HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT PROPOSED BUDGET FISCAL YEAR 2025

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HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FISCAL YEAR 2025

		Fiscal Y	ear 2024		
	Adopted	Actual	Projected	Total	Proposed
	Budget	through	through	Actual &	Budget
	FY 2024	2/29/2024	9/30/2024	Projected	FY 2025
REVENUES					
Assessment levy: on-roll - gross	\$849,031				\$ 900,043
Allowable discounts (4%)	(33,961)				(36,002)
Assessment levy: on-roll - net	815,070	\$807,590	\$ 7,480	\$815,070	864,041
Assessment levy: off-roll	63,681	31,841	30,121	61,962	494,007
Lot closings	-	1,719	-	1,719	-
Buck Lake management & consulting-cost share	875	-	175	175	875
Buck Lake maintenance-cost share	7,200	4,375	2,825	7,200	7,250
Dock applications	500		500	500	500
Total revenues	887,326	845,525	41,101	886,626	1,366,673
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal - general counsel	25,000	1,672	5,000	6,672	25,000
Engineering	10,000	559	1,500	2,059	10,000
Audit	12,150	-	5,340	5,340	7,000
Arbitrage rebate calculation	1,250	-	1,000	1,000	1,500
Dissemination agent	3,000	833	1,167	2,000	3,000
EMMA software system	-	-	1,000	1,000	1,000
Trustee	15,750	-	9,000	9,000	9,000
Telephone	200	83	117	200	200
Postage	500	44	456	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	80	2,920	3,000	1,500
Annual district filing fee	175	175	-	175	175
Insurance: GL & POL	7,600	7,103	-	7,103	7,814
Contingencies	750	36	714	750	750
Office supplies	750	-	750	750	750
Miscellaneous	750	-	750	750	750
Property taxes	-	5,358	-	5,358	5,000
Bank fees	750	-	-	-	-
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	210	-	210	210
Property appraiser	328	408	-	408	900
Tax collector	16,981	16,136	845	16,981	18,001
Total professional & administrative	146,849	53,610	58,851	112,461	142,255

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FISCAL YEAR 2025

		Fiscal Y	ear 2024		
	Adopted	Actual	Projected	Total	Proposed
	Budget	through	through	Actual &	Budget
	FY 2024	2/29/2024	9/30/2024	Projected	FY 2025
EXPENDITURES (continued)					
Field operations and maintenance					
Field operations manager	6,000	2,500	3,500	6,000	7,200
Field operations accounting	1,750	729	1,021	1,750	3,500
Landscaping contract labor	300,740	165,393	129,607	295,000	360,000
Insurance: property	7,882	7,284	-	7,284	8,231
Porter services - dog park	5,000	820	4,180	5,000	7,200
Playground ADA mulch	4,000	-	3,200	3,200	4,000
Backflow prevention test	150	-	150	150	150
Irrigation maintenance/repair	10,000	6,893	3,107	10,000	12,000
Plants, shrubs & mulch	38,000	8,550	29,450	38,000	70,000
Annuals	44,000	6,400	14,200	20,600	25,600
Tree trimming	28,000	-	15,000	15,000	15,000
Signage	3,500	-	500	500	4,000
General maintenance	6,000	1,120	4,380	5,500	10,000
Fence/wall repair	4,000	, -	1,500	1,500	6,000
Aquatic control - waterway	14,000	6,975	4,375	11,350	16,500
Fountain maintenance	8,000	1,160	1,840	3,000	8,000
Buck Lake management & consulting-cost share	1,750	, -	200	200	1,750
Buck Lake maintenance-cost share	14,400	-	14,400	14,400	14,500
Wetland monitoring and maintenance	4,800	4,800	-	4,800	4,800
Electric:	,	•		ŕ	ŕ
Irrigation	54,000	6,369	13,631	20,000	72,000
Street lights	56,000	10,420	30,000	40,420	56,000
Entrance signs	3,000	598	1,602	2,200	4,500
Palm tree lights	5,000	-	-	-	1,500
Fountain	60,000	13,289	18,711	32,000	32,000
Water- irrigation	60,000	27,342	38,279	65,621	80,000
Future phases 2C-2E	, -	-	-	, -	400,000
Total field operations & maintenance	739,972	270,642	332,833	608,475	1,224,431
Total expenditures	886,821	324,252	391,684	720,936	1,366,686
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Excess/(deficiency) of revenues					
over/(under) expenditures	505	521,273	(350,583)	165,690	(13)
over, (amaer) experiance		0_1,_1	(000,000)	.00,000	(10)
Fund balance - beginning (unaudited)	282,040	423,461	944,734	423,461	589,151
Fund balance - ending (projected)	202,010	120, 101	011,701	120, 101	000,101
Committed					
Assigned					
Playground	7,500	7,500	7,500	7,500	9,000
Sign and wall	7,000	7,000	7,000	7,000	10,000
3 months working capital	184,405	184,405	184,405	184,405	347,532
Unassigned	83,640	745,829	395,246	390,246	222,606
Fund balance - ending (projected)	\$282,545	\$944,734	\$ 594,151	\$589,151	\$ 589,138
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HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES

rofessional & administrative	
Management/accounting/recording Wrathell, Hunt and Associates, LLC, specializes in managing Community Development Districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and operate and maintain the assets of the community. This fee is inclusive of district management and recording services; however, it has been reduced by approximately 80% for the current fiscal year due to the reduced level of activity that is anticipated.	\$ 48,000
Legal - general counsel The District's Attorney provides on-going general counsel and legal representation. As such, they are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provides service as a "local government lawyer," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.	25,000
Engineering The District's Engineer provides a broad array of engineering, consulting and construction services, which assist in the crafting of sustainable solutions for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	10,000
Audit If certain revenue or expenditure thresholds are exceeded then Florida Statutes, Chapter 218.39 requires the District to have an independent examination of its books, records and accounting procedures.	7,000
Arbitrage rebate calculation To ensure the District's compliance with all Tax Regulations, annual computations are necessary to calculate the arbitrage rebate liability.	1,500
Dissemination agent 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.	3,000
EMMA software system Disclosure Technology Services, LLC EMMA filing assistance software license agreement for quarterly disclosure reporting	1,000
Trustee Annual Fee paid for the service provided as Trustee, Paying Agent and Registrar for Series 2018 and Series 2023.	9,000
Telephone Telephone and fax machine.	200
Postage Mailing of agenda packages, overnight deliveries, correspondence, etc.	500
Printing & binding Copies, agenda package items, etc.	500
Legal advertising The District advertises for monthly meetings, special meetings, public hearings, bidding, etc.	1,500
Annual district filing fee Annual fee paid to the Florida Department of Economic Opportunity.	175
Insurance: GL & POL The District carries public officials liability and general liability insurance. The limit of liability is set at \$1,000,000 for public officials liability.	7,814

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT DEFINITIONS OF GENERAL FUND EXPENDITURES

Contingencies	750
Bank charges and other miscellaneous expenses incurred during the year.	
Office supplies	750
Accounting and administrative supplies.	
Miscellaneous	750
Property taxes	5,000
Website	
Hosting & maintenance	705
ADA compliance	210
Property appraiser	900
Tax collector	18,001
Total professional & administrative	142,255
EXPENDITURES (continued)	
Field operations and maintenance	
Field operations manager	7,200
Prorated FY20 agreement + Prorated FY21 anticipated increase	
Field operations accounting	3,500
Landscaping contract labor	360,000
Basic maintenance, irrigation inspection and fertilization/pest control	
Insurance: property	8,231
Porter services - dog park	7,200
Playground ADA mulch	4,000
Backflow prevention test	150
Irrigation maintenance/repair	12,000
Plants, shrubs & mulch	70,000
Annuals	25,600
Tree trimming	15,000
Signage	4,000
General maintenance	10,000
Fence/wall repair	6,000
Aquatic control - waterway	16,500
Fountain maintenance	8,000
Buck Lake management & consulting-cost share	1,750
Buck Lake maintenance-cost share	14,500
Wetland monitoring and maintenance	4,800
Electric:	4,000
Irrigation	72,000
Street lights	56,000
•	
Entrance signs	4,500
Palm tree lights	1,500
Fountain	32,000
Water- irrigation	80,000
Future phases 2C-2E	400,000
Total field operations & maintenance	1,224,431
Total expenditures	\$1,366,686

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND BUDGET - SERIES 2018 FISCAL YEAR 2025

		Fiscal	Year 2024		
	Adopted	Actual	Projected	Total	Proposed
	Budget	through	through	Actual &	Budget
	FY 2024	2/29/2024	9/30/2024	Projected	FY 2025
REVENUES					
Assessment levy: on-roll	\$568,598				\$ 568,598
Allowable discounts (4%)	(22,744)				(22,744)
Net assessment levy - on-roll	545,854	\$ 540,500	\$ 5,354	\$ 545,854	545,854
Interest	-	17,361	-	17,361	-
Total revenues	545,854	557,861	5,354	563,215	545,854
EXPENDITURES					
Debt service					
Principal	140,000	_	140,000	140,000	155,000
Interest	390,223	195,111	195,112	390,223	384,448
Tax collector	11,372	10,799	573	11,372	11,372
Total expenditures	541,595	205,910	335,685	541,595	550,820
Evene ((deficiency) of revenues					
Excess/(deficiency) of revenues over/(under) expenditures	4,259	351,951	(330,331)	21,620	(4,966)
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OTHER FINANCING SOURCES/(USES)					
Transfers in		7		7	
Total other financing sources/(uses)		7		7	
Fund balance:					
Net increase/(decrease) in fund balance	4,259	351,958	(330,331)	21,627	(4,966)
Beginning fund balance (unaudited)	770,289	799,554	1,151,512	799,554	821,181
Ending fund balance (projected)	\$774,548	\$1,151,512	\$ 821,181	\$ 821,181	816,215
Use of fund balance:					
Debt service reserve account balance (requ	uired)				(430,093)
Interest expense - November 1, 2025					(188,543)
Projected fund balance surplus/(deficit) as of	of September	30, 2025			\$ 197,579

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT SERIES 2018 AMORTIZATION SCHEDULE

						Bond
	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Balance
11/01/24				192,223.75	192,223.75	7,465,000.00
05/01/25	155,000.00		4.750%	192,223.75	347,223.75	7,310,000.00
11/01/25				188,542.50	188,542.50	7,310,000.00
05/01/26	160,000.00		4.750%	188,542.50	348,542.50	7,150,000.00
11/01/26				184,742.50	184,742.50	7,150,000.00
05/01/27	170,000.00		4.750%	184,742.50	354,742.50	6,980,000.00
11/01/27				180,705.00	180,705.00	6,980,000.00
05/01/28	175,000.00		4.750%	180,705.00	355,705.00	6,805,000.00
11/01/28				176,548.75	176,548.75	6,805,000.00
05/01/29	185,000.00		4.750%	176,548.75	361,548.75	6,620,000.00
11/01/29				172,155.00	172,155.00	6,620,000.00
05/01/30	195,000.00		5.100%	172,155.00	367,155.00	6,425,000.00
11/01/30				167,182.50	167,182.50	6,425,000.00
05/01/31	205,000.00		5.100%	167,182.50	372,182.50	6,220,000.00
11/01/31				161,955.00	161,955.00	6,220,000.00
05/01/32	215,000.00		5.100%	161,955.00	376,955.00	6,005,000.00
11/01/32				156,472.50	381,472.50	6,005,000.00
05/01/33	225,000.00		5.100%	156,472.50	156,472.50	5,780,000.00
11/01/33				150,735.00	390,735.00	5,780,000.00
05/01/34	240,000.00		5.100%	150,735.00	150,735.00	5,540,000.00
11/01/34				144,615.00	394,615.00	5,540,000.00
05/01/35	250,000.00		5.100%	144,615.00	144,615.00	5,290,000.00
11/01/35				138,240.00	403,240.00	5,290,000.00
05/01/36	265,000.00		5.100%	138,240.00	138,240.00	5,025,000.00
11/01/36				131,482.50	406,482.50	5,025,000.00
05/01/37	275,000.00		5.100%	131,482.50	131,482.50	4,750,000.00
11/01/37				124,470.00	414,470.00	4,750,000.00
05/01/38	290,000.00		5.100%	124,470.00	124,470.00	4,460,000.00
11/01/38				117,075.00	422,075.00	4,460,000.00
05/01/39	305,000.00		5.250%	117,075.00	117,075.00	4,155,000.00
11/01/39				109,068.75	434,068.75	4,155,000.00
05/01/40	325,000.00		5.250%	109,068.75	109,068.75	3,830,000.00
11/01/40				100,537.50	440,537.50	3,830,000.00
05/01/41	340,000.00		5.250%	100,537.50	100,537.50	3,490,000.00
11/01/41				91,612.50	451,612.50	3,490,000.00

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT SERIES 2018 AMORTIZATION SCHEDULE

						Bond
	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Balance
05/01/42	360,000.00		5.250%	91,612.50	91,612.50	3,130,000.00
11/01/42				82,162.50	462,162.50	3,130,000.00
05/01/43	380,000.00		5.250%	82,162.50	82,162.50	2,750,000.00
11/01/43				72,187.50	472,187.50	2,750,000.00
05/01/44	400,000.00		5.250%	72,187.50	72,187.50	2,350,000.00
11/01/44				61,687.50	481,687.50	2,350,000.00
05/01/45	420,000.00		5.250%	61,687.50	61,687.50	1,930,000.00
11/01/45				50,662.50	495,662.50	1,930,000.00
05/01/46	445,000.00		5.250%	50,662.50	50,662.50	1,485,000.00
11/01/46				38,981.25	508,981.25	1,485,000.00
05/01/47	470,000.00		5.250%	38,981.25	38,981.25	1,015,000.00
11/01/47				26,643.75	521,643.75	1,015,000.00
05/01/48	495,000.00		5.250%	26,643.75	26,643.75	520,000.00
11/01/48				13,650.00	533,650.00	520,000.00
05/01/49	520,000.00		5.250%	13,650.00	7,478,650.00	-
Total	7,465,000.00			6,068,677.50	20,998,677.50	

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND BUDGET - SERIES 2023 FISCAL YEAR 2025

			Fiscal	Yea	r 2024			
	Adopted		Actual	Р	rojected	Total		Proposed
	Budget	Budget throug		through		Actual &		Budget
	FY 2024	2/	29/2024	9/	/30/2024	F	Projected	FY 2025
REVENUES							-	,
Assessment levy: on-roll	\$244,614							\$ 244,614
Allowable discounts (4%)	(9,785)							(9,785)
Net assessment levy - on-roll	234,829	\$	232,320	\$	2,509	\$	234,829	234,829
Interest	-		3,477		3,477		6,954	-
Total revenues	234,829		235,797		5,986		241,783	234,829
EXPENDITURES								
Debt service								
Principal	55,000		-		55,000		55,000	55,000
Interest	173,266		86,633		86,633		173,266	170,998
Tax collector	4,892		4,641		251		4,892	4,892
Total expenditures	233,158		91,274		141,884		233,158	230,890
Excess/(deficiency) of revenues								
over/(under) expenditures	1,671		144,523		(135,898)		8,625	3,939
Beginning fund balance (unaudited)	200,378		129,379		273,902		129,379	138,004
Ending fund balance (projected)	\$202,049	\$	273,902	\$	138,004	\$	138,004	141,943
Use of fund balance:								
Debt service reserve account balance (requ	uired)							(56,873)
Interest expense - November 1, 2025								(84,364)
Projected fund balance surplus/(deficit) as	of September	30,	2025					\$ 706

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT SERIES 2023 AMORTIZATION SCHEDULE

						Bond
	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Balance
11/01/24				85,498.75	85,498.75	3,380,000.00
05/01/25	55,000.00		4.125%	85,498.75	140,498.75	3,325,000.00
11/01/25				84,364.38	84,364.38	3,325,000.00
05/01/26	60,000.00		4.125%	84,364.38	144,364.38	3,265,000.00
11/01/26				83,126.88	83,126.88	3,265,000.00
05/01/27	60,000.00		4.125%	83,126.88	143,126.88	3,205,000.00
11/01/27				81,889.38	81,889.38	3,205,000.00
05/01/28	60,000.00		4.125%	81,889.38	141,889.38	3,145,000.00
11/01/28				80,651.88	80,651.88	3,145,000.00
05/01/29	65,000.00		4.125%	80,651.88	145,651.88	3,080,000.00
11/01/29				79,311.25	79,311.25	3,080,000.00
05/01/30	70,000.00		4.125%	79,311.25	149,311.25	3,010,000.00
11/01/30				77,867.50	77,867.50	3,010,000.00
05/01/31	70,000.00		5.000%	77,867.50	147,867.50	2,940,000.00
11/01/31				76,117.50	76,117.50	2,940,000.00
05/01/32	75,000.00		5.000%	76,117.50	151,117.50	2,865,000.00
11/01/32				74,242.50	74,242.50	2,865,000.00
05/01/33	80,000.00		5.000%	74,242.50	154,242.50	2,785,000.00
11/01/33				72,242.50	72,242.50	2,785,000.00
05/01/34	85,000.00		5.000%	72,242.50	157,242.50	2,700,000.00
11/01/34				70,117.50	70,117.50	2,700,000.00
05/01/35	85,000.00		5.000%	70,117.50	155,117.50	2,615,000.00
11/01/35				67,992.50	67,992.50	2,615,000.00
05/01/36	90,000.00		5.000%	67,992.50	157,992.50	2,525,000.00
11/01/36				65,742.50	65,742.50	2,525,000.00
05/01/37	95,000.00		5.000%	65,742.50	160,742.50	2,430,000.00
11/01/37				63,367.50	63,367.50	2,430,000.00
05/01/38	100,000.00		5.000%	63,367.50	163,367.50	2,330,000.00
11/01/38				60,867.50	60,867.50	2,330,000.00
05/01/39	105,000.00		5.000%	60,867.50	165,867.50	2,225,000.00
11/01/39				58,242.50	58,242.50	2,225,000.00
05/01/40	110,000.00		5.000%	58,242.50	168,242.50	2,115,000.00
11/01/40				55,492.50	55,492.50	2,115,000.00
05/01/41	115,000.00		5.000%	55,492.50	170,492.50	2,000,000.00
11/01/41				52,617.50	52,617.50	2,000,000.00
05/01/42	125,000.00		5.000%	52,617.50	177,617.50	1,875,000.00
11/01/42				49,492.50	49,492.50	1,875,000.00
05/01/43	130,000.00		5.000%	49,492.50	179,492.50	1,745,000.00
11/01/43				46,242.50	46,242.50	1,745,000.00
05/01/44	135,000.00		5.300%	46,242.50	181,242.50	1,610,000.00
11/01/44				42,665.00	42,665.00	1,610,000.00
05/01/45	145,000.00		5.300%	42,665.00	187,665.00	1,465,000.00
11/01/45				38,822.50	38,822.50	1,465,000.00

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT SERIES 2023 AMORTIZATION SCHEDULE

						Bond
	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Balance
05/01/46	150,000.00		5.300%	38,822.50	188,822.50	1,315,000.00
11/01/46				34,847.50	34,847.50	1,315,000.00
05/01/47	160,000.00		5.300%	34,847.50	194,847.50	1,155,000.00
11/01/47				30,607.50	30,607.50	1,155,000.00
05/01/48	170,000.00		5.300%	30,607.50	200,607.50	985,000.00
11/01/48				26,102.50	26,102.50	985,000.00
05/01/49	175,000.00		5.300%	26,102.50	201,102.50	810,000.00
11/01/49				21,465.00	21,465.00	810,000.00
05/01/50	185,000.00		5.300%	21,465.00	206,465.00	625,000.00
11/01/50				16,562.50	16,562.50	625,000.00
05/01/51	195,000.00		5.300%	16,562.50	211,562.50	430,000.00
11/01/51				11,395.00	11,395.00	430,000.00
05/01/52	210,000.00		5.300%	11,395.00	221,395.00	220,000.00
11/01/52				5,830.00	5,830.00	220,000.00
05/01/53	220,000.00		5.300%	5,830.00	225,830.00	-
Total	3,380,000.00			3,227,570.04	6,607,570.04	

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON PROJECTED FISCAL YEAR 2025 ASSESSMENTS

On-Roll Assessments - 2018 Bond Area													
_					FY 2024								
			O&M DS Total		O&M DS Total		O&M DS Total		DS Total		OS Total		Total
		As	sessment	Ass	sessment	As	sessment	t Assessm					
Product/Parcel	Units	per Unit		per Unit		per Unit		per Unit					
SF 40'	251	\$	1,065.14	\$	778.64	\$	1,843.78	\$	1,783.41				
SF 50'	297		1,065.14		973.29		2,038.43		1,978.06				
SF 60'	72		1,065.14		1,167.95		2,233.09		2,172.72				
Total	620												

On-Roll Assessments - 2023 Bond Area - Phases 2A & 2B										
		FY 2025						FY 2024		
			O&M		DS	Total		Total		
		Assessment		Assessment per Unit		Assessment per Unit		Assessment per Unit		
Product/Parcel	Units	per Unit								
SF 40'	126	\$	1,065.14	\$	967.70	\$	2,032.84	\$	1,972.47	
SF 50'	73		1,065.14		1,182.75		2,247.89		2,187.52	
SF 60'	26		1,065.14		1,397.80		2,462.94		2,402.57	
Total	225									

Off-Roll Assessments - Future Bond Area - Phases 2C Through 2F										
<u>-</u>		FY 2025						FY 2024		
		O&M		DS		Total		Total		
		Assessment		Assessment per Unit		Assessment per Unit		Assessment per Unit		
Product/Parcel	Units	per Unit								
SF 40'	209	\$	1,000.17	\$	-	\$	1,000.17	\$	68.77	
SF 50'	217		1,000.17		-		1,000.17		68.77	
SF 60'	38		1,000.17		-		1,000.17		68.77	
Total	464									

Off-Roll Assessments - Future Bond Area - Phases 2G Through 2J									
				FY 2025			FY 2024 Total Assessment		
		O&M Assessment		DS	Total Assessment				
				Assessment					
Product/Parcel	Units	per Unit		per Unit	per Unit		per Unit		
SF 40'	205	\$	64.78		\$	64.78	\$	68.77	
SF 50'	209		64.78			64.78		68.77	
SF 60'	48		64.78			64.78		68.77	
Total	462								

GRAND TOTAL 1,771