HABITAT

Community Development District

Annual Operating Budget
Fiscal Year 2027

Adopted Budget
Approved
August 18, 2026

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 2027 Annual Budget

General Fund

	Actual FY 2024	Actual FY 2025	Budget FY 2026	Actual YTD OCT-MAR	Projected APR-SEP	Total Projected FY 2026	Budget FY 2027
Revenues							
001.361001.0000 Interest - Investments	135,979	115,450	80,000	51,308	40,000	91,308	80,000
001.361006.0000 Interest - Tax Collector	4,523	4,783	4,500	3,660	2,250	5,910	6,285
001.363010.0000 Special Assmnts- Tax Collector	1,397,076	1,343,477	1,341,192	1,283,339	670,596	1,953,935	1,569,072
001.363050.0000 Special Assmnts- Delinquent	747	-	-	-	-	-	-
001.363090.0000 Special Assmnts- Discounts	(51,380)	-	-	-	-	-	-
001.369900.0000 Other Misc Revenues	580	10,697	-	856	-	856	-
Total Revenues	**1,487,525**	**1,474,407**	**1,425,692**	**1,339,163**	**712,846**	**2,052,009**	**1,655,357**
Expenses							
Administrative							
001.511001.0000 Payroll Wages	15,200	14,400	12,000	5,600	6,000	11,600	12,000
001.511002.0000 Supervisor Expenses	-	75	75	-	38	38	75
001.512004.0000 Payroll Fees	1,624	1,694	1,600	878	800	1,678	1,600
001.521001.0000 Payroll Taxes	1,163	1,102	969	428	485	913	969
001.531002.0000 Profserv-Arbitrage Rebate	-	-	500	500	250	750	500
001.531013.0000 Profserv-Engineering	22,641	18,701	10,000	9,117	5,000	14,117	10,000
001.531023.0000 Profserv-Legal Services	31,655	75,498	50,000	7,804	25,000	32,804	51,500
001.531027.0000 Profserv-Mgmt Consulting Serv	88,908	91,575	94,322	47,161	47,161	94,322	97,152
001.531035.0000 Profserv-Property Appraiser	1,899	1,899	1,899	1,899	950	2,849	1,899
001.531038.0000 Profserv-Special Assessment	6,916	7,123	7,337	3,669	3,669	7,338	7,337
001.531045.0000 Profserv-Trustee Fees	4,256	4,256	4,256	4,256	2,128	6,384	4,256
001.532002.0000 Auditing Services	4,025	4,475	5,000	4,200	2,500	6,700	5,000
001.541006.0000 Postage And Freight	-	105	100	-	50	50	100
001.545002.0000 Insurance - Liability / Property	6,953	21,776	23,000	11,195	11,500	22,695	23,000
001.545007.0000 Insurance - Worker's Comp	850	850	850	850	425	1,275	850
001.548002.0000 Legal Advertising	1,989	1,110	2,000	53	1,000	1,053	2,000
001.549915.0000 Misc-Web Hosting & Email	2,515	2,400	2,400	2,458	1,200	3,658	2,400
001.551002.0000 Office Supplies	91	1,302	100	-	50	50	100
001.554007.0000 Annual District Filing Fee	175	175	175	175	88	263	175
Total Administrative	**205,323**	**248,516**	**216,583**	**100,243**	**108,292**	**208,535**	**220,913**
Operations & Maintenance							
001.531016.0000 Profserv-Field Management	39,125	40,299	41,508	20,754	20,754	41,508	42,753
001.531049.0000 Compliance Service	5,925	6,000	6,000	3,000	3,000	6,000	6,000
001.534050.0000 Contracts-Landscape	54,201	26,853	26,853	13,427	13,427	26,854	27,659
001.534076.0000 Contracts-Preserve Maintenance	32,000	32,000	32,000	16,000	16,000	32,000	32,960
001.546037.0000 R&M-Grounds	24,964	36,060	20,000	16,378	10,000	26,378	20,600

Habitat Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2027 Annual Budget

General Fund

	Actual FY 2024	Actual FY 2025	Budget FY 2026	Actual YTD OCT-MAR	Projected APR-SEP	Total Projected FY 2026	Budget FY 2027
001.546099.0000 R&M-Trees & Trimming	31,121	7,846	20,000	-	10,000	10,000	20,600
001.546123.0000 R&M-Preserves	2,834	6,122	5,266	1,856	2,633	4,489	5,424
001.549069.0000 Misc-Hurricane	864	2,360	5,000	-	2,500	2,500	5,000
001.549900.0000 Misc-Contingency	-	-	-	-	-	-	-
Total Operations & Maintenance	**191,034**	**157,540**	**156,627**	**71,415**	**78,314**	**149,729**	**160,996**
Irrigation Services							
001.534032.0000 Contracts-Pump Stations (veg maint)	5,200	5,200	5,200	2,167	2,600	4,767	5,356
001.534073.0000 Contracts-Irrigation	49,320	55,560	44,640	8,040	22,320	30,360	45,979
001.543050.0000 Electricity - Irrigation	45,057	45,664	52,498	21,759	26,249	48,008	54,073
001.546052.0000 R&M-Irrigation Equipment	42,114	6,954	5,000	400	238,892	239,292	83,030
001.546114.0000 R&M-Irrigation Distribution	40,935	83,738	60,000	12,320	30,000	42,320	200,400
Total Irrigation Services	**182,626**	**197,116**	**167,338**	**44,686**	**320,061**	**364,747**	**388,838**
Lake & Ponds							
001.534084.0000 Contracts-Lakes	37,368	37,968	37,368	16,570	18,684	35,254	38,489
001.534129.0000 Contracts-Aerator Maintenance	8,400	8,400	8,400	3,500	4,200	7,700	8,652
001.543020.0000 Electricity - Aerators	16,612	15,380	18,000	7,304	9,000	16,304	18,540
001.543052.0000 Electricity - Wells	7,125	7,671	8,000	3,492	4,000	7,492	8,240
001.546003.0000 R&M-Aeration	24,395	21,477	29,682	3,511	14,841	18,352	30,572
001.546042.0000 R&M-Lakes	8,581	15,906	16,006	6,478	8,003	14,481	16,486
001.546132.0000 R&M-Lake Erosion	10,250	6,300	50,000	400	25,000	25,400	250,000
Total Lake & Ponds	**112,731**	**113,102**	**167,456**	**41,255**	**83,728**	**124,983**	**370,980**
Roads & Sidewalks							
001.534023.0000 Contracts-Fountain	13,200	13,200	13,200	4,400	6,600	11,000	13,596
001.534051.0000 Contracts - Cul-de-sac Maintenance	23,926	30,664	31,033	10,474	15,517	25,991	31,964
001.543001.0000 Utility - Sewer & Water	4,452	3,126	2,848	2,376	1,424	3,800	2,933
001.543013.0000 Electricity - Streetlighting	104,731	97,148	99,022	44,985	49,511	94,496	101,993
001.543015.0000 Electricity - Gate	299	326	297	141	149	290	306
001.543033.0000 Utility - Refuse Removal (gatehouse)	12	13	13	13	7	20	13
001.543043.0000 Electricity - Clock Tower/Fountain	21,376	23,013	19,565	10,475	9,783	20,258	20,152
001.543051.0000 Utility - Gatehouse	27	(27)	2,000	-	1,000	1,000	2,060
001.546019.0000 R&M-Drainage	12,864	80,287	31,539	15,286	15,770	31,056	47,309
001.546032.0000 R&M-Fountain	9,660	17,470	9,902	1,550	4,951	6,501	10,199
001.546035.0000 R&M-Gatehouse	-	5,466	10,000	4,395	5,000	9,395	10,300
001.546084.0000 R&M-Sidewalks	23,450	22,565	45,455	22,065	22,728	44,793	46,819
001.546085.0000 R&M-Signage	2,620	620	2,580	-	1,290	1,290	2,657
001.546139.0000 R&M-Roads	18,867	665,488	50,000	15,263	25,000	40,263	51,500

Habitat Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2027 Annual Budget

General Fund	Actual FY 2024	Actual FY 2025	Budget FY 2026	Actual YTD OCT-MAR	Projected APR-SEP	Total Projected FY 2026	Budget FY 2027
001.546142.0000 R&M-Clock Tower	1,565	2,248	125,000	-	62,500	62,500	50,000
Total Roads & Sidewalks	**244,809**	**961,607**	**442,454**	**131,423**	**221,227**	**352,650**	**391,801**
Capital Expenditures & Projects							
001.564123.0000 Capital Outlay - Emergency Exit	70,807	-	-	-	-	-	-
Total Capital Expenditures & Projects	**70,807**	**-**	**-**	**-**	**-**	**-**	**-**
Reserves							
001.568094.0000 Reserves-Roadways	-	-	150,000	-	-	-	-
001.568095.0000 Reserves-Emergency	-	-	125,234	-	-	-	121,830
Total Reserves	**-**	**-**	**275,234**	**-**	**-**	**-**	**121,830**
Total Expenses	**1,007,330**	**1,677,881**	**1,425,692**	**389,022**	**811,621**	**1,200,643**	**1,655,357**
Excess Revenue Over (Under) Expenditures	**480,195**	**(203,474)**	**-**	**950,141**	**(98,775)**	**851,366**	**0**
Fund Balance Beginning	**1,869,742**	**2,349,936**	**2,350,307**			**2,146,462**	**2,997,828**
Fund Balance Ending	**2,349,936**	**2,146,462**	**2,625,541**			**2,997,828**	**3,119,658**

*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 2027 Annual Budget

Series 2015 Debt Service Fund	Actual FY 2024	Actual FY 2025	Budget FY 2026	Actual YTD OCT-MAR	Projected APR-SEP	Total Projected FY 2026	Budget FY 2027
Revenues							
202.361001.0000 Interest - Investments	17,744	13,830	10,000	5,664	5,664	11,328	10,000
202.361006.0000 Interest - Tax Collector	-	-	50	-	-	-	50
202.363010.0000 Special Assmnts- Tax Collector	542,295	521,489	520,603	498,087	22,516	520,603	520,603
202.363030.0000 Special Assmnts-Prepayment	-	-	-	-	-	-	-
202.363050.0000 Special Assmnts- Delinquent	290	-	-	-	-	-	-
202.363090.0000 Special Assmnts- Discounts	(19,944)	-	-	-	-	-	-
Total Revenues	**540,385**	**535,319**	**530,653**	**503,751**	**28,180**	**531,931**	**530,653**
Expenses							
Administrative							
202.531002.0000 Profserv-Arbitrage Rebate	500	500	-	-	-	-	-
202.549070.0000 Misc-Assessmnt Collection Cost	977	-	-	-	-	-	-
Total Administrative	**1,477**	**500**	**-**	**-**	**-**	**-**	**-**
Debt Service							
202.571001.0000 Principal Debt Retirement	340,000	345,000	355,000	-	355,000	355,000	365,000
202.571006.0000 Principal Prepayments	60,000	10,000	10,000	25,000	-	25,000	10,000
202.572001.0000 Interest Expense	169,625	157,349	146,994	73,322	73,672	146,994	134,660
Total Debt Service	**569,625**	**512,349**	**511,994**	**98,322**	**428,672**	**526,994**	**509,660**
Total Expenses	**571,102**	**512,849**	**511,994**	**98,322**	**428,672**	**526,994**	**509,660**
Excess Revenue Over (Under) Expenditures	**(30,717)**	**22,470**	**18,659**	**405,429**	**(400,492)**	**4,937**	**20,993**

* 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 2027 Annual Budget

ALLOCATION OF FUND BALANCES

AVAILABLE FUNDS

Beginning Fund Balance (Estimated) - 10/1/2026	2,997,828
Net Change in Fund Balance	-
Reserves - Budgeted Additions	121,830
Total Funds Available (Estimated) - 09/30/2027	**3,119,658**

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance			
Deposits	525		
		Subtotal	525

Assigned Fund Balances	*Beginning Balance*	*Adjustments FY 2027 Budget*	*Ending Balance (Estimated) 9/30/2027*
Reserves - Operating	125,000	-	125,000
Reserves - Lakes	174,840	-	174,840
Reserves - Roads	1,062,400	-	1,062,400
Reserves - Irrigation & Pumps	151,865	-	151,865
Reserves - Emergency	300,000	121,830	421,830

Total Allocation of Available Funds	**1,936,460**
Total Unassigned Cash	**$ 1,183,198**

HABITAT COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2027 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	2025 EXTRAORDINARY MANDATORY REDEMPTIONS	ADJUSTED PRINCIPAL	ADJUSTED SEMI-ANNUAL INTEREST	ADJUSTED TOTAL DEBT SERVICE	ADJUSTED ANNUAL DEBT SERVICE
01-Nov-2025							73,496.88	73,496.88	
01-May-2026	365,000	3.125%	5,000	5,000		355,000	72,876.88	427,876.88	501,374
01-Nov-2026							67,330.00	67,330.00	
01-May-2027	380,000	3.500%	5,000	10,000		365,000	67,330.00	432,330.00	499,660
01-Nov-2027							60,942.50	60,942.50	
01-May-2028	395,000	3.500%	10,000	5,000		380,000	60,942.50	440,942.50	501,885
01-Nov-2028							54,292.50	54,292.50	
01-May-2029	405,000	3.500%	5,000	5,000	5,000	390,000	54,292.50	444,292.50	498,585
01-Nov-2029							47,467.50	47,467.50	
01-May-2030	420,000	3.500%	5,000	5,000	5,000	405,000	47,467.50	452,467.50	499,935
01-Nov-2030							40,380.00	40,380.00	
01-May-2031	435,000	3.500%	5,000	5,000	5,000	420,000	40,380.00	460,380.00	500,760
01-Nov-2031							33,030.00	33,030.00	
01-May-2032	455,000	3.600%	10,000	5,000	5,000	435,000	33,030.00	468,030.00	501,060
01-Nov-2032							25,200.00	25,200.00	
01-May-2033	470,000	3.600%	10,000	5,000	5,000	450,000	25,200.00	475,200.00	500,400
01-Nov-2033							17,100.00	17,100.00	
01-May-2034	485,000	3.600%	10,000	5,000	5,000	465,000	17,100.00	482,100.00	499,200
01-Nov-2034							8,730.00	8,730.00	
01-May-2035	505,000	3.600%	10,000	5,000	5,000	485,000	8,730.00	493,730.00	502,460
Totals	**$ 4,315,000**		**$ 75,000**	**$ 55,000**		**$ 4,150,000**	**$ 1,382,145**	**$ 5,005,319**	**$ 6,642,145**

HABITAT COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2027 Annual Budget

ASSESSMENT SCHEDULE

	Fiscal Year 2026			Fiscal Year 2027		
Unit Type	**General Fund**	**Debt Service**	**Total Assessment**	**General Fund**	**Debt Service**	**Total Assessment**
Multifamily	735.69	179.37	915.06	860.69	179.37	1,040.06
Multifamily - Prepaid*	735.69	-	735.69	860.69	-	860.69
Duplex 35	735.69	239.16	974.85	860.69	239.16	1,099.85
Duplex 35 - Prepaid*	735.69	-	735.69	860.69	-	860.69
SF 50	735.69	298.95	1,034.64	860.69	298.95	1,159.64
SF 50 - Prepaid*	735.69	-	735.69	860.69	-	860.69
SF 60	735.69	358.74	1,094.43	860.69	358.74	1,219.43
SF 60 - Prepaid*	735.69	-	735.69	860.69	-	860.69
SF 75	735.69	418.53	1,154.22	860.69	418.53	1,279.22
SF 75 - Prepaid*	735.69	-	735.69	860.69	-	860.69

*Prepaid Series 2015 Debt Service

Operations & Maintenance	
Gross Assessments:	1,634,450
Discounts and Collection Costs:	65,378
Net Assessments Budgeted:	**1,569,072**

Debt Service	
Gross Assessments:	542,295
Discounts and Collection Costs:	21,692
Net Assessments Budgeted:	**520,603**