HABITAT

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Proposed Budget
Approved
May 20, 2025

Premier District Management | 3820 Colonial Boulevard - Suite 101 | Fort Myers, FL 33966

Habitat Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2026 Annual Budget

General Fund	Actual FY 2023	Actual FY 2024	Budget FY 2025	Actual YTD OCT-FEB	Projected MAR-SEP	Total Projected FY 2025	Budget FY 2026
Revenues							
001.331390.0000 FEMA Reimbursement	1,264	-	-	-	-	-	-
001.361001.0000 Interest - Investments	92,034	135,979	80,000	52,859	60,000	112,859	80,000
001.361006.0000 Interest - Tax Collector	100	4,523	4,500	4,783	-	4,783	4,500
001.363010.0000 Special Assmnts- Tax Collector	1,397,076	1,397,076	1,341,192	1,261,042	80,150	1,341,192	1,341,192
001.363050.0000 Special Assmnts- Delinquent	702	747	-	-	-	-	-
001.363090.0000 Special Assmnts- Discounts	(52,536)	(51,380)	-	-	-	-	-
001.369900.0000 Other Misc Revenues	1,221	580	1,000	1,197	581	1,778	-
Total Revenues	**1,439,861**	**1,487,525**	**1,426,692**	**1,319,881**	**140,731**	**1,460,612**	**1,425,692**
Expenses							
Administrative							
001.511001.0000 Payroll Wages	16,600	15,200	12,800	5,800	7,000	12,800	12,000
001.511002.0000 Supervisor Expenses	-	-	-	75	-	75	75
001.512004.0000 Payroll Fees	1,411	1,624	1,332	714	840	1,554	1,600
001.521001.0000 Payroll Taxes	1,286	1,163	903	444	525	969	969
001.531002.0000 Profserv-Arbitrage Rebate	500	-	500	-	500	500	500
001.531013.0000 Profserv-Engineering	16,110	22,641	10,000	7,310	5,831	13,141	10,000
001.531023.0000 Profserv-Legal Services	21,885	31,655	25,000	35,812	14,581	50,393	50,000
001.531027.0000 Profserv-Mgmt Consulting Serv	85,488	88,908	91,575	38,156	53,417	91,573	94,322
001.531035.0000 Profserv-Property Appraiser	1,899	1,899	1,899	1,899	-	1,899	1,899
001.531038.0000 Profserv-Special Assessment	6,650	6,916	7,123	2,968	4,151	7,119	7,337
001.531045.0000 Profserv-Trustee Fees	4,256	4,256	4,500	4,256	-	4,256	4,256
001.532002.0000 Auditing Services	3,750	4,025	3,750	-	4,475	4,475	5,000
001.541006.0000 Postage And Freight	-	-	100	42	56	100	100
001.545001.0000 Insurance - Property	-	11,946	-	-	-	-	-
001.545002.0000 Insurance - Liability / Property	14,444	6,953	19,498	9,073	12,702	21,775	23,000
001.545007.0000 Insurance - Worker's Comp	850	850	850	850	-	850	850
001.548002.0000 Legal Advertising	2,269	1,989	2,000	-	2,000	2,000	2,000
001.549002.0000 Misc-Other Administrative Svcs	2,500	-	-	-	-	-	-
001.549070.0000 Misc-Assessmnt Collection Cost	1,984	2,517	-	-	-	-	-
001.549915.0000 Misc-Web Hosting & Email	2,458	2,515	2,400	1,000	1,400	2,400	2,400

Habitat Community Development District
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Fiscal Year 2026 Annual Budget

General Fund	Actual FY 2023	Actual FY 2024	Budget FY 2025	Actual YTD OCT-FEB	Projected MAR-SEP	Total Projected FY 2025	Budget FY 2026
001.551002.0000 Office Supplies	50	91	200	-	100	100	100
001.554007.0000 Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	**184,565**	**205,323**	**184,605**	**108,574**	**107,578**	**216,154**	**216,583**
Operations & Maintenance							
001.531016.0000 Profserv-Field Management	37,620	39,125	40,299	16,791	23,506	40,297	41,508
001.531049.0000 Compliance Service	6,175	5,925	5,916	2,500	3,500	6,000	6,000
001.534050.0000 Contracts-Landscape	23,914	54,201	65,000	11,189	15,664	26,853	26,853
001.534076.0000 Contracts-Preserve Maintenance	32,000	32,000	32,000	-	32,000	32,000	32,000
001.546020.0000 R&M-Electrical	-	-	-	-	-	-	-
001.546037.0000 R&M-Grounds	6,609	24,964	25,000	9,979	10,000	19,979	20,000
001.546070.0000 R&M-Plant Replacement	1,083	-	-	-	-	-	-
001.546074.0000 R&M-Grounds (use 546037)	12,938	-	-	-	-	-	-
001.546099.0000 R&M-Trees & Trimming	-	31,121	30,000	1,721	17,500	19,221	20,000
001.546123.0000 R&M-Preserves	3,358	2,834	5,000	2,354	2,912	5,266	5,266
001.549069.0000 Misc-Hurricane	135,481	864	-	2,360	2,500	4,860	5,000
001.549900.0000 Misc-Contingency	-	-	15,000	-	-	-	-
Total Operations & Maintenance	**259,178**	**191,034**	**218,215**	**46,894**	**107,582**	**154,476**	**156,627**
Irrigation Services							
001.534032.0000 Contracts-Pump Stations (veg maint)	4,800	5,200	5,200	2,167	3,033	5,200	5,200
001.534073.0000 Contracts-Irrigation	38,960	49,320	50,000	19,200	25,440	44,640	44,640
001.543050.0000 Electricity - Irrigation	55,642	40,872	56,000	19,836	32,662	52,498	52,498
001.546052.0000 R&M-Irrigation Equipment	13,948	42,114	12,000	1,254	3,000	4,254	5,000
001.546114.0000 R&M-Irrigation Distribution	45,193	40,935	30,000	35,648	25,000	60,648	60,000
Total Irrigation Services	**158,543**	**178,441**	**153,200**	**78,105**	**89,135**	**167,240**	**167,338**
Lake & Ponds							
001.534084.0000 Contracts-Lakes	37,859	37,368	38,000	15,570	22,162	37,732	37,368
001.534129.0000 Contracts-Aerator Maintenance	7,000	8,400	8,400	3,500	4,900	8,400	8,400
001.543020.0000 Electricity - Aerators	18,269	15,335	18,000	6,777	10,500	17,277	18,000
001.543052.0000 Electricity - Wells	7,797	6,546	8,000	3,239	4,662	7,901	8,000
001.546003.0000 R&M-Aeration	17,797	24,395	20,000	13,020	11,662	24,682	29,682
001.546042.0000 R&M-Lakes	2,757	8,581	20,000	4,344	11,662	16,006	16,006

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General Fund	Actual FY 2023	Actual FY 2024	Budget FY 2025	Actual YTD OCT-FEB	Projected MAR-SEP	Total Projected FY 2025	Budget FY 2026
001.546132.0000 R&M-Lake Erosion	82,626	10,250	60,000	-	35,000	35,000	50,000
Total Lake & Ponds	**174,105**	**110,875**	**172,400**	**46,450**	**100,548**	**146,998**	**167,456**
Roads & Sidewalks							
001.534023.0000 Contracts-Fountain	13,497	13,200	13,500	5,500	7,700	13,200	13,200
001.534051.0000 Contracts - Cul-de-sac Maintenance	-	23,926	26,000	12,561	18,103	30,664	31,033
001.534051.1000 Cul-de-sac Maintenance - Villas I	3,696	1,293	-	-	-	-	-
001.534051.2000 Cul-de-sac Maintenance - Villas II	1,107	-	-	-	-	-	-
001.534051.3000 Cul-de-sac Maintenance - Villas III	1,232	431	-	-	-	-	-
001.534051.4000 Cul-de-sac Maintenance - Townhomes	2,464	-	-	-	-	-	-
001.534051.5000 Cul-de-sac Maintenance - SF Homes	17,246	6,036	-	-	-	-	-
001.543001.0000 Utility - Sewer & Water	2,147	4,452	2,635	1,315	1,533	2,848	2,848
001.543013.0000 Electricity - Streetlighting	108,356	96,055	95,000	43,610	55,412	99,022	99,022
001.543015.0000 Electricity - Gate	353	299	276	136	161	297	297
001.543033.0000 Utility - Refuse Removal (gatehouse)	11	12	19	13	-	13	13
001.543043.0000 Electricity - Clock Tower/Fountain	23,392	19,639	16,884	9,716	9,849	19,565	19,565
001.543051.0000 Utility - Gatehouse	-	-	-	-	-	-	2,000
001.546019.0000 R&M-Drainage	6,057	12,864	35,197	11,008	20,531	31,539	31,539
001.546032.0000 R&M-Fountain	5,258	9,660	3,675	7,760	2,142	9,902	9,902
001.546035.0000 R&M-Gatehouse	-	-	-	-	-	-	10,000
001.546084.0000 R&M-Sidewalks	8,260	23,450	39,251	22,565	22,890	45,455	45,455
001.546085.0000 R&M-Signage	580	2,620	3,368	620	1,960	2,580	2,580
001.546139.0000 R&M-Roads	12,727	18,867	50,000	334,208	200,000	534,208	50,000
001.546142.0000 R&M-Clock Tower	5,013	1,565	12,467	62	2,500	2,562	125,000
Total Roads & Sidewalks	**211,396**	**234,369**	**298,272**	**449,074**	**342,781**	**791,855**	**442,454**
Capital Expenditures & Projects							
001.564024.0000 Capital Outlay	-	-	90,000	-	-	-	-
001.564034.0000 Capital Outlay - Lighting Improvements	-	-	10,000	-	-	-	-
001.564123.0000 Capital Outlay - Emergency Exit	27,366	70,807	-	-	-	-	-
Total Capital Expenditures & Projects	**27,366**	**70,807**	**100,000**	**-**	**-**	**-**	**-**
Reserves							
001.568094.0000 Reserves-Roadways	-	-	150,000	-	-	-	150,000

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General Fund	Actual FY 2023	Actual FY 2024	Budget FY 2025	Actual YTD OCT-FEB	Projected MAR-SEP	Total Projected FY 2025	Budget FY 2026
001.568095.0000 Reserves-Emergency	-	-	150,000	-	-	-	125,234
Total Reserves	**-**	**-**	**300,000**	**-**	**-**	**-**	**275,234**
Total Expenses	**1,015,153**	**990,849**	**1,426,692**	**729,097**	**747,624**	**1,476,723**	**1,425,692**
Excess Revenue Over (Under) Expenditures	**424,710**	**496,676**	**-**	**590,784**	**(606,893)**	**(16,111)**	**-**
Fund Balance Beginning	1,445,032	1,869,742	2,366,418			2,366,418	2,350,307
Fund Balance Ending	1,869,742	2,366,418	2,666,418			2,350,307	2,625,541

* Assessment revenue reflects gross amount assessed less projected discounts and commissions.

Habitat Community Development District

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Fiscal Year 2026 Annual Budget

Series 2015 Debt Service Fund	Actual FY 2023	Budget FY 2024	Actual FY 2024	Budget FY 2025	Actual YTD OCT-FEB	Projected MAR-SEP	Total Projected FY 2025	Budget FY 2026
Revenues								
202.361001.0000 Interest - Investments	13,939	4,000	17,744	10,000	5,709	6,000	11,709	10,000
202.361006.0000 Interest - Tax Collector	45	50	-	50	-	-	-	50
202.363010.0000 Special Assmnts- Tax Collector	542,295	542,295	542,295	520,603	489,491	31,112	520,603	520,603
202.363030.0000 Special Assmnts-Prepayment	-	-	-	-	-	-	-	-
202.363050.0000 Special Assmnts- Delinquent	273	-	290	-	-	-	-	-
202.363090.0000 Special Assmnts- Discounts	(20,393)	(21,692)	(19,944)	-	-	-	-	-
Total Revenues	**536,159**	**524,653**	**540,385**	**530,653**	**495,200**	**37,112**	**532,312**	**530,653**
Expenses								
Administrative								
202.531002.0000 Profserv-Arbitrage Rebate	-	500	500	500	-	-	-	-
202.549070.0000 Misc-Assessmnt Collection Cost	770	854	977	-	-	-	-	-
Total Administrative	**770**	**1,354**	**1,477**	**500**	**-**	**-**	**-**	**-**
Debt Service								
202.571001.0000 Principal Debt Retirement	330,000	340,000	340,000	350,000	-	345,000	345,000	355,000
202.571006.0000 Principal Prepayments	-	-	60,000	20,000	-	10,000	10,000	10,000
202.572001.0000 Interest Expense	179,525	169,625	169,625	159,426	78,674	78,674	157,348	146,994
Total Debt Service	**509,525**	**509,625**	**569,625**	**529,426**	**78,674**	**433,674**	**512,348**	**511,994**
Total Expenses	**510,295**	**510,979**	**571,102**	**529,926**	**78,674**	**433,674**	**512,348**	**511,994**
Excess Revenue Over (Under) Expenditures	**25,864**	**13,674**	**(30,717)**	**727**	**416,526**	**(396,562)**	**19,964**	**18,659**

* Assessment revenue reflects gross amount assessed less projected discounts and commissions.