

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2023	5
Amortization Schedule - Series 2023	6 - 7
Debt Service Fund Budget - Series 2025	8
Amortization Schedule - Series 2025	9 - 10
Assessment Summary	11

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 397,662				\$ 417,636
Allowable discounts (4%)	(15,906)				(16,705)
Assessment levy: on-roll - net	381,756	\$ 379,317	\$ 2,439	\$ 381,756	400,931
Assessment levy: off-roll	332,964	-	332,964	332,964	349,688
Total revenues	714,720	379,317	335,403	714,720	750,619
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	987	15,000	15,987	25,000
Engineering	2,000	-	2,000	2,000	2,000
Engineering - additional reporting	-	-	-	-	5,000
Audit	5,100	5,000	100	5,100	5,100
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	11,000	-	11,000	11,000	11,000
Telephone	200	100	100	200	200
Postage	500	41	459	500	500
Printing & binding	500	250	250	500	500
Legal advertising	2,000	804	1,196	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	6,600	5,732	-	5,732	6,500
Contingencies/bank charges	1,500	855	645	1,500	1,500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	145	65	210	210
EMMA software services	1,000	1,000	-	1,000	1,000
Property appraiser	3,977	-	3,977	3,977	4,176
Tax collector	7,953	7,613	340	7,953	8,353
Total professional & administrative	119,420	48,407	61,132	109,539	124,919

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 9/30/2026		
EXPENDITURES					
Field operations and maintenance					
Field operations manager	6,000	3,000	3,000	6,000	6,000
Landscaping contract labor	320,000	161,947	165,000	326,947	320,000
Insurance: property	6,100	5,438	-	5,438	5,500
Backflow prevention test	700	-	700	700	700
Irrigation maintenance/repair	15,000	6,606	7,500	14,106	15,000
Plants, shrubs & mulch	30,000	-	15,000	15,000	30,000
Annuals	20,000	-	10,000	10,000	20,000
Tree trimming	5,000	-	3,000	3,000	5,000
Signage	2,500	-	2,500	2,500	2,500
General maintenance	4,000	5,435	5,000	10,435	10,000
Fence/wall repair	4,000	-	2,000	2,000	4,000
Aquatic control - ponds	30,000	17,130	18,000	35,130	35,000
Misc. field operations - contingency	25,000	-	-	-	100,000
Electric:					
Irrigation	15,000	-	15,000	15,000	15,000
Street lights	25,000	-	-	-	-
Entrance signs	2,000	214	500	714	2,000
Water- irrigation	22,000	18,514	20,000	38,514	55,000
Total field operations	<u>532,300</u>	<u>218,284</u>	<u>267,200</u>	<u>485,484</u>	<u>625,700</u>
Total expenditures	<u>651,720</u>	<u>266,691</u>	<u>328,332</u>	<u>595,023</u>	<u>750,619</u>
Excess/(deficiency) of revenues over/(under) expenditures	63,000	112,626	7,071	119,697	-
Fund balance - beginning (unaudited)	<u>59,548</u>	<u>125,633</u>	<u>238,259</u>	<u>125,633</u>	<u>245,330</u>
Fund balance - ending (projected)					
Assigned					
Working capital	119,203	119,203	-	-	175,000
Unassigned	3,345	119,056	245,330	245,330	70,330
Fund balance - ending	<u>\$ 122,548</u>	<u>\$ 238,259</u>	<u>\$ 245,330</u>	<u>\$ 245,330</u>	<u>\$ 245,330</u>

**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 - additional reporting 5,000

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.

Trustee 11,000

Annual fee for the service provided by trustee, paying agent and registrar.

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.

EXPENDITURES

Annual special district fee 175

Annual fee paid to the Florida Department of Economic Opportunity.

Insurance 6,500

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 4,176

Tax collector 8,353

**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
Insurance: property	5,500
Backflow prevention test	700
Irrigation maintenance/repair	15,000
Plants, shrubs & mulch	30,000
Annuals	20,000
Tree trimming	5,000
Signage	2,500
Includes entrance signage along with fountain within entrance signs	
General maintenance	10,000
Fence/wall repair	4,000
Aquatic control - ponds	35,000
Misc. field operations - contingency	100,000
Electric:	
Irrigation	15,000
Entrance signs	2,000
Water- irrigation	55,000
Total expenditures	<u><u>\$750,619</u></u>

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 192,728				\$ 192,728
Allowable discounts (4%)	(7,709)				(7,709)
Assessment levy: net	\$ 185,019	\$ 183,812	\$ 1,207	\$ 185,019	\$ 185,019
Interest	1,865	2,274	2,274	4,548	2,274
Total revenues	<u>186,884</u>	<u>186,086</u>	<u>3,481</u>	<u>189,567</u>	<u>187,293</u>
EXPENDITURES					
Debt service					
Principal	45,000	-	40,000	40,000	45,000
Interest	134,034	67,017	67,017	134,034	132,076
Total debt service	<u>179,034</u>	<u>67,017</u>	<u>107,017</u>	<u>174,034</u>	<u>177,076</u>
Other fees & charges					
Property appraiser	1,927	-	1,927	1,927	1,927
Tax collector	3,855	3,689	166	3,855	3,855
Total other fees & charges	<u>5,782</u>	<u>3,689</u>	<u>2,093</u>	<u>5,782</u>	<u>5,782</u>
Total expenditures	<u>184,816</u>	<u>70,706</u>	<u>109,110</u>	<u>179,816</u>	<u>182,858</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,068	115,380	(105,629)	9,751	4,435
Fund balance:					
Net increase/(decrease) in fund balance	2,068	115,380	(105,629)	9,751	4,435
Beginning fund balance (unaudited)	133,196	137,791	253,171	137,791	147,542
Ending fund balance (projected)	<u>\$ 135,264</u>	<u>\$ 253,171</u>	<u>\$ 147,542</u>	<u>\$ 147,542</u>	<u>151,977</u>
Use of fund balance:					
Debt service reserve account balance (required)					(44,809)
Interest expense - November 1, 2027					(65,059)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 42,109</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 686,542				\$ 686,542
Allowable discounts (4%)	(27,462)				(27,462)
Assessment levy: net	\$ 659,080	\$ 654,974	\$ 4,106	\$ 659,080	\$ 659,080
Special assessment: off-roll	-	-	638,482	638,482	-
Interest	78	7,347	(7,269)	78	7,347
Total revenues	<u>659,158</u>	<u>662,321</u>	<u>635,319</u>	<u>1,297,640</u>	<u>666,427</u>
EXPENDITURES					
Debt service					
Principal	255,000	255,000	-	255,000	140,000
Interest	499,825	252,845	130,637	383,482	490,740
Total debt service	<u>754,825</u>	<u>507,845</u>	<u>130,637</u>	<u>638,482</u>	<u>630,740</u>
Other fees & charges					
Costs of issuance	-	-	184,410	184,410	-
Underwriter's discount	-	-	173,351	173,351	-
Property appraiser	6,865	-	6,865	6,865	6,865
Tax collector	13,731	13,145	586	13,731	13,731
Total other fees & charges	<u>20,596</u>	<u>13,145</u>	<u>365,212</u>	<u>378,357</u>	<u>20,596</u>
Total expenditures	<u>775,421</u>	<u>520,990</u>	<u>495,849</u>	<u>1,016,839</u>	<u>651,336</u>
Excess/(deficiency) of revenues over/(under) expenditures	(116,263)	141,331	139,470	280,801	15,091
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	517,382	517,382	-
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>517,382</u>	<u>517,382</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	(116,263)	141,331	656,852	798,183	15,091
Beginning fund balance (unaudited)	833,167	666,846	808,177	666,846	1,465,029
Ending fund balance (projected)	<u>\$ 716,904</u>	<u>\$ 808,177</u>	<u>\$1,465,029</u>	<u>\$ 1,465,029</u>	<u>1,480,120</u>
Use of fund balance:					
Debt service reserve account balance (required)					(159,621)
Principal and interest expense - November 1, 2027					(393,760)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 926,739</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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 2027 ASSESSMENTS**

Assessment Area One: On-Roll

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
SF 20	-	\$ 682.41	\$ -	\$ 682.41	\$ 649.77
SF 40	48	682.41	1,181.07	1,863.48	1,830.84
SF 50	70	682.41	1,342.12	2,024.53	1,991.90
SF 60	28	682.41	1,503.17	2,185.59	2,152.95
SF 80	-	682.41	-	682.41	649.77
Total	146				

Assessment Area Two: On-Roll

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
SF 20	128	\$ 682.41	\$ 967.68	\$ 1,650.09	\$ 1,617.45
SF 40	158	682.41	1,505.28	2,187.69	2,155.05
SF 50	155	682.41	1,800.96	2,483.37	2,450.73
SF 60	25	682.41	1,827.84	2,510.25	2,477.61
SF 80	-	682.41	-	682.41	649.77
Total	466				

Off-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
SF 20	160	\$ 634.64	\$ -	\$ 634.64	\$ 604.29
SF 40	51	634.64	-	634.64	604.29
SF 50	231	634.64	-	634.64	604.29
SF 60	71	634.64	-	634.64	604.29
SF 80	38	634.64	-	634.64	604.29
Total	551				