

MOODY RIVER ESTATES

Community Development District

Annual Operating Budget Fiscal Year 2027

Adopted Budget
Approved
August 20, 2026

Moody River Estates Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2027 Annual Budget

General Fund

	<u>Actual</u> <u>FY 2024</u>	<u>Actual</u> <u>FY 2025</u>	<u>Budget</u> <u>FY 2026</u>	<u>Actual</u> <u>OCT-MAR</u>	<u>Projected</u> <u>APRIL-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2026</u>	<u>Budget</u> <u>FY 2027</u>
<u>Revenues</u>							
001.361006.0000 Interest - Tax Collector	2,991	2,817	2,800	2,817	1,400	4,217	2,800
001.363050.0000 Special Assessments-Delinquent	228	-	-	-	-	-	-
001.369900.0000 Miscellaneous Revenue	45,539	58,642	-	591	-	591	-
001.363010.0000 Special Assessments-Tax Collector	548,541	581,416	549,340	498,362	274,670	773,032	594,411
001.363070.0000 Special Assessments-Collection Fee	(681)	-	-	-	-	-	-
001.363090.0000 Special Assessments-Discounts	(20,404)	-	-	-	-	-	-
001.361001.0000 Interest Earned	23,626	21,001	18,000	12,573	9,000	21,573	18,000
Total Revenues	599,840	663,876	570,140	514,343	285,070	799,413	615,211
<u>Expenses</u>							
<u>Administrative</u>							
001.511001.0000 Payroll - Supervisor Wages	6,400	8,600	12,000	4,800	6,000	10,800	12,000
001.511002.0000 Supervisor Expenses	-	79	79	-	40	40	-
001.512004.0000 Payroll Processing Fees	1,186	1,091	1,255	561	628	1,189	1,255
001.521001.0000 Payroll Taxes	490	658	641	367	321	688	641
001.531002.0000 Prof Serv-Arbitrage Rebate	500	500	500	500	250	750	500
001.531013.0000 Prof Serv-Engineering Svcs	54,791	34,916	55,000	17,564	27,500	45,064	57,200
001.531023.0000 Prof Serv-Legal Svcs	59,182	48,596	65,000	24,939	32,500	57,439	66,950
001.531027.0000 Prof Serv-District Management	78,010	80,350	82,761	41,381	41,381	82,762	85,244
001.531035.0000 Prof Serv-Property Appraiser	777	777	777	777	389	1,166	777
001.531045.0000 Prof Serv-Trustee Fees	4,246	4,246	6,717	4,246	3,359	7,605	4,246
001.532002.0000 Prof Serv-Auditing Svcs	3,400	3,500	3,500	3,600	1,750	5,350	3,700
001.541006.0000 Shipping & Postage	411	382	750	201	375	576	750
001.545002.0000 Insurance-Liability	7,526	9,587	9,000	5,081	4,500	9,581	11,000
001.545007.0000 Insurance-Worker's Comp	850	850	850	850	425	1,275	850
001.548002.0000 Legal Advertising	2,714	2,347	3,000	490	1,500	1,990	3,000
001.549001.0000 Other Services	-	208	-	8,250	-	8,250	-
001.549915.0000 Misc-Website Maint & Email	115	2,068	500	-	250	250	500
001.554007.0000 Annual Special District Fee	175	175	175	175	88	263	175
Total Administrative	220,773	198,930	242,505	113,782	121,253	235,035	248,788
<u>Lakes & Ponds</u>							
001.534023.0000 Contracts-Fountains	2,800	2,800	2,800	-	1,400	1,400	2,800
001.534084.0000 Contracts-Lakes	18,948	18,948	19,000	9,474	9,500	18,974	19,000
001.534129.0000 Contracts-Aerators	2,850	3,000	3,000	-	1,500	1,500	3,000
001.546003.0000 R&M-Aerators	1,695	6,520	7,806	3,122	3,903	7,025	7,806

Moody River Estates Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2027 Annual Budget

General Fund

	<u>Actual</u> <u>FY 2024</u>	<u>Actual</u> <u>FY 2025</u>	<u>Budget</u> <u>FY 2026</u>	<u>Actual</u> <u>OCT-MAR</u>	<u>Projected</u> <u>APRIL-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2026</u>	<u>Budget</u> <u>FY 2027</u>
001.546032.0000 R&M-Fountains	17,514	7,531	9,100	1,445	4,550	5,995	9,100
001.546043.0000 R&M-Lakes	153,429	156,720	200,000	55,739	100,000	155,739	211,415
001.546046.0000 R&M-Canals	-	-	1,000	1,800	500	2,300	1,000
Total Lakes & Ponds	197,236	195,519	242,706	71,580	121,353	192,933	254,121
<u>Operations & Maintenance</u>							
001.534076.0000 Contracts-Preserves	10,520	10,520	11,000	5,260	5,500	10,760	11,000
001.543006.0000 Electricity-General	28,068	30,800	30,000	17,092	15,000	32,092	34,000
001.543007.0000 Electricity - HOA Reimbursement	3,420	3,420	3,420	2,565	1,710	4,275	3,420
001.546019.0000 R&M-Stormwater System	16,225	9,266	7,962	17,864	3,981	21,845	32,000
001.546074.0000 R&M-Grounds	2,600	119,063	7,000	18,529	3,500	22,029	19,882
001.546123.0000 R&M-Preserves	26,936	2,400	3,000	4,000	1,500	5,500	3,000
001.546044.0000 R&M - Gazebo	-	-	-	-	-	-	6,000
001.546045.0000 R&M - Faux Bridge	-	-	-	-	-	-	1,000
001.546058.0000 R&M - Monuments	-	-	-	-	-	-	1,000
001.549069.0000 Misc-Hurricane Expenses	83	2,880	2,000	-	1,000	1,000	1,000
001.549900.0000 Misc-Contingency	-	-	-	-	-	-	-
Total Operations & Maintenance	87,852	178,349	64,382	65,310	32,191	97,501	112,302
<u>Capital Expenditures & Projects</u>							
001.564024.0000 Capital Outlay	52,838	19,850	20,547	-	10,274	10,274	-
Total Capital Expenditures & Projects	52,838	19,850	20,547	-	10,274	10,274	-
Total Expenses	558,699	592,648	570,140	250,672	285,070	535,742	615,211
<u>Other Financing Sources/Uses</u>							
<u>Other Financing Sources</u>							
001.381550.0000 Fund Balance (Carry Forward)	-	-	-	-	-	-	-
Total Other Financing Sources	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	-	-	-	-	-	-	-
Excess Revenue Over (Under) Expenditures	41,141	71,228	-	263,671	-	263,671	0
Fund Balance Beginning	93,702	134,845	206,070			206,070	233,731
Fund Balance Ending	134,845	134,845	233,731			233,731	233,731

*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 2027 Annual Budget

Series 2017 A1-A2 Debt Service Fund

	<u>Actual</u> <u>FY 2024</u>	<u>Actual</u> <u>FY 2025</u>	<u>Budget</u> <u>FY 2026</u>	<u>Actual</u> <u>OCT-MAR</u>	<u>Projected</u> <u>APR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2026</u>	<u>Budget</u> <u>FY 2027</u>
Revenues							
202.361001.0000 Interest Earned	34,500	28,970	10,000	12,901	3,000	15,901	10,000
202.363010.0000 Special Assessments-Tax Collector	602,773	638,897	603,650	547,738	55,912	603,650	603,650
202.363050.0000 Special Assessments-Delinquent	251	-	-	-	-	-	-
202.363070.0000 Special Assessments-Collection Fee	(749)	-	-	-	-	-	-
202.363090.0000 Special Assessments-Discounts	(22,421)	-	-	-	-	-	-
Total Revenues	614,354	667,867	613,650	560,639	58,912	619,551	613,650
Expenses							
Debt Service							
202.571001.0000 Principal Debt Retirement	360,000	375,000	385,000	-	385,000	385,000	405,000
202.571006.0000 Principal Prepayments	-	-	-	5,000	-	-	-
202.572001.0000 Interest Expense	242,025	229,125	215,912	107,831	108,081	215,912	201,900
Total Debt Service	602,025	604,125	600,912	112,831	493,081	600,912	606,900
Total Expenses	602,025	604,125	600,912	112,831	493,081	600,912	606,900
Excess Revenue Over (Under) Expenditures	12,329	63,742	12,738	447,808	(434,169)	18,639	6,750

* 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 2027 Annual Budget

DEBT SERVICE

Capital Improvement Revenue Refunding Bonds Series 2017A-1

Date	Principal	Rate	Interest	Total Debt Service
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%	91,650	431,650
01-Nov-2026			85,700	85,700
01-May-2027	355,000	4.000%	85,700	440,700
01-Nov-2027			78,600	78,600
01-May-2028	370,000	4.000%	78,600	448,600
01-Nov-2028			71,200	71,200
01-May-2029	385,000	4.000%	71,200	456,200
01-Nov-2029			63,500	63,500
01-May-2030	400,000	4.000%	63,500	463,500
01-Nov-2030			55,500	55,500
01-May-2031	420,000	4.000%	55,500	475,500
01-Nov-2031			47,100	47,100
01-May-2032	435,000	4.000%	47,100	482,100
01-Nov-2032			38,400	38,400
01-May-2033	450,000	4.000%	38,400	488,400
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
Total	\$ 5,880,000		\$ 2,028,250	\$ 7,908,250

Moody River Estates Community Development District
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DEBT SERVICE

Capital Improvement Revenue Refunding Bonds Series 2017A-2

Date	Principal	Rate	Interest	Total Debt Service
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
Total	\$ 820,000		\$ 359,113	\$ 1,179,113

Moody River Estates Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2027 Annual Budget

GENERAL AND DEBT SERVICE FUND SPECIAL ASSESSMENTS

FISCAL YEAR 2026					FISCAL YEAR 2027		
NUMBER OF UNITS	UNIT TYPE	GENERAL FUND	DEBT SERVICE FUND	TOTAL ANNUAL ASSESSMENT	GENERAL FUND	DEBT SERVICE FUND	TOTAL ANNUAL ASSESSMENT
114	Carriage - Center	723.88	372.71	1,096.59	783.88	372.71	1,156.59
155	Coach - Center	723.88	494.97	1,218.85	783.88	494.97	1,278.85
134	Signature 50X135 - Center	723.88	618.08	1,341.96	783.88	618.08	1,401.96
95	Estate 71.25X135 - Center	723.88	781.09	1,504.97	783.88	781.09	1,564.97
56	Signature 50X135 - North	723.88	1,070.60	1,794.48	783.88	1,070.60	1,854.48
217	Estate 71.25X135 - North & South	723.88	1,318.51	2,042.39	783.88	1,318.51	2,102.39
55	Multifamily - East	162.64 *	118.11 **	280.75	169.15 *	118.11 **	287.26
14	Single Family - East	162.64 *	- **	162.64	169.15 *	- **	169.15
4	Prepaid Debt Service	723.88	-	723.88	783.88	-	783.88

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General Fund	
Gross Assessments:	619,178
Discounts and Collection Costs:	<u>24,767</u>
Net Assessments Budgeted:	594,411

Debt Service Fund	
Gross Assessments:	628,802
Discounts and Collection Costs:	<u>25,152</u>
Net Assessments Budgeted:	603,650

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.