

HABITAT

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2024

Adopted
August 15, 2023

HABITAT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2018</u>	<u>Actual</u> <u>FY 2019</u>	<u>Actual</u> <u>FY 2020</u>	<u>Actual</u> <u>FY 2021</u>	<u>Actual</u> <u>FY 2022</u>	<u>Budget</u> <u>FY 2023</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2023</u>	<u>Budget</u> <u>FY 2024</u>
Revenues										
001.331390.0000 FEMA Reimbursement	-	-	49,288	-	-	-	1,264	135,000	136,264	-
001.361001.0000 Interest - Investments	10,830	26,040	12,412	5,065	12,450	4,000	29,924	15,000	44,924	15,000
001.361006.0000 Interest - Tax Collector	274	531	916	769	89	381	100	222	322	322
001.363010.0000 Special Assmnts- Tax Collector	1,011,034	1,205,416	1,207,166	1,206,960	1,206,969	1,397,075	1,313,097	83,978	1,397,075	1,397,075
001.363050.0000 Special Assmnts- Delinquent	-	-	-	407	719	-	-	-	-	-
001.363090.0000 Special Assmnts- Discounts	(37,156)	(43,596)	(44,007)	(44,713)	(44,738)	(55,883)	(51,873)	(4,010)	(55,883)	(55,883)
001.369900.0000 Other Miscellaneous Revenues	11,695	12,051	1,026	961	905	900	721	525	1,246	1,246
Total Revenues	996,677	1,200,442	1,226,801	1,169,449	1,176,394	1,346,473	1,293,233	230,715	1,523,948	1,357,760
Expenses										
Administrative										
001.511001.0000 P/R-Board Of Supervisors	12,200	10,400	9,400	8,800	8,600	12,000	4,600	7,400	12,000	12,000
001.512004.0000 Payroll-Fees	364	742	1,207	1,256	1,210	1,100	638	462	1,100	1,100
001.521001.0000 Employment Taxes	973	858	776	726	710	787	368	419	787	787
001.531002.0000 Profserv-Arbitrage Rebate	-	-	-	-	-	-	-	-	-	500
001.531012.0000 Profserv-Dissemination Agent	-	-	-	-	-	583	-	-	-	-
001.531013.0000 Profserv-Engineering	25,211	17,332	34,561	44,378	17,195	18,077	5,870	10,000	15,870	20,000
001.531023.0000 Profserv-Legal Services	6,158	20,058	11,559	14,248	11,902	10,298	4,812	6,000	10,812	12,000
001.531025.0000 Litigation Expenses	-	7,872	-	-	-	-	-	-	-	-
001.531027.0000 Profserv-Mgmt Consulting Serv	72,339	74,509	79,641	79,047	81,418	85,488	35,620	49,868	85,488	88,908
001.531035.0000 Profserv-Property Appraiser	1,910	1,899	1,899	1,899	1,899	2,000	1,899	-	1,899	1,899
001.531038.0000 Profserv-Special Assessment	5,627	5,796	5,955	6,149	6,333	6,650	2,771	3,879	6,650	6,916
001.531045.0000 Profserv-Trustee Fees	3,717	3,717	3,717	3,717	3,717	3,717	4,256	-	4,256	4,256
001.532002.0000 Auditing Services	3,305	3,400	3,750	3,750	3,750	3,750	-	3,750	3,750	3,750
001.541006.0000 Postage And Freight	13	2,734	279	96	-	105	-	100	100	100
001.545002.0000 Insurance - General Liability	13,962	12,829	11,920	12,821	13,270	15,924	6,018	8,452	14,470	15,194
001.545007.0000 Insurance - Worker's Comp	-	-	-	-	-	-	850	-	850	850
001.547001.0000 Printing And Binding	15	-	-	-	-	-	-	-	-	-
001.548002.0000 Legal Advertising	2,258	835	1,702	1,240	3,139	1,500	403	1,200	1,603	1,603
001.549002.0000 Misc-Other Administrative Svcs	-	-	-	-	3,082	-	1,000	-	1,000	1,000
001.549070.0000 Misc-Assessmnt Collection Cost	2,697	1,897	1,900	1,900	1,900	1,900	1,984	-	1,984	2,000

HABITAT COMMUNITY DEVELOPMENT DISTRICT
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Fiscal Year 2024 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2018</u>	<u>Actual</u> <u>FY 2019</u>	<u>Actual</u> <u>FY 2020</u>	<u>Actual</u> <u>FY 2021</u>	<u>Actual</u> <u>FY 2022</u>	<u>Budget</u> <u>FY 2023</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2023</u>	<u>Budget</u> <u>FY 2024</u>
001.549915.0000 Misc-Web Hosting & Email	1,524	1,236	5,131	1,200	1,200	1,200	1,758	700	2,458	2,400
001.551002.0000 Office Supplies	-	-	-	4,402	-	100	50	-	50	50
001.554007.0000 Annual District Filing Fee	175	175	175	175	175	175	175	-	175	175
Total Administrative	152,448	166,289	173,572	185,804	159,500	165,354	73,072	92,230	165,302	175,487
<u>Operations & Maintenance</u>										
001.531016.0000 Profserv-Field Management	31,834	32,789	33,691	34,786	35,829	37,620	15,675	21,945	37,620	39,125
001.531049.0000 Compliance Service	-	4,250	5,525	5,525	5,075	5,985	2,375	3,610	5,985	5,985
001.534033.0000 Contracts-Other Services	3,136	6,479	8,306	1,431	-	5,250	-	5,250	5,250	5,250
001.534050.0000 Contracts-Landscape	34,472	32,296	25,431	22,541	23,217	23,914	9,964	13,950	23,914	24,871
001.534076.0000 Contracts-Preserve Maintenance	48,000	43,425	32,000	32,000	32,000	32,000	-	32,000	32,000	32,000
001.546020.0000 R&M-Electrical	-	185	-	1,760	-	-	-	-	-	-
001.546037.0000 R&M-Grounds	-	21,732	-	3,026	10,290	1,584	2,400	924	3,324	3,324
001.546043.0000 R&M-Lake	-	207	-	-	-	-	-	-	-	-
001.546070.0000 R&M-Plant Replacement	-	-	-	-	-	-	-	-	-	-
001.546074.0000 R&M-Grounds	15,348	2,448	17,811	23,069	-	5,000	2,089	2,917	5,006	5,006
001.546123.0000 R&M-Preserves	26,829	16,249	24,907	4,974	4,956	4,000	-	2,333	2,333	2,333
001.549037.0000 Misc-Npdes Program	-	-	-	-	-	-	-	-	-	-
001.549069.0000 Misc-Hurricane	42,121	-	-	-	-	500	85,180	50,000	135,180	500
001.549900.0000 Misc-Landscape Enhancement	1,323	-	-	-	-	768	-	448	448	15,000
001.546099.0000 R&M - Trees & Trimming	-	-	-	-	-	-	-	-	-	50,000
Total Operations & Maintenance	203,063	160,060	147,671	129,112	111,367	116,621	117,683	133,377	251,060	183,393
<u>Irrigation Services</u>										
001.534032.0000 Contracts-Pump Stations (veg maint)	7,600	4,000	-	2,800	4,800	5,040	2,000	3,500	5,500	5,200
001.534073.0000 Contracts-Irrigation	20,400	18,700	20,400	34,231	51,016	46,596	18,165	27,181	45,346	45,000
001.543050.0000 Electricity - Irrigation	42,574	42,709	44,694	36,330	39,445	40,226	17,610	25,431	43,041	45,000
001.546052.0000 R&M-Irrigation Equipment	13,972	20,482	25,181	31,261	13,585	17,506	4,273	13,000	17,273	18,000
001.546114.0000 R&M-Irrigation Distribution	36,282	10,662	33,544	32,928	94,571	55,878	31,920	23,958	55,878	56,000
Total Irrigation Services	120,828	96,553	123,819	137,550	203,417	165,246	73,968	93,070	167,038	169,200
<u>Lake & Ponds</u>										
001.534084.0000 Contracts-Lakes	-	-	-	-	-	39,141	16,061	22,832	38,893	38,893
001.534084.1002 Contracts-Lakes	32,409	35,037	36,223	37,171	38,960	-	-	-	-	-

HABITAT COMMUNITY DEVELOPMENT DISTRICT
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Fiscal Year 2024 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2018</u>	<u>Actual</u> <u>FY 2019</u>	<u>Actual</u> <u>FY 2020</u>	<u>Actual</u> <u>FY 2021</u>	<u>Actual</u> <u>FY 2022</u>	<u>Budget</u> <u>FY 2023</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2023</u>	<u>Budget</u> <u>FY 2024</u>
001.534129.0000 Contracts-Aerator Maintenance	8,630	8,630	8,630	8,630	8,759	-	2,100	3,000	5,100	5,100
001.537010.0000 Water Quality Analysis	-	-	-	-	-	9,062	-	2,000	2,000	2,000
001.543020.0000 Electricity - Aerators	15,090	14,537	12,163	13,773	15,385	15,419	6,301	8,994	15,295	15,295
001.543052.0000 Electricity - Wells	5,904	5,728	3,868	4,957	5,888	4,965	2,670	2,896	5,566	5,566
001.546003.0000 R&M-Aeration	4,443	12,800	470	6,191	5,751	5,250	1,288	4,000	5,288	5,288
001.546006.0000 R&M-Aquascaping	-	1,410	347	2,755	5,569	-	-	-	-	-
001.546042.0000 R&M-Lakes	4,158	14,123	2,357	3,561	3,492	40,000	-	77,000	77,000	96,805
001.546132.0000 R&M-Lake Erosion	-	-	-	127,893	-	-	2,126	-	2,126	2,126
Total Lake & Ponds	70,634	92,265	64,058	204,931	83,804	113,837	30,546	120,722	151,268	171,073
Roads & Sidewalks										
001.534023.0000 Contracts-Fountain	5,050	8,685	9,338	10,145	12,234	12,132	5,475	7,077	12,552	12,552
001.534051.0000 Contracts - Cul-de-sac Maintenance	-	19,149	6,825	-	-	-	5,749	-	-	-
001.534051.1000 Cul-de-sac Maintenance - Villas I	-	-	4,004	5,643	4,752	5,044	1,232	3,812	5,044	5,296
001.534051.2000 Cul-de-sac Maintenance - Villas II	-	-	1,300	1,690	1,423	1,509	369	1,140	1,509	1,584
001.534051.3000 Cul-de-sac Maintenance - Villas III	-	-	1,410	1,881	1,584	1,681	411	1,270	1,681	1,765
001.534051.4000 Cul-de-sac Maintenance - Townhomes	-	-	2,820	3,762	3,168	3,363	821	2,542	3,363	3,531
001.534051.5000 Cul-de-sac Maintenance - SF Homes	-	-	19,737	26,332	22,174	23,543	-	23,543	23,543	24,720
001.543001.0000 Utility - Sewer & Water	1,070	964	2,143	1,215	1,800	1,667	557	972	1,529	1,529
001.543013.0000 Electricity - Streetlighting	83,647	80,560	86,833	76,727	78,978	80,409	38,262	46,905	85,167	85,167
001.543015.0000 Electricity - Gate	-	-	-	-	147	-	136	150	286	286
001.543030.0000 Utility - Water (Clocktower)	-	946	-	-	-	27	-	16	16	16
001.543033.0000 Utility - Refuse Removal (gatehouse)	-	13	11	11	11	-	11	-	11	11
001.543043.0000 Electricity - Clock Tower/Fountain	17,812	19,839	11,604	14,872	17,664	15,815	8,010	9,225	17,235	17,235
001.546011.0000 R&M - Cul-de-sacs	-	20,830	-	-	-	-	-	-	-	-
001.546019.0000 R&M-Drainage	50,245	40,463	8,545	170,583	92,305	73,506	3,035	42,879	45,914	45,914
001.546032.0000 R&M-Fountain	5,620	13,679	6,148	7,538	3,146	2,625	1,839	1,531	3,370	3,000
001.546035.0000 R&M-Gatehouse	189	-	-	-	-	-	-	-	-	-
001.546084.0000 R&M-Sidewalks	23,531	3,275	2,869	207	4,422	50,000	721	29,167	29,888	30,000
001.546085.0000 R&M-Signage	6,195	3,126	4,650	2,594	5,951	8,485	-	4,950	4,950	5,000
001.546139.0000 R&M-Roads	51,370	30,892	33,907	106,899	166,886	119,675	5,922	60,000	65,922	66,000
001.546142.0000 R&M-Clock Tower	20,235	5,966	3,570	8,438	8,888	35,934	728	20,962	21,690	20,000

HABITAT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2018</u>	<u>Actual</u> <u>FY 2019</u>	<u>Actual</u> <u>FY 2020</u>	<u>Actual</u> <u>FY 2021</u>	<u>Actual</u> <u>FY 2022</u>	<u>Budget</u> <u>FY 2023</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2023</u>	<u>Budget</u> <u>FY 2024</u>
Total Roads & Sidewalks	264,964	248,387	205,714	438,537	425,533	435,415	73,278	256,141	323,670	323,607
<i>Capital Expenditures & Projects</i>										
001.564024.0000 Capital Outlay	187,354	57,917	50,387	-	19,732	100,000	-	60,000	60,000	100,000
001.564081.0000 Capital Outlay - Lakes	-	-	-	-	-	-	-	-	-	-
001.564120.0000 Capital Outlay - GIS Mapping	-	14,029	3,280	6,235	-	-	-	-	-	-
001.564121.0000 Capital Outlay - Guardhouse Renovation	-	-	-	39,906	-	-	-	-	-	-
001.564122.0000 Capital Outlay - Third Lane Exit	-	-	-	-	-	50,000	-	50,000	50,000	35,000
001.564123.0000 Capital Outlay - Emergency Exit	-	-	-	-	50,773	50,000	-	50,000	50,000	50,000
001.568094.0000 Reserve - Roadways	-	-	-	-	-	150,000	-	150,000	150,000	150,000
Total Capital Expenditures & Projects	187,354	71,946	53,667	46,141	70,505	350,000	-	310,000	310,000	335,000
Total Expenses	999,291	835,500	768,501	1,142,075	1,054,126	1,346,473	368,547	1,005,540	1,368,338	1,357,760
Excess Revenue Over (Under) Expenditures	(2,614)	364,942	458,300	27,374	122,268	-	924,686	(774,825)	155,610	-
<i>Fund Balance Beginning</i>	474,759	472,145	837,090	1,295,392	1,322,766	1,445,034			1,445,034	1,600,644
<i>Fund Balance Ending</i>	472,145	837,090	1,295,392	1,322,766	1,445,034	1,445,034			1,600,644	1,600,644

HABITAT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Annual Budget

<i>Series 2015 Debt Service Budget</i>	<u>Actual</u> <u>FY 2018</u>	<u>Actual</u> <u>FY 2019</u>	<u>Actual</u> <u>FY 2020</u>	<u>Actual</u> <u>FY 2021</u>	<u>Actual</u> <u>FY 2022</u>	<u>Budget</u> <u>FY 2023</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2023</u>	<u>Budget</u> <u>FY 2024</u>
<u>Revenues</u>										
202.361001.0000 Interest - Investments	2,763	5,668	2,198	21	1,083	1,500	3,850	875	4,725	4,000
202.361006.0000 Interest - Tax Collector	146	240	414	346	40	50	45	29	74	50
202.363010.0000 Special Assmnts- Tax Collector	548,835	544,353	542,604	542,511	542,502	542,295	509,697	32,598	542,295	542,295
202.363030.0000 Special Assmnts-Prepayment	-	-	3,102	-	-	-	-	-	-	-
202.363050.0000 Special Assmnts- Delinquent	-	-	-	183	323	-	-	-	-	-
202.363090.0000 Special Assmnts- Discounts	(19,886)	(19,688)	(19,780)	(20,098)	(20,109)	(21,692)	(20,135)	-	(20,135)	(21,692)
Total Revenues	531,858	530,573	528,538	522,963	523,839	522,153	493,457	33,502	526,959	524,653
<u>Expenditures</u>										
<u>Administrative</u>										
202.531002.0000 Profserv-Arbitrage Rebate	500	500	500	500	500	500	500	292	792	500
202.549070.0000 Misc-Assessmnt Collection Cost	-	857	854	854	854	854	770	498	1,268	854
Total Administrative	500	1,357	1,354	1,354	1,354	1,354	1,270	790	2,060	1,354
<u>Debt Service</u>										
202.571001.0000 Principal Debt Retirement	300,000	305,000	310,000	310,000	315,000	330,000	-	330,000	330,000	340,000
202.571006.0000 Principal Prepayments	-	10,000	10,000	50,000	20,000	15,000	-	-	-	-
202.572001.0000 Interest Expense	216,419	211,829	205,459	198,121	188,738	179,526	89,763	89,763	179,526	169,625
Total Debt Service	516,419	526,829	525,459	558,121	523,738	524,526	89,763	419,763	509,526	509,625
Total Expenses	516,919	528,186	526,813	559,475	525,092	525,880	91,033	420,553	511,586	510,979
Excess Revenue Over (Under) Expenditures	14,939	2,387	1,725	(36,512)	(1,253)	(3,727)	402,424	(387,051)	15,373	13,674

HABITAT COMMUNITY DEVELOPMENT DISTRICT
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Fiscal Year 2024 Annual Budget

ALLOCATION OF FUND BALANCES

AVAILABLE FUNDS

Beginning Fund Balance	1,600,644
Net Change in Fund Balance	-
Reserves - Budgeted Additions	150,000
Total Funds Available (Estimated) - 09/30/2024	1,750,644

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	525		
		Subtotal	525

<i>Assigned Fund Balances</i>	<i>Beginning Balance</i>	<i>Adjustments</i>	<i>Ending Balance</i>
Reserves - Operating	125,000	-	125,000
Reserves - Lakes	174,840	-	174,840
Reserves - Roads	762,400	150,000	912,400
Reserves - Irrigation & Pumps	151,865	-	151,865
Reserves - Emergency	150,000	-	150,000

Total Allocation of Available Funds	1,514,630
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Total Unassigned Cash	\$ 236,014
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DEBT SERVICE

Capital Improvement Revenue Refunding Bonds Series 2015

MATURITY DATES	ORIGINAL PRINCIPAL	INTEREST RATES	5/1/21	5/1/22	ADJUSTED PRINCIPAL	ADJUSTED SEMI-ANNUAL INTEREST	ADJUSTED TOTAL DEBT SERVICE	ADJUSTED ANNUAL DEBT SERVICE
			EXTRAORDINARY MANDATORY REDEMPTIONS	EXTRAORDINARY MANDATORY REDEMPTIONS				
01-Nov-2022						89,763	89,763	89,763
01-May-2023	335,000	3.00%	5,000		330,000	89,763	419,763	
01-Nov-2023						84,813	84,813	504,575
01-May-2024	345,000	3.00%	5,000		340,000	84,813	424,813	
01-Nov-2024						79,713	79,713	504,525
01-May-2025	355,000	3.00%		5,000	350,000	79,713	429,713	
01-Nov-2025						74,463	74,463	504,175
01-May-2026	365,000	3.13%		5,000	360,000	74,463	434,463	
01-Nov-2026						68,838	68,838	503,300
01-May-2027	380,000	3.50%	5,000		375,000	68,838	443,838	
01-Nov-2027						62,275	62,275	506,113
01-May-2028	395,000	3.50%		5,000	385,000	62,275	447,275	
01-Nov-2028						55,538	55,538	502,813
01-May-2029	405,000	3.50%	5,000		400,000	55,538	455,538	
01-Nov-2029						48,538	48,538	504,075
01-May-2030	420,000	3.50%	5,000		415,000	48,538	463,538	
01-Nov-2030						41,275	41,275	504,813
01-May-2031	435,000	3.50%			430,000	41,275	471,275	
01-Nov-2031						33,750	33,750	505,025
01-May-2032	455,000	3.60%			445,000	33,750	478,750	
01-Nov-2032						25,740	25,740	504,490
01-May-2033	470,000	3.60%	5,000		460,000	25,740	485,740	
01-Nov-2033						17,460	17,460	503,200
01-May-2034	485,000	3.60%	5,000		475,000	17,460	492,460	
01-Nov-2034						8,910	8,910	501,370
01-May-2035	505,000	3.60%	5,000		495,000	8,910	503,910	503,910
Totals	\$ 5,350,000		\$ 40,000	\$ 15,000	\$ 5,260,000	\$ 1,382,145	\$ 6,642,145	\$ 6,642,145

* Series 2015 bonds are eligible for refunding 90 days prior to May 1st, 2025.

HABITAT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Annual Budget

ASSESSMENT SCHEDULE

Unit Type	Fiscal Year 2023			Fiscal Year 2024			Change	
	General Fund	Debt Service	Total Assessment	General Fund	Debt Service	Total Assessment	General Fund	Debt Service
SF 75	735.69	418.53	1,154.22	735.69	418.53	1,154.22	0.0%	0.0%
SF 60	735.69	358.74	1,094.43	735.69	358.74	1,094.43	0.0%	0.0%
SF 50	735.69	298.95	1,034.64	735.69	298.95	1,034.64	0.0%	0.0%
Duplex 35	735.69	239.16	974.85	735.69	239.16	974.85	0.0%	0.0%
Multifamily	735.69	179.37	915.06	735.69	179.37	915.06	0.0%	0.0%