

HABITAT

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2022

Proposed Budget

August 17, 2021

HABITAT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2016</u>	<u>Actual</u> <u>FY 2017</u>	<u>Actual</u> <u>FY 2018</u>	<u>Actual</u> <u>FY 2019</u>	<u>Budget</u> <u>FY 2020</u>	<u>Actual</u> <u>FY 2020</u>	<u>Budget</u> <u>FY 2021</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2021</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2022</u>
<u>Revenues</u>											
001.331390.0000 FEMA Reimbursement	-	-	-	-	-	-	-	49,288	-	49,288	-
001.361001.0000 Interest - Investments	1,939	1,737	10,830	26,040	10,000	12,412	12,000	2,041	4,000	6,041	6,200
001.361006.0000 Interest - Tax Collector	-	207	274	531	500	916	500	769	-	769	500
001.363010.0000 Special Assmnts- Tax Collector	1,017,274	1,017,035	1,011,034	1,205,416	1,207,175	1,207,166	1,207,175	1,145,707	61,468	1,207,175	1,207,175
001.363090.0000 Special Assmnts- Discounts	(36,462)	(36,771)	(37,156)	(43,596)	(48,694)	(44,007)	(48,694)	(44,920)	-	(44,920)	(48,287)
001.369900.0000 Other Miscellaneous Revenues	-	2,564	11,695	12,051	-	1,026	-	961	-	961	-
Total Revenues	982,751	984,772	996,677	1,200,442	1,168,981	1,177,513	1,170,981	1,153,846	65,468	1,219,314	1,165,588
<u>Expenses</u>											
<u>Administrative</u>											
001.511001.0000 P/R-Board Of Supervisors	14,400	10,800	12,200	10,400	12,000	9,400	9,600	3,400	7,000	10,400	12,000
001.512004.0000 Payroll-Fees	-	79	364	742	600	1,207	950	572	350	922	750
001.521001.0000 Employment Taxes	1,102	826	973	858	918	776	918	281	536	817	924
001.531002.0000 Profserv-Arbitrage Rebate	-	500	-	-	600	-	600	-	600	600	600
001.531012.0000 Profserv-Dissemination Agent	1,000	-	-	-	1,000	-	1,000	-	1,000	1,000	1,000
001.531013.0000 Profserv-Engineering	53,662	24,595	25,211	17,332	30,000	35,290	25,000	25,550	15,000	40,550	50,000
001.531023.0000 Profserv-Legal Services	13,561	4,923	6,158	20,058	10,000	11,559	8,000	2,956	3,000	5,956	12,000
001.531025.0000 Litigation Expenses	-	-	-	7,872	-	-	-	-	-	-	-
001.531027.0000 Profserv-Mgmt Consulting Serv	70,232	78,130	72,339	74,509	76,744	79,641	79,046	32,936	46,110	79,046	81,417
001.531035.0000 Profserv-Property Appraiser	1,908	1,920	1,910	1,899	1,899	1,899	1,899	1,899	-	1,899	1,899
001.531038.0000 Profserv-Special Assessment	5,463	6,524	5,627	5,796	5,970	5,955	6,149	2,562	3,587	6,149	6,333
001.531045.0000 Profserv-Trustee Fees	2,788	3,717	3,717	3,717	3,500	3,717	3,500	-	3,500	3,500	3,500
001.532002.0000 Auditing Services	3,305	3,305	3,305	3,400	3,305	3,750	3,305	-	3,305	3,305	3,305
001.541006.0000 Postage And Freight	617	1,210	13	2,734	1,000	279	1,000	80	150	230	200
001.545001.0000 Insurance - Property	4,410	-	-	-	-	-	-	-	-	-	-
001.545002.0000 Insurance - General Liability	9,693	11,562	13,962	12,829	14,500	11,920	14,500	5,342	8,458	13,800	14,500
001.545003.0000 Insurance - Public Officials Liability	-	2,400	-	-	-	-	-	-	-	-	-
001.547001.0000 Printing And Binding	2,845	44	15	-	500	-	500	-	-	-	500
001.548002.0000 Legal Advertising	2,040	212	2,258	835	1,500	1,702	1,500	234	1,200	1,434	1,500
001.549009.0000 Misc-Bank Charge	124	15	-	-	-	-	-	-	-	-	-
001.549070.0000 Misc-Assessment Collection Cost	2,659	2,659	2,697	1,897	2,849	1,900	1,900	1,900	350	2,250	2,000
001.549915.0000 Misc-Web Hosting & Email	850	1,376	1,524	1,236	1,500	5,131	1,500	500	700	1,200	1,200

HABITAT COMMUNITY DEVELOPMENT DISTRICT
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Fiscal Year 2022 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2016</u>	<u>Actual</u> <u>FY 2017</u>	<u>Actual</u> <u>FY 2018</u>	<u>Actual</u> <u>FY 2019</u>	<u>Budget</u> <u>FY 2020</u>	<u>Actual</u> <u>FY 2020</u>	<u>Budget</u> <u>FY 2021</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2021</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2022</u>
001.551002.0000 Office Supplies	-	-	-	-	-	-	100	4,217	50	4,267	100
001.551002.1001 Office Supplies	35	1,228	-	-	100	-	-	-	-	-	-
001.554007.0000 Annual District Filing Fee	175	175	175	175	175	175	175	175	-	175	175
Total Administrative	190,869	156,200	152,448	166,289	168,660	174,301	161,142	82,604	94,896	177,500	193,903
<u>Conservation & Resource Management</u>											
001.534050.0000 Contracts-Landscape	20,186	23,929	34,472	32,296	50,000	25,431	28,000	9,392	16,333	25,725	25,725
001.534076.0000 Contracts-Preserve Maintenance	32,000	16,000	48,000	43,425	32,000	4,575	32,000	16,000	18,667	34,667	34,667
001.546037.0000 R&M-Grounds	1,796	-	-	21,732	7,000	(11,361)	7,000	616	4,083	4,699	7,000
001.546123.0000 R&M-Preserves	27,840	8,658	26,829	16,249	15,000	24,907	7,500	388	2,000	2,388	5,000
Total Conservation & Resource Management	81,822	48,587	109,301	113,702	104,000	43,552	74,500	26,396	41,083	67,479	72,392
<u>Gatehouse</u>											
001.543033.0000 Utility - Refuse Removal (gatehouse)	-	-	-	13	-	11	-	11	-	11	25
001.546035.0000 R&M-Gatehouse	1,230	3,726	189	-	-	-	-	-	-	-	-
Total Gatehouse	1,230	3,726	189	13	-	11	-	11	-	11	25
<u>Operations & Maintenance</u>											
001.531016.0000 Field Management	23,971	29,181	31,834	32,789	33,714	33,691	34,725	14,494	20,256	34,750	35,793
001.531049.0000 Compliance Service	5,000	1,814	-	4,250	5,000	5,525	5,200	2,125	3,150	5,275	5,200
001.534033.0000 Contracts-Other Services	13,723	6,756	3,136	6,479	10,300	8,306	18,000	1,431	10,500	11,931	12,000
001.546020.0000 R&M-Electrical	1,145	-	-	185	1,500	-	1,500	1,190	1,666	2,856	3,000
001.546043.0000 R&M-Lake	-	-	-	207	-	-	-	-	-	-	-
001.546056.0000 R&M-Mitigation	160	300	-	-	500	-	500	-	-	-	-
001.546070.0000 R&M-Plant Replacement	-	-	-	-	3,500	-	3,500	-	2,000	2,000	2,500
001.546074.0000 R&M-Grounds	-	1,666	15,348	2,448	4,500	17,811	4,500	6,539	9,000	15,539	5,000
001.546084.1001 R&M-Sidewalks	-	4,265	-	-	-	-	-	-	-	-	-
001.549037.0000 Misc-Npdes Program	-	-	-	-	1,000	-	1,000	-	-	-	1,000
001.549069.0000 Misc-Hurricane	-	-	42,121	-	500	-	500	-	292	292	500
001.549900.0000 Misc-Contingency	6,380	-	1,323	-	20,270	-	23,619	-	-	-	-
001.551002.1002 Office Supplies	369	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance	50,748	43,982	93,762	46,358	80,784	65,333	93,044	25,779	46,864	72,643	64,993
<u>Irrigation Services</u>											
001.534032.0000 Contracts-Pump Station Vegetation	1,598	3,300	7,600	4,000	2,350	-	2,350	400	1,500	1,900	4,800
001.534073.0000 Contracts-Irrigation	20,400	20,400	20,400	18,700	20,400	20,400	20,400	14,599	11,900	26,499	43,596

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Fiscal Year 2022 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2016</u>	<u>Actual</u> <u>FY 2017</u>	<u>Actual</u> <u>FY 2018</u>	<u>Actual</u> <u>FY 2019</u>	<u>Budget</u> <u>FY 2020</u>	<u>Actual</u> <u>FY 2020</u>	<u>Budget</u> <u>FY 2021</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2021</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2022</u>
001.543050.0000 Electricity - Irrigation	43,771	48,452	42,574	42,709	45,000	44,694	46,000	12,245	17,143	29,388	40,000
001.546052.0000 R&M-Irrigation Equipment	27,335	37,023	13,972	20,482	27,000	14,423	27,000	3,850	10,000	13,850	20,000
001.546114.0000 R&M-Irrigation Distribution	39,311	40,864	36,282	10,662	30,000	33,544	30,000	10,028	15,000	25,028	25,000
Total Irrigation Services	132,415	150,039	120,828	96,553	124,750	113,061	125,750	41,122	55,543	96,665	133,396
<u>Lake & Ponds</u>											
001.534084.1002 Contracts-Lakes	31,620	28,985	32,409	35,037	31,620	36,223	33,000	15,373	17,627	33,000	34,623
001.534129.0000 Contracts-Aerator Maint	8,630	11,265	8,630	8,630	8,630	8,630	8,630	4,315	4,315	8,630	9,000
001.537010.0000 Water Quality Analysis	-	-	-	-	-	-	-	-	-	-	5,000
001.543020.0000 Electricity - Aerators	14,536	15,221	15,090	14,537	16,300	12,163	16,300	5,769	8,077	13,846	15,000
001.543052.0000 Electricity - Wells	-	6,154	5,904	5,728	10,000	3,868	5,000	1,730	2,422	4,152	4,500
001.546003.0000 R&M-Aeration	6,406	5,828	4,443	12,800	15,000	470	18,000	1,857	10,500	12,357	15,000
001.546006.0000 R&M-Aquascaping	20,247	23,385	-	1,410	15,000	347	15,000	1,855	5,000	6,855	10,000
001.546042.0000 R&M-Lake	361	51,932	4,158	14,123	10,000	2,357	10,000	898	6,500	7,398	10,000
001.546132.0000 R&M-Lake Erosion	5,870	(15,775)	-	-	-	-	-	-	-	-	180,000
Total Lake & Ponds	87,670	126,995	70,634	92,265	106,550	64,058	105,930	31,797	54,441	86,238	283,123
<u>Roads & Streets</u>											
001.534023.0000 Contracts-Fountain	5,850	6,060	5,050	8,685	9,000	9,338	9,450	4,003	5,513	9,516	11,340
001.534051.0000 Contracts - Cul-de-sac Maintenance	-	-	-	19,149	22,000	6,825	22,000	-	12,833	12,833	12,833
001.534051.1000 Cul-de-sac Maintenance - Villas I	-	-	-	-	-	4,004	3,900	-	3,900	3,900	4,017
001.534051.2000 Cul-de-sac Maintenance - Villas II	-	-	-	-	-	1,300	1,300	-	1,300	1,300	1,339
001.534051.3000 Cul-de-sac Maintenance - Villas III	-	-	-	-	-	1,410	1,300	-	1,300	1,300	1,339
001.534051.4000 Cul-de-sac Maintenance - Townhomes	-	-	-	-	-	2,820	2,600	-	2,600	2,600	2,678
001.534051.5000 Cul-de-sac Maintenance - SF Homes	-	-	-	-	-	19,737	18,200	-	18,200	18,200	18,746
001.543001.0000 Utility - Sewer & Water	-	-	1,070	964	1,000	2,143	2,000	444	622	1,066	2,000
001.543013.0000 Electricity - Streetlighting	80,273	85,154	83,647	80,560	80,000	74,710	80,000	34,447	48,226	82,673	83,000
001.543030.0000 Utility - Water (Clocktower)	-	-	-	946	-	-	-	-	-	-	-
001.543043.0000 Electricity - Clock Tower/Fountain	34,019	21,108	17,812	19,839	23,000	11,604	15,000	5,189	7,265	12,454	15,000
001.546011.0000 R&M - Cul-de-sacs	-	-	-	20,830	-	-	-	-	-	-	-
001.546019.0000 R&M-Drainage	30,302	13,556	50,245	40,463	20,000	8,545	20,000	2,616	30,000	32,616	20,000
001.546032.0000 R&M-Fountain	10,739	2,668	5,620	13,679	10,000	6,148	10,000	4,155	5,000	9,155	10,000
001.546084.0000 R&M-Sidewalks	10,025	35,965	23,531	3,275	5,000	2,869	5,000	-	3,000	3,000	5,000
001.546085.0000 R&M-Signage	1,270	1,391	6,195	3,126	3,000	4,650	3,000	2,080	500	2,580	3,000

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Fiscal Year 2022 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2016</u>	<u>Actual</u> <u>FY 2017</u>	<u>Actual</u> <u>FY 2018</u>	<u>Actual</u> <u>FY 2019</u>	<u>Budget</u> <u>FY 2020</u>	<u>Actual</u> <u>FY 2020</u>	<u>Budget</u> <u>FY 2021</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2021</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2022</u>
001.546139.0000 R&M-Roads	4,165	24,859	51,370	30,892	20,000	33,907	20,000	36,149	5,000	41,149	40,000
001.546142.0000 R&M-Clock Tower	2,290	2,970	20,235	5,966	10,000	3,570	10,000	3,639	5,000	8,639	10,000
Total Roads & Streets	178,933	193,731	264,775	248,374	203,000	193,580	223,750	92,722	150,259	242,981	240,292
<u>Capital Expenditures & Projects</u>											
001.564024.0000 Capital Outlay	63,896	-	187,354	57,917	-	72,571	-	2,103	-	2,103	-
001.564026.0000 Capital Outlay - Sidewalk Improvements	-	27,540	-	-	10,000	-	10,000	-	-	-	45,800
001.564034.0000 Capital Outlay - Streetlight Improvements	-	6,897	-	-	-	-	-	-	-	-	-
001.564043.0000 Capital Outlay	-	157,705	-	-	-	-	-	-	-	-	-
001.564081.0000 Capital Outlay - Lakes	-	(6,897)	-	-	-	-	-	-	-	-	-
001.564086.0000 Capital Outlay - Pump Station	-	-	-	-	-	-	-	-	-	-	-
001.564120.0000 Capital Outlay - GIS Mapping	-	-	-	14,029	-	1,590	10,000	3,125	4,000	7,125	-
001.564121.0000 Capital Outlay - Guardhouse Renovation	-	-	-	-	-	-	25,000	-	-	-	-
001.564122.0000 Capital Outlay - Third Lane Exit	-	-	-	-	-	-	50,000	-	-	-	50,000
001.564123.0000 Capital Outlay - Emergency Exit	-	-	-	-	-	-	-	-	95,000	95,000	50,000
001.568093.0000 Reserve - Pump Station Replacement	-	-	-	-	40,000	-	41,865	-	-	-	-
001.568094.0000 Reserve - Roadways	-	-	-	-	200,000	-	200,000	-	-	-	31,664
001.568095.0000 Reserve - Emergency	-	-	-	-	85,000	-	50,000	-	-	-	-
Total Capital Expenditures & Projects	63,896	185,245	187,354	71,946	335,000	74,161	386,865	5,228	99,000	104,228	177,464
<u>Debt Service</u>											
001.571001.0000 Principal Line of Credit/Note	-	65,386	-	-	-	-	-	-	-	-	-
001.572001.0000 Interest Expense	2,479	1,469	-	-	-	-	-	-	-	-	-
Total Debt Service	2,479	66,855	-	-	-	-	-	-	-	-	-
<u>Other Sources/Uses</u>											
001.384010.0000 Loan/Note Proceeds	(61,848)	-	-	-	-	-	-	-	-	-	-
Total Other Sources/Uses	(61,848)	-	-	-	-	-	-	-	-	-	-
Total Expenses	728,214	975,360	999,291	835,500	1,122,744	728,057	1,170,981	305,659	542,086	847,745	1,165,588
Excess Revenue Over (Under) Expenditures	254,537	9,412	(2,614)	364,942	46,237	449,456	-	848,187	(476,618)	371,569	-
<i>Fund Balance Beginning</i>	210,809	465,346	474,758	472,145		837,090	1,286,546			1,286,546	1,658,115
<i>Fund Balance Ending</i>	465,346	474,758	472,145	837,090		1,286,546	1,286,546			1,658,115	1,658,115

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<i>Debt Fund</i>	<u>Actual</u> FY 2016	<u>Actual</u> FY 2017	<u>Actual</u> FY 2018	<u>Actual</u> FY 2019	<u>Budget</u> FY 2020	<u>Actual</u> FY 2020	<u>Budget</u> FY 2021	<u>Actual YTD</u> OCT-FEB	<u>Projected</u> MAR-SEP	<u>Total</u> <u>Projected</u> FY 2021	<u>Proposed</u> <u>Budget</u> FY 2022
<u>Revenues</u>											
202.361001.0000 Interest - Investments	25	712	2,763	5,668	2,500	2,198	2,500	8	1,458	1,466	1,500
202.361006.0000 Interest - Tax Collector	-	-	146	240	-	414	-	346	-	346	346
202.363010.0000 Special Assmnts- Tax Collector	542,895	542,835	548,835	544,353	542,594	542,604	542,594	514,979	27,615	542,594	542,594
202.363030.0000 Special Assmnts-Prepayment	3,968	-	-	-	-	3,102	-	-	-	-	-
202.363090.0000 Special Assmnts- Discounts	(19,459)	(19,626)	(19,886)	(19,688)	(21,704)	(19,780)	(21,704)	(20,191)	-	(20,191)	(20,191)
Total Revenues	527,429	523,921	531,858	530,573	523,390	528,538	523,390	495,142	29,073	524,215	524,249
<u>Expenses</u>											
<u>Administrative</u>											
202.531002.0000 Profserv-Arbitrage Rebate	-	-	500	500	-	500	500	-	500	500	500
202.549070.0000 Misc-Assessmnt Collection Cost	-	-	-	857	-	854	857	854	500	1,354	857
Total Administrative	-	-	500	1,357	-	1,354	1,357	854	1,000	1,854	1,357
<u>Debt Service</u>											
202.571001.0000 Principal Debt Retirement	285,000	295,000	300,000	305,000	305,000	310,000	315,000	-	315,000	315,000	325,000
202.571006.0000 Principal Prepayments	15,000	-	-	10,000	-	13,102	-	5,000	45,000	50,000	10,000
202.572001.0000 Interest Expense	228,554	222,319	216,419	211,829	212,634	205,459	198,184	99,092	99,092	198,184	190,309
Total Debt Service	528,554	517,319	516,419	526,829	517,634	528,561	513,184	104,092	459,092	563,184	525,309
Total Expenses	528,554	517,319	516,919	528,186	517,634	529,915	514,541	104,946	460,092	565,038	526,666
Excess Revenue Over (Under) Expenditures	(1,125)	6,602	14,939	2,387	5,756	(1,377)	8,849	390,196	(431,019)	(40,823)	(2,417)

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ALLOCATION OF FUND BALANCES

AVAILABLE FUNDS

Beginning Fund Balance		1,658,115
Net Change in Fund Balance		-
Reserves - Budgeted Additions		31,664
Total Funds Available (Estimated) - 09/30/2022		1,689,779

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance				
Deposits	525			
		Subtotal	525	

	FY 2021 Balance	FY 2022 Adjustments	Ending Balance
Reserves - Operating	125,000	-	125,000
Reserves - Lakes	174,840	-	174,840
Reserves - Roads	612,400	31,664	644,064
Reserves - Irrigation & Pumps	151,865	-	151,865
Reserves - Emergency	150,000	-	150,000
Total Allocation of Available Funds			1,246,294

Total Unassigned Fund Balance			\$ 443,485
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HABITAT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Annual Budget

ASSESSMENTS

Unit Type	General Fund			Debt Service Fund			Total Assessment per Unit		
	FY 2021	FY 2022	Change	FY 2021	FY 2022	Change	FY 2021	FY 2022	Change
SF 75	635.69	635.69	0%	418.53	418.53	0%	1,054.22	1,054.22	0%
SF 60	635.69	635.69	0%	358.74	358.74	0%	994.43	994.43	0%
SF 50	635.69	635.69	0%	298.95	298.95	0%	934.64	934.64	0%
Duplex 35	635.69	635.69	0%	239.16	239.16	0%	874.85	874.85	0%
Multifamily	635.69	635.69	0%	179.37	179.37	0%	815.06	815.06	0%

Habitat Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Annual Budget

DEBT SERVICE

Debt Service Date	Principal Due	Interest Due	Call Premium / Discount	Paydown / Redemption	Total Payment	Ending Balance
11/01/2021	-	94,403	-	-	94,403	5,595,000
05/01/2022	320,000	94,403	-	-	414,403	5,275,000
11/01/2022	-	90,003	-	-	90,003	5,275,000
05/01/2023	330,000	90,003	-	-	420,003	4,945,000
11/01/2023	-	85,053	-	-	85,053	4,945,000
05/01/2024	340,000	85,053	-	-	425,053	4,605,000
11/01/2024	-	79,953	-	-	79,953	4,605,000
05/01/2025	355,000	79,953	-	-	434,953	4,250,000
11/01/2025	-	74,628	-	-	74,628	4,250,000
05/01/2026	365,000	74,628	-	-	439,628	3,885,000
11/01/2026	-	68,925	-	-	68,925	3,885,000
05/01/2027	375,000	68,925	-	-	443,925	3,510,000
11/01/2027	-	62,363	-	-	62,363	3,510,000
05/01/2028	390,000	62,363	-	-	452,363	3,120,000
11/01/2028	-	55,538	-	-	55,538	3,120,000
05/01/2029	400,000	55,538	-	-	455,538	2,720,000
11/01/2029	-	48,538	-	-	48,538	2,720,000
05/01/2030	415,000	48,538	-	-	463,538	2,305,000
11/01/2030	-	41,275	-	-	41,275	2,305,000
05/01/2031	430,000	41,275	-	-	471,275	1,875,000
11/01/2031	-	33,750	-	-	33,750	1,875,000
05/01/2032	445,000	33,750	-	-	478,750	1,430,000
11/01/2032	-	25,740	-	-	25,740	1,430,000
05/01/2033	460,000	25,740	-	-	485,740	970,000
11/01/2033	-	17,460	-	-	17,460	970,000
05/01/2034	475,000	17,460	-	-	492,460	495,000
11/01/2034	-	8,910	-	-	8,910	495,000
05/01/2035	495,000	8,910	-	-	503,910	-