

Harmony
Community Development District
Adopted Budget FY 2008
General Fund

BOARD ADOPTED 8/09/07

Account Description (Old)	ADOPTED BUDGET FY 2007	PROPOSED BUDGET FY 2008	Amount (\$) in Budget Change	Percentage Change
REVENUES:				
SPECIAL ASSESSMENTS - ON ROLL (Gross)	\$ 306,179	\$ 520,303	\$ 214,123	69.9%
SPECIAL ASSESSMENTS - OFF ROLL (Net)	1,051,089	988,513	(62,575)	-6.0%
ASSESSMENTS - DISCOUNT @ 4%	See Below	(20,812)	N/A	N/A
TOTAL REVENUES	1,357,268	1,488,004	130,736	9.6%
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISORS' SALARIES	12,000	12,000	-	0.0%
FICA TAXES	918	918	-	0.0%
WORKER'S COMPENSATION		2,000	2,000	N/A
ENGINEERING	6,000	26,000	20,000	333.3%
LEGAL SERVICES	12,000	16,000	4,000	33.3%
AUDIT SERVICES	15,500	15,500	-	0.0%
DISSEMINATION AGENT	6,000	6,000	-	0.0%
ARBITRAGE REBATE	3,000	3,000	-	0.0%
TRUSTEE FEES	11,880	14,000	2,120	17.8%
SPECIAL ASSESSMENTS	10,000	10,350	350	3.5%
INFORMATION TECHNOLOGY	500	1,000	500	100.0%
MANAGEMENT CONSULTING SERVICES	44,000	45,540	1,540	3.5%
TELEPHONE - GENERAL	150	250	100	66.7%
POSTAGE	3,300	3,300	-	0.0%
PRINTING & BINDING	3,000	7,000	4,000	133.3%
RENTALS - GENERAL	2,400	2,484	84	3.5%
INSURANCE	18,480	22,000	3,520	19.0%

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Account Description (Old)	ADOPTED BUDGET FY 2007	PROPOSED BUDGET FY 2008	Amount (\$) in Budget Change	Percentage Change
LEGAL ADVERTISING	700	3,000	2,300	328.6%
CONTINGENCY	250	1,000	750	300.0%
PROPERTY TAXES	7,500	7,500	-	0.0%
OFFICE SUPPLIES	500	1,000	500	100.0%
ANNUAL DISTRICT FILING FEES	175	175	-	0.0%
COLLECTION FEES & EARLY PYMT DISC @ 2%	81,436	10,406	(71,030)	-87.2%
CAPITAL OUTLAY	750	750	-	0.0%
SELF INSURANCE RESERVE (Part of the Fund Balance Forward)		50,000	50,000	N/A
FIRST QUARTER OPERATING (Part of the Fund Balance Forward)		173,924	173,924	N/A
<u>TOTAL ADMINISTRATIVE</u>	240,439	435,097	194,658	81.0%
<u>LANDSCAPE MAINTENANCE</u>				
US 192 ENTRANCE	65,700	65,700	-	0.0%
TOWN SQUARE PARK	30,600	30,600	-	0.0%
PHASE 1 BLVD & LONG PARK WEST	80,000	80,000	-	0.0%
PET PARK	21,000	21,000	-	0.0%
LAKESHORE PARK MAINTENANCE - PHASE 1	25,000	25,000	-	0.0%
LANDSCAPE HARMONY 192 (MEDIAN & RIGHT OF WAY)	36,000	36,000	-	0.0%

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<u>LANDSCAPE MAINTENANCE (Cont.)</u>				
PARCEL B PARK	6,500	6,500	-	0.0%
PARCEL C-1 PARK	6,000	6,000	-	0.0%
PARCEL C-2 PARK	6,000	6,000	-	0.0%
PARCEL D-1 PARK	7,000	7,000	-	0.0%
LAKE PHASE 2 (BLVD & SECONDARY ENTRANCE)	52,000	52,000	-	0.0%
PHASE III STORMWATER PONDS	7,000	8,400	1,400	20.0%
PARCEL G PARK	14,400	14,400	-	0.0%
LANDSCAPE POND AREA (POND EMBANKMENTS - 12)	108,000	108,000	-	0.0%
LANDSCAPE BUCK LAKE (BOAT RAMP/DOCK & SCHOOLHOUSE ROAD)	7,800	7,800	-	0.0%
SWIMMING POOL (SWIM CLUB - Landscape Only)	6,100	6,100	-	0.0%
ASHLEY PARK POOL & CABANA	7,200	7,200	-	0.0%
PHASE 3 BLVD. LONG PARK EAST	80,000	96,000	16,000	20.0%
MISCELLANEOUS	3,600	3,600	-	0.0%
NEIGHBORHOOD D-2 POND		12,000	12,000	N/A
NEIGHBORHOOD E POND		8,000	8,000	N/A
IRRIGATION REPAIRS	15,000	15,000	-	0.0%
IRRIGATION CONTROL MAINTENANCE		5,004	5,004	N/A
<u>ELECTRIC</u>				
ELECTRICITY STREETLIGHTS (Master & Neighborhoods)	303,754	333,770	30,016	9.9%
ELECTRICITY - GENERAL (Swim Club, Parks, Irrigation)	17,280	19,408	2,128	12.3%
UTILITY - WATER 7 SEWER (KUA)	64,470	135,560	71,090	110.3%

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<u>MAINTENANCE</u>				
TELEPHONE (Dock Master)	1,080	1,800	720	66.7%
LAKE & WETLANDS MAINTENANCE	33,000	44,168	11,168	33.8%
LAKESHORE PARK FACILITIES	6,720	6,720	-	0.0%
LAKESHORE PARK SUPPLIES	600	600	-	0.0%
PRESSURE CLEANING - HARDSCAPE	9,858	9,858	-	0.0%
POOL MAINTENANCE (SWIM CLUB & ASHLEY PARK)	23,600	22,600	(1,000)	-4.2%
POOL SUPPLIES (SWIM CLUB & ASHLEY PARK)	5,550	5,550	-	0.0%
PET PARK MANAGEMENT	3,600	3,600	-	0.0%
MAINTENANCE - COMMON AREA	14,400	14,400	-	0.0%
PERMITS & LICENSES	675	685	10	1.5%
REPAIR EQUIPMENT (BOAT REPAIR & MAINTENANCE)	4,000	4,000	-	0.0%
BOAT SUPPLIES	1,000	1,000	-	0.0%
RENEWAL AND REPLACEMENT (BOATING CAPITAL OUTLAY)	18,000	-	(18,000)	-100.0%
PAYROLL - SALARIES (DOCKMASTER)	12,000	12,600	600	5.0%
FICA TAXES	918	972	54	5.9%
CONTINGENCY	11,424	11,424	-	0.0%
<u>TOTAL MAINTENANCE</u>	<u>1,116,829</u>	<u>1,256,019</u>	<u>139,190</u>	<u>12.5%</u>
<u>TOTAL EXPENDITURES</u>	<u>1,357,268</u>	<u>1,691,116</u>	<u>\$ 333,848</u>	<u>24.6%</u>
EXCESS REVENUES (EXPENDITURES)	-	(203,112)		
FUND BALANCE - Beginning		203,112		
FUND BALANCE - Ending	\$ -	\$ -		

Harmony Community Development District
Adopted FY 2008 Operating and Maintenance Budget
Schedule of Vendors

BOARD ADOPTED: 8/09/07

LANDSCAPE MAINTENANCE	Work Location / Description	Effective Date	Period Covered	FY 2007		FY 2008 Projected		
				Monthly \$	Annual \$	Monthly \$	Annual \$	
REW Landscape Corp.								
	Main Entry & Hwy 192 Frontage		12	5,475	65,700	5,475	65,700	
	Square Town Center Park		12	2,550	30,600	2,550	30,600	
	Phase I Blvd. & Long Park West		12	6,667	80,000	6,667	80,000	
	Dog Park		12	1,750	21,000	1,750	21,000	
	Lakeshore Park Phase I		12	2,083	25,000	2,083	25,000	
	Hwy 192 Median & Right of Way		12	3,000	36,000	3,000	36,000	
	Neighborhood B Parks		12	542	6,500	542	6,500	
	Neighborhood C-1 Parks		12	500	6,000	500	6,000	
	Neighborhood C-2 Parks		12	500	6,000	500	6,000	
	Neighborhood D-1 Parks		12	583	7,000	583	7,000	
	Phase II Blvd. & Secondary Entry		12	4,333	52,000	4,333	52,000	
	Neighborhood G Parks	Estimate	12	1,200	14,400	1,200	14,400	
	Swim Club (Landscape Only)		12	508	6,100	508	6,100	
	Ashley Park Pool & Cabana	Estimate	12	600	7,200	600	7,200	
	Phase III Blvd. Long Park East	Estimate	12	8,000	80,000	8,000	96,000	
	Misc. Irrigation Services		12	1,250	15,000	1,250	15,000	
	Irrigation Control Maintenance	NEW	12		-	417	5,004	NEW
					<u>458,500.00</u>		<u>479,504</u>	
Greer's Landscape and Lawn Maint.								
	Phase III Stormwater Ponds	Estimate	MONTHS 12	700	7,000	700	8,400	
	Pond Embankment (12); removal of trash from ponds		12	9,000	108,000	9,000	108,000	
	Buck Lake Dock & Schoolhouse Road.		12	650	7,800	650	7,800	
	Misc. Services		12	300	3,600	300	3,600	
	Embankments of stormwater ponds							
	within non-golf course drainage system							
	Neighborhood D-2 Pond	Dec-07	10			1,200	12,000	NEW
	Neighborhood E Pond	Dec-07	10			800	8,000	NEW
					<u>126,400</u>		<u>147,800</u>	
					<u>\$584,900.00</u>			
TOTAL PROJECTED LANDSCAPE & IRRIG.							\$ 627,304	PERCENTAGE INCREASE 7.2%

ELECTRIC

Meter Location / Description	Effective Date	Period Covered	FY 2007		FY 2008 Projected	
			Monthly \$	Annual \$	Monthly \$	Annual \$

Harmony Community Development District
Adopted FY 2008 Operating and Maintenance Budget
Schedule of Vendors

OUC Street Light (Lease) Agreements
 OUC Account # 101546-34509 (Billing Ref:
 7255 E. Iro Bronson Mem. Hwy. VL)

Street Lights (Master & Neighborhoods)

		MONTHS					
Harmony Town Center	4/21/2003	12	1,006	12,077	1,006	12,077	
Phase I Blvd. & Parcel B, C-1	6/21/2002	12	10,212	122,538	10,212	122,538	
Parcel C-2	6/24/2004	12	2,700	32,399	2,700	32,399	
Parcel D-1	5/26/2005	12	891	10,694	891	10,694	
Parcel A-1	4/28/2005	12	2,786	33,429	2,786	33,429	
Phase II Blvd.	4/28/2005	12	2,058	24,677	2,058	24,677	
Parcel G	11/17/2005	12	2,675	32,100	2,675	32,100	
Phase III Blvd. (Out for Signature)	11/1/2006	12	3,584	35,840	3,584	43,008	
Parcel D-2 & E (Together)	2/1/2008	7		-	3,264	22,848	NEW
				<u>303,754.16</u>			PERCENTAGE INCREASE
TOTAL PROJECTED STREET LIGHT COSTS					\$	333,770	9.9%

Harmony Community Development District
Adopted FY 2008 Operating and Maintenance Budget
Schedule of Vendors

OUC Account Numbers	Electric/Swim Club, Park, Irrigation	Effective Date	Period Covered	FY 2007		FY 2008 Projected		
				Monthly \$	Annual \$	Monthly \$	Annual \$	
MONTHS								
85522-34230	3338 Bracken Fern Dr.	12	12	9	110	10	120	Based 4/07 + 1
85522-34231	3319 Bracken Fern Dr.	12	12	11	130	13	156	Based 4/07 + 1
85522-34232	3317 Primrose Willow Dr.	12	12	14	170	11	132	Based 4/07 + 1
85522-34233	3306 Primrose Willow Dr.	12	12	9	110	10	120	Based 4/07 + 1
85522-36151	3300 Schoolhouse Rd. E1	12	12	150	1,800	166	1,992	Based 4/07 + 1
85522-36152	3300 Schoolhouse Rd. E2	12	12	17	200	22	264	Based 4/07 + 1
85522-36153	3300 Schoolhouse Rd. E3	12	12	14	170	24	288	Based 4/07 + 1
101546-34228	7034 Buttonbush Loop	12	12	9	110	10	120	Based 4/07 + 1
101546-34229	7014 Buttonbush Loop	12	12	9	110	10	120	Based 4/07 + 1
101546-34234	3300 Pond Pine Rd.	12	12	9	110	10	120	Based 4/07 + 1
101546-34235	7255 E Irls Bronson Mem Hwy ENTL	12	12	75	900	68	816	Based 4/07 + 1
101546-34548	7255 E Irls Bronson Mem Hwy TCTR	12	12	21	250	11	132	Based 4/07 + 1
101546-34636	7257 E Irls Bronson Mem Hwy PK	12	12	9	110	10	120	Based 4/07 + 1
101546-34650	3340 Cat Brier Trail FelPk	12	12	12	140	13	156	Based 4/07 + 1
101546-34984	7255 Five Oaks Dr. Swim	12	12	1,000	12,000	950	11,400	Based 4/07 + 50
101546-37272	7000 E Irls Bronson Mem Hwy UPL	12	12	40	475	46	552	Based 4/07 + 1
101546-38203	6917 Beargrass Rd.	12	12	9	110	10	120	Based 4/07 + 1
101546-40772	3375 Schoolhouse Rd. LFS	12	12	23	275	-	-	DELETED
101546-39822	6900 E Irls Bronson Memorial Hwy	12	12	-	-	16	192	Based 4/07 + 1
101546-43484	7600 Five Oaks Dr LFS	12	12	-	-	20	240	Based 4/07 + 1
101546-43767	3300 Block Even School House Rd	12	12	-	-	11	132	Based 4/07 + 1
101546-43768	6900 Block Odd Five Oaks Dr	12	12	-	-	11	132	Based 4/07 + 1
101546-45071	7600 Five Oaks Dr IRG	12	12	-	-	157	1,884	Based 4/07 + 1
	D-2 and E Electric Meter for Irrigation (Together)	Dec-07	10	-	-	10	100	NEW
				17,280				
TOTAL PROJECTED ELECTRIC CHARGES						\$	19,408	PERCENTAGE INCREASE 12.3%

Water / Wastewater (KUA)	Work Location / Description	Effective Date	Period Covered	FY 2007		FY 2008 Projected		
				Monthly \$	Annual \$	Monthly \$	Annual \$	
MONTHS								
Kissimmee Utility Authority								
Account Number								
25420-774870	3350 Catbrier Trail	12	12	13	150	7	84	Based 4/07 + 1
25420-774910	Bracken Fern Dr. Park	12	12	28	330	36	432	Based 4/07 + 1
25420-774920	Buttonbush Loop Park B	12	12	8	90	27	324	Based 4/07 + 1
25420-774930	3362 Catbrier Trail	12	12	3	40	3	40	
25420-774940	7036 Buttonbush Loop Park B	12	12	50	600	88	816	Based 4/07 + 1
25420-774950	Pond Pine Rd. Park	12	12	46	550	42	504	Based 4/07 + 1
25420-774960	Alley Neighborhood Park C	12	12	19	225	38	456	Based 4/07 + 1
25420-774980	Primrose Willow Dr Park	12	12	22	260	35	420	Based 4/07 + 1
25420-774990	7014 Buttonbush Loop Park	12	12	35	425	44	528	Based 4/07 + 1
25420-775000	Catbrier & Bracken Fern Dr PPark	12	12	63	750	169	2,028	Based 4/07 + 1
25420-784380	Five Oaks Dr.	12	12	217	2,600	365	4,380	Based 4/07 + 1
25420-784390	Schoolhouse Rd. Park	12	12	333	4,000	273	3,276	Based 4/07 + 1
25420-784410	Catbrier Trail Park	12	12	750	9,000	711	8,532	Based 4/07 + 1
25420-784420	Harmony Square Dr West	12	12	333	4,000	382	4,584	Based 4/07 + 1
25420-784430	Harmony Square Dr East	12	12	367	4,400	491	5,892	Based 4/07 + 1
25420-784440	Harmony Square Dr ENT W	12	12	500	6,000	676	8,112	Based 4/07 + 1

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Schedule of Vendors

25420-785210	Five Oaks Dr. RM	12	333	4,000	378	4,536	Based 4/07 + 1
25420-785270	7251 Five Oaks Drive Court	12			-	-	
25420-790300	7255 Five Oaks Dr CABAN	12	108	1,300	68	816	Based 4/07 + 1
25420-790680	7255 Five Oaks Dr POOL	12	67	800	53	636	Based 4/07 + 1
25420-790670	7255 Five Oaks Dr SHOWR	12	29	350	28	336	Based 4/07 + 1
25420-790680	7255 Five Oaks Dr RECLM	12	217	2,600	77	924	Based 4/07 + 1
25420-812210	3300 Schoolhouse Rd RM	12	525	6,300	514	6,168	Based 4/07 + 1
25420-818280	3300 Schoolhouse Rd Park	12	92	1,100	163	1,956	Based 4/07 + 1
25420-846710	Hamony Square Dr & 192	12	525	6,300	414	4,968	Based 4/07 + 1
25420-855740	Schoolhouse Rd Park	12	275	3,300	439	5,268	Based 4/07 + 1
25420-903760	6900 E Irla Bronson Mem Hwy	12	417	5,000	675	8,100	Based 4/07 + 1
25420-908770	3375 Scholl House Rd LFTST	12					
25420-933910	6900 Five Oaks Dr BLK RCLM	12			413	4,956	Based 4/07 + 1
25420-933920	3300 Scool House RD BLK RCLM	12			299	3,588	Based 4/07 + 1
25420-941290	7600 Five Oaks Drive	12			87	1,044	Based 4/07 + 1
25420-948250	7300 Five Oaks Drive RCLM	12			2,892	34,704	Based 4/07 + 1
25420-948380	7500 Five Oaks Drive RCLM	12			1,421	17,052	Based 4/07 + 1
	D-2 and E Water Meter for Irrigation	Dec-07	10			100	NEW
				<u>\$64,470.00</u>			

TOTAL PROJECTED WATER / WASTEWATER	\$	135,560	PERCENTAGE INCREASE	110.3%
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Harmony Community Development District
 Adopted FY 2008 Operating and Maintenance Budget
 Schedule of Vendors

		<u>\$6,720.00</u>	PERCENTAGE INCREASE 0.0%
TOTAL PROJECTED LAKE SHORE PARK FACILITIES	\$	6,720	

Lake Shore Park Supplies	Work Location / Description	Effective Date	Period Covered	FY 2007		FY 2008 Projected	
				Monthly \$	Annual \$	Monthly \$	Annual \$
			MONTHS				
Spies	Lakeshore Pk/Water Feature Chem.		12	50	600	50	600

		<u>\$600.00</u>	PERCENTAGE INCREASE 0.0%
TOTAL PROJECTED LAKE SHORE PARK SUPPLIES	\$	600	

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Schedule of Vendors

Pressure Cleansing Hardscape	Work Location / Description	Effective Date	Period Covered	FY 2007		FY 2008 Projected		
				Monthly \$	Annual \$	Monthly \$	Annual \$	
			MONTHS					
Awnclean	Pressure Cleaning Common Areas		12	822	9,858	822	9,858	PERCENTAGE INCREASE 0.0%
				<u>\$9,858.00</u>				
TOTAL PROJECTED PRESSURE CLEANING HARDSCAPE							\$ 9,858	

Pool Cleaning & Maintenance (Swim Club & Ashley Park)	Work Location / Description	Effective Date	Period Covered	FY 2007		FY 2008 Projected			
				Monthly \$	Annual \$	Monthly \$	Annual \$		
			MONTHS						
Ashley Park Pool & Cabana			12	600	7,200	600	7,200	PERCENTAGE DECREASE -4.2%	
Robert's	Swim Club/Pool Cleaning		12	733	8,800	650	7,800		
Diamond Cleaning	Swim Club/Restroom Cleaning		12	50	600	50	600		
	Swim Club Building Maintenance		12	40	475	40	475		
Symbiot	Swim Club/Heater Maint. Agreement		12	281	3,375	281	3,375		
Robert's	Pool Cleaning	Estimate	12	244	2,925	244	2,925		
Diamond Cleaning	Restroom Cleaning	Estimate	12	19	225	19	225		
	Building Maintenance	Estimate	12	<u>\$23,600.00</u>					
TOTAL PROJECTED POOL CLEANING & MAINTENANCE							\$ 22,600		

Pool Supplies (Swim Club & Ashley Park)	Work Location / Description	Effective Date	Period Covered	FY 2007		FY 2008 Projected		
				Monthly \$	Annual \$	Monthly \$	Annual \$	
			MONTHS					
Spies	Swim Club/Pool Chemicals		12	350	4,200	350	4,200	PERCENTAGE INCREASE 0.0%
Spies	Pool Chemicals	Estimate	12	113	1,350	113	1,350	
				<u>5,550</u>				
TOTAL PROJECTED POOL SUPPLIES							\$ 5,550	

Pet Park Management	Work Location / Description	Effective Date	Period Covered	FY 2007		FY 2008 Projected	
				Monthly \$	Annual \$	Monthly \$	Annual \$

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Pet Park Management

<u>MONTHS</u>						
12	300	3,600	300	3,600		
		<u>\$3,600.00</u>				
TOTAL PROJECTED PET PARK MANAGEMENT					\$ 3,600	PERCENTAGE INCREASE 0.0%

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General Maintenance	Work Location / Description	Effective Date	Period Covered	FY 2007		FY 2008 Projected		PERCENTAGE INCREASE
				Monthly \$	Annual \$	Monthly \$	Annual \$	
			MONTHS					
	General Maintenance		12	1,200	14,400	1,200	14,400	
					<u>\$14,400.00</u>			
				TOTAL PROJECTED GENERAL MAINTENANCE		\$	14,400	0.0%

Permits and Licenses	Work Location / Description	Effective Date	Period Covered	FY 2007		FY 2008 Projected		PERCENTAGE INCREASE
				Monthly \$	Annual \$	Monthly \$	Annual \$	
			MONTHS					
	Swim Club/Operating Permits		12	29	350	30	360	
	Lakeshore Pk/Water Feature Permit		12	10	115	10	115	
	Operating Permits	Estimate	12	18	210	18	210	
					<u>675</u>			
				TOTAL PROJECTED PERMITS AND LICENSES		\$	685	1.5%

Boat Repair & Maintenance	Work Location / Description	Effective Date	Period Covered	FY 2007		FY 2008 Projected		PERCENTAGE INCREASE
				Monthly \$	Annual \$	Monthly \$	Annual \$	
			MONTHS					
	Boat Repair & Maintenance		12	333	4,000	333	4,000	
					<u>4,000</u>			
				TOTAL PROJECTED BOAT REPAIR & MAINTENANCE		\$	4,000	0.0%

Boating Supplies	Work Location / Description	Effective Date	Period Covered	FY 2007		FY 2008 Projected		PERCENTAGE INCREASE
				Monthly \$	Annual \$	Monthly \$	Annual \$	
			MONTHS					
	Boating Supplies		12	83	1,000	83	1,000	
					<u>\$1,000.00</u>			
				TOTAL PROJECTED BOATING SUPPLIES		\$	1,000	0.0%

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 Schedule of Vendors

Saleries - Dockmaster	Work Location / Description	Effective Date	Period Covered	FY 2007		FY 2008 Projected		
				Monthly \$	Annual \$	Monthly \$	Annual \$	
			MONTHS					
	Saleries - Dockmaster		12	1,000	12,000	1,050	12,600	
	FICA Expenses		12	77	918	81	972	
					<u>12,918</u>			
TOTAL PROJECTED SALERIES & FICA EXP - DOCKMASTER							\$ 13,572	PERCENTAGE INCREASE 5.1%

Contingency	Work Location / Description	Effective Date	Period Covered	FY 2007		FY 2008 Projected		
				Monthly \$	Annual \$	Monthly \$	Annual \$	
			MONTHS					
	Contingency		12	952	11,424	952	11,424	
					<u>11,424</u>			
TOTAL PROJECTED CONTINGENCY							\$ 11,424	PERCENTAGE INCREASE 0.0%

Harmony
Community Development District
Adopted Budget FY 2008
Debt Service Fund - 2001 Series

BOARD ADOPTED: 8/09/07

Description	Proposed Budget FY 2008
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Revenues:

Assessments On Roll	\$ 875,901
Assessments Off Roll	648,273
Assessments - Discounts	(35,036)
Assessment Prepayments	-
Interest Income	-
Total Revenues	<u>1,489,138</u>

Expenditures:

Principal Retirement	255,000
Principal Prepayments	-
Interest Expense - Nov 1	596,313
Interest Expense - May 1	596,313
Collection Fees	17,518
Excess Reserves	-
Total Expenditures	<u>1,465,143</u>

Excess Revenues (Expenditures)	23,995
Fund Balance - Beginning	2,029,958
Fund Balance - Ending	<u>\$ 2,053,953</u>

Harmony

Community Development District
Series 2001 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/04	\$ 17,280,000.00	7.25%	\$ 105,000.00	\$ 626,400.00	\$ 1,573,993.75
05/01/05	\$ 17,175,000.00	7.25%	\$ 220,000.00	\$ 622,593.75	
11/01/05	\$ 16,955,000.00	7.25%	\$ 50,000.00	\$ 614,618.75	\$ 1,497,425.00
05/01/06	\$ 16,905,000.00	7.25%	\$ 220,000.00	\$ 612,806.25	
11/01/06	\$ 16,685,000.00	7.25%	\$ -	\$ 604,831.25	\$ 1,444,662.50
05/01/07	\$ 16,685,000.00	7.25%	\$ 235,000.00	\$ 604,831.25	
11/01/07	\$ 16,450,000.00	7.25%	\$ -	\$ 596,312.50	\$ 1,447,625.00
05/01/08	\$ 16,450,000.00	7.25%	\$ 255,000.00	\$ 596,312.50	
11/01/08	\$ 16,195,000.00	7.25%	\$ -	\$ 587,068.75	\$ 1,444,137.50
05/01/09	\$ 16,195,000.00	7.25%	\$ 270,000.00	\$ 587,068.75	
11/01/09	\$ 15,925,000.00	7.25%	\$ -	\$ 577,281.25	\$ 1,444,562.50
05/01/10	\$ 15,925,000.00	7.25%	\$ 290,000.00	\$ 577,281.25	
11/01/10	\$ 15,635,000.00	7.25%	\$ -	\$ 566,768.75	\$ 1,448,537.50
05/01/11	\$ 15,635,000.00	7.25%	\$ 315,000.00	\$ 566,768.75	
11/01/11	\$ 15,320,000.00	7.25%	\$ -	\$ 555,350.00	\$ 1,445,700.00
05/01/12	\$ 15,320,000.00	7.25%	\$ 335,000.00	\$ 555,350.00	
11/01/12	\$ 14,985,000.00	7.25%	\$ -	\$ 543,206.25	\$ 1,441,412.50
05/01/13	\$ 14,985,000.00	7.25%	\$ 355,000.00	\$ 543,206.25	
11/01/13	\$ 14,630,000.00	7.25%	\$ -	\$ 530,337.50	\$ 1,440,675.00
05/01/14	\$ 14,630,000.00	7.25%	\$ 380,000.00	\$ 530,337.50	
11/01/14	\$ 14,250,000.00	7.25%	\$ -	\$ 516,562.50	\$ 1,443,125.00
05/01/15	\$ 14,250,000.00	7.25%	\$ 410,000.00	\$ 516,562.50	
11/01/15	\$ 13,840,000.00	7.25%	\$ -	\$ 501,700.00	\$ 1,443,400.00
05/01/16	\$ 13,840,000.00	7.25%	\$ 440,000.00	\$ 501,700.00	
11/01/16	\$ 13,400,000.00	7.25%	\$ -	\$ 485,750.00	\$ 1,441,500.00
05/01/17	\$ 13,400,000.00	7.25%	\$ 470,000.00	\$ 485,750.00	
11/01/17	\$ 12,930,000.00	7.25%	\$ -	\$ 468,712.50	\$ 1,442,425.00
05/01/18	\$ 12,930,000.00	7.25%	\$ 505,000.00	\$ 468,712.50	
11/01/18	\$ 12,425,000.00	7.25%	\$ -	\$ 450,406.25	\$ 1,440,812.50
05/01/19	\$ 12,425,000.00	7.25%	\$ 540,000.00	\$ 450,406.25	
11/01/19	\$ 11,885,000.00	7.25%	\$ -	\$ 430,831.25	\$ 1,441,662.50
05/01/20	\$ 11,885,000.00	7.25%	\$ 580,000.00	\$ 430,831.25	
11/01/20	\$ 11,305,000.00	7.25%	\$ -	\$ 409,806.25	\$ 1,444,612.50
05/01/21	\$ 11,305,000.00	7.25%	\$ 625,000.00	\$ 409,806.25	
11/01/21	\$ 10,680,000.00	7.25%	\$ -	\$ 387,150.00	\$ 1,444,300.00
05/01/22	\$ 10,680,000.00	7.25%	\$ 670,000.00	\$ 387,150.00	
11/01/22	\$ 10,010,000.00	7.25%	\$ -	\$ 362,862.50	\$ 1,445,725.00
05/01/23	\$ 10,010,000.00	7.25%	\$ 720,000.00	\$ 362,862.50	
11/01/23	\$ 9,290,000.00	7.25%	\$ -	\$ 336,762.50	\$ 1,443,525.00
05/01/24	\$ 9,290,000.00	7.25%	\$ 770,000.00	\$ 336,762.50	
11/01/24	\$ 8,520,000.00	7.25%	\$ -	\$ 308,850.00	\$ 1,447,700.00
05/01/25	\$ 8,520,000.00	7.25%	\$ 830,000.00	\$ 308,850.00	
11/01/25	\$ 7,690,000.00	7.25%	\$ -	\$ 278,762.50	\$ 1,447,525.00
05/01/26	\$ 7,690,000.00	7.25%	\$ 890,000.00	\$ 278,762.50	
11/01/26	\$ 6,800,000.00	7.25%	\$ -	\$ 246,500.00	\$ 1,448,000.00
05/01/27	\$ 6,800,000.00	7.25%	\$ 955,000.00	\$ 246,500.00	
11/01/27	\$ 5,845,000.00	7.25%	\$ -	\$ 211,881.25	\$ 1,448,762.50
05/01/28	\$ 5,845,000.00	7.25%	\$ 1,025,000.00	\$ 211,881.25	
11/01/28	\$ 4,820,000.00	7.25%	\$ -	\$ 174,725.00	\$ 1,439,450.00
05/01/29	\$ 4,820,000.00	7.25%	\$ 1,090,000.00	\$ 174,725.00	
11/01/29	\$ 3,730,000.00	7.25%	\$ -	\$ 135,212.50	\$ 1,440,425.00
05/01/30	\$ 3,730,000.00	7.25%	\$ 1,170,000.00	\$ 135,212.50	
11/01/30	\$ 2,560,000.00	7.25%	\$ -	\$ 92,800.00	\$ 1,445,600.00
05/01/31	\$ 2,560,000.00	7.25%	\$ 1,260,000.00	\$ 92,800.00	
11/01/31	\$ 1,300,000.00	7.25%	\$ -	\$ 47,125.00	\$ 1,394,250.00
05/01/32	\$ 1,300,000.00	7.25%	\$ 1,300,000.00	\$ 47,125.00	
			\$ 17,280,000.00	\$ 23,291,531.25	\$ 40,571,531.25

Harmony

Community Development District

Adopted Budget FY 2008

Debt Service Fund - 2004 Series

BOARD ADOPTED: 9/09/07

Description	Proposed Budget FY 2008
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Revenues:

Special Assessments	\$ -
Assessment - Discounts	-
Assessments Off Roll	1,183,055
Assessment Prepayments	-
Interest Income	18,246
Total Revenues	<u>1,201,301</u>

Expenditures:

Principal Retirement	185,000
Interest Expense - Nov 1	520,256
Interest Expense - May 1	520,256
Collection Fees	-
Total Expenditures	<u>1,225,513</u>

Excess Revenue (Expenditures)	(24,212)
Fund Balance - Beginning	1,537,945
Fund Balance - Ending	<u>\$ 1,513,733</u>

Harmony
Community Development District
Series 2004 Capital Improvement Revenue Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
5/1/2005	\$ 15,590,000.00	6.75%	\$ -	\$ 137,442.19	\$ 137,442.19
11/1/2005	\$ 15,590,000.00	6.75%	\$ -	\$ 376,799.08	\$ 902,961.56
5/1/2006	\$ 15,590,000.00	6.75%	\$ -	\$ 526,162.50	
11/1/2006	\$ 15,590,000.00	6.75%	\$ -	\$ 526,162.50	\$ 1,227,325.00
5/1/2007	\$ 15,590,000.00	6.75%	\$ 175,000.00	\$ 526,162.50	
11/1/2007	\$ 15,415,000.00	6.75%	\$ -	\$ 520,256.25	\$ 1,225,512.50
5/1/2008	\$ 15,415,000.00	6.75%	\$ 185,000.00	\$ 520,256.25	
11/1/2008	\$ 15,230,000.00	6.75%	\$ -	\$ 514,012.50	\$ 1,223,025.00
5/1/2009	\$ 15,230,000.00	6.75%	\$ 195,000.00	\$ 514,012.50	
11/1/2009	\$ 15,035,000.00	6.75%	\$ -	\$ 507,431.25	\$ 1,224,862.50
5/1/2010	\$ 15,035,000.00	6.75%	\$ 210,000.00	\$ 507,431.25	
11/1/2010	\$ 14,825,000.00	6.75%	\$ -	\$ 500,343.75	\$ 1,225,687.50
5/1/2011	\$ 14,825,000.00	6.75%	\$ 225,000.00	\$ 500,343.75	
11/1/2011	\$ 14,600,000.00	6.75%	\$ -	\$ 492,750.00	\$ 1,230,500.00
5/1/2012	\$ 14,600,000.00	6.75%	\$ 245,000.00	\$ 492,750.00	
11/1/2012	\$ 14,355,000.00	6.75%	\$ -	\$ 484,481.25	\$ 1,223,962.50
5/1/2013	\$ 14,355,000.00	6.75%	\$ 255,000.00	\$ 484,481.25	
11/1/2013	\$ 14,100,000.00	6.75%	\$ -	\$ 475,875.00	\$ 1,226,750.00
5/1/2014	\$ 14,100,000.00	6.75%	\$ 275,000.00	\$ 475,875.00	
11/1/2014	\$ 13,825,000.00	6.75%	\$ -	\$ 466,593.75	\$ 1,223,187.50
5/1/2015	\$ 13,825,000.00	6.75%	\$ 290,000.00	\$ 466,593.75	
11/1/2015	\$ 13,535,000.00	6.75%	\$ -	\$ 456,806.25	\$ 1,223,612.50
5/1/2016	\$ 13,535,000.00	6.75%	\$ 310,000.00	\$ 456,806.25	
11/1/2016	\$ 13,225,000.00	6.75%	\$ -	\$ 446,343.75	\$ 1,222,687.50
5/1/2017	\$ 13,225,000.00	6.75%	\$ 330,000.00	\$ 446,343.75	
11/1/2017	\$ 12,895,000.00	6.75%	\$ -	\$ 435,206.25	\$ 1,225,412.50
5/1/2018	\$ 12,895,000.00	6.75%	\$ 355,000.00	\$ 435,206.25	
11/1/2018	\$ 12,540,000.00	6.75%	\$ -	\$ 423,225.00	\$ 1,226,450.00
5/1/2019	\$ 12,540,000.00	6.75%	\$ 380,000.00	\$ 423,225.00	
11/1/2019	\$ 12,160,000.00	6.75%	\$ -	\$ 410,400.00	\$ 1,225,800.00
5/1/2020	\$ 12,160,000.00	6.75%	\$ 405,000.00	\$ 410,400.00	
11/1/2020	\$ 11,755,000.00	6.75%	\$ -	\$ 396,731.25	\$ 1,228,462.50
5/1/2021	\$ 11,755,000.00	6.75%	\$ 435,000.00	\$ 396,731.25	
11/1/2021	\$ 11,320,000.00	6.75%	\$ -	\$ 382,050.00	\$ 1,224,100.00
5/1/2022	\$ 11,320,000.00	6.75%	\$ 460,000.00	\$ 382,050.00	
11/1/2022	\$ 10,860,000.00	6.75%	\$ -	\$ 366,525.00	\$ 1,228,050.00
5/1/2023	\$ 10,860,000.00	6.75%	\$ 495,000.00	\$ 366,525.00	
11/1/2023	\$ 10,365,000.00	6.75%	\$ -	\$ 349,818.75	\$ 1,224,637.50
5/1/2024	\$ 10,365,000.00	6.75%	\$ 525,000.00	\$ 349,818.75	
11/1/2024	\$ 9,840,000.00	6.75%	\$ -	\$ 332,100.00	\$ 1,224,200.00
5/1/2025	\$ 9,840,000.00	6.75%	\$ 560,000.00	\$ 332,100.00	
11/1/2025	\$ 9,280,000.00	6.75%	\$ -	\$ 313,200.00	\$ 1,221,400.00
5/1/2026	\$ 9,280,000.00	6.75%	\$ 595,000.00	\$ 313,200.00	
11/1/2026	\$ 8,685,000.00	6.75%	\$ -	\$ 293,118.75	\$ 1,221,237.50
5/1/2027	\$ 8,685,000.00	6.75%	\$ 635,000.00	\$ 293,118.75	
11/1/2027	\$ 8,050,000.00	6.75%	\$ -	\$ 271,687.50	\$ 1,223,375.00
5/1/2028	\$ 8,050,000.00	6.75%	\$ 680,000.00	\$ 271,687.50	
11/1/2028	\$ 7,370,000.00	6.75%	\$ -	\$ 248,737.50	\$ 1,227,475.00
5/1/2029	\$ 7,370,000.00	6.75%	\$ 730,000.00	\$ 248,737.50	
11/1/2029	\$ 6,640,000.00	6.75%	\$ -	\$ 224,100.00	\$ 1,223,200.00
5/1/2030	\$ 6,640,000.00	6.75%	\$ 775,000.00	\$ 224,100.00	
11/1/2030	\$ 5,865,000.00	6.75%	\$ -	\$ 197,943.75	\$ 1,220,887.50
5/1/2031	\$ 5,865,000.00	6.75%	\$ 825,000.00	\$ 197,943.75	
11/1/2031	\$ 5,040,000.00	6.75%	\$ -	\$ 170,100.00	\$ 1,220,200.00
5/1/2032	\$ 5,040,000.00	6.75%	\$ 880,000.00	\$ 170,100.00	
11/1/2032	\$ 4,160,000.00	6.75%	\$ -	\$ 140,400.00	\$ 1,220,800.00
5/1/2033	\$ 4,160,000.00	6.75%	\$ 940,000.00	\$ 140,400.00	
11/1/2033	\$ 3,220,000.00	6.75%	\$ -	\$ 108,675.00	\$ 1,217,350.00
5/1/2034	\$ 3,220,000.00	6.75%	\$ 1,000,000.00	\$ 108,675.00	
11/1/2034	\$ 2,220,000.00	6.75%	\$ -	\$ 74,925.00	\$ 1,219,850.00
5/1/2035	\$ 2,220,000.00	6.75%	\$ 1,070,000.00	\$ 74,925.00	
11/1/2035	\$ 1,150,000.00	6.75%	\$ -	\$ 38,812.50	\$ 1,227,625.00
5/1/2036	\$ 1,150,000.00	6.75%	\$ 1,150,000.00	\$ 38,812.50	
			\$ 15,590,000.00	\$ 22,178,028.75	\$ 37,768,028.75

**Harmony
Community Development District
2007 - 2008 Final Assessments**

Neighborhood	Lot Type	Lot Width	2008 O & M Assessment	2007 O & M Assessment	2008 Debt Service Assessment	2007 Debt Service Assessment	2008 Total Assessment	2007 Total Assessment
A-1	MF	n/a	\$ 403.91	\$ 335.30	\$ 679.96	\$ 687.14	\$ 1,083.87	\$ 1,022.44
B	B	80	\$ 1,276.88	\$ 1,059.98	\$ 2,149.56	\$ 2,172.25	\$ 3,426.44	\$ 3,232.23
	C	65	\$ 1,037.47	\$ 861.23	\$ 1,746.52	\$ 1,764.95	\$ 2,783.98	\$ 2,626.18
	E	52	\$ 829.97	\$ 688.98	\$ 1,397.21	\$ 1,411.96	\$ 2,227.19	\$ 2,100.94
	G	42	\$ 670.36	\$ 556.49	\$ 1,128.52	\$ 1,140.43	\$ 1,798.88	\$ 1,696.92
	H	35	\$ 558.64	\$ 463.74	\$ 940.43	\$ 950.36	\$ 1,499.07	\$ 1,414.10
C-1	B	80	\$ 1,255.90	\$ 1,042.56	\$ 2,114.24	\$ 2,136.56	\$ 3,370.14	\$ 3,179.12
	C	65	\$ 1,020.42	\$ 847.08	\$ 1,717.82	\$ 1,735.95	\$ 2,738.24	\$ 2,583.03
	E	52	\$ 816.34	\$ 677.66	\$ 1,374.26	\$ 1,388.76	\$ 2,190.59	\$ 2,066.42
	G	42	\$ 659.35	\$ 547.34	\$ 1,109.98	\$ 1,121.69	\$ 1,769.32	\$ 1,669.03
	H	35	\$ 549.46	\$ 456.12	\$ 924.98	\$ 934.74	\$ 1,474.44	\$ 1,390.86
C-2	B	80	\$ 1,305.96	\$ 1,084.12	\$ 2,198.51	\$ 2,221.72	\$ 3,504.47	\$ 3,305.84
	C	65	\$ 1,061.09	\$ 880.84	\$ 1,786.29	\$ 1,805.14	\$ 2,847.38	\$ 2,685.98
	E	52	\$ 848.87	\$ 704.68	\$ 1,429.03	\$ 1,444.12	\$ 2,277.90	\$ 2,148.80
	G	42	\$ 685.63	\$ 569.16	\$ 1,154.22	\$ 1,166.40	\$ 1,839.85	\$ 1,735.56
	H	35	\$ 571.36	\$ 474.30	\$ 961.85	\$ 972.00	\$ 1,533.21	\$ 1,446.30
D-1	B	80	\$ 1,349.25	\$ 1,120.05	\$ 2,271.38	\$ 2,295.36	\$ 3,620.63	\$ 3,415.41
	C	65	\$ 1,096.26	\$ 910.04	\$ 1,845.50	\$ 1,864.98	\$ 2,941.76	\$ 2,775.02
	E	52	\$ 877.01	\$ 728.03	\$ 1,476.40	\$ 1,491.98	\$ 2,353.41	\$ 2,220.01
D-2	E	n/a	\$ 710.73	\$ 665.32	\$ 1,349.22	\$ 1,363.46	\$ 2,059.96	\$ 2,028.78
E	Custom	n/a	\$ 1,896.37	\$ 1,775.20	\$ 3,599.98	\$ 3,637.98	\$ 5,496.35	\$ 5,413.18
G	E	52	\$ 965.37	\$ 801.38	\$ 1,625.14	\$ 1,642.30	\$ 2,590.51	\$ 2,443.68
	G	42	\$ 779.72	\$ 647.27	\$ 1,312.62	\$ 1,326.47	\$ 2,092.34	\$ 1,973.74
	H	35	\$ 649.77	\$ 539.39	\$ 1,093.85	\$ 1,105.39	\$ 1,743.61	\$ 1,644.78

**Harmony CDD Debt Service Assessment Analysis - 2008
 Combined 2001 / 2004 Bond Debt Service**

	Due Date	Principal	Interest	Sub Totals	Semi-Annual Debt Payments	
2001 Series Bond	5/1/2008	\$255,000.00	\$596,312.50	\$851,312.50	\$ 1,556,568.75	59%
2004 Series Bond	5/1/2008	\$185,000.00	\$520,256.25	\$ 705,256.25		
2001 Series Bond	11/1/2008		\$587,068.75	\$ 587,068.75	\$1,101,081.25	41%
2004 Series Bond	11/1/2008		\$514,012.50	\$ 514,012.50		
Total Annual Debt Service		\$ 440,000.00	\$ 2,217,650.00		\$ 2,657,650.00	
LESS: Direct Billing for Golf Course Land per Special Assess. Meth. Report 12/13/04					\$61,000.00	
NET Annual Debt Service Assessment for Residential and Commercial Lands					\$ 2,596,650.00	
Gross up 106% for early payment (4%) and collection costs (2%)					\$2,752,449.00	
The Per Acre Debt Service Annual Assessment, less the Golf Course Land, and based upon 366.09 acres of Residential Land and 64.17 acres of Commercial Land					\$6,397.18	

The Principal & Interest payments due are based upon the respective Amortization Schedules.

Any *Prepayments* of individual lot debt obligations are not reflected herein.

Debt Service Assessments for the fiscal year of October 2007 thru September 2008 are based upon the Principal & Interest due on **May 1, 2008** and Interest only due on **November 1, 2008**.

This document is the proprietary property of Lochmere Development Group, Inc.

Revised May 27, 2007

Harmony CDD Debt Service Assessment Analysis

Parcel Assessments

	PRODUCT TYPE	TOTAL UNITS	PARCEL ACREAGE	DEBT ASSESSMENT PER PARCEL
RESIDENTIAL				
R-6 (A-1)	Multifamily	186	19.77	\$ 126,472
R-6 (A-2)	Multifamily	44	4.40	\$ 28,148
R-7 (B)	Single family	106	23.58	\$ 150,845
R-8 (G)	Single family	186	39.86	\$ 254,991
(H-1 & H-2)	Multifamily	222	38.16	\$ 244,116
R-9 (F)	Multifamily	120	15.95	\$ 102,035
R-10 (C-1)	Single family	117	25.82	\$ 165,175
(C-2)		87	17.54	\$ 112,206
R-11 (D-1)	Single family	35	10.35	\$ 66,211
(D-2)		11	2.32	\$ 14,841
R-12 (E)	Single family	51	28.70	\$ 183,599
R-20 (M)	Multifamily	120	7.78	\$ 49,770
R-21 (I) & RR-2 (J)	TBD	600	80.72	\$ 516,380
RR-3 (K)	TBD	220	27.25	\$ 174,323
RR-4 (L)	TBD	180	23.89	\$ 152,829
SUB-TOTALS		2285	366.09	\$ 2,341,942
COMMERCIAL				
		G.S.F.		
Comm-1 (Lake Club)		TBD	5.14	\$ 32,881
Comm-2		TBD	2.44	\$ 15,609
SUB-TOTALS			7.58	\$ 48,491
OFFICE				
O-1		TBD	26.34	\$ 168,502
SUB-TOTALS			26.34	\$ 168,502
TOWN CENTER				
TC-1		TBD	11.48	\$ 73,440
TC-2		TBD	18.77	\$ 120,075
SUB-TOTALS			30.25	\$ 193,515
GOLF COURSE				
Golf Course			246.32	\$ 61,000
Golf Course Maintenance Site			9.60	
SUB-TOTALS			255.92	\$ 61,000
TOTAL RESIDENTIAL				
			366.09	\$ 2,341,942
TOTAL COMMERCIAL				
			64.17	\$ 410,507
TOTAL GOLF COURSE				
			255.92	\$ 61,000
TOTAL RESIDENTIAL / COMMERCIAL				
			430.26	\$ 2,752,449
TOTAL GOLF COURSE				
			255.92	\$ 61,000

Debt Assessment By Parcel is based upon \$6,397.18 per acre which includes Gross Up of 106% (4% for early payment & 2% for collection costs)

Parcel Densities in **BOLD** are confirmed via a recorded plat as of September 2007.

The balance of the Parcel densities are estimates.

This document is the proprietary property of Lochmere Development Group, Inc.

Revised May 27, 2007

Harmony CDD Debt Service Assessment Analysis
Debt Assessment by Lot Type

Neighborhood	Parcel Assessment	Lot Type	Lot Width Ft.	Total Lots	Total F.F. of Lots	Total F.F. of Parcel	2007/08	2006/07
							Assessment by Lot Type	Assessment by Lot Type
A-1	\$ 126,472.17	M/F	N/A	186	N/A	N/A	\$ 679.96	\$ 684.66
B	\$ 150,845.41	B	80	9	720		\$ 2,149.56	\$ 2,164.43
		C	65	25	1,625		\$ 1,746.52	\$ 1,758.60
		E	52	35	1,820		\$ 1,397.21	\$ 1,406.88
		G	42	22	924		\$ 1,128.52	\$ 1,136.33
		H	35	15	525		\$ 940.43	\$ 946.94
				106		5,614		
C-1	\$ 165,175.09	B	80	10	800		\$ 2,114.24	\$ 2,128.87
		C	65	30	1,950		\$ 1,717.82	\$ 1,729.70
		E	52	35	1,820		\$ 1,374.26	\$ 1,383.76
		G	42	30	1,260		\$ 1,109.98	\$ 1,117.65
		H	35	12	420		\$ 924.98	\$ 931.38
				117		6,250		
C-2	\$ 112,206.47	B	80	4	320		\$ 2,198.51	\$ 2,213.72
		C	65	14	910		\$ 1,786.29	\$ 1,798.65
		E	52	13	676		\$ 1,429.03	\$ 1,438.92
		G	42	31	1,302		\$ 1,154.22	\$ 1,162.20
		H	35	25	875		\$ 961.85	\$ 968.50
				87		4,083		
D-1	\$ 66,210.77	B	80	9	720		\$ 2,271.38	\$ 2,287.09
		C	65	20	1,300		\$ 1,845.50	\$ 1,858.26
		E	52	6	312		\$ 1,476.40	\$ 1,486.61
				35		2,332		
D-2	\$ 14,841.45	E	N/A	11	N/A	N/A	\$ 1,349.22	N/A
E	\$ 183,598.95	Custom	N/A	51	N/A	N/A	\$ 3,599.98	N/A
G	\$ 254,991.44	E	52	62	3,224		\$ 1,625.14	N/A
		G	42	85	3,570		\$ 1,312.62	N/A
		H	35	39	1,365		\$ 1,093.85	N/A
				186		8,159		

Debt Assessment By Parcel is based upon \$6,397.18 per acre which includes Gross Up of 106% (4% for early payment & 2% for collection costs)

Total lots and mix in **BOLD** are confirmed via recorded plats as of September 2007.

The balance of Parcel densities and lot mixes are estimates.

This document is the proprietary property of Lochmere Development Group, Inc.

Revised May 27, 2007

Harmony CDD Debt Service Assessment Analysis - 2008

Density Allocation

	PRODUCT TYPE	TOTAL UNITS	PARCEL ACREAGE	DENSITY UNIT/ACRE	Custom Lots	"B" 80' Lots	"C" 65' Lots	"E" 52' Lots	"G" 42' Lots	"H" 35' Lots	Town Homes	Condos	Apt.	Total Proj. Units
RESIDENTIAL														
R-6 (A-1)	Multifamily	186	19.77	9.41							60	126		186
R-6 (A-2)	Multifamily	44	4.40	10.00							44			44
R-7 (B)	Single family	106	23.58	4.50		9	25	35	22	15				106
R-8 (G)	Single family	186	39.86	4.67				62	85	39				186
(H-1 & H-2)	Multifamily	222	38.16	5.82								222		222
R-9 (F)	Multifamily	120	15.95	7.52							120			120
R-10 (C-1)	Single family	117	25.82	4.53		10	30	35	30	12				117
(C-2)		87	17.54	4.96		4	14	13	31	25				87
R-11 (D-1)	Single family	35	10.35	3.38		9	20	6						35
(D-2)		11	2.32	4.74				11						11
R-12 (E)	Single family	51	28.70	1.78	51									51
R-20 (M)	Multifamily	120	7.78	15.42								120		120
R-21 (I) & RR-2 (J)	TBD	480	80.72	5.95					200	200	80			480
RR-3 (K)	TBD	280	27.25	10.28							280			280
RR-4 (L)	TBD	240	23.89	10.05							240			240
SUB-TOTALS		2285	366.09		51	32	89	162	368	291	1046	246	0	2285

COMMERCIAL	G.S.F.	F.A.R.
Comm-1 (Lake Club)	TBD	5.14
Comm-2	TBD	2.44
SUB-TOTALS		7.58

OFFICE	G.S.F.	F.A.R.
O-1	TBD	26.34
SUB-TOTALS		26.34

TOWN CENTER	G.S.F.	F.A.R.
TC-1	TBD	11.48
TC-2	TBD	18.77
SUB-TOTALS		30.25

GOLF COURSE	G.S.F.	F.A.R.
Golf Course		255.92
Golf Course Maintenance Site		9.60
SUB-TOTALS		265.52

TOTAL RESIDENTIAL	366.09
TOTAL COMMERCIAL	64.17
TOTAL GOLF COURSE	265.52
TOTAL RESIDENTIAL / COMMERCIAL	430.26
TOTAL GOLF COURSE	265.52

Parcel acerages are derived from the Assessment Map prepared by MERB.
 Parcel Densities in **BOLD** are confirmed via recorded plats as of September 2007.
 The balance of the Parcel densities and lot mixes are estimates.
 This document is the proprietary property of Lochmere Development Group, Inc.
 Revised May 27, 2007

	PRODUCT TYPE	TOTAL UNITS	PARCEL ACREAGE	DENSITY UNIT/ACRE	Debt Service by Parcel w/ Gross UP	Debt Service by Parcel on Tax Roll	Debt Service Direct Bill w/o Gross Up	Direct Bill to Developer for May 1, 2008	Direct Bill to Developer for November 1, 2008
RESIDENTIAL								59%	41%
R-6 (A-1)	Multifamily	186	19.77	9.41	\$ 126,472.17	\$ 126,472.17			
R-6 (A-2)	Multifamily	44	4.40	10.00	\$ 28,147.57		\$26,554.32		
R-7 (B)	Single family	106	23.58	4.50	\$ 150,845.41	\$ 150,845.41			
R-8 (G)	Single family	186	39.86	4.67	\$ 254,991.44	\$ 254,991.44			
(H-1 & H-2)	Multifamily	222	38.16	5.82	\$ 244,116.24		\$230,298.34		
R-9 (F)	Multifamily	120	15.95	7.52	\$ 102,034.96		\$96,259.40		
R-10 (C-1)	Single family	117	25.82	4.53	\$ 165,175.09	\$ 165,175.09			
(C-2)		87	17.54	4.96	\$ 112,206.47	\$ 112,206.47			
R-11 (D-1)	Single family	35	10.35	3.38	\$ 66,210.77	\$ 66,210.77			
(D-2)		11	2.32	4.74	\$ 14,841.45		\$14,001.37		
R-12 (E)	Single family	51	28.70	1.78	\$ 183,598.95		\$173,206.56		
R-20 (M)	Multifamily	120	7.78	15.42	\$ 49,770.03		\$46,952.86		
R-21 (I) & RR-2 (J)	TBD	480	80.72	5.95	\$ 516,380.06		\$487,151.00		
RR-3 (K)	TBD	280	27.25	10.28	\$ 174,323.05		\$164,455.71		
RR-4 (L)	TBD	240	23.89	10.05	\$ 152,828.54		\$144,177.87		
SUB-TOTALS		2285	366.09		\$ 2,341,942.21	\$ 875,901.36	\$1,383,057.41	\$816,003.87	\$567,053.54
COMMERCIAL		G.S.F.	F.A.R.						
Comm-1 (Lake Club)		TBD	5.14	TBD	\$ 32,881.49		\$31,020.27		
Comm-2		TBD	2.44	TBD	\$ 15,609.11		\$14,725.58		
SUB-TOTALS			7.58		\$ 48,490.60		\$ 45,745.84	\$26,990.05	\$18,755.80
OFFICE									
O-1		TBD	26.34	TBD	\$ 168,501.62		\$158,963.79		
SUB-TOTALS			26.34		\$ 168,501.62		\$ 158,963.79	\$93,788.64	\$65,175.15
TOWN CENTER									
TC-1		TBD	11.48	TBD	\$ 73,439.58		\$69,282.62		
TC-2		TBD	18.77	TBD	\$ 120,075.00		\$113,278.30		
SUB-TOTALS			30.25		\$ 193,514.58		\$ 182,560.92	\$107,710.94	\$74,849.98
GOLF COURSE									
Golf Course			255.92		\$ 61,000.00		\$61,000.00		
Golf Course Maintenance Site			9.60						
SUB-TOTALS			265.52		\$ 61,000.00		\$ 61,000.00	\$35,990.00	\$25,010.00
TOTAL RESIDENTIAL			366.09		\$ 2,341,942.21	\$ 875,901.36	\$ 1,383,057.41	\$ 816,003.87	\$ 567,053.54
TOTAL COMMERCIAL			64.17		\$ 410,506.79		\$ 387,270.56	\$ 228,489.63	\$ 158,780.93
TOTAL GOLF COURSE w/o 6% Gross Up			265.52		\$ 61,000.00		\$ 61,000.00	\$ 35,990.00	\$ 25,010.00
TOTAL RESID. / COMM. w/ 6% Gross Up			430.26		\$ 2,752,449.00	\$ 875,901.36	\$ 1,770,327.97		
TOTAL GOLF COURSE			265.52		\$ 61,000.00		\$ 61,000.00		
TOTAL OFF-ROLL DEBT ASSESSMENTS DUE BY DEVELOPER TO BE DIRECT BILLED								\$ 1,080,483.50	\$ 750,844.47

The parcels noted in yellow are the fully developed parcels wherein the individual lots are platted and established on the tax roll as of September 2008. The balance of the parcels, as of September 2007, are owned by the Developer. The debt service assessments are to be billed directly to the Developer. The Debt Service is to be billed semi-annually and the O&M is to be billed monthly to the Developer. This document is the proprietary property of Lochmere Development Group, Inc. Revised May 27, 2007