

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
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**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 75,942				\$ 397,662
Allowable discounts (4%)	(3,038)				(15,906)
Assessment levy: on-roll - net	72,904	\$ 64,058	\$ 8,846	\$ 72,904	381,756
Assessment levy: off-roll	491,964	368,973	122,991	491,964	332,964
Lot closing assessment	-	1,451	-	1,451	-
Landowner contribution	-	22,113	-	22,113	-
Total revenues	564,868	456,595	131,837	588,432	714,720
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	3,441	21,559	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,100	-	5,000	5,000	5,100
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Dissemination agent	2,000	500	1,500	2,000	2,000
Trustee	11,000	-	11,000	11,000	11,000
Telephone	200	83	117	200	200
Postage	500	46	454	500	500
Printing & binding	500	208	292	500	500
Legal advertising	2,000	1,300	700	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	6,000	5,408	-	5,408	6,600
Contingencies/bank charges	500	448	750	1,198	1,500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
EMMA software services	1,000	1,000	-	1,000	1,000
Property appraiser	759	-	759	759	3,977
Tax collector	1,519	1,280	239	1,519	7,953
Total professional & administrative	108,168	34,594	73,580	108,174	119,420

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
EXPENDITURES					
Field operations and maintenance					
Field operations manager	6,000	3,000	3,000	6,000	6,000
Landscaping contract labor	295,000	54,379	195,000	249,379	320,000
Insurance: property	-	5,571	-	5,571	6,100
Porter services	6,000	-	-	-	-
Backflow prevention test	700	-	700	700	700
Irrigation maintenance/repair	7,500	5,366	7,500	12,866	15,000
Plants, shrubs & mulch	30,000	-	30,000	30,000	30,000
Annuals	20,000	3,150	12,000	15,150	20,000
Tree trimming	5,000	-	5,000	5,000	5,000
Signage	2,500	-	2,500	2,500	2,500
General maintenance	4,000	-	4,000	4,000	4,000
Fence/wall repair	4,000	-	4,000	4,000	4,000
Aquatic control - ponds	9,000	6,225	9,000	15,225	30,000
Misc. field operations - contingency	20,000	200	-	200	25,000
Electric:					
Irrigation	15,000	-	15,000	15,000	15,000
Street lights	10,000	-	10,000	10,000	25,000
Entrance signs	2,000	-	2,000	2,000	2,000
Water- irrigation	20,000	8,708	12,500	21,208	22,000
Total field operations	456,700	86,599	312,200	398,799	532,300
Total expenditures	564,868	121,193	385,780	506,973	651,720
Excess/(deficiency) of revenues over/(under) expenditures	-	335,402	(253,943)	81,459	63,000
Fund balance - beginning (unaudited)	-	(21,911)	313,491	(21,911)	59,548
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	119,203
Unassigned	-	313,491	59,548	59,548	3,345
Fund balance - ending	\$ -	\$ 313,491	\$ 59,548	\$ 59,548	\$ 122,548

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,100
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,600
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
EMMA software services	1,000
Property appraiser	3,977
Tax collector	7,953

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations and maintenance

Field operations manager	6,000
Landscaping contract labor	320,000
Backflow prevention test	700
Irrigation maintenance/repair	15,000
Plants, shrubs & mulch	30,000
Annuals	20,000
Tree trimming	5,000
Signage	2,500
General maintenance	4,000
Fence/wall repair	4,000
Aquatic control - ponds	30,000
Misc. field operations - contingency	25,000
Electric:	
Irrigation	15,000
Street lights	25,000
Entrance signs	2,000
Water- irrigation	22,000
Total expenditures	<u><u>\$651,720</u></u>

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 192,728				\$ 192,728
Allowable discounts (4%)	(7,709)				(7,709)
Assessment levy: net	185,019	\$ 162,534	\$ 22,485	\$ 185,019	185,019
Interest	-	1,865	1,865	3,730	1,865
Total revenues	185,019	164,399	24,350	188,749	186,884
EXPENDITURES					
Debt service					
Principal	40,000	-	40,000	40,000	45,000
Interest	135,774	67,887	67,887	135,774	134,034
Total debt service	175,774	67,887	107,887	175,774	179,034
Other fees & charges					
Property appraiser	1,927	-	1,927	1,927	1,927
Tax collector	3,855	3,246	609	3,855	3,855
Total other fees & charges	5,782	3,246	2,536	5,782	5,782
Total expenditures	181,556	71,133	110,423	181,556	184,816
Excess/(deficiency) of revenues over/(under) expenditures	3,463	93,266	(86,073)	7,193	2,068
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(85)	-	(85)	-
Total other financing sources/(uses)	-	(85)	-	(85)	-
Fund balance:					
Net increase/(decrease) in fund balance	3,463	93,181	(86,073)	7,108	2,068
Beginning fund balance (unaudited)	110,571	126,088	219,269	126,088	133,196
Ending fund balance (projected)	\$ 114,034	\$ 219,269	\$ 133,196	\$ 133,196	135,264
Use of fund balance:					
Debt service reserve account balance (required)					(44,809)
Interest expense - November 1, 2026					(66,038)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 24,417

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/17/23				-	2,665,000.00
11/01/23			62,645.15	62,645.15	2,665,000.00
05/01/24	40,000.00	4.350%	68,756.88	108,756.88	2,625,000.00
11/01/24			67,886.88	67,886.88	2,625,000.00
05/01/25	40,000.00	4.350%	67,886.88	107,886.88	2,585,000.00
11/01/25			67,016.88	67,016.88	2,585,000.00
05/01/26	45,000.00	4.350%	67,016.88	112,016.88	2,540,000.00
11/01/26			66,038.13	66,038.13	2,540,000.00
05/01/27	45,000.00	4.350%	66,038.13	111,038.13	2,495,000.00
11/01/27			65,059.38	65,059.38	2,495,000.00
05/01/28	50,000.00	4.350%	65,059.38	115,059.38	2,445,000.00
11/01/28			63,971.88	63,971.88	2,445,000.00
05/01/29	50,000.00	4.350%	63,971.88	113,971.88	2,395,000.00
11/01/29			62,884.38	62,884.38	2,395,000.00
05/01/30	50,000.00	4.350%	62,884.38	112,884.38	2,345,000.00
11/01/30			61,796.88	61,796.88	2,345,000.00
05/01/31	55,000.00	5.125%	61,796.88	116,796.88	2,290,000.00
11/01/31			60,387.50	60,387.50	2,290,000.00
05/01/32	60,000.00	5.125%	60,387.50	120,387.50	2,230,000.00
11/01/32			58,850.00	58,850.00	2,230,000.00
05/01/33	60,000.00	5.125%	58,850.00	118,850.00	2,170,000.00
11/01/33			57,312.50	57,312.50	2,170,000.00
05/01/34	65,000.00	5.125%	57,312.50	122,312.50	2,105,000.00
11/01/34			55,646.88	55,646.88	2,105,000.00
05/01/35	65,000.00	5.125%	55,646.88	120,646.88	2,040,000.00
11/01/35			53,981.25	53,981.25	2,040,000.00
05/01/36	70,000.00	5.125%	53,981.25	123,981.25	1,970,000.00
11/01/36			52,187.50	52,187.50	1,970,000.00
05/01/37	75,000.00	5.125%	52,187.50	127,187.50	1,895,000.00
11/01/37			50,265.63	50,265.63	1,895,000.00
05/01/38	80,000.00	5.125%	50,265.63	130,265.63	1,815,000.00
11/01/38			48,215.63	48,215.63	1,815,000.00
05/01/39	80,000.00	5.125%	48,215.63	128,215.63	1,735,000.00
11/01/39			46,165.63	46,165.63	1,735,000.00
05/01/40	85,000.00	5.125%	46,165.63	131,165.63	1,650,000.00
11/01/40			43,987.50	43,987.50	1,650,000.00
05/01/41	90,000.00	5.125%	43,987.50	133,987.50	1,560,000.00
11/01/41			41,681.25	41,681.25	1,560,000.00
05/01/42	95,000.00	5.125%	41,681.25	136,681.25	1,465,000.00
11/01/42			39,246.88	39,246.88	1,465,000.00
05/01/43	100,000.00	5.125%	39,246.88	139,246.88	1,365,000.00
11/01/43			36,684.38	36,684.38	1,365,000.00
05/01/44	105,000.00	5.375%	36,684.38	141,684.38	1,260,000.00
11/01/44			33,862.50	33,862.50	1,260,000.00
05/01/45	110,000.00	5.375%	33,862.50	143,862.50	1,150,000.00
11/01/45			30,906.25	30,906.25	1,150,000.00
05/01/46	120,000.00	5.375%	30,906.25	150,906.25	1,030,000.00
11/01/46			27,681.25	27,681.25	1,030,000.00
05/01/47	125,000.00	5.375%	27,681.25	152,681.25	905,000.00

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/47			24,321.88	24,321.88	905,000.00
05/01/48	130,000.00	5.375%	24,321.88	154,321.88	775,000.00
11/01/48			20,828.13	20,828.13	775,000.00
05/01/49	140,000.00	5.375%	20,828.13	160,828.13	635,000.00
11/01/49			17,065.63	17,065.63	635,000.00
05/01/50	145,000.00	5.375%	17,065.63	162,065.63	490,000.00
11/01/50			13,168.75	13,168.75	490,000.00
05/01/51	155,000.00	5.375%	13,168.75	168,168.75	335,000.00
11/01/51			9,003.13	9,003.13	335,000.00
05/01/52	165,000.00	5.375%	9,003.13	174,003.13	170,000.00
11/01/52			4,568.75	4,568.75	170,000.00
05/01/53	170,000.00	5.375%	4,568.75	174,568.75	-
Total	2,585,000.00		2,425,572.50	5,010,572.50	

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ -				\$ 686,542
Allowable discounts (4%)	-				(27,462)
Assessment levy: net	-	\$ -	\$ -	\$ -	659,080
Special assessment: off-roll	-	-	638,482	638,482	-
Interest	-	78	78	156	78
Total revenues	-	78	638,560	638,638	659,158
EXPENDITURES					
Debt service					
Principal	-	-	-	-	255,000
Interest	-	-	130,637	130,637	499,825
Total debt service	-	-	130,637	130,637	754,825
Other fees & charges					
Costs of issuance	-	178,485	184,410	362,895	-
Underwriter's discount	-	173,351	173,351	346,702	-
Property appraiser	-	-	-	-	6,865
Tax collector	-	-	-	-	13,731
Total other fees & charges	-	351,836	357,761	709,597	20,596
Total expenditures	-	351,836	488,398	840,234	775,421
Excess/(deficiency) of revenues over/(under) expenditures	-	(351,758)	150,162	(201,596)	(116,263)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	543,826	517,382	1,061,208	-
Original issue discount	-	(26,445)	-	(26,445)	-
Total other financing sources/(uses)	-	517,381	517,382	1,034,763	-
Fund balance:					
Net increase/(decrease) in fund balance	-	165,623	667,544	833,167	(116,263)
Beginning fund balance (unaudited)	-	-	165,623	-	833,167
Ending fund balance (projected)	\$ -	\$ 165,623	\$ 833,167	\$ 833,167	716,904
Use of fund balance:					
Debt service reserve account balance (required)					(159,621)
Principal and interest expense - November 1, 2026					(386,980)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 170,303

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	255,000.00	4.600%	252,845.00	507,845.00	9,080,000.00
05/01/26			246,980.00	246,980.00	9,080,000.00
11/01/26	140,000.00	4.600%	246,980.00	386,980.00	8,940,000.00
05/01/27			243,760.00	243,760.00	8,940,000.00
11/01/27	150,000.00	4.600%	243,760.00	393,760.00	8,790,000.00
05/01/28			240,310.00	240,310.00	8,790,000.00
11/01/28	155,000.00	4.600%	240,310.00	395,310.00	8,635,000.00
05/01/29			236,745.00	236,745.00	8,635,000.00
11/01/29	160,000.00	4.600%	236,745.00	396,745.00	8,475,000.00
05/01/30			233,065.00	233,065.00	8,475,000.00
11/01/30	170,000.00	4.600%	233,065.00	403,065.00	8,305,000.00
05/01/31			229,155.00	229,155.00	8,305,000.00
11/01/31	180,000.00	4.600%	229,155.00	409,155.00	8,125,000.00
05/01/32			225,015.00	225,015.00	8,125,000.00
11/01/32	185,000.00	4.600%	225,015.00	410,015.00	7,940,000.00
05/01/33			220,760.00	220,760.00	7,940,000.00
11/01/33	195,000.00	5.450%	220,760.00	415,760.00	7,745,000.00
05/01/34			215,446.25	215,446.25	7,745,000.00
11/01/34	205,000.00	5.450%	215,446.25	420,446.25	7,540,000.00
05/01/35			209,860.00	209,860.00	7,540,000.00
11/01/35	215,000.00	5.450%	209,860.00	424,860.00	7,325,000.00
05/01/36			204,001.25	204,001.25	7,325,000.00
11/01/36	230,000.00	5.450%	204,001.25	434,001.25	7,095,000.00
05/01/37			197,733.75	197,733.75	7,095,000.00
11/01/37	240,000.00	5.450%	197,733.75	437,733.75	6,855,000.00
05/01/38			191,193.75	191,193.75	6,855,000.00
11/01/38	255,000.00	5.450%	191,193.75	446,193.75	6,600,000.00
05/01/39			184,245.00	184,245.00	6,600,000.00
11/01/39	265,000.00	5.450%	184,245.00	449,245.00	6,335,000.00
05/01/40			177,023.75	177,023.75	6,335,000.00
11/01/40	280,000.00	5.450%	177,023.75	457,023.75	6,055,000.00
05/01/41			169,393.75	169,393.75	6,055,000.00
11/01/41	295,000.00	5.450%	169,393.75	464,393.75	5,760,000.00
05/01/42			161,355.00	161,355.00	5,760,000.00
11/01/42	315,000.00	5.450%	161,355.00	476,355.00	5,445,000.00
05/01/43			152,771.25	152,771.25	5,445,000.00
11/01/43	330,000.00	5.450%	152,771.25	482,771.25	5,115,000.00
05/01/44			143,778.75	143,778.75	5,115,000.00
11/01/44	350,000.00	5.450%	143,778.75	493,778.75	4,765,000.00
05/01/45			134,241.25	134,241.25	4,765,000.00
11/01/45	370,000.00	5.450%	134,241.25	504,241.25	4,395,000.00
05/01/46			124,158.75	124,158.75	4,395,000.00
11/01/46	390,000.00	5.650%	124,158.75	514,158.75	4,005,000.00
05/01/47			113,141.25	113,141.25	4,005,000.00
11/01/47	410,000.00	5.650%	113,141.25	523,141.25	3,595,000.00
05/01/48			101,558.75	101,558.75	3,595,000.00
11/01/48	435,000.00	5.650%	101,558.75	536,558.75	3,160,000.00
05/01/49			89,270.00	89,270.00	3,160,000.00

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49	455,000.00	5.650%	89,270.00	544,270.00	2,705,000.00
05/01/50			76,416.25	76,416.25	2,705,000.00
11/01/50	485,000.00	5.650%	76,416.25	561,416.25	2,220,000.00
05/01/51			62,715.00	62,715.00	2,220,000.00
11/01/51	510,000.00	5.650%	62,715.00	572,715.00	1,710,000.00
05/01/52			48,307.50	48,307.50	1,710,000.00
11/01/52	540,000.00	5.650%	48,307.50	588,307.50	1,170,000.00
05/01/53			33,052.50	33,052.50	1,170,000.00
11/01/53	570,000.00	5.650%	33,052.50	603,052.50	600,000.00
05/01/54			16,950.00	16,950.00	600,000.00
11/01/54	600,000.00	5.650%	16,950.00	616,950.00	-
Total	9,335,000.00		9,617,652.50	18,952,652.50	

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Assessment Area One: On-Roll

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 20	-	\$ 649.77	\$ -	\$ 649.77	\$ -
SF 40	48	649.77	1,181.07	1,830.84	2,067.22
SF 50	70	649.77	1,342.12	1,991.90	2,228.27
SF 60	28	649.77	1,503.17	2,152.95	2,389.33
SF 80	-	649.77	-	649.77	-
Total	146				

Assessment Area Two: On-Roll

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 20	128	\$ 649.77	\$ 967.68	\$ 1,617.45	\$ 483.74
SF 40	158	649.77	1,505.28	2,155.05	483.74
SF 50	155	649.77	1,800.96	2,450.73	483.74
SF 60	25	649.77	1,827.84	2,477.61	483.74
SF 80	-	649.77	-	649.77	483.74
Total	466				

Off-Roll Assessments

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 20	160	\$ 604.29	\$ -	\$ 604.29	\$ 483.74
SF 40	51	604.29	-	604.29	483.74
SF 50	231	604.29	-	604.29	483.74
SF 60	71	604.29	-	604.29	483.74
SF 80	38	604.29	-	604.29	483.74
Total	551				