

# **Habitat Community Development District**

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

### **Fiscal Year 2019**

Adopted August 21, 2018

Prepared By

PREMIER DISTRICT MANAGEMENT

# **HABITAT**

Community Development District

## **Operating Budget**

*Fiscal Year 2019*

# HABITAT

Community Development District

General Fund

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

Fiscal Year 2019 Budget

	ACTUAL FY 2014	ACTUAL FY 2015	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2017	ADOPTED BUDGET FY 2018	ACTUAL OCT - APR FY 2018	PROJECTED MAY - SEP FY 2018	TOTAL PROJECTED FY 2018	PROPOSED BUDGET FY 2019
<b>REVENUES</b>										
001.361001.0000 Interest - Investments	1,214	926	1,939	1,737	900	1,200	4,795	3,500	8,295	6,000
001.361006.0000 Interest - Tax Collector	112	441	-	207	-	-	274	-	274	-
001.363010.0000 Special Assmnts- Tax Collector	938,803	939,414	1,017,274	1,017,035	1,017,270	1,017,270	992,286	24,984	1,017,270	1,207,170
001.363040.0000 Special Assmnts- CDD Collected	3,495	-	-	-	-	-	-	-	-	-
001.363050.0000 Special Assmnts- Delinquent	-	547	-	-	-	-	-	-	-	-
001.363090.0000 Special Assmnts- Discounts	(29,964)	(32,623)	(36,462)	(36,771)	(40,691)	(40,691)	(37,156)	-	(37,156)	(48,287)
001.369900.0000 Other Miscellaneous Revenues	-	21,143	-	2,564	-	-	4,060	-	4,060	-
<b>TOTAL REVENUES</b>	<b>913,660</b>	<b>929,848</b>	<b>982,751</b>	<b>984,772</b>	<b>977,479</b>	<b>977,779</b>	<b>964,259</b>	<b>28,484</b>	<b>992,743</b>	<b>1,164,883</b>

### EXPENDITURES

#### Administrative

001.511001.0000 P/R-Board of Supervisors	2,600	12,000	14,400	10,800	12,000	12,000	7,262	5,000	12,262	12,000
001.512004.0000 Payroll-Fees	-	-	-	79	-	-	114	250	364	600
001.521001.0000 FICA Taxes	199	918	1,102	826	918	918	715	350	1,065	918
001.531002.0000 Profserv-Arbitrage Rebate	600	600	-	500	600	600	-	600	600	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	47,152	25,834	53,662	24,595	40,000	35,000	15,757	15,000	30,757	30,000
001.531023.0000 Profserv-Legal Services	9,419	11,628	13,561	4,923	10,000	10,000	-	10,000	10,000	10,000
001.531027.0000 Profserv-Mgmt Consulting Serv	68,186	70,232	70,232	78,130	72,339	72,339	42,198	30,141	72,339	74,509
001.531035.0000 Profserv-Property Appraiser	1,858	1,899	1,908	1,920	1,899	1,899	11	1,888	1,899	1,899
001.531038.0000 Profserv-Special Assessment	5,304	5,463	5,463	6,524	5,627	5,627	3,282	2,345	5,627	5,796
001.531045.0000 Profserv-Trustee Fees	3,233	-	2,788	3,717	3,233	2,200	3,717	-	3,717	3,500
001.532002.0000 Auditing Services	3,800	3,800	3,305	3,305	3,305	3,305	-	3,305	3,305	3,305

Annual Operating and Debt Service Budget

Fiscal Year 2019

# HABITAT

Community Development District

General Fund

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001.541003.0000 Communication - Telephone	-	-	-	-	-	-	-	-	-	-
001.541006.0000 Postage and Freight	1,029	965	617	1,210	1,050	1,050	-	500	500	1,050
001.545001.0000 Insurance - Property	-	-	4,410	-	-	-	-	-	-	-
001.545002.0000 Insurance - General Liability	7,014	7,061	9,693	11,562	10,662	14,718	13,962	-	13,962	14,500
001.545003.0000 Insurance - Public Officials Liability	-	-	-	2,400	-	-	-	-	-	-
001.547001.0000 Printing and Binding	1,350	3,364	2,845	44	3,500	1,000	-	500	500	1,000
001.548002.0000 Legal Advertising	1,972	1,567	2,040	212	2,500	2,500	194	1,500	1,694	2,000
001.549009.0000 Misc-Bank Charge	564	740	124	15	399	399	-	-	-	-
001.549070.0000 Misc-Assessment Collection Cost	1,703	2,624	2,659	2,659	2,849	2,849	2,697	-	2,697	2,849
001.549915.0000 Misc-Web Hosting	850	905	850	1,376	1,200	1,200	1,024	176	1,200	1,200
001.551002.1001 Office Supplies(A)	308	171	35	1,228	320	320	-	100	100	100
001.554007.0000 Annual District Filing Fee	175	175	175	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>158,316</b>	<b>150,946</b>	<b>190,869</b>	<b>156,200</b>	<b>173,576</b>	<b>169,099</b>	<b>91,108</b>	<b>72,655</b>	<b>163,763</b>	<b>167,001</b>
<b><u>Conservation and Resource Management</u></b>										
001.534050.0000 Contracts-Landscape	-	16,595	20,186	23,929	26,220	24,628	15,183	13,000	28,183	50,000
001.534076.0000 Contracts-Preserve Maintenance(CRM)	32,000	46,400	32,000	16,000	32,000	32,000	32,000	-	32,000	32,000
001.546037.0000 R&M-Grounds	-	-	1,796	-	2,000	2,000	-	1,450	1,450	2,000
001.546123.0000 R&M-Preserves	19,200	62,063	27,840	8,658	30,000	15,000	979	15,699	16,678	15,000
<b>Total Conservation and Resource Management</b>	<b>51,200</b>	<b>125,058</b>	<b>81,822</b>	<b>48,587</b>	<b>90,220</b>	<b>73,628</b>	<b>48,162</b>	<b>30,149</b>	<b>78,311</b>	<b>99,000</b>
<b><u>Gatehouse</u></b>										
001.543051.0000 Utility - Gatehouse	-	-	-	-	-	-	-	-	-	-

Annual Operating and Debt Service Budget  
Fiscal Year 2019

# HABITAT

Community Development District

General Fund

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Fiscal Year 2019 Budget

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001.546035.0000 R&M-Gatehouse	924	2,952	1,230	3,726	1,800	1,800	189	-	189	-
<b>Total Gatehouse</b>	<b>924</b>	<b>2,952</b>	<b>1,230</b>	<b>3,726</b>	<b>1,800</b>	<b>1,800</b>	<b>189</b>	<b>-</b>	<b>189</b>	<b>-</b>
<b><u>Operations &amp; Maintenance</u></b>										
001.531016.0000 Profserv-Field Management	12,360	12,731	23,971	29,181	32,732	32,732	18,570	14,162	32,732	32,732
001.531049.0000 Profserv-Compliance Service	8,100	3,000	5,000	1,814	5,000	5,000	-	2,000	2,000	5,000
001.534033.0000 Contracts-Other Services	-	-	13,723	6,756	10,300	10,300	775	3,000	3,775	10,300
001.534076.1001 Contracts-Preserve Maintenance(O&M)	-	-	-	-	-	-	-	-	-	-
001.534084.1001 Contracts-Lakes	-	-	-	-	-	-	-	-	-	-
001.534129.1001 Contracts-Aerator Maintenance(O&M)	-	-	-	-	-	-	-	-	-	-
001.543010.0000 Electricity - Lift Station(O&M)	-	-	-	-	-	-	-	-	-	-
001.543013.1001 Electricity - Streetlighting(O&M)	-	-	-	-	-	-	-	-	-	-
001.543020.1001 Electricity - Aerator(O&M)	-	-	-	-	-	-	-	-	-	-
001.543033.1002 Electricity - Irrigation(O&M)	-	-	-	-	-	-	-	-	-	-
001.546020.0000 R&M-Electrical	-	-	1,145	-	1,500	1,500	-	1,500	1,500	1,500
001.546043.0000 R&M-Lake(O&M)	-	-	-	-	-	-	-	-	-	-
001.546053.0000 R&M-Irrigation Equipment(O&M)	-	-	-	-	-	-	-	-	-	-
001.546056.0000 R&M-Mitigation	-	12	160	300	500	500	-	500	500	500
001.546070.0000 R&M-Plant Replacement(O&M)	-	1,372	-	-	-	-	-	-	-	5,000
001.546074.0000 R&M-Grounds	-	17,895	-	1,666	2,000	2,000	3,723	1,200	4,923	4,500
001.546084.1001 R&M-Sidewalks(O&M)	-	3,300	-	-	-	-	-	-	-	-
001.546099.0000 R&M-Trees and Trimming(O&M)	-	428	-	-	-	-	-	-	-	-
001.546133.0000 R&M-Lake Erosion(O&M)	-	-	-	-	-	-	-	-	-	-
001.549037.0000 Misc-Npdes Program	-	-	-	-	1,000	1,000	-	1,000	1,000	1,000

Annual Operating and Debt Service Budget

Fiscal Year 2019

# HABITAT

Community Development District

General Fund

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001.549900.0000 Misc-Contingency	12,498	-	6,380	-	24,270	20,270	-	20,270	20,270	20,270
001.551002.1002 Office Supplies(O&M)	-	-	369	-	-	-	-	-	-	-
001.564042.0000 Capital Outlay(O&M)	-	-	-	-	-	-	-	-	-	-
001.549069.0000 Misc.-Hurricane						30,000	39,625	-	39,625	500
<b>Total Operations &amp; Maintenance</b>	<b>32,958</b>	<b>38,738</b>	<b>50,748</b>	<b>39,717</b>	<b>77,302</b>	<b>103,302</b>	<b>62,693</b>	<b>43,632</b>	<b>106,325</b>	<b>81,302</b>
<b><u>Irrigation Services</u></b>										
001.534032.0000 Contracts-Pump Station	-	-	1,598	3,300	1,350	2,350	2,100	250	2,350	2,350
001.534073.0000 Contracts-Irrigation	6,600	14,650	20,400	20,400	20,400	20,400	11,900	8,500	20,400	20,400
001.543050.1002 Electricity - Irrigation(IS)	39,573	41,729	43,771	48,452	45,000	45,000	24,757	17,409	42,166	45,000
001.546052.0000 R&M-Irrigation Equipment(IS)	131,597	28,328	27,335	135,004	12,000	27,000	6,860	7,000	13,860	27,000
001.546114.0000 R&M-Irrigation Distribution	-	9,185	39,311	40,864	30,000	30,000	19,095	10,905	30,000	30,000
<b>Total Irrigation Services</b>	<b>177,770</b>	<b>93,892</b>	<b>132,415</b>	<b>248,020</b>	<b>108,750</b>	<b>124,750</b>	<b>64,712</b>	<b>44,064</b>	<b>108,776</b>	<b>124,750</b>
<b><u>Lakes and Ponds</u></b>										
001.534084.1002 Contracts-Lakes	31,406	31,620	31,620	28,985	31,620	31,620	18,445	13,175	31,620	31,620
001.534129.0000 Contracts-Aerator Maintenance(L&P)	8,999	8,858	8,630	11,265	8,630	8,630	4,315	4,315	8,630	8,630
001.543020.0000 Electricity - Aerator(L&P)	16,685	15,958	14,536	15,189	16,300	16,300	8,947	6,719	15,666	16,300
001.543052.0000 Electricity - Wells	-	-	-	6,154	12,000	17,000	3,487	4,501	7,988	10,000
001.546003.0000 R&M-Aeration	-	16,270	6,406	5,828	15,000	15,000	506	6,500	7,006	15,000
001.546006.0000 R&M-Aquascaping	250	10,854	20,247	23,385	15,000	15,000	-	7,000	7,000	15,000
001.546042.0000 R&M-Lake(L&P)	31,035	25,314	361	51,932	5,000	5,000	2,232	2,768	5,000	5,000
001.546084.1002 R&M-Sidewalks(L&P)	-	18,501	-	-	-	-	-	-	-	-
001.546132.0000 R&M-Lake Erosion(L&P)	-	-	5,870	-	-	-	-	-	-	-

Annual Operating and Debt Service Budget  
Fiscal Year 2019

# HABITAT

Community Development District

General Fund

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Fiscal Year 2019 Budget

	ACTUAL FY 2014	ACTUAL FY 2015	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2017	ADOPTED BUDGET FY 2018	ACTUAL OCT - APR FY 2018	PROJECTED MAY - SEP FY 2018	TOTAL PROJECTED FY 2018	PROPOSED BUDGET FY 2019
001.563006.0000 Improvements - Other	-	25,000	-	-	-	-	-	-	-	-
<b>Total Lakes and Ponds</b>	<b>88,375</b>	<b>152,375</b>	<b>87,670</b>	<b>142,738</b>	<b>103,550</b>	<b>108,550</b>	<b>37,932</b>	<b>44,978</b>	<b>82,910</b>	<b>101,550</b>
<b><u>Capital Expenditures &amp; Projects</u></b>										
001.564024.0000 Capital Outlay - Road Improvements	-	12,183	63,896	-	50,000	-	-	-	-	-
001.564026.0000 Capital Outlay - Sidewalk Improvements	-	-	-	27,540	32,000	-	-	-	-	-
001.564043.0000 Capital Outlay(CEP)	140,947	18,714	-	-	-	-	-	-	-	-
001.564060.0000 Capital Outlay - Irrigation	-	171,955	-	2,754	-	-	-	-	-	-
001.564061.0000 Capital Outlay -	-	-	-	6,897	-	-	(6,897)	-	(6,897)	-
001.564081.0000 Capital Outlay - Lakes	-	-	-	-	-	-	-	-	-	-
001.564086.0000 Capital Outlay - Pump Station	-	-	-	-	-	-	-	-	-	-
001.564116.0000 Capital Outlay - New Reuse Well	-	-	-	-	51,000	-	-	-	-	-
001.564117.0000 Capital Outlay - Speed Cushions	-	-	-	-	-	4,000	-	-	-	-
001.564117.0000 Reserve Lakes	-	-	-	-	-	-	-	-	-	-
001.568091.0000 Reserve - Street Lights	-	-	-	-	-	50,000	-	-	-	-
001.568092.0000 Reserve - Pump Station Replacement	-	-	-	-	-	30,000	-	-	-	40,000
001.568093.0000 Reserve - Roadways	-	-	-	-	-	50,000	-	-	-	162,400
001.568094.0000 Reserves - Emergency	-	-	-	-	-	68,869	-	68,869	68,869	-
<b>Total Capital Expenditures &amp; Projects</b>	<b>140,947</b>	<b>202,852</b>	<b>63,896</b>	<b>37,191</b>	<b>133,000</b>	<b>202,869</b>	<b>(6,897)</b>	<b>68,869</b>	<b>61,972</b>	<b>202,400</b>
<b><u>Road and Street Facilities</u></b>										
001.534023.0000 Contracts-Fountain	-	4,275	5,850	6,060	6,200	6,200	2,525	2,400	4,925	6,200
001.534051.0000 Contracts-Cul-De-Sac Maintenance	-	-	-	-	-	-	-	-	9,167	22,000
001.543011.0000 Electricity - Lift Station(RSF)	505	-	-	-	-	-	-	-	-	-

Annual Operating and Debt Service Budget

Fiscal Year 2019

# HABITAT

Community Development District

General Fund

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Fiscal Year 2019 Budget

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001.543013.0000 Electricity - Streetlighting(R&SF)	78,843	80,919	80,273	85,154	82,000	82,000	50,446	37,335	87,781	87,000
001.543043.0000 Electricity - Clock Tower/Fountain	31,500	27,042	34,019	21,108	33,400	33,400	10,563	8,801	19,364	23,000
001.543030.0000 Utility - Sewer & Water							703	600	1,303	1,500
001.546019.0000 R&M-Drainage	24,922	5,462	30,302	13,556	15,000	15,000	123,685	105,175	228,860	15,000
001.546032.0000 R&M-Fountain	12,840	34,901	10,739	12,668	14,032	14,032	300	13,732	14,032	14,032
001.546084.1003 R&M-Sidewalks(RSF)	-	-	10,025	35,965	15,000	15,000	12,360	14,000	26,360	10,000
001.546085.0000 R&M-Signage	-	7,370	1,270	1,391	3,000	3,000	3,884	(884)	3,000	3,000
001.546139.0000 R&M-Roads	53,487	2,611	4,165	53,422	11,000	20,000	39,006	8,500	47,506	14,844
001.546142.0000 R&M-Clock Tower	795	8,501	2,290	2,970	15,000	10,000	13,029	(3,029)	10,000	10,000
<b>Total Road and Street Facilities</b>	<b>202,892</b>	<b>171,081</b>	<b>178,933</b>	<b>232,294</b>	<b>194,632</b>	<b>198,632</b>	<b>256,501</b>	<b>186,630</b>	<b>452,298</b>	<b>206,576</b>
<b><u>Debt Service</u></b>										
001.571001.0000 Principal Line of Credit/Note	-	-	-	65,386	77,812	-	-	-	-	-
001.572001.0000 Interest Expense	-	-	2,479	1,469	11,986	-	-	-	-	-
<b>Total Debt Service</b>	<b>-</b>	<b>-</b>	<b>2,479</b>	<b>66,855</b>	<b>89,798</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>853,382</b>	<b>937,894</b>	<b>790,062</b>	<b>975,328</b>	<b>972,628</b>	<b>982,630</b>	<b>554,400</b>	<b>490,977</b>	<b>1,054,544</b>	<b>982,579</b>
<b>Excess Revenue Over (Under) Expenditures</b>	<b>60,278</b>	<b>(8,046)</b>	<b>254,537</b>	<b>9,444</b>	<b>-</b>	<b>(4,851)</b>	<b>409,859</b>	<b>(462,493)</b>	<b>(61,801)</b>	<b>182,304</b>
<b><u>Other Sources/Uses</u></b>										
001.384010.0000 Loan/Note Proceeds	-	-	61,848	-	150,000	-	-	-	-	-
<b>Total Other Sources/Uses</b>	<b>-</b>	<b>-</b>	<b>61,848</b>	<b>-</b>	<b>150,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Beginning Fund Balance</b>	<b>158,577</b>	<b>218,855</b>	<b>210,809</b>	<b>465,346</b>	<b>361,117</b>	<b>412,989</b>	<b>474,790</b>	<b>884,649</b>	<b>474,790</b>	<b>412,989</b>

Annual Operating and Debt Service Budget  
Fiscal Year 2019



# HABITAT

Community Development District

General Fund

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Fiscal Year 2019 Budget

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Ending Fund Balance	218,855	210,809	465,346	474,790	361,117	408,138	884,649	422,156	412,989	595,293

# HABITAT

Community Development District

General Fund

## Exhibit A

### Allocation of Fund Balances

#### AVAILABLE FUNDS

Beginning Fund Balance - Fiscal Year 2019	412,957
Net Change in Fund Balance - Fiscal Year 2019	182,304
Reserves - Fiscal Year 2019 Additions	202,400

<b>Total Funds Available (Estimated) - 09/30/2019</b>	<b>797,661</b>
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#### ALLOCATION OF AVAILABLE FUNDS

##### **Nonspendable Fund Balance**

Deposit		375
	Subtotal	375

<u>Assigned Fund Balance</u>	<u>Allocated</u>	<u>FY 2019</u>	
Operating Reserves - First Quarter Operating Capital		125,000	(1)
Reserves - Lakes FY 2015	62,420		
Reserves - Lakes FY 2016	112,420	174,840	
Reserves - Roads FY 2018	50,000		
Reserves - Roads FY 2019	162,400	212,400	
Reserves - Irrigation and pump FY 2017	30,000		
Reserves - Irrigation and pump FY 2018	40,000	70,000	
Reserves - Street Lights FY 2017	50,000	-	
Reserves -Emergency FY 2018	68,869	-	
Reserves -Emergency FY 2019	-	15,000	
<b>Total Allocation of Available Funds</b>	<b>Subtotal</b>	<b>597,240</b>	
<b>Total Unassigned (undesignated) Cash</b>		<b>200,421</b>	

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

# **HABITAT**

Community Development District

## **Debt Service Budget**

*Fiscal Year 2019*

# HABITAT

Community Development District

Debt Service Fund

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

Fiscal Year 2019 Budget

	ACTUAL FY 2014	ACTUAL FY 2015	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2017	ADOPTED BUDGET FY 2018	ACTUAL OCT - APR FY 2018	PROJECTED May - SEP FY 2018	TOTAL PROJECTED FY 2018	PROPOSED BUDGET FY 2019
<b>Revenues</b>										
202.361001.0000 Interest - Investments	-	13	25	712	-	-	1,228	100	1,328	2,000
202.361006.0000 Interest - Tax Collector	-	-	-	-	-	-	146	-	146	-
202.363010.0000 Special Assmnts- Tax Collector	-	97,308	542,895	542,835	542,596	542,596	540,233	2,363	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)	(19,626)	(21,704)	(21,704)	(19,886)	-	(19,886)	(21,704)
<b>TOTAL REVENUES</b>	-	<b>97,228</b>	<b>527,429</b>	<b>523,921</b>	<b>520,892</b>	<b>520,892</b>	<b>521,721</b>	<b>2,463</b>	<b>524,184</b>	<b>522,892</b>
<b>Expenses</b>										
<b>Debt Service</b>										
202.571001.0000 Principal Debt Retirement	-	-	285,000	295,000	295,000	300,000	-	300,000	300,000	305,000
202.571006.0000 Principal Prepayments	-	5,000	15,000	-	-	-	-	-	-	-
202.572001.0000 Interest Expense	-	59,090	228,554	222,319	222,319	216,028	-	216,028	216,028	212,634
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>517,319</b>	<b>517,319</b>	<b>516,028</b>	-	<b>516,028</b>	<b>516,028</b>	<b>517,634</b>

# HABITAT

Community Development District

*Debt Service Fund*

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

Fiscal Year 2019 Budget

### Other Sources/Uses

202.591000.0000 Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-	-	-	-
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>TOTAL EXPENSES</b>	-	<b>(284,813)</b>	<b>528,554</b>	<b>517,319</b>	<b>517,319</b>	<b>516,028</b>	-	<b>516,028</b>	<b>516,028</b>	<b>517,634</b>
<b>Excess Revenue Over (Under) Expenditures</b>	-	<b>382,041</b>	<b>(1,125)</b>	<b>6,602</b>	<b>3,573</b>	<b>4,864</b>	-	-	<b>8,156</b>	<b>5,258</b>

# **HABITAT**

Community Development District

## **Supporting Budget Schedules**

*Fiscal Year 2019*

# HABITAT

Community Development District

## FY 2018 – FY 2019 Non- Ad Valorem Assessment Summary

Product	General Fund			Debt Service Fund			Total Assessments per Unit			Total Units
	FY 2018	FY 2019	Percent Change	FY 2018	FY 2019	Percent Change	FY 2018	FY 2019	Percent Change	
SF 75	536	636	19%	419	419	0%	954	1,054	10%	181
SF 60	536	636	19%	359	359	0%	894	994	11%	408
SF 50	536	636	19%	299	299	0%	835	935	12%	497
Duplex 35	536	636	19%	239	239	0%	775	875	13%	477
Multifamily	536	636	19%	179	179	0%	715	815	14%	336

**TOTAL UNITS 1899**