

# **MOODY RIVER ESTATES**

*Community Development District*

## **Annual Operating and Debt Service Budget**

### **Fiscal Year 2025**

October 1, 2024 to September 30, 2025

Adopted  
August 15, 2024

**Moody River Estates Community Development District**  
*Statement of Revenues, Expenditures and Changes in Fund Balances*  
**Fiscal Year 2025 Annual Budget**

<i>General Fund</i>	<u>Actual</u> <u>FY 2022</u>	<u>Actual</u> <u>FY 2023</u>	<u>Budget</u> <u>FY 2024</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2024</u>	<u>Budget</u> <u>FY 2025</u>
<u>Revenues</u>							
001.361006.0000 Interest - Tax Collector	-	92	92	2,991	100	3,091	3,000
001.363050.0000 Special Assessments-Delinquent	338	794	-	-	-	-	-
001.369900.0000 Miscellaneous Revenue	-	346	-	249	250	499	500
001.363010.0000 Special Assessments-Tax Collector	321,289	572,229	572,229	523,209	49,020	572,229	549,340 *
001.363070.0000 Special Assessments-Collection Fee	(381)	(537)	(537)	(681)	(313)	(994)	-
001.363090.0000 Special Assessments-Discounts	(11,440)	(21,142)	(20,492)	(20,326)	(11,954)	(32,280)	-
001.361001.0000 Interest Earned	832	16,736	2,000	12,682	8,000	20,682	20,000
<b>Total Revenues</b>	<b>310,638</b>	<b>568,518</b>	<b>553,292</b>	<b>518,124</b>	<b>45,103</b>	<b>563,227</b>	<b>572,840</b>
<u>Expenses</u>							
<u>Administrative</u>							
001.511001.0000 Payroll - Supervisor Wages	11,000	9,200	13,000	2,400	5,000	7,400	10,000
001.512004.0000 Payroll Processing Fees	193	1,058	1,200	483	700	1,183	1,400
001.521001.0000 Payroll Taxes	898	717	1,651	184	325	509	600
001.531002.0000 Prof Serv-Arbitrage Rebate	-	1,250	500	500	-	500	500
001.531012.0000 Prof Serv-Dissemination Agent	250	-	-	-	-	-	-
001.531013.0000 Prof Serv-Engineering Svcs	64,751	72,649	35,000	22,961	40,000	62,961	63,000
001.531023.0000 Prof Serv-Legal Svcs	57,843	60,227	20,000	24,858	50,000	74,858	75,000
001.531027.0000 Prof Serv-District Management	64,571	75,010	78,010	32,504	45,506	78,010	80,350
001.531035.0000 Prof Serv-Property Appraiser	777	777	1,331	777	554	1,331	1,331
001.531038.0000 Assessment Roll Administration	3,219	-	-	-	-	-	-
001.531042.0000 Prof Serv-Tax Collector	-	-	1,200	-	700	700	-
001.531045.0000 Prof Serv-Trustee Fees	3,709	-	3,800	4,246	-	4,246	4,246
001.532001.0000 Prof Serv-Accounting Services	2,186	-	-	-	-	-	-
001.532002.0000 Prof Serv-Auditing Svcs	5,295	5,295	5,800	3,400	-	3,400	3,400
001.541003.0000 Telephone	125	-	-	-	-	-	-
001.541006.0000 Shipping & Postage	2,217	628	1,000	208	583	791	1,000
001.545002.0000 Insurance-Liability	6,732	7,237	7,805	3,136	4,464	7,600	7,600
001.545007.0000 Insurance-Worker's Comp	-	850	850	850	-	850	850

**Moody River Estates Community Development District**  
*Statement of Revenues, Expenditures and Changes in Fund Balances*  
**Fiscal Year 2025 Annual Budget**

<i>General Fund</i>	<u>Actual</u> <u>FY 2022</u>	<u>Actual</u> <u>FY 2023</u>	<u>Budget</u> <u>FY 2024</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2024</u>	<u>Budget</u> <u>FY 2025</u>
001.547001.0000 Printing & Binding	275	-	-	-	-	-	-
001.548002.0000 Legal Advertising	2,112	10,753	3,000	966	1,750	2,716	3,000
001.549001.0000 Misc-Other Services	3,446	-	-	-	-	-	-
001.549009.0000 Misc-Bank Charge	633	193	-	-	-	-	-
001.554007.0000 Annual Special District Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>230,407</b>	<b>246,019</b>	<b>174,322</b>	<b>97,648</b>	<b>149,582</b>	<b>247,230</b>	<b>252,452</b>
<u>Lakes &amp; Ponds</u>							
001.534023.0000 Contracts-Fountains	-	3,300	1,650	-	2,800	2,800	2,800
001.534084.0000 Contracts-Lakes	34,660	13,556	18,948	7,895	11,053	18,948	20,000
001.534129.0000 Contracts-Aerators	-	-	1,650	-	3,000	3,000	3,000
001.546003.0000 R&M-Aerators	-	1,032	25,000	-	5,000	5,000	10,000
001.546032.0000 R&M-Fountains	8,599	690	20,000	5,074	10,000	15,074	15,000
001.546043.0000 R&M-Lakes	3,711	76,991	120,000	32,950	35,000	67,950	200,000
001.546046.0000 R&M-Canals	-	-	-	-	-	-	2,000
<b>Total Lakes &amp; Ponds</b>	<b>46,970</b>	<b>95,569</b>	<b>187,248</b>	<b>45,919</b>	<b>66,853</b>	<b>112,772</b>	<b>252,800</b>
<u>Operations &amp; Maintenance</u>							
001.534033.0000 Contracts-Other Services	1,918	4,500	2,000	-	-	-	-
001.534076.0000 Contracts-Preserves	-	13,324	10,600	5,260	8,000	13,260	11,000
001.543006.0000 Electricity-General	40,004	31,970	44,000	9,745	30,000	39,745	40,000
001.543007.0000 Electricity - HOA Reimbursement	-	1,710	3,420	1,710	1,995	3,705	3,705
001.546019.0000 R&M-Stormwater System	20,040	-	39,000	5,300	10,000	15,300	5,000
001.546074.0000 R&M-Grounds	15,850	1,077	3,000	2,600	1,750	4,350	5,000
001.546123.0000 R&M-Preserves	-	7,350	25,000	10,500	14,583	25,083	500
001.549069.0000 Misc-Hurricane Expenses	-	46,069	1,000	14	500	514	500
001.549900.0000 Misc-Contingency	-	-	1,000	-	-	-	1,883
<b>Total Operations &amp; Maintenance</b>	<b>77,812</b>	<b>106,000</b>	<b>129,020</b>	<b>35,129</b>	<b>66,828</b>	<b>101,957</b>	<b>67,588</b>
<u>Capital Expenditures &amp; Projects</u>							
001.564024.0000 Capital Outlay	-	101,240	62,702	39,283	30,000	69,283	-
<b>Total Capital Expenditures &amp; Projects</b>	<b>-</b>	<b>101,240</b>	<b>62,702</b>	<b>39,283</b>	<b>30,000</b>	<b>69,283</b>	<b>-</b>

**Moody River Estates Community Development District**  
*Statement of Revenues, Expenditures and Changes in Fund Balances*  
**Fiscal Year 2025 Annual Budget**

<i>General Fund</i>	<u>Actual</u> <u>FY 2022</u>	<u>Actual</u> <u>FY 2023</u>	<u>Budget</u> <u>FY 2024</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2024</u>	<u>Budget</u> <u>FY 2025</u>
<b>Total Expenses</b>	<u>355,189</u>	<u>548,828</u>	<u>553,292</u>	<u>217,979</u>	<u>313,263</u>	<u>531,242</u>	<u>572,840</u>
<b>Excess Revenue Over (Under) Expenditures</b>	<u>(44,551)</u>	<u>19,690</u>	<u>-</u>	<u>300,145</u>	<u>(268,160)</u>	<u>31,985</u>	<u>-</u>
<i>Beginning Fund Balance</i>	118,559	74,009	93,702			93,702	125,687
<i>Ending Fund Balance</i>	74,009	93,702	93,702			125,687	125,687

\* Assessment revenue reflects gross amount assessed less projected discounts and commissions.

**Moody River Estates Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Fiscal Year 2025 Annual Budget**

<i>Series 2017 A1-A2 Debt Service Fund</i>	<u>Actual</u> <u>FY 2022</u>	<u>Actual</u> <u>FY 2023</u>	<u>Budget</u> <u>FY 2024</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2024</u>	<u>Budget</u> <u>FY 2025</u>
<u>Revenues</u>							
202.361001.0000 Interest Earned	2,080	26,412	12,000	13,322	7,771	21,093	15,000
202.363010.0000 Special Assessments-Tax Collector	628,643	628,802	628,802	574,936	53,866	628,802	603,650 *
202.363050.0000 Special Assessments-Delinquent	661	873	500	-	-	-	-
202.363070.0000 Special Assessments-Collection Fee	(746)	(590)	(750)	(749)	-	(749)	-
202.363090.0000 Special Assessments-Discounts	(22,383)	(23,232)	(25,152)	(22,336)	-	(22,336)	-
<b>Total Revenues</b>	<b>608,255</b>	<b>632,265</b>	<b>615,400</b>	<b>565,173</b>	<b>61,637</b>	<b>626,810</b>	<b>618,650</b>
<u>Expenses</u>							
<u>Administrative</u>							
202.531045.0000 Prof Serv-Trustee Fees	-	4,246	4,250	-	-	-	-
202.549009.0000 Misc-Bank Charge	-	-	-	-	-	-	-
<b>Total Administrative</b>	<b>-</b>	<b>4,246</b>	<b>4,250</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<u>Debt Service</u>							
202.571001.0000 Principal Debt Retirement	340,000	345,000	360,000	-	360,000	360,000	375,000
202.571006.0000 Principal Prepayments	5,000	-	-	-	-	-	-
202.572001.0000 Interest Expense	266,550	254,400	242,276	121,013	121,263	242,276	229,376
<b>Total Debt Service</b>	<b>611,550</b>	<b>599,400</b>	<b>602,276</b>	<b>121,013</b>	<b>481,263</b>	<b>602,276</b>	<b>604,376</b>
<b>Total Expenses</b>	<b>611,550</b>	<b>603,646</b>	<b>606,526</b>	<b>121,013</b>	<b>481,263</b>	<b>602,276</b>	<b>604,376</b>
<b>Excess Revenue Over (Under) Expenditures</b>	<b>(3,295)</b>	<b>28,619</b>	<b>8,874</b>	<b>444,160</b>	<b>(419,626)</b>	<b>24,534</b>	<b>14,274</b>

\* Assessment revenue reflects gross amount assessed less projected discounts and commissions.

**Moody River Estates Community Development District**  
*Statement of Revenues, Expenditures and Changes in Fund Balances*  
**Fiscal Year 2025 Annual Budget**

**DEBT SERVICE**

*Capital Improvement Revenue Refunding Bonds Series 2017A-1*

<b>Date</b>	<b>Principal</b>	<b>Rate</b>	<b>Interest</b>	<b>Total Debt Service</b>
01-Nov-2021			113,713	113,713
01-May-2022	300,000	3.500%	113,713	413,713
01-Nov-2022			108,463	108,463
01-May-2023	305,000	3.500%	108,463	413,463
01-Nov-2023			103,125	103,125
01-May-2024	320,000	3.500%	103,125	423,125
01-Nov-2024			97,525	97,525
01-May-2025	330,000	3.500%	97,525	427,525
01-Nov-2025			91,750	91,750
01-May-2026	340,000	3.500%	91,750	431,750
01-Nov-2026			85,800	85,800
01-May-2027	355,000	4.000%	85,800	440,800
01-Nov-2027			78,700	78,700
01-May-2028	370,000	4.000%	78,700	448,700
01-Nov-2028			71,300	71,300
01-May-2029	385,000	4.000%	71,300	456,300
01-Nov-2029			63,600	63,600
01-May-2030	400,000	4.000%	63,600	463,600
01-Nov-2030			55,600	55,600
01-May-2031	420,000	4.000%	55,600	475,600
01-Nov-2031			47,200	47,200
01-May-2032	435,000	4.000%	47,200	482,200
01-Nov-2032			38,500	38,500
01-May-2033	455,000	4.000%	38,500	493,500
01-Nov-2033			29,400	29,400
01-May-2034	470,000	4.000%	29,400	499,400
01-Nov-2034			20,000	20,000
01-May-2035	490,000	4.000%	20,000	510,000
01-Nov-2035			10,200	10,200
01-May-2036	510,000	4.000%	10,200	520,200
<b>Total</b>	<b>\$ 5,885,000</b>		<b>\$ 2,029,750</b>	<b>\$ 7,914,750</b>

**Moody River Estates Community Development District**  
*Statement of Revenues, Expenditures and Changes in Fund Balances*  
**Fiscal Year 2025 Annual Budget**

**DEBT SERVICE**

*Capital Improvement Revenue Refunding Bonds Series 2017A-2*

<b>Date</b>	<b>Principal</b>	<b>Rate</b>	<b>Interest</b>	<b>Total Debt Service</b>
01-Nov-2021			19,563	19,563
01-May-2022	40,000	3.500%	19,563	59,563
01-Nov-2022			18,863	18,863
01-May-2023	40,000	4.250%	18,863	58,863
01-Nov-2023			18,013	18,013
01-May-2024	40,000	4.250%	18,013	58,013
01-Nov-2024			17,163	17,163
01-May-2025	45,000	4.250%	17,163	62,163
01-Nov-2025			16,206	16,206
01-May-2026	45,000	4.250%	16,206	61,206
01-Nov-2026			15,250	15,250
01-May-2027	50,000	5.000%	15,250	65,250
01-Nov-2027			14,000	14,000
01-May-2028	50,000	5.000%	14,000	64,000
01-Nov-2028			12,750	12,750
01-May-2029	55,000	5.000%	12,750	67,750
01-Nov-2029			11,375	11,375
01-May-2030	55,000	5.000%	11,375	66,375
01-Nov-2030			10,000	10,000
01-May-2031	60,000	5.000%	10,000	70,000
01-Nov-2031			8,500	8,500
01-May-2032	60,000	5.000%	8,500	68,500
01-Nov-2032			7,000	7,000
01-May-2033	65,000	5.000%	7,000	72,000
01-Nov-2033			5,375	5,375
01-May-2034	70,000	5.000%	5,375	75,375
01-Nov-2034			3,625	3,625
01-May-2035	70,000	5.000%	3,625	73,625
01-Nov-2035			1,875	1,875
01-May-2036	75,000	5.000%	1,875	76,875
<b>Total</b>	<b>\$ 820,000</b>		<b>\$ 359,113</b>	<b>\$ 1,179,113</b>

**Moody River Estates Community Development District**  
*Statement of Revenues, Expenditures and Changes in Fund Balances*  
**Fiscal Year 2025 Annual Budget**

**GENERAL AND DEBT SERVICE FUND SPECIAL ASSESSMENTS**

NUMBER OF UNITS	UNIT TYPE	FISCAL YEAR 2024			FISCAL YEAR 2025		
		GENERAL FUND	DEBT SERVICE FUND	TOTAL ANNUAL ASSESSMENT	GENERAL FUND	DEBT SERVICE FUND	TOTAL ANNUAL ASSESSMENT
114	Carriage - Center	723.88	372.71	<b>1,096.59</b>	723.88	372.71	<b>1,096.59</b>
155	Coach - Center	723.88	494.97	<b>1,218.85</b>	723.88	494.97	<b>1,218.85</b>
134	Signature 50X135 - Center	723.88	618.08	<b>1,341.96</b>	723.88	618.08	<b>1,341.96</b>
95	Estate 71.25X135 - Center	723.88	781.09	<b>1,504.97</b>	723.88	781.09	<b>1,504.97</b>
56	Signature 50X135 - North	723.88	1,070.60	<b>1,794.48</b>	723.88	1,070.60	<b>1,794.48</b>
217	Estate 71.25X135 - North & South	723.88	1,318.51	<b>2,042.39</b>	723.88	1,318.51	<b>2,042.39</b>
55	Multifamily - East	162.64 *	118.11 **	<b>280.75</b>	162.64 *	118.11 **	<b>280.75</b>
14	Single Family - East	162.64 *	- **	<b>162.64</b>	162.64 *	- **	<b>162.64</b>
4	Prepaid Debt Service	723.88	-	<b>723.88</b>	723.88	-	<b>723.88</b>

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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.