

# Annual Operating and Debt Service Budget

Fiscal Year 2018

(Adopted 08/22/2017)

## Habitat Community Development District



Prepared By



PREMIER DISTRICT  
MANAGEMENT

# HABITAT

Community Development District

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## Table of Contents

	<b>Page</b>
<b><u>OPERATING BUDGET</u></b>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1 - 6
Budget Narrative	7 - 13
Exhibit A – Allocation of Fund Balances	14
<b><u>DEBT SERVICE BUDGET</u></b>	
Series 2015	
Summary of Revenues, Expenditures and Changes in Fund Balances	15 - 16
Budget Narrative	17
<b><u>SUPPORTING BUDGET SCHEDULE</u></b>	
2018 – 2017 Non-Ad Valorem Assessment Summary	18

# **HABITAT**

Community Development District

## **Operating Budget**

*Fiscal Year 2018*

**Statement of Revenues, Expenditures and Changes in Fund Balances**

Fiscal Year 2018 Budget

	ACTUAL FY 2013	ACTUAL FY 2014	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2016	ADOPTED BUDGET FY 2017	ACTUAL OCT - JUL FY 2017	PROJECTED AUG - SEP FY 2017	TOTAL PROJECTED FY 2017	PROPOSED BUDGET FY 2018
<b>REVENUES</b>										
001.361001.0000 Interest - Investments	1,888	1,214	926	1,939	550	900	1,446	200	1,646	1,200
001.361006.0000 Interest - Tax Collector	86	112	441	-	-	-	207	-	207	-
001.363010.0000 Special Assmnts- Tax Collector	290,921	938,803	939,414	1,017,274	1,017,275	1,017,270	1,017,035	-	1,017,035	1,017,270
001.363040.0000 Special Assmnts- CDD Collected	11,131	3,495	-	-	-	-	-	-	-	-
001.363050.0000 Special Assmnts- Delinquent	-	-	547	-	-	-	-	-	-	-
001.363090.0000 Special Assmnts- Discounts	(10,318)	(29,964)	(32,623)	(36,462)	(40,691)	(40,691)	(36,771)	-	(36,771)	(40,691)
001.369900.0000 Other Miscellaneous Revenues	-	-	21,143	-	-	-	2,564	-	2,564	-
<b>Total Revenues</b>	<b>293,708</b>	<b>913,660</b>	<b>929,848</b>	<b>982,751</b>	<b>977,134</b>	<b>977,479</b>	<b>984,481</b>	<b>200</b>	<b>984,681</b>	<b>977,779</b>
<b>EXPENDITURES</b>										
<b>Administrative</b>										
001.511001.0000 P/R-Board of Supervisors	1,600	2,600	12,000	14,400	12,000	12,000	8,800	2,000	10,800	12,000
001.512004.0000 Payroll-Fees	-	-	-	-	-	-	61	14	75	-
001.521001.0000 FICA Taxes	122	199	918	1,102	918	918	673	153	826	918
001.531002.0000 Profserv-Arbitrage Rebate	-	600	600	-	600	600	500	-	500	600
001.531012.0000 Profserv-Dissemination Agent	-	1,000	1,000	1,000	1,000	1,000	-	1,000	1,000	1,000
001.531013.0000 Profserv-Engineering	65,157	47,152	25,834	53,662	20,000	40,000	18,844	10,000	28,844	35,000
001.531023.0000 Profserv-Legal Services	7,908	9,419	11,628	13,561	10,000	10,000	4,923	4,000	8,923	10,000
001.531027.0000 Profserv-Mgmt Consulting Serv	55,783	68,186	70,232	70,232	70,232	72,339	66,073	12,056	78,129	72,339
001.531035.0000 Profserv-Property Appraiser	1,858	1,858	1,899	1,908	1,899	1,899	1,920	-	1,920	1,899
001.531038.0000 Profserv-Special Assessment	2,575	5,304	5,463	5,463	5,463	5,627	5,586	938	6,524	5,627

**Statement of Revenues, Expenditures and Changes in Fund Balances**

Fiscal Year 2018 Budget

	ACTUAL FY 2013	ACTUAL FY 2014	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2016	ADOPTED BUDGET FY 2017	ACTUAL OCT - JUL FY 2017	PROJECTED AUG - SEP FY 2017	TOTAL PROJECTED FY 2017	PROPOSED BUDGET FY 2018
001.531045.0000 Profserv-Trustee Fees	-	3,233	-	2,788	3,233	3,233	3,717	-	3,717	2,200
001.532002.0000 Auditing Services	3,800	3,800	3,800	3,305	3,800	3,305	3,305	-	3,305	3,305
001.541003.0000 Communication - Telephone	39	-	-	-	-	-	-	-	-	-
001.541006.0000 Postage and Freight	704	1,029	965	617	1,050	1,050	494	50	544	1,050
001.545001.0000 Insurance - Property	-	-	-	4,410	2,159	4,851	-	-	-	-
001.545002.0000 Insurance - General Liability	7,061	7,014	7,061	9,693	5,212	10,662	11,562	-	11,562	12,718
001.545003.0000 Insurance - Public Officials Liability	-	-	-	-	-	-	2,400	-	2,400	2,640
001.547001.0000 Printing and Binding	3,373	1,350	3,364	2,845	1,300	3,500	44	1,000	1,044	1,000
001.548002.0000 Legal Advertising	2,478	1,972	1,567	2,040	2,200	2,500	212	1,668	1,880	2,500
001.549009.0000 Misc-Bank Charge	511	564	740	124	800	399	15	-	15	399
001.549070.0000 Misc-Assessment Collection Cost	1,739	1,703	2,624	2,659	2,849	2,849	2,659	-	2,659	2,849
001.549915.0000 Misc-Web Hosting	850	850	905	850	1,000	1,200	1,176	200	1,376	1,200
001.551002.1001 Office Supplies(A)	227	308	171	35	320	320	1,228	-	1,228	320
001.554007.0000 Annual District Filing Fee	175	175	175	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>155,960</b>	<b>158,316</b>	<b>150,946</b>	<b>190,869</b>	<b>146,210</b>	<b>178,427</b>	<b>134,367</b>	<b>33,079</b>	<b>167,446</b>	<b>169,739</b>
<b><u>Conservation and Resource Management</u></b>										
001.534050.0000 Contracts-Landscape	-	-	16,595	20,186	16,500	26,220	19,591	4,500	24,091	24,628
001.534076.0000 Contracts-Preserve Maintenance(CRM)	-	32,000	46,400	32,000	32,000	32,000	16,000	16,000	32,000	32,000
001.546037.0000 R&M-Grounds	-	-	-	1,796	-	2,000	-	1,000	1,000	2,000
001.546123.0000 R&M-Preserves	-	19,200	62,063	27,840	45,000	30,000	8,585	5,000	13,585	15,000
<b>Total Conservation and Resource Management</b>	<b>-</b>	<b>51,200</b>	<b>125,058</b>	<b>81,822</b>	<b>93,500</b>	<b>90,220</b>	<b>44,176</b>	<b>26,500</b>	<b>70,676</b>	<b>73,628</b>

**Gatehouse**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

Fiscal Year 2018 Budget

	ACTUAL FY 2013	ACTUAL FY 2014	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2016	ADOPTED BUDGET FY 2017	ACTUAL OCT - JUL FY 2017	PROJECTED AUG - SEP FY 2017	TOTAL PROJECTED FY 2017	PROPOSED BUDGET FY 2018
001.543051.0000 Utility - Gatehouse	-	-	-	-	6,000	-	-	-	-	-
001.546035.0000 R&M-Gatehouse	-	924	2,952	1,230	1,800	1,800	3,726	250	3,976	1,800
<b>Total Gatehouse</b>	<b>-</b>	<b>924</b>	<b>2,952</b>	<b>1,230</b>	<b>7,800</b>	<b>1,800</b>	<b>3,726</b>	<b>250</b>	<b>3,976</b>	<b>1,800</b>
<u>Operations &amp; Maintenance</u>										
001.531016.0000 Profserv-Field Management	10,750	12,360	12,731	23,971	12,731	32,732	23,875	5,306	29,181	32,732
001.531049.0000 Profserv-Compliance Service	3,100	8,100	3,000	5,000	5,000	5,000	1,814	500	2,314	5,000
001.534033.0000 Contracts-Other Services	-	-	-	13,723	10,000	10,300	6,552	3,700	10,252	10,300
001.534076.1001 Contracts-Preserve Maintenance(O&M)	16,000	-	-	-	-	-	-	-	-	-
001.534084.1001 Contracts-Lakes	30,336	-	-	-	-	-	-	-	-	-
001.534129.1001 Contracts-Aerator Maintenance(O&M)	8,912	-	-	-	-	-	-	-	-	-
001.543010.0000 Electricity – Lift Station (O&M)	498	-	-	-	-	-	-	-	-	-
001.543013.1001 Electricity - Streetlighting(O&M)	55,169	-	-	-	-	-	-	-	-	-
001.543020.1001 Electricity - Aerator(O&M)	10,458	-	-	-	-	-	-	-	-	-
001.543033.1002 Electricity - Irrigation(O&M)	53,835	-	-	-	-	-	-	-	-	-
001.546020.0000 R&M-Electrical	-	-	-	1,145	-	1,500	-	500	500	1,500
001.546043.0000 R&M-Lake(O&M)	18,585	-	-	-	-	-	-	-	-	-
001.546053.0000 R&M-Irrigation Equipment(O&M)	48,794	-	-	-	-	-	-	-	-	-
001.546056.0000 R&M-Mitigation	-	-	12	160	10,000	500	300	150	450	500
001.546070.0000 R&M-Plant Replacement(O&M)	-	-	1,372	-	-	-	-	-	-	-
001.546074.0000 R&M-Grounds	-	-	17,895	-	-	2,000	-	1,332	1,332	2,000
001.546084.1001 R&M-Sidewalks(O&M)	-	-	3,300	-	-	-	-	-	-	-
001.546099.0000 R&M-Trees and Trimming(O&M)	-	-	428	-	-	-	-	-	-	-

**Statement of Revenues, Expenditures and Changes in Fund Balances**

Fiscal Year 2018 Budget

	ACTUAL FY 2013	ACTUAL FY 2014	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2016	ADOPTED BUDGET FY 2017	ACTUAL OCT - JUL FY 2017	PROJECTED AUG - SEP FY 2017	TOTAL PROJECTED FY 2017	PROPOSED BUDGET FY 2018
001.546133.0000 R&M-Lake Erosion(O&M)	39,818	-	-	-	-	-	-	-	-	-
001.549037.0000 Misc-Npdes Program	-	-	-	-	1,000	1,000	1,500	-	1,500	1,000
001.549900.0000 Misc-Contingency	86,729	12,498	-	6,380	16,208	24,270	-	4,000	4,000	20,270
001.551002.1002 Office Supplies(O&M)	-	-	-	369	-	-	-	-	-	-
001.564042.0000 Capital Outlay(O&M)	135,722	-	-	-	-	-	-	-	-	-
<b>Total Operations &amp; Maintenance</b>	<b>518,706</b>	<b>32,958</b>	<b>38,738</b>	<b>50,748</b>	<b>54,939</b>	<b>77,302</b>	<b>34,041</b>	<b>15,488</b>	<b>49,529</b>	<b>73,302</b>
<b><u>Irrigation Services</u></b>										
001.534032.0000 Contracts-Pump Station	-	-	-	1,598	1,350	1,350	2,700	600	3,300	2,350
001.534073.0000 Contracts-Irrigation	-	6,600	14,650	20,400	20,500	20,400	17,000	3,400	20,400	20,400
001.543050.1002 Electricity - Irrigation(IS)	-	39,573	41,729	43,771	55,000	45,000	39,520	11,000	50,520	45,000
001.546052.0000 R&M-Irrigation Equipment(IS)	-	131,597	28,328	27,335	18,650	12,000	135,004	2,000	137,004	27,000
001.546114.0000 R&M-Irrigation Distribution	-	-	9,185	39,311	30,000	30,000	33,370	5,000	38,370	30,000
<b>Total Irrigation Services</b>	<b>-</b>	<b>177,770</b>	<b>93,892</b>	<b>132,415</b>	<b>125,500</b>	<b>108,750</b>	<b>227,594</b>	<b>22,000</b>	<b>249,594</b>	<b>124,750</b>
<b><u>Lakes and Ponds</u></b>										
001.534084.1002 Contracts-Lakes	-	31,406	31,620	31,620	31,620	31,620	23,715	5,270	28,985	31,620
001.534129.0000 Contracts-Aerator Maintenance(L&P)	-	8,999	8,858	8,630	8,912	8,630	11,265	-	11,265	8,630
001.543020.0000 Electricity - Aerator(L&P)	-	16,685	15,958	14,536	16,300	16,300	11,312	2,600	13,912	16,300
001.543052.0000 Electricity - Wells	-	-	-	-	12,000	12,000	17,779	(12,279)	5,500	17,000
001.546003.0000 R&M-Aeration	-	-	16,270	6,406	15,000	15,000	5,658	2,000	7,658	15,000
001.546006.0000 R&M-Aquascaping	-	250	10,854	20,247	15,000	15,000	2,573	20,000	22,573	15,000
001.546042.0000 R&M-Lake(L&P)	-	31,035	25,314	361	25,000	5,000	51,932	-	51,932	5,000
001.546084.1002 R&M-Sidewalks(L&P)	-	-	18,501	-	-	-	-	-	-	-

**Statement of Revenues, Expenditures and Changes in Fund Balances**

Fiscal Year 2018 Budget

	ACTUAL FY 2013	ACTUAL FY 2014	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2016	ADOPTED BUDGET FY 2017	ACTUAL OCT - JUL FY 2017	PROJECTED AUG - SEP FY 2017	TOTAL PROJECTED FY 2017	PROPOSED BUDGET FY 2018
001.546132.0000 R&M-Lake Erosion(L&P)	-	-	-	5,870	139,574	-	-	-	-	-
001.563006.0000 Improvements - Other	-	-	25,000	-	-	-	-	-	-	-
<b>Total Lakes and Ponds</b>	<b>-</b>	<b>88,375</b>	<b>152,375</b>	<b>87,670</b>	<b>263,406</b>	<b>103,550</b>	<b>124,234</b>	<b>17,591</b>	<b>141,825</b>	<b>108,550</b>
<b><u>Capital Expenditures &amp; Projects</u></b>										
001.564024.0000 Capital Outlay - Road Improvements	-	-	12,183	63,896	20,000	50,000	-	-	-	-
001.564026.0000 Capital Outlay - Sidewalk Improvements	-	-	-	-	-	32,000	27,540	-	27,540	-
001.564043.0000 Capital Outlay(CEP)	-	140,947	18,714	-	-	-	-	-	-	-
001.564060.0000 Capital Outlay - Irrigation	-	-	171,955	-	20,000	-	2,754	-	2,754	-
001.564081.0000 Capital Outlay - Lakes	-	-	-	-	20,000	-	-	-	-	-
001.564086.0000 Capital Outlay - Pump Station	-	-	-	-	3,000	-	-	-	-	-
001.564116.0000 Capital Outlay - New Reuse Well	-	-	-	-	-	51,000	-	-	-	-
001.564117.0000 Capital Outlay - Speed Cushions	-	-	-	-	-	-	-	-	-	4,000
001.564117.0000 Reserve Lakes	-	-	-	-	112,420	-	-	-	-	-
001.568091.0000 Reserve - Street Lights	-	-	-	-	-	-	-	-	-	50,000
001.568092.0000 Reserve - Pump Station Replacement	-	-	-	-	-	-	-	-	-	30,000
001.568093.0000 Reserve - Roadways	-	-	-	-	-	-	-	-	-	50,000
001.568094.0000 Reserve - Emergency	-	-	-	-	-	-	-	-	-	98,378
<b>Total Capital Expenditures &amp; Projects</b>	<b>-</b>	<b>140,947</b>	<b>202,852</b>	<b>63,896</b>	<b>175,420</b>	<b>133,000</b>	<b>30,294</b>	<b>-</b>	<b>30,294</b>	<b>232,378</b>
<b><u>Road and Street Facilities</u></b>										
001.534023.0000 Contracts-Fountain	-	-	4,275	5,850	5,700	6,200	5,050	1,100	6,150	6,200
001.543011.0000 Electricity – Lift Station (RSF)	-	505	-	-	-	-	-	-	-	-



**Statement of Revenues, Expenditures and Changes in Fund Balances**

Fiscal Year 2018 Budget

	ACTUAL FY 2013	ACTUAL FY 2014	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2016	ADOPTED BUDGET FY 2017	ACTUAL OCT - JUL FY 2017	PROJECTED AUG - SEP FY 2017	TOTAL PROJECTED FY 2017	PROPOSED BUDGET FY 2018
001.543013.0000 Electricity - Streetlighting(R&SF)	-	78,843	80,919	80,273	82,000	82,000	63,282	14,500	77,782	82,000
001.543043.0000 Electricity - Clock Tower/Fountain	-	31,500	27,042	34,019	33,400	33,400	2,222	16,279	18,501	33,400
001.546019.0000 R&M-Drainage	-	24,922	5,462	30,302	10,000	15,000	7,091	17,000	24,091	15,000
001.546032.0000 R&M-Fountain	-	12,840	34,901	10,739	14,028	14,032	12,668	2,000	14,668	14,032
001.546084.1003 R&M-Sidewalks(RSF)	-	-	-	10,025	12,000	15,000	35,965	-	35,965	15,000
001.546085.0000 R&M-Signage	-	-	7,370	1,270	5,000	3,000	1,340	-	1,340	3,000
001.546139.0000 R&M-Roads	-	53,487	2,611	4,165	11,000	11,000	37,869	9,500	47,369	15,000
001.546142.0000 R&M-Clock Tower	-	795	8,501	2,290	2,100	15,000	675	2,000	2,675	10,000
<b>Total Road and Street Facilities</b>	-	<b>202,892</b>	<b>171,081</b>	<b>178,933</b>	<b>175,228</b>	<b>194,632</b>	<b>166,162</b>	<b>62,379</b>	<b>228,541</b>	<b>193,632</b>
<b><u>Debt Service</u></b>										
001.571001.0000 Principal Line of Credit/Note	-	-	-	-	27,346	77,812	65,386	-	65,386	-
001.572001.0000 Interest Expense	-	-	-	2,479	12,581	11,986	1,469	-	1,469	-
<b>Total Debt Service</b>	-	-	-	<b>2,479</b>	<b>39,927</b>	<b>89,798</b>	<b>66,855</b>	-	<b>66,855</b>	-
<b>Total Expenditures</b>	<b>674,666</b>	<b>853,382</b>	<b>937,894</b>	<b>790,062</b>	<b>977,134</b>	<b>977,479</b>	<b>831,449</b>	<b>177,287</b>	<b>1,008,736</b>	<b>977,779</b>
<b>Excess Revenue Over (Under) Expenditures</b>	<b>(380,958)</b>	<b>60,278</b>	<b>(8,046)</b>	<b>254,537</b>	-	-	<b>153,032</b>	<b>(177,087)</b>	<b>(24,055)</b>	
<b><u>Other Sources/Uses</u></b>										
001.384010.0000 Loan/Note Proceeds	-	-	-	61,848	104,796	150,000	-	-	-	-
<b>Total Other Sources/Uses</b>	-	-	-	<b>61,848</b>	<b>104,796</b>	-	-	-	-	-
<b>Beginning Fund Balance</b>	<b>539,535</b>	<b>158,577</b>	<b>218,855</b>	<b>210,809</b>	<b>210,809</b>	<b>361,117</b>	<b>465,346</b>		<b>465,346</b>	<b>441,291</b>
<b>Ending Fund Balance</b>	<b>158,577</b>	<b>218,855</b>	<b>210,809</b>	<b>465,346</b>	<b>210,809</b>	<b>361,117</b>	<b>618,378</b>		<b>441,291</b>	<b>441,291</b>

**Budget Narrative**

Fiscal Year 2018

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**REVENUES**

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**361001 Interest-Investments**

The District earns interest on the monthly average collected balance for their operating accounts.

**363010 Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District to pay for the operating expenditures during the Fiscal Year. There will be no increase in assessments for FY2018.

**363050 Special Assessments-Delinquent**

It is very rare for assessments to become delinquent but if so they are reflected in this account. Most assessments are sold during the county tax sale and almost always assessments are purchased during the County Tax Certificate sale. Therefore, the CDD should not experience any delinquent assessments in FY2018.

**363090 Special Assessments-Discounts**

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**369900 Other Miscellaneous Revenues**

Unanticipated revenues received during the year are placed in this line item. In FY2017 funds received were from the tax collector that was unused fees and to remove accrued expenses recorded in FY2016.

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**EXPENDITURES**

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**Administrative****511001 P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending 12 monthly meetings.

**531002 Professional Services-Arbitrage Rebate**

The District has an agreement with a company who specializes in calculating the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**531012 Professional Services-Dissemination Agent**

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

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**Budget Narrative**

Fiscal Year 2018

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**EXPENDITURES**

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**Administrative** (continued)**531013 Professional Services-Engineering**

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

**531023 Professional Services-Legal Services**

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager. The budgeted amount is the same as last fiscal year.

**531027 Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with PDM, Inc. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement, which is a zero increase in this fiscal year.

**531035 Professional Services-Property Appraiser** (required informational services)

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budgeted amount for property appraiser costs was based on a unit price per parcel.

**531038 Professional Services-Special Assessment**

The District receives assessment services as part of the district management agreement.

**531045 Professional Services-Trustee Fees**

The District issued this Series of 2004 Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

**532002 Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the current engagement letter.

**541006 Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**545001 Insurance-Property**

The District's Property Insurance policy is with Public Risk Insurance Agency, Inc. The previous budgeted amounts have been included in the General Liability Insurance.

**Budget Narrative**

Fiscal Year 2018

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**EXPENDITURES**

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**Administrative** (continued)**545002 Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. In FY2017 the fee was \$11,562 and this year we have budgeted an amount that allows for a projected 10% increase in the premiums.

**545003 Insurance-Public Officials Liability**

The District's General Liability Insurance policy is with Public Risk Insurance Agency, Inc. but doesn't include Public Officials Liability or Errors and Omissions. Therefore, the District must take a separate policy out and in FY2017 \$2,400 was charged, we have included a 10% increase in premium in this budget.

**547001 Printing and Binding**

Normal expenses in this category are included in the management fees but if unusual numbers of copies used in the preparation of agenda packages, required mailings, and other special projects, then a charge is incurred.

**548002 Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**549009 Miscellaneous-Bank Charges**

This includes monthly bank charges that may be incurred during the year.

**549070 Miscellaneous-Assessment Collection Cost**

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or \$1.50 per parcel, whichever is greater. The budgeted amount for collection costs was based on a unit price per parcel.

**549915 Miscellaneous-Web Hosting**

This includes web hosting fees and PDM fees for management of the website.

**551002 Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**554007 Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

**Budget Narrative**

Fiscal Year 2018

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**EXPENDITURES**

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**Conservation & Resource Management****534050 Contracts-Landscape**

The District has a contract with Estate Landscaping and Lawn Management LLC and PDM to maintain the District grounds for \$26,220 per year.

**534076 Contracts-Preserve Maintenance**

The District has a contract for the maintenance of the preserves of the District involving semi-annual payments of \$16,000.00.

**546037 R&M-Grounds**

The District may have other non-contractual expenditures for the maintenance of the District property.

**546123 R&M-Preserves**

The District may have repairs and maintenance necessary for the upkeep of the Preserves of the District.

**Gatehouse****546035 R&M-Gatehouse**

The District may have repairs and maintenance necessary for the upkeep of the gatehouse of the District.

**Operations & Maintenance****531016 Professional Services-Field Management**

Includes costs associated with the services being provided under a management contract with PDM Services. This includes employees utilized in the field and office management of all District assets.

**531049 Professional Services-Compliance Service**

Includes costs associated with the services being provided under a contract with Entrix for compliance services.

**543033 Contracts-Other Services**

This includes contracts for minor repairs.

**546020 R&M-Electrical**

The District may incur electrical repairs during the year.

**546056 R&M-Mitigation**

This represents the cost for water management treatment within the District.

**546074 R&M-Grounds**

The District may incur other landscaping expenditures not covered by the landscaping contract.

**Budget Narrative**

Fiscal Year 2018

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**EXPENDITURES**

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**Operations & Maintenance** (continued)**549037 Miscellaneous-NPDES Program**

This includes charges for the NPDES program.

**549900 Miscellaneous-Contingency**

This represents unexpected expenditures that may occur.

**Irrigation Services****534032 Contracts-Pump Station**

This is for the remote monitoring system for irrigation pump station WT-1. Annual monitoring fee \$1,350 with Irrigation Specialists.

**534073 Contracts-Irrigation**

The District has a contract for and maintenance of the irrigation system of the District.

**543050 Electricity-Irrigation**

Electricity for the irrigation pumps within the District.

**546052 R&M-Irrigation Equipment**

The District may have repairs and maintenance necessary for the upkeep of the irrigation equipment of the District.

**546114 R&M-Irrigation Distribution**

The District may have repairs and maintenance necessary for the upkeep of the irrigation distribution of the District.

**Lakes and Ponds****534084 Contracts-Lakes**

The District has a permit obligation to comply with certain conditions for the establishment and maintenance of the lakes of the District.

**534129 Contracts-Aerator Maintenance**

The District has a contract for the maintenance of the aerators involving semi-annual payments of \$4,315.

**543052 Electricity-Wells**

Electricity for the wells within the District.

**543020 Electricity-Aerator**

Electricity for the aerators within the District.

**Budget Narrative**

Fiscal Year 2018

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**EXPENDITURES**

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**Lakes and Ponds** (continued)**546003 R&M-Aeration**

Costs associated with the maintenance and/or upgrading of the lake aeration units.

**546006 R&M-Aquascaping**

The District may have additional plantings necessary for the upkeep of the lakes of the District.

**546042 R&M-Lake**

The District may have repairs and maintenance necessary for the upkeep of the lakes of the District.

**Capital Expenditures & Planning****564024 Capital Outlay-Road Improvements**

This represents expenditures for road project.

**564026 Capital Outlay-Sidewalk Improvement**

For the improvement of the District sidewalks.

**564116 Capital Outlay-New Reuse Well**

For well related expenses.

**Road & Street Facilities****534023 Contracts-Fountain**

Commercial Pools Specialists contract for the fountain maintenance at \$505 per month.

**543013 Electricity-Streetlighting**

Electricity for the streetlights within the District.

**543043 Electricity-Clock Tower/Fountain**

Electricity for the clock tower and fountain within the District.

**546019 R&M-Drainage**

The District may have repairs and maintenance necessary for the upkeep of the drainage of the District.

**546032 R&M-Fountain**

The District may have repairs and maintenance necessary for the upkeep of the fountain of the District.

**546084 R&M-Sidewalks**

The District may have repairs and maintenance necessary for the upkeep of the sidewalks of the District.

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**Budget Narrative**

Fiscal Year 2018

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**EXPENDITURES**

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**Road & Street Facilities****546085 R&M-Signage**

The District will have repairs for sidewalk cracks.

**546139 R&M-Roads**

The District may have repairs and maintenance necessary for the upkeep of the roads of the District.

**546142 R&M-Clock Tower**

The District may have repairs and maintenance necessary for the upkeep of the clock tower of the District.

**Debt Service****571001 Principal / 572001 Interest**

A short-term loan that was paid off in FY2017.



**Exhibit A  
Allocation of Fund Balances**

**AVAILABLE FUNDS**

Beginning Fund Balance - Fiscal Year 2018	441,291
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	228,378
<b>Total Funds Available (Estimated) - 09/30/2017</b>	<b>\$669,669</b>

**ALLOCATION OF AVAILABLE FUNDS**

**Nonspendable Fund Balance**

Deposits	375
Subtotal	<u>375</u>

**Assigned Fund Balance**

Operating Reserves - First Quarter Operating Capital	150,000	(1)
Reserves - Lake FY 2015	62,420	
Reserves - Lakes FY 2016	112,420	<u>174,840</u>
Reserves - Roads	50,000	
Reserves - Irrigation	30,000	
Reserves – Street Lights	50,000	
Reserves - Emergency	98,378	

<b>Total Allocation of Available Funds</b>	<b>\$553,593</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b><u><u>\$116,076</u></u></b>
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**Notes**

(1) Represents approximately less than 3 months of operating expenditures, net of capital expenditures.

# **HABITAT**

Community Development District

## **Debt Service Budget**

*Fiscal Year 2018*

**Statement of Revenues, Expenditures and Changes in Fund Balances**

Fiscal Year 2018 Budget

	ACTUAL FY 2013	ACTUAL FY 2014	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2016	ADOPTED BUDGET FY 2017	ACTUAL OCT - APR FY 2017	PROJECTED MAY - SEP FY 2017	TOTAL PROJECTED FY 2017	PROPOSED BUDGET FY 2018
<b>Revenues</b>										
202.361001.0000 Interest - Investments	-	-	13	25	-	-	24	-	24	-
202.363010.0000 Special Assmnts- Tax Collector	-	-	97,308	542,895	542,895	542,596	532,875	9,721	542,596	542,596
202.363030.0000 Special Assmnts-Prepayment	-	-	-	3,968	-	-	-	-	-	-
202.363050.0000 Special Assmnts- Delinquent	-	-	379	-	-	-	-	-	-	-
202.363090.0000 Special Assmnts- Discounts	-	-	(472)	(19,459)	(21,716)	(21,704)	(19,908)	-	(19,908)	(21,704)
<b>Total Revenues</b>	-	-	<b>97,228</b>	<b>527,429</b>	<b>521,179</b>	<b>520,892</b>	<b>473,302</b>	<b>9,721</b>	<b>522,712</b>	<b>520,892</b>
<b>Expenses</b>										
<b>Debt Service</b>										
202.571001.0000 Principal Debt Retirement	-	-	-	285,000	285,000	295,000	-	295,000	295,000	295,000
202.571006.0000 Principal Prepayments	-	-	5,000	15,000	-	-	-	-	-	-
202.572001.0000 Interest Expense	-	-	59,090	228,554	228,734	222,319	111,159	111,160	222,319	222,319
202.573002.0000 DS Costs of Issuance - A	-	-	119,692	-	-	-	-	-	-	-
202.573003.0000 DS Bond Discount	-	-	61,826	-	-	-	-	-	-	-
202.573004.0000 Underwriter	-	-	93,625	-	-	-	-	-	-	-
<b>Total Debt Service</b>	-	-	<b>339,233</b>	<b>528,554</b>	<b>513,734</b>	<b>517,319</b>	<b>111,159</b>	<b>406,160</b>	<b>517,319</b>	<b>517,319</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

Fiscal Year 2018 Budget

	ACTUAL FY 2013	ACTUAL FY 2014	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2016	ADOPTED BUDGET FY 2017	ACTUAL OCT - APR FY 2017	PROJECTED MAY - SEP FY 2017	TOTAL PROJECTED FY 2017	PROPOSED BUDGET FY 2018
<b><u>Other Sources/Uses</u></b>										
202.591000.0000 Contribution to (Use of) Fund Balance	-	-	-	-	7,445	3,573	-	3,573	3,573	3,573
202.591100.0000 Payment to Escrow Acct-Refunding	-	-	6,952,679	-	-	-	-	-	-	-
202.601200.0000 Interfund Transfer - In	-	-	(86,725)	-	-	-	-	-	-	-
202.601300.0000 Proceeds of Refunding Bonds	-	-	(7,490,000)	-	-	-	-	-	-	-
<b>Total Other Sources/Uses</b>	-	-	<b>(624,046)</b>	-	<b>7,445</b>	<b>3,573</b>	-	<b>3,573</b>	<b>3,573</b>	<b>3,573</b>
<b>Total Expenses</b>	-	-	<b>(284,813)</b>	<b>528,554</b>	<b>521,179</b>	<b>520,892</b>	<b>111,159</b>	<b>409,733</b>	<b>520,892</b>	<b>520,892</b>
<b>Excess Revenue Over (Under) Expenditures</b>	-	-	<b>382,041</b>	<b>(1,125)</b>	-	-	<b>362,143</b>	<b>(400,012)</b>	<b>1,820</b>	-

**Budget Narrative**Fiscal Year 2018

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**REVENUES**

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**202.361001.0000 Interest-Investments**

The District earns interest income on their trust accounts with US Bank.

**202.363010.0000 Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the debt service expenditures during the Fiscal Year.

**202.363090.0000 Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

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**EXPENDITURES**

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**202.571001.0000 Principal Debt Retirement**

The District pays regular principal payments annually to pay down/retire the debt. It isn't reflected as principal within the budget but it is on the balance sheet of the financials as a to/from entry.

**202.572001.0000 Interest Expense**

The District pays interest expense on the debt twice during the year.

# **HABITAT**

Community Development District

## **Supporting Budget Schedule**

*Fiscal Year 2018*

# HABITAT

Community Development District

## FY 2018 – FY 2017 Non- Ad Valorem Assessment Summary

Product	General Fund 001			Debt Service			Total Assessments per Unit			Total
	FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change	Units
SF 75	\$535.69	\$535.69	0%	\$418.53	\$418.53	0%	\$954.22	\$954.22	0%	181
SF 60	\$535.69	\$535.69	0%	\$358.74	\$358.74	0%	\$894.43	\$894.43	0%	408
SF 50	\$535.69	\$535.69	0%	\$298.95	\$298.95	0%	\$834.64	\$834.64	0%	497
Duplex 35	\$535.69	\$535.69	0%	\$239.16	\$239.16	0%	\$774.85	\$774.85	0%	477
Multifamily	\$535.69	\$535.69	0%	\$179.37	\$179.37	0%	\$715.06	\$715.06	0%	336
										<b>1,899</b>