving the Moody River Estates Community Development District was designed and permitted to provide sewer service to 991 residential units. As of the date of this report approximately 10,000 LF of the collection system has been constructed, accepted by the Community Development District and subsequently turned over to Lee County Utilities. This system serves approximately 244 of the total 991 units. Furthermore at the time of this report approximately 4950 lf of the collection system had been constructed and is still in the ownership of the District. This portion of the collection system serves approximately 197 units of the remaining units. Finally approximately 14,900 lf of the collection system is under construction and still owned and maintained by the developer Colonial Homes Inc. This portion of the collection system serves 346 units of the remaining units. Please note, construction has not begun on the East Parcel.

It is anticipated that the portion of the collection system that is currently owned by the District will be transferred to Lee County Utilities for their ownership within the next six months. Of that part of the collection system that is still owned by the developer it is anticipated that, that portion will be transferred to the District within the next 12 months and to Lee County Utilities within the next 18 months.

SECTION D: STORMWATER MANAGEMENT SYSTEM

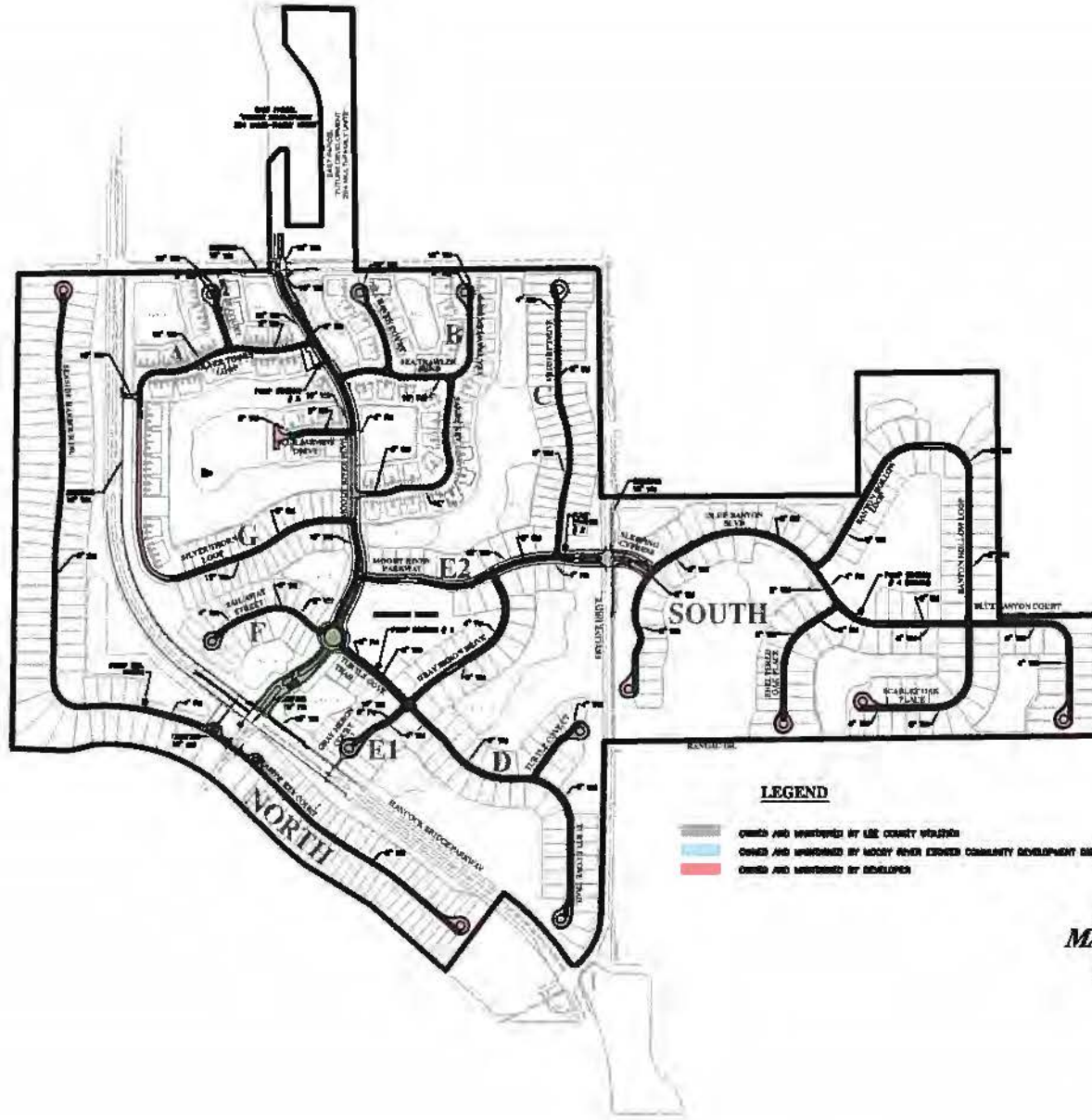
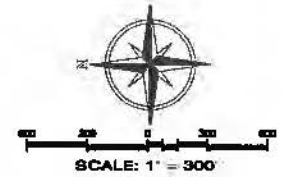
The Stormwater Management System for the Moody River Estates Community Development District consists of 21 stormwater management lakes and the associated piping network used to route the stormwater to the 21 lakes. These 21 lakes are further specified as Lake 1 in the north parcel, Lakes 1-14 (Lake 8 is not included) in the center parcel and Lakes 1-6 in the southern parcel. (Please see the attached Master Stormwater Plan) Of the 14 lakes in the central parcel all of the lakes with the exception of lakes 5 and 9 have been constructed and are currently owned by the District. It is anticipated that lakes 5 and 9 will be constructed and turned over to the District within the next 12 months. Lake 1 in the northern parcel is complete and it is anticipated to be turned over to the District within the next 6 months. The six Lakes in the southern parcel are under construction and are anticipated to be turned over to the District within the next 12 months.

SECTION E: LANDSCAPING

The Moody River Estates Community Development District includes several landscaping berms and buffer areas. Approximately 40% of the landscaping areas have been constructed and given to the District. It is anticipated the remaining 60% of the landscape berms and buffer areas will be turned over to the District within the next 12 months.

SECTION F: CONCLUSION

Within the next 18 months all the District owned facilities (including those ultimately dedicated to Lee County Utilities) will be constructed. There are no anticipated expansions of the District Facilities planned for the next five years, except as stated above.



LEGEND

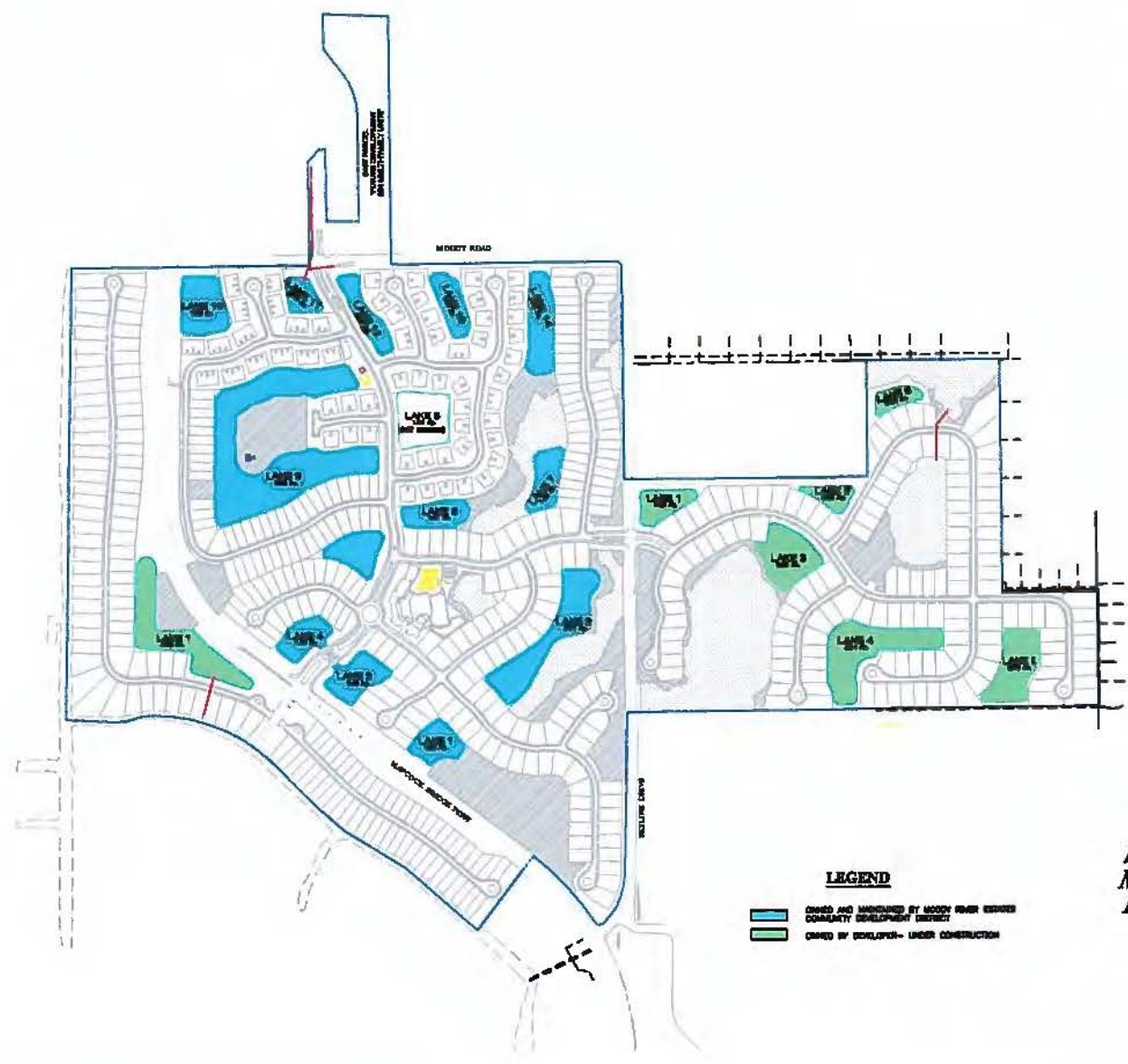
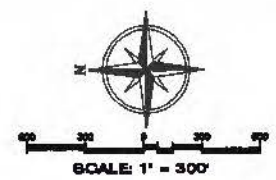
- OWNED AND MAINTAINED BY LEE COUNTY WASTEWATER
- OWNED AND MAINTAINED BY MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT
- OWNED AND MAINTAINED BY DEVELOPER

**MOODY RIVER ESTATES CDD
MASTER WATER AND SEWER PLAN
PUBLIC FACILITIES REPORT**

AUGUST 4, 2008

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LEGEND

- OWNED AND MAINTAINED BY MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT
- OWNED BY DEVELOPER- UNDER CONSTRUCTION

**MOODY RIVER ESTATES CDD
 MASTER STORMWATER PLAN
 PUBLIC FACILITIES REPORT**
 AUGUST 4, 2006

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