

HABITAT

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Adopted Budget
Approved
August 19, 2025

Habitat Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2023</u>	<u>Actual</u> <u>FY 2024</u>	<u>Budget</u> <u>FY 2025</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2025</u>	<u>Budget</u> <u>FY 2026</u>
<u>Revenues</u>							
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
<u>Expenses</u>							
<u>Administrative</u>							
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
001.551002.0000 Office Supplies	50	91	200	-	100	100	100

Habitat Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Annual Budget

General Fund

	<u>Actual</u> <u>FY 2023</u>	<u>Actual</u> <u>FY 2024</u>	<u>Budget</u> <u>FY 2025</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2025</u>	<u>Budget</u> <u>FY 2026</u>
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
<u>Operations & Maintenance</u>							
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
<u>Irrigation Services</u>							
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
<u>Lake & Ponds</u>							
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
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

Habitat Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2023</u>	<u>Actual</u> <u>FY 2024</u>	<u>Budget</u> <u>FY 2025</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2025</u>	<u>Budget</u> <u>FY 2026</u>
<u>Roads & Sidewalks</u>							
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
<u>Capital Expenditures & Projects</u>							
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	-	-	-	-
<u>Reserves</u>							
001.568094.0000 Reserves-Roadways	-	-	150,000	-	-	-	150,000
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

Habitat Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2023</u>	<u>Actual</u> <u>FY 2024</u>	<u>Budget</u> <u>FY 2025</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2025</u>	<u>Budget</u> <u>FY 2026</u>
Excess Revenue Over (Under) Expenditures	424,710	496,676	-	590,784	(606,893)	(16,111)	-
<i>Fund Balance Beginning</i>	1,445,032	1,869,742	2,366,418			2,366,418	2,350,307
<i>Fund Balance Ending</i>	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
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Annual Budget

<i>Series 2015 Debt Service Fund</i>	<u>Actual</u> <u>FY 2023</u>	<u>Budget</u> <u>FY 2024</u>	<u>Actual</u> <u>FY 2024</u>	<u>Budget</u> <u>FY 2025</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2025</u>	<u>Budget</u> <u>FY 2026</u>
<u>Revenues</u>								
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
<u>Expenses</u>								
<u>Administrative</u>								
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	-	-	-	-
<u>Debt Service</u>								
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.

HABITAT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Annual Budget

ALLOCATION OF FUND BALANCES

AVAILABLE FUNDS

Beginning Fund Balance	2,350,307
Net Change in Fund Balance	-
Reserves - Budgeted Additions	275,234
Total Funds Available (Estimated) - 09/30/2026	2,625,541

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	1,062,400	150,000	1,212,400
Reserves - Irrigation & Pumps	151,865	-	151,865
Reserves - Emergency	300,000	125,234	425,234

Total Allocation of Available Funds	2,089,864
--	------------------

Total Unassigned Cash	\$ 535,677
------------------------------	-------------------

HABITAT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Annual Budget

DEBT SERVICE

Capital Improvement Revenue Refunding Bonds Series 2015

MATURITY DATES	ORIGINAL PRINCIPAL	INTEREST RATES	PRIOR YEARS EXTRAORDINARY MANDATORY REDEMPTIONS	2024 EXTRAORDINARY MANDATORY REDEMPTIONS	ADJUSTED PRINCIPAL	ADJUSTED SEMI-ANNUAL INTEREST	ADJUSTED TOTAL DEBT SERVICE	ADJUSTED ANNUAL DEBT SERVICE
01-Nov-2024						78,671.88	78,671.88	
01-May-2025	355,000	3.000%	5,000	5,000	345,000	78,671.88	423,671.88	502,344
01-Nov-2025						73,496.88	73,496.88	
01-May-2026	365,000	3.125%	5,000	5,000	355,000	73,496.88	428,496.88	501,994
01-Nov-2026						67,950.00	67,950.00	
01-May-2027	380,000	3.500%	5,000	5,000	370,000	67,950.00	437,950.00	505,900
01-Nov-2027						61,475.00	61,475.00	
01-May-2028	395,000	3.500%	10,000	5,000	380,000	61,475.00	441,475.00	502,950
01-Nov-2028						54,825.00	54,825.00	
01-May-2029	405,000	3.500%	5,000	5,000	395,000	54,825.00	449,825.00	504,650
01-Nov-2029						47,912.50	47,912.50	
01-May-2030	420,000	3.500%	5,000	5,000	410,000	47,912.50	457,912.50	505,825
01-Nov-2030						40,737.50	40,737.50	
01-May-2031	435,000	3.500%	5,000	5,000	425,000	40,737.50	465,737.50	506,475
01-Nov-2031						33,300.00	33,300.00	
01-May-2032	455,000	3.600%	10,000	5,000	440,000	33,300.00	473,300.00	506,600
01-Nov-2032						25,380.00	25,380.00	
01-May-2033	470,000	3.600%	10,000	5,000	455,000	25,380.00	480,380.00	505,760
01-Nov-2033						17,190.00	17,190.00	
01-May-2034	485,000	3.600%	10,000	5,000	470,000	17,190.00	487,190.00	504,380
01-Nov-2034						8,730.00	8,730.00	
01-May-2035	505,000	3.600%	10,000	10,000	485,000	8,730.00	493,730.00	502,460
Totals	\$ 4,670,000		\$ 80,000	\$ 60,000	\$ 4,530,000	\$ 1,382,145	\$ 5,549,338	\$ 6,642,145

HABITAT COMMUNITY DEVELOPMENT DISTRICT*Statement of Revenues, Expenditures and Changes in Fund Balances***Fiscal Year 2026 Annual Budget****ASSESSMENT SCHEDULE**

Unit Type	Fiscal Year 2025			Fiscal Year 2026		
	General Fund	Debt Service	Total Assessment	General Fund	Debt Service	Total Assessment
Multifamily	735.69	179.37	915.06	735.69	179.37	915.06
Duplex 35	735.69	239.16	974.85	735.69	239.16	974.85
SF 50	735.69	298.95	1,034.64	735.69	298.95	1,034.64
SF 60	735.69	358.74	1,094.43	735.69	358.74	1,094.43
SF 75	735.69	418.53	1,154.22	735.69	418.53	1,154.22