

## RESOLUTION 2010-03

### **A RESOLUTION OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2010 AND ENDING SEPTEMBER 30, 2011, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE IMPOSED AND LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR**

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2010, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, on May 27, 2010, the Board set August 26, 2010, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such imposition and levy representing the amount of assessments to reimburse the District for the special and peculiar benefits received and necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Assessment Methodology, the Engineer's Cost Report and the non-ad valorem Assessment Roll used with the original District resolutions are incorporated herein and made a part hereof by reference unchanged except as to the amount of the assessments.

WHEREAS, the Board of Supervisors of the Harmony Community Development District finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board of Supervisors may designate the District Manager or other person to certify the non-ad valorem assessment roll to the State Constitution's Tax Collector in and for Osceola County political subdivision on compatible electronic medium tied to the property identification number no later than 31 August 2010 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, non-ad valorem assessments imposed and levied on the unplatted parcels owned by the landowner/developer are collected by the District through the Manager, not using the uniform collection methodology.

WHEREAS, no authorized budget revisions or transfers shall result in any non-ad valorem assessment per parcel in excess of the amount on the rolls certified hereunder.

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be distributed to the Harmony Community Development District by the Tax Collector and the District Manager; and

WHEREAS, the Tax Collector performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments under the direct supervision of the Florida Department of Revenue and the District Manager does not use the uniform methodology; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Fla. Stat., and Rule 12D-18, Florida Administrative Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HARMONY COMMUNITY DEVELOPMENT DISTRICT;**

**Section 1.** The provisions of the whereas clauses are true and correct and are incorporated herein as dispositive.

**Section 2. Budget**

a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary,

and is hereby attached to this resolution, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for the Fiscal Year 2010 and/or revised projections for Fiscal Year 2011.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the Harmony Community Development District for the Fiscal Year Ending September 30, 2011, as Adopted by the Board of Supervisors on August 26, 2010.

### **Section 3. Appropriations**

That there be, and hereby is appropriated out of the revenues of the Harmony Community Development District, for the Fiscal Year beginning October 1, 2010, and ending September 30, 2011 the sum of Four Million, One Hundred and Eighty-Eight Thousand, Five-Hundred, Forty-One Dollars (\$4,188,541) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$1,513,703
DEBT SERVICE FUND	\$2,674,838
Total All Funds	\$4,188,541

### **Section 4. Supplemental Appropriations**

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the

District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

**Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board**

- a. That the Fiscal Year 2011 Maintenance Special Assessment (the "assessment") upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit A, representing the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. Said assessment shall be distributed by the Tax Collector or the District Manager for the assessments imposed and levied as follows:

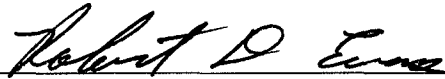
General Fund O & M  
Debt Service Fund

§ [See Assessment Levy Resolution 2010-04]  
§ [See Assessment Levy Resolution 2010-04]

- b. The designee of the Chair of the Board of Supervisors of the Harmony Community Development District shall be either the Manager or the Treasurer of the District designated to certify the non-ad valorem assessment roll to the Tax Collector in and for the Osceola County political subdivision, in accordance with applicable provisions of State law (Chapters 190 and 197, Fla. Stat.) and applicable rules (Rule 12D-1.8, Florida Administrative Code) which shall include not only the maintenance special assessment but also the total assessment for the debt service, as required by and pursuant to law.

Introduced, considered favorably, and adopted this 26<sup>th</sup> day of August, 2010.

Harmony Community Development District



Robert D. Evans  
Chairman

Attest:



Gary L. Moyer  
Secretary

**Harmony**  
**Community Development District**

**Operating and Debt Service Budget**

**Fiscal Year 2011**

*Adopted Budget*

*August 26, 2010*

**Prepared by**



# Harmony

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## Community Development District

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## Community Development District

### Proposed Budget - Fiscal Year 2011

ACCOUNT DESCRIPTION	ACTUAL FY 2009	ADOPTED BUDGET FY 2010	ACTUAL	PROJECTED	TOTAL	ADOPTED
			THRU JULY-2010	JUNE- SEP-2010	PROJECTED FY 2010	BUDGET FY 2011
<b>REVENUES</b>						
Interest - Investments	\$ 638	\$ 500	\$ 2,572	\$ 900	\$ 3,472	\$ 1,500
Interest - Tax Collector	358	-	200	-	200	-
Special Assmnts- Tax Collector	617,964	622,750	621,490	1,260	622,750	622,750
Special Assmnts- CDD Collected	902,971	914,363	761,970	152,393	914,363	914,363
Special Assmnts- Delinquent	1,066	-	4,785	-	4,785	-
Special Assmnts- Discounts	(7,634)	(24,910)	(9,437)	-	(9,437)	(24,910)
Other Miscellaneous Revenues	1,836	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>1,517,199</b>	<b>1,512,703</b>	<b>1,381,580</b>	<b>154,553</b>	<b>1,536,133</b>	<b>1,513,703</b>

### EXPENDITURES

#### Administrative

P/R-Board of Supervisors	9,800	9,600	7,200	1,600	8,800	9,600
FICA Taxes	750	734	551	121	672	734
Workers' Compensation	-	2,000	-	-	-	-
ProfServ-Arbitrage Rebate	1,200	3,000	-	1,200	1,200	1,200
ProfServ-Dissemination Agent	500	500	500	-	500	500
ProfServ-Engineering	32,050	18,000	15,007	2,638	17,645	18,000
ProfServ-Legal Services	29,959	24,000	17,323	3,000	20,323	23,000
ProfServ-Mgmt Consulting Serv	50,740	52,516	43,763	8,753	52,516	54,091
ProfServ-Special Assessment	10,714	11,089	11,089	-	11,089	11,422
ProfServ-Trustee	10,748	11,000	9,186	-	9,186	11,000
Auditing Services	15,500	15,500	8,000	-	8,000	8,000
Communication - Telephone	182	175	55	14	69	175
Postage and Freight	1,223	2,000	663	273	936	1,200
Insurance-General Liability <i>(see Note 1 on pg. 3)</i>	18,484	19,500	18,274	1,000	19,274	19,850
Printing and Binding	6,795	7,000	3,077	560	3,637	5,000
Legal Advertising	1,581	2,500	382	92	474	1,000
Misc-Assessmnt Collection Cost	7,908	12,456	13,116	319	13,435	12,455
Misc-Contingency	296	1,000	233	69	302	1,000
Office Supplies	987	1,000	598	110	708	1,500
Annual District Filing Fee	175	175	175	-	175	175
Capital Outlay	-	750	-	500	500	750
<b>Total Administrative</b>	<b>199,592</b>	<b>194,495</b>	<b>149,192</b>	<b>20,250</b>	<b>169,442</b>	<b>180,652</b>

#### Field

Payroll - Part time assistant	-	8,525	3,761	1,548	5,309	6,240
Payroll - Field Manager	32,712	43,896	36,580	7,316	43,896	45,213
<b>Total Field</b>	<b>32,712</b>	<b>52,421</b>	<b>40,341</b>	<b>8,864</b>	<b>49,205</b>	<b>51,453</b>

#### Landscape

Utility - Refuse Removal	13,759	32,576	29,425	6,051	35,476	38,000
R&M-Grounds	13,497	32,994	24,485	7,001	31,486	33,894
R&M-Irrigation	27,179	37,500	28,098	7,670	35,768	38,355

Prepared by:

Severn Trent Management Services

## Community Development District

### Proposed Budget - Fiscal Year 2011

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ADOPTED
	FY 2009	BUDGET FY 2010	THRU JULY-2010	JUNE- SEP-2010	PROJECTED FY 2010	BUDGET FY 2011
R&M-Lake Phase II	29,868	-	-	-	-	-
R&M-Landscape - Lakeshore Park	14,653	-	-	-	-	-
R&M-Landscape - Town Square	18,356	-	-	-	-	-
R&M-Landscape - US 192 Entr	38,082	-	-	-	-	-
R&M-Swimming Pool	7,555	-	-	-	-	-
R&M-Tree Trimming Services	-	15,000	6,000	8,648	14,648	15,000
R&M-Trees and Trimming	25,602	21,115	17,066	3,795	20,861	21,689
R&M-Turf Care	125,101	283,001	223,512	51,335	274,847	291,341
R&M-Shrub Care	48,392	110,539	83,791	19,524	103,315	113,765
R&M-Landscape Parc D-1 Park	4,081	-	-	-	-	-
R&M-Landscape Parc C-2 Park	3,673	-	-	-	-	-
R&M-Landscape Pet Park	12,813	-	-	-	-	-
R&M-Landscape Hwy 192	17,500	-	-	-	-	-
R&M-Landscape Parcel G Park	8,652	-	-	-	-	-
R&M-Landscape Pond Areas	87,563	-	-	-	-	-
R&M-Landscape Buck Lake	2,250	-	-	-	-	-
R&M-Landscape Parc B Park	3,749	-	-	-	-	-
R&M-Landscape Parc C Park	3,425	-	-	-	-	-
R&M-Phase I	46,979	-	-	-	-	-
R&M-Phase III	48,276	-	-	-	-	-
R&M-Landscape Parcel D-2 & E	8,786	-	-	-	-	-
Miscellaneous Services	7,540	10,000	600	3,000	3,600	10,000
<b>Total Landscape</b>	<b>617,331</b>	<b>542,725</b>	<b>412,977</b>	<b>107,024</b>	<b>520,001</b>	<b>562,044</b>
<b>Utility</b>						
Electricity - General	28,762	40,000	28,363	10,134	38,497	40,000
Electricity - Streetlighting	375,011	385,220	313,299	62,660	375,959	385,220
Utility - Water & Sewer	84,986	90,000	75,863	2,757	78,620	83,000
<b>Total Utility</b>	<b>488,759</b>	<b>515,220</b>	<b>417,525</b>	<b>75,551</b>	<b>493,076</b>	<b>508,220</b>
<b>Operation &amp; Maintenance</b>						
Payroll-Salaried	2,513	-	-	-	-	-
FICA Taxes	192	-	-	-	-	-
Contracts-Lake and Wetland	33,328	33,250	18,575	5,060	23,635	21,360
Communication - Telephone	3,345	2,500	2,686	600	3,286	3,950
R&M-Common Area	13,351	10,500	2,390	1,996	4,386	7,000
R&M-Equipment	21,954	21,000	5,388	4,694	10,082	21,000
R&M-Pools	31,016	45,213	47,467	2,936	50,403	65,000
R&M-Roads & Alleyways	-	5,000	-	-	-	3,000
R&M-Sidewalks	-	9,000	25	800	825	10,000
R&M-Parks & Amenities	-	10,600	1,619	450	2,069	6,000
R&M-Hardscape Cleaning	9,638	10,000	6,180	1,000	7,180	10,000
Misc-Licenses & Permits	2,180	-	-	-	-	-

Prepared by:

Severn Trent Management Services



## Community Development District

### Proposed Budget - Fiscal Year 2011

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ADOPTED
	FY 2009	BUDGET FY 2010	THRU JULY-2010	JUNE- SEP-2010	PROJECTED FY 2010	BUDGET FY 2011
Misc-Parks	1,903	-	-	-	-	-
Misc-Contingency	17,893	20,000	-	-	-	34,025
Misc-Irrigation Project	-	-	-	-	-	30,000
Op Supplies-Pool and Fountain	10,593	-	-	-	-	-
<b>Total Operation &amp; Maintenance</b>	<b>147,906</b>	<b>167,063</b>	<b>84,330</b>	<b>17,536</b>	<b>101,866</b>	<b>211,335</b>
<b>Reserves</b>						
Reserve - Self Insurance	-	40,779	-	-	-	-
<b>Total Reserves</b>	<b>-</b>	<b>40,779</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,486,300</b>	<b>1,512,703</b>	<b>1,104,365</b>	<b>229,225</b>	<b>1,333,590</b>	<b>1,513,703</b>
Excess (deficiency) of revenues Over (under) expenditures	30,899	-	277,215	(74,672)	202,543	(0)
Net change in fund balance	30,899	-	277,215	(74,672)	202,543	(0)
<b>FUND BALANCE, BEGINNING</b>	<b>354,305</b>	<b>385,204</b>	<b>385,204</b>	<b>-</b>	<b>385,204</b>	<b>587,747</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 385,204</b>	<b>\$ 385,204</b>	<b>\$ 662,419</b>	<b>\$ (74,672)</b>	<b>\$ 587,747</b>	<b>\$ 587,747</b>

#### Allocation of Fund Balance (see note 2)

Operating Reserve - First Quarter Operating Capital Reserve	\$ (200,000)
Reserve - Renewal and Replacement	(50,000)
	(135,000)
<b>Total Undesignated Cash</b>	<b>\$ 202,747</b>

#### Notes:

1.) The District's current insurance policy includes the following types of coverage:

Type of Coverage	Deductible
General & Professional Liability Coverage	\$0
Public Official Liability Coverage	\$2,500 per occurrence
Property & Inland Marine Coverage (a)	\$5,000 per occurrence

(a) This deductible would not cover damage occurring as a result of a "Named Storm" or "Wind Event".

2.) If the FY2011 assessments are kept the same as FY2010, the District will have \$202,747 in undesignated cash.

**Community Development District****Exhibit "A"****Allocation of Fund Balance****Available Funds**

Beginning Fund Balance - Fiscal Year 2011	\$	587,747
Net Change in Fund Balance - Fiscal Year 2011		\$0
<b>Total Available Funds (Estimated) - 9/30/2011</b>	<b>\$</b>	<b>587,747</b>

**Allocation of Available Funds**

(1) Operating Reserve - First Quarter Operating Capital	\$	200,000
(2) Reserve		50,000
(3) Reserve - Renewal and Replacement		135,000
<b>Total Allocation of Available Funds</b>	<b>\$</b>	<b>385,000</b>

<b>Total Undesignated Cash</b>	<b>\$</b>	<b>202,747</b>
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**Notes**

- (1) Represents approximately 2 months of operating expenditures
- (2) Represents deductibles for Liability and Property insurance
- (3) Represents annual amount of approximate 10 year plan for renewal and replacement

**Harmony**  
**Community Development District**

GENERAL FUND BUDGET NARRATIVE  
Fiscal Year 2011

**REVENUES**

**Interest Income (Investments)**

The District earns interest income on funds in the checking account and other investments.

**Special Assessment – Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the platted parcels within the District in support of the overall fiscal year budget.

**Special Assessment – District Collected (Maintenance)**

The District will collect a Non-Ad Valorem assessment on all the un-platted parcels within the District in support of the overall fiscal year budget.

**Special Assessment – Discounts**

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

***Administrative:***

**P/R-Board of Supervisors**

Chapter 190, Florida Statutes, allows each member of the Board of Supervisors to be compensated for meeting attendance in the amount of \$200 per meeting not to exceed \$4,800 per year. The amount for the Fiscal Year is based upon four supervisors being compensated for 12 meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisors compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Harmony**  
**Community Development District**

GENERAL FUND BUDGET NARRATIVE  
Fiscal Year 2011

**EXPENDITURES - *Administrative* (continued)**

**Professional Services – Arbitrage Rebate**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on historical and industry standard fees charged for this service.

**Professional Services – Dissemination Agent**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates additional reporting requirements for unrelated bond issues and is performed by Digital Assurance Company. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Professional Services - Engineering**

The District's engineer, Woolpert Inc., will be providing general engineering services to the District, i.e., attendance and preparation for monthly Board meetings, review of invoices, preparation of requisitions., etc. The budgeted amount for the fiscal year is based on anticipated activity.

**Professional Services - Legal Services**

The District's general counsel, Young van Assenderp, P.A., retained by and answerable to the District Board, is responsible for attending and preparing for Board meetings and rendering advice, counsel, recommendations, and representation as determined appropriate or as directed by the Board directly or as relayed by the manager.

**Professional Services- Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. The budgeted amount for the fiscal year is based on the contracted fees of the Management Agreement plus 3% increases.

<i>Services Provided</i>	<i>Fee</i>
Management Services	\$50,248.00
Information Technology Services	\$1,103.00
Rentals & Leases	\$2,741.00
Special Assessments - Advisor (see page 7 for details)	\$11,422.00
Payroll - Field Management (see page 9 for details)	\$51,453.00
<b>Total</b>	<b>\$116,976.00</b>

**Harmony**  
**Community Development District**

GENERAL FUND BUDGET NARRATIVE  
Fiscal Year 2011

<b>EXPENDITURES - <i>Administrative (continued)</i></b>
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**Professional Services - Special Assessment (Advisor)**

The District will be billed annually for calculating and levying the annual operating and maintenance, and debt service assessments, as provided by Severn Trent Management Services.

**Professional Services- Trustee**

The District pays US Bank an annual fee for trustee services on the Series 2001 and the Series 2004 Special Assessment Bonds. The budgeted amount for the fiscal year is \$4,900 and \$4,350 for each series plus any out-of-pocket expenses.

**Auditing Services**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The fee is based on the existing engagement letter with Grau & Associates.

**Communication-Telephone**

Telephone and fax machine expenses. The amount for fiscal year 2011 is based on prior year expenses.

**Postage & Freight**

Cost of mailing agenda packages, overnight deliveries, correspondence, and payments to vendors, etc. The amount for fiscal year 2011 is based on prior year expenses.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Governmental Insurance Trust (PGIT), providing insurance coverage to governmental agencies. The budgeted amount is based upon prior year expense and an anticipated increase in property liability.

**Printing & Binding**

The District incurs charges for printing and binding agenda packages. Amount for fiscal year 2011 is based on prior year expenses.

**Harmony**  
**Community Development District**

GENERAL FUND BUDGET NARRATIVE  
Fiscal Year 2011

<b>EXPENDITURES - <i>Administrative (continued)</i></b>
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**Legal Advertising**

The District is required to advertise the annual meeting schedule as well as, public hearings, workshops, and RFP's. in a newspaper of general circulation within Osceola County. The amount for fiscal year 2011 is based on the anticipated advertising needs for the year.

**Misc-Assessment Collection Cost**

The District reimburses the Osceola Board of Commissioners for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The FY2011 budget for collection costs is based on a unit price per parcel. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater.

**Misc-Contingency**

Bank charges and any other miscellaneous expenditures incurred during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects, as well as the purchase of binders, file folders and other supplies used for the District. The amount for fiscal year 2011 is based on prior year expenditures adjusted for anticipated activity.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Community Affairs. This is the only expenditure in this category.

**Capital Outlay**

Represents any minor capital expenditures the District may need to make during the Fiscal Year.

**Harmony**  
**Community Development District**

GENERAL FUND BUDGET NARRATIVE  
Fiscal Year 2011

***Field Management***

**Payroll- Part-time Dockmaster**

**\$6,240**

Salary for the part-time assistant dockmaster. The Assistant Dockmaster provides supplemental support to boating activities, anticipated at \$52/day, 10 days a month.

**Payroll - Field Manager**

**\$45,213**

Annual salary and benefits for full-time field manager/dockmaster as provided through Severn Trent Management Services. Primary responsibilities are related to docks and boats, with supplemental activities providing on-site field management and maintenance services.

***Landscape***

**Utility Refuse Removal**

**\$38,000**

Scheduled maintenance consists of trash disposal, litter control and replacement of trash liners. Unscheduled maintenance consists of replacement of damaged trash cans.

<i>Existing Contract (Luke Brothers)</i>	<i>\$31,493</i>
<i>Unscheduled maintenance</i>	<i>\$6,507</i>

**R&M-Ground**

**\$33,894**

Scheduled maintenance consists of mowing, edging, blowing, fertilizing and applying pest and disease control chemicals to ground cover, as well as planting and replacing various annual and seasonal flowers within the District. Unscheduled maintenance consists of repairs and replacement to any damaged areas.

<i>Existing Contract (Luke Brothers)</i>	<i>\$21,006</i>
<i>Existing Contract (Luke Brothers- Flowers)</i>	<i>\$9,888</i>
<i>Unscheduled maintenance</i>	<i>\$3,000</i>

**Harmony**  
**Community Development District**

GENERAL FUND BUDGET NARRATIVE  
Fiscal Year 2011

**EXPENDITURES – *Landscape* (continued)**

**R&M-Irrigation** **\$38,355**

Scheduled maintenance consists of regular inspections, adjustments to controller and irrigation heads, minor system repairs, and purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components.

<i>Existing Contract (Luke Brothers)</i>	\$29,355
<i>System Management (monitoring of the system)</i>	\$3,000
<i>Proposed System Upgrade</i>	\$3,000
<i>Unscheduled maintenance</i>	\$3,000

**R&M-Tree Services** **\$15,000**

Scheduled maintenance consists of canopy trimming for trees over 10 feet, and consulting with a certified arborist.

**R&M-Tree Trimming** **\$21,689**

Scheduled maintenance consists of pruning, maintaining tree basins and fertilizing trees less than 10 feet in height.

<i>Existing Contract (Luke Brothers)</i>	\$19,689
<i>Unscheduled maintenance</i>	\$2,000

**R&M-Turf Care** **\$291,341**

Scheduled maintenance consists of mowing, edging, blowing, fertilizing, and applying pest and disease control chemicals to turf within Harmony CDD. Unscheduled maintenance consists of replacement to any damaged areas.

<i>Existing Contract (Luke Brothers)</i>	\$286,341
<i>Unscheduled maintenance</i>	\$5,000

**R&M-Shrub Care** **\$113,765**

Scheduled maintenance consists of pruning, mulching, fertilizing, applying pest and disease control chemicals, and providing weed control and debris removal to Shrubs within the District. Unscheduled maintenance consists of repairs and replacement to any damaged areas.

<i>Existing Contract (Luke Brothers)</i>	\$110,765
<i>Unscheduled maintenance</i>	\$3,000

**Miscellaneous Services** **\$10,000**

Unscheduled or one-time landscape maintenance expenses for other areas within the District that are not listed in any other budget category.



**Harmony**  
**Community Development District**

GENERAL FUND BUDGET NARRATIVE  
Fiscal Year 2011

***Utility***

**Electricity - General** **\$40,000**

Electricity for accounts with Orlando Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

**Electricity - Streetlighting** **\$385,220**

Contract to lease light-poles and fixtures for all street lighting within the District, as per agreement with the Orlando Utilities Commission. Fees are based on historical costs.

**Utility - Water & Sewer** **\$83,000**

The District currently has utility accounts with Toho Water Authority (a division of KUA). Usage consists of water, sewer and reclaimed water services.

***Operation & Maintenance***

**Contracts-Lake and Wetland** **\$21,360**

Scheduled maintenance consists of inspections and treatment of nuisance aquatic species. Unscheduled maintenance consists of aquatic plantings and repair of any damaged areas.

<i>Existing Contract (Bio-Tech Consulting)</i>	<i>\$18,360</i>
<i>Unscheduled maintenance</i>	<i>\$3,000</i>

**Communication – Telephone** **\$3,950**

Telephone expenses for the dockmaster's phones and the irrigation line for the computerized Maxicom irrigation system. The budgeted amount for the fiscal year is based on prior year expenses.

**R&M-Common Area** **\$7,000**

- Benches: Unscheduled maintenance consists of replacing damaged benches and purchasing benches for added areas. (\$3,500)
- Miscellaneous cleaning supplies, light bulbs, and other supplies used throughout the District. (\$500)
- Security camera: uncheduled maintenance includes repair or replacement of damaged cameras and any required upgrades. (\$1,500)
- Other miscellaneous common area expense not provided in other line items. It is anticipated some items originally installed in 2003 will need to be replaced in FY 2011, including trash cans, doggie pots and fountain. (\$1,500)

**Harmony**  
**Community Development District**

GENERAL FUND BUDGET NARRATIVE  
Fiscal Year 2011

<b>EXPENDITURES – <i>Operation &amp; Maintenance</i> (continued)</b>
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**R&M-Equipment** **\$21,000**

Supplies, maintenance and equipment needed for the boats.

<i>Boat Operation, supplies and maintenance</i>	\$8,000
<i>Repairs and system upgrade</i>	\$8,000
<i>Miscellaneous</i>	\$5,000

**R&M-Pools** **\$65,000**

This includes monthly pool service and any repairs and maintenance for the Swim Club and Ashley Park pools that may be incurred during the year by the District, including repair and replacement of pool furniture, shades, safety equipment, etc. Supplies for the pool and fountains such as chemicals and chlorine are provided by Spies Pool LLC. Various pool licenses and permits required for the pools are based on historical expenses.

<i>Contract (Jan Pro and Robert's Pool Service)</i>	\$22,560
<i>Repairs for Shade</i>	\$3,000
<i>Repairs for Furniture</i>	\$3,000
<i>Supplies</i>	\$12,540
<i>Licenses</i>	\$900
<i>Unscheduled Maintenance</i>	\$3,000
<i>Pool Re-Tile</i>	\$20,000

**R&M Roads and Alleyways** **\$3,000**

Unscheduled maintenance of alleyways. \$3,000

**R&M Sidewalks** **\$10,000**

Unscheduled maintenance consists of grinding uneven areas and replacement of concrete sidewalk. Pressure washing areas within the District as needed.

**R&M Parks and Amenities** **\$6,000**

Maintenance or repairs to the basketball courts and athletic fields, including sod replacement, cleaning of basketball courts, dog parks and all miscellaneous park areas.

<i>Lakeshore Park</i>	\$3,000
<i>Dog Parks</i>	\$2,000
<i>Miscellaneous Park Areas</i>	\$1,000

**Harmony**  
**Community Development District**

GENERAL FUND BUDGET NARRATIVE  
Fiscal Year 2011

<b>EXPENDITURES – <i>Operation &amp; Maintenance (continued)</i></b>
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<b><u>R&amp;M-Hardscape Maintenance</u></b>	<b>\$10,000</b>
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Scheduled maintenance consists of pressure washing PVC fencing, bridges, and pavilions, restrooms and other Hardscape. Unscheduled maintenance consists of repairs and replacement of damaged areas, including columns.

<i>Existing Contract (Luke Brothers)</i>	<i>\$5,270</i>
<i>Unscheduled maintenance</i>	<i>\$4,730</i>

<b><u>Misc-Contingency</u></b>	<b>\$34,025</b>
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The current year contingency represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

<b><u>Misc-Irrigation Project</u></b>	<b>\$30,000</b>
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Represents costs to update and improve irrigation lines.

<b>RESERVES</b>
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**Reserve**

The District will set aside funds for deductibles for Liability and Property insurance.

**Community Development District**

**Proposed Budget - Fiscal Year 2011**

ACCOUNT DESCRIPTION	ACTUAL FY 2009	ADOPTED BUDGET FY 2010	ACTUAL THRU JULY-2010	PROJECTED JUNE- SEP-2010	TOTAL PROJECTED FY 2010	ADOPTED BUDGET FY 2011
<b>REVENUES</b>						
Interest - Investments	\$ 6,129	\$ 25,000	\$ 538	\$ 346	\$ 884	\$ 800
Special Assmnts- Tax Collector	1,040,645	1,071,740	1,040,281	31,459	1,071,740	1,038,106
Special Assmnts- Prepayment	31,009	-	7,974	-	7,974	-
Special Assmnts- CDD Collected	397,904	433,379	433,309	70	433,379	432,426
Special Assmnts- Delinquent	1,718	-	8,058	-	8,058	-
Special Assmnts- Discounts	(15,242)	(42,869)	(15,807)	-	(15,807)	(41,524)
<b>TOTAL REVENUES</b>	<b>1,462,163</b>	<b>1,487,250</b>	<b>1,474,353</b>	<b>31,875</b>	<b>1,506,228</b>	<b>1,429,807</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	9,629	21,435	20,678	386	21,064	20,762
<b>Total Administrative</b>	<b>9,629</b>	<b>21,435</b>	<b>20,678</b>	<b>386</b>	<b>21,064</b>	<b>20,762</b>
<i>Debt Service</i>						
Principal Debt Retirement	270,000	290,000	285,000	-	285,000	305,000
Principal Prepayments	30,000	-	20,000	-	20,000	-
Interest Expense	1,166,525	1,144,775	1,144,413	-	1,144,413	1,123,388
<b>Total Debt Service</b>	<b>1,466,525</b>	<b>1,434,775</b>	<b>1,449,413</b>	<b>-</b>	<b>1,449,413</b>	<b>1,428,388</b>
<b>TOTAL EXPENDITURES</b>	<b>1,476,154</b>	<b>1,456,210</b>	<b>1,470,091</b>	<b>386</b>	<b>1,470,477</b>	<b>1,449,150</b>
Excess (deficiency) of revenues Over (under) expenditures	(13,991)	31,040	4,262	31,489	35,751	(19,342)
Net change in fund balance	(13,991)	31,040	4,262	31,489	35,751	(19,342)
<b>FUND BALANCE, BEGINNING</b>	<b>1,735,114</b>	<b>1,721,124</b>	<b>1,721,124</b>	<b>-</b>	<b>1,721,124</b>	<b>1,756,875</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,721,123</b>	<b>\$ 1,752,164</b>	<b>\$ 1,725,386</b>	<b>\$ 31,489</b>	<b>\$ 1,756,875</b>	<b>\$ 1,737,533</b>

**Harmony**  
**Community Development District**  
Series 2001 Special Assessment Bonds

**AMORTIZATION SCHEDULE**

DATE	BALANCE	RATE	PRINCIPAL	PREPAYMENT	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%	\$ 205,000.00	\$ 15,000.00	\$ 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%	\$ -	\$ 20,000.00	\$ 604,831.25	\$ 1,513,937.50
05/01/07	\$ 16,665,000.00	7.25%	\$ 235,000.00	\$ 50,000.00	\$ 604,106.25	
11/01/07	\$ 16,380,000.00	7.25%	\$ -	\$ 35,000.00	\$ 593,775.00	\$ 1,476,281.25
05/01/08	\$ 16,345,000.00	7.25%	\$ 255,000.00		\$ 592,506.25	
11/01/08	\$ 16,090,000.00	7.25%	\$ -	\$ -	\$ 583,262.50	\$ 1,466,525.00
05/01/09	\$ 16,090,000.00	7.25%	\$ 270,000.00	\$ 30,000.00	\$ 583,262.50	
11/01/09	\$ 15,790,000.00	7.25%	\$ -	\$ 10,000.00	\$ 572,387.50	\$ 1,439,412.50
05/01/10	\$ 15,780,000.00	7.25%	\$ 285,000.00		\$ 572,025.00	
11/01/10	\$ 15,495,000.00	7.25%	\$ -		\$ 561,693.75	\$ 1,428,387.50
05/01/11	\$ 15,495,000.00	7.25%	\$ 305,000.00		\$ 561,693.75	
11/01/11	\$ 15,190,000.00	7.25%	\$ -		\$ 550,637.50	\$ 1,426,275.00
05/01/12	\$ 15,190,000.00	7.25%	\$ 325,000.00		\$ 550,637.50	
11/01/12	\$ 14,865,000.00	7.25%	\$ -		\$ 538,856.25	\$ 1,427,712.50
05/01/13	\$ 14,865,000.00	7.25%	\$ 350,000.00		\$ 538,856.25	
11/01/13	\$ 14,515,000.00	7.25%	\$ -		\$ 526,168.75	\$ 1,427,337.50
05/01/14	\$ 14,515,000.00	7.25%	\$ 375,000.00		\$ 526,168.75	
11/01/14	\$ 14,140,000.00	7.25%	\$ -		\$ 512,575.00	\$ 1,425,150.00
05/01/15	\$ 14,140,000.00	7.25%	\$ 400,000.00		\$ 512,575.00	
11/01/15	\$ 13,740,000.00	7.25%	\$ -		\$ 498,075.00	\$ 1,426,150.00
05/01/16	\$ 13,740,000.00	7.25%	\$ 430,000.00		\$ 498,075.00	
11/01/16	\$ 13,310,000.00	7.25%	\$ -		\$ 482,487.50	\$ 1,429,975.00
05/01/17	\$ 13,310,000.00	7.25%	\$ 465,000.00		\$ 482,487.50	
11/01/17	\$ 12,845,000.00	7.25%	\$ -		\$ 465,631.25	\$ 1,426,262.50
05/01/18	\$ 12,845,000.00	7.25%	\$ 495,000.00		\$ 465,631.25	
11/01/18	\$ 12,350,000.00	7.25%	\$ -		\$ 447,687.50	\$ 1,430,375.00
05/01/19	\$ 12,350,000.00	7.25%	\$ 535,000.00		\$ 447,687.50	
11/01/19	\$ 11,815,000.00	7.25%	\$ -		\$ 428,293.75	\$ 1,431,587.50
05/01/20	\$ 11,815,000.00	7.25%	\$ 575,000.00		\$ 428,293.75	
11/01/20	\$ 11,240,000.00	7.25%	\$ -		\$ 407,450.00	\$ 1,429,900.00
05/01/21	\$ 11,240,000.00	7.25%	\$ 615,000.00		\$ 407,450.00	
11/01/21	\$ 10,625,000.00	7.25%	\$ -		\$ 385,156.25	\$ 1,430,312.50
05/01/22	\$ 10,625,000.00	7.25%	\$ 660,000.00		\$ 385,156.25	
11/01/22	\$ 9,965,000.00	7.25%	\$ -		\$ 361,231.25	\$ 1,432,462.50
05/01/23	\$ 9,965,000.00	7.25%	\$ 710,000.00		\$ 361,231.25	
11/01/23	\$ 9,255,000.00	7.25%	\$ -		\$ 335,493.75	\$ 1,435,987.50
05/01/24	\$ 9,255,000.00	7.25%	\$ 765,000.00		\$ 335,493.75	
11/01/24	\$ 8,490,000.00	7.25%	\$ -		\$ 307,762.50	\$ 1,435,525.00
05/01/25	\$ 8,490,000.00	7.25%	\$ 820,000.00		\$ 307,762.50	
11/01/25	\$ 7,670,000.00	7.25%	\$ -		\$ 278,037.50	\$ 1,436,075.00
05/01/26	\$ 7,670,000.00	7.25%	\$ 880,000.00		\$ 278,037.50	
11/01/26	\$ 6,790,000.00	7.25%	\$ -		\$ 246,137.50	\$ 1,437,275.00
05/01/27	\$ 6,790,000.00	7.25%	\$ 945,000.00		\$ 246,137.50	
11/01/27	\$ 5,845,000.00	7.25%	\$ -		\$ 211,881.25	\$ 1,433,762.50
05/01/28	\$ 5,845,000.00	7.25%	\$ 1,010,000.00		\$ 211,881.25	
11/01/28	\$ 4,835,000.00	7.25%	\$ -		\$ 175,268.75	\$ 1,435,537.50
05/01/29	\$ 4,835,000.00	7.25%	\$ 1,085,000.00		\$ 175,268.75	
11/01/29	\$ 3,750,000.00	7.25%	\$ -		\$ 135,937.50	\$ 1,436,875.00
05/01/30	\$ 3,750,000.00	7.25%	\$ 1,165,000.00		\$ 135,937.50	
11/01/30	\$ 2,585,000.00	7.25%	\$ -		\$ 93,706.25	\$ 1,432,412.50
05/01/31	\$ 2,585,000.00	7.25%	\$ 1,245,000.00		\$ 93,706.25	
11/01/31	\$ 1,340,000.00	7.25%	\$ -		\$ 48,575.00	\$ 1,437,150.00
05/01/32	\$ 1,340,000.00	7.25%	\$ 1,340,000.00		\$ 48,575.00	
			\$ 17,070,000.00		\$ 23,180,062.50	\$ 40,460,062.50

**Community Development District**

**Proposed Budget - Fiscal Year 2011**

ACCOUNT DESCRIPTION	ACTUAL FY 2009	ADOPTED BUDGET FY 2010	ACTUAL THRU JULY-2010	PROJECTED JUNE- SEP-2010	TOTAL PROJECTED FY 2010	ADOPTED BUDGET FY 2011
<b>REVENUES</b>						
Interest - Investments	\$ 3,934	\$ 20,000	\$ 361	\$ 243	\$ 604	\$ 800
Special Assmnts- CDD Collected	1,205,689	1,201,223	846,366	354,857	1,201,223	1,198,145
<b>TOTAL REVENUES</b>	<b>1,209,623</b>	<b>1,221,223</b>	<b>846,727</b>	<b>355,100</b>	<b>1,201,827</b>	<b>1,198,945</b>
<b>EXPENDITURES</b>						
<i>Debt Service</i>						
Principal Debt Retirement	195,000	210,000	210,000	-	210,000	225,000
Interest Expense	1,028,025	1,014,863	1,014,863	-	1,014,863	1,000,688
<b>Total Debt Service</b>	<b>1,223,025</b>	<b>1,224,863</b>	<b>1,224,863</b>	<b>-</b>	<b>1,224,863</b>	<b>1,225,688</b>
<b>TOTAL EXPENDITURES</b>	<b>1,223,025</b>	<b>1,224,863</b>	<b>1,224,863</b>	<b>-</b>	<b>1,224,863</b>	<b>1,225,688</b>
Excess (deficiency) of revenues Over (under) expenditures	(13,402)	(3,640)	(378,136)	355,100	(23,036)	(26,743)
Net change in fund balance	(13,402)	(3,640)	(378,136)	355,100	(23,036)	(26,743)
<b>FUND BALANCE, BEGINNING</b>	1,463,770	1,450,369	1,450,369	-	1,450,369	1,427,333
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,450,368</b>	<b>\$ 1,446,729</b>	<b>\$ 1,072,233</b>	<b>\$ 355,100</b>	<b>\$ 1,427,333</b>	<b>\$ 1,400,590</b>

## 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%	\$ -	\$ 376,799.06	\$ 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  
2010 - 2011 Proposed Assessments**

Platted			2011	2010	2011	2010	2011	2010	% Change	
Neighborhood	Lot Type	Lot Width	O & M Assessment	O & M Assessment	Debt Service Assessment	Debt Service Assessment	Total Assessment	Total Assessment	(Decrease) Increase	Units
A-1	MF	n/a	\$ 394.14	\$ 394.14	\$ 676.57	\$ 678.31	\$ 1,070.72	\$ 1,072.45	-0.16%	186
B	B	80	\$ 1,246.01	\$ 1,246.01	\$ 2,138.86	\$ 2,144.36	\$ 3,384.87	\$ 3,390.36	-0.16%	9
	C	65	\$ 1,012.38	\$ 1,012.38	\$ 1,737.83	\$ 1,742.29	\$ 2,750.21	\$ 2,754.67	-0.16%	25
	E	52	\$ 809.90	\$ 809.90	\$ 1,390.26	\$ 1,393.83	\$ 2,200.17	\$ 2,203.74	-0.16%	35
	G	42	\$ 654.15	\$ 654.15	\$ 1,122.90	\$ 1,125.79	\$ 1,777.06	\$ 1,779.94	-0.16%	22
	H	35	\$ 545.13	\$ 545.13	\$ 935.75	\$ 938.16	\$ 1,480.88	\$ 1,483.28	-0.16%	15
C-1	B	80	\$ 1,225.53	\$ 1,225.53	\$ 2,103.72	\$ 2,109.12	\$ 3,329.25	\$ 3,334.66	-0.16%	10
	C	65	\$ 995.75	\$ 995.75	\$ 1,709.27	\$ 1,713.66	\$ 2,705.02	\$ 2,709.41	-0.16%	30
	E	52	\$ 796.60	\$ 796.60	\$ 1,367.42	\$ 1,370.93	\$ 2,164.02	\$ 2,167.53	-0.16%	35
	G	42	\$ 643.41	\$ 643.41	\$ 1,104.45	\$ 1,107.29	\$ 1,747.86	\$ 1,750.69	-0.16%	30
	H	35	\$ 536.17	\$ 536.17	\$ 920.38	\$ 922.74	\$ 1,456.55	\$ 1,458.91	-0.16%	12
C-2	B	80	\$ 1,274.38	\$ 1,274.38	\$ 2,187.57	\$ 2,193.19	\$ 3,461.95	\$ 3,467.57	-0.16%	4
	C	65	\$ 1,035.44	\$ 1,035.44	\$ 1,777.40	\$ 1,781.96	\$ 2,812.84	\$ 2,817.40	-0.16%	14
	E	52	\$ 828.35	\$ 828.35	\$ 1,421.92	\$ 1,425.57	\$ 2,250.27	\$ 2,253.92	-0.16%	13
	G	42	\$ 669.05	\$ 669.05	\$ 1,148.47	\$ 1,151.42	\$ 1,817.52	\$ 1,820.47	-0.16%	31
	H	35	\$ 557.54	\$ 557.54	\$ 957.06	\$ 959.52	\$ 1,514.60	\$ 1,517.06	-0.16%	25
D-1	B	80	\$ 1,316.62	\$ 1,316.62	\$ 2,260.08	\$ 2,265.88	\$ 3,576.70	\$ 3,582.50	-0.16%	9
	C	65	\$ 1,069.76	\$ 1,069.76	\$ 1,836.31	\$ 1,841.03	\$ 2,906.07	\$ 2,910.78	-0.16%	20
	E	52	\$ 855.80	\$ 855.80	\$ 1,469.05	\$ 1,472.82	\$ 2,324.85	\$ 2,328.63	-0.16%	6
D-2	E	n/a	\$ 782.09	\$ 782.09	\$ 1,342.51	\$ 1,345.96	\$ 2,124.59	\$ 2,128.04	-0.16%	11
E	Custom	n/a	\$ 2,086.75	\$ 2,086.75	\$ 3,582.06	\$ 3,591.26	\$ 5,668.82	\$ 5,678.02	-0.16%	51
G	E	52	\$ 942.03	\$ 942.03	\$ 1,617.06	\$ 1,621.21	\$ 2,559.08	\$ 2,563.24	-0.16%	62
	G	42	\$ 760.87	\$ 760.87	\$ 1,306.08	\$ 1,309.44	\$ 2,066.95	\$ 2,070.31	-0.16%	85
	H	35	\$ 634.06	\$ 634.06	\$ 1,088.40	\$ 1,091.20	\$ 1,722.46	\$ 1,725.26	-0.16%	39
<b>Unplatted</b>										
A-2	MF		\$ 348.57	\$ 348.57	\$ 598.34	\$ 599.88	\$ 946.91	\$ 948.45	-0.16%	44
H-1/H-2	MF		\$ 599.16	\$ 599.16	\$ 1,028.50	\$ 1,031.14	\$ 1,627.66	\$ 1,630.30	-0.16%	222
F	MF		\$ 463.30	\$ 463.30	\$ 795.30	\$ 797.34	\$ 1,258.60	\$ 1,260.64	-0.16%	120
M	MF		\$ 225.99	\$ 225.99	\$ 387.93	\$ 388.92	\$ 613.91	\$ 614.91	-0.16%	120
I/J	TBD		\$ 468.94	\$ 468.94	\$ 804.97	\$ 807.04	\$ 1,273.91	\$ 1,275.98	-0.16%	600
K	TBD		\$ 431.75	\$ 431.75	\$ 741.13	\$ 743.03	\$ 1,172.88	\$ 1,174.78	-0.16%	220
L	TBD		\$ 462.63	\$ 462.63	\$ 794.13	\$ 796.17	\$ 1,256.76	\$ 1,258.80	-0.16%	180
Comm	Comm		\$ 26,421.43	\$ 26,421.43	\$ 45,354.32	\$ 45,470.79	\$ 71,775.76	\$ 71,892.23	-0.16%	7.58
Office	Office		\$ 91,812.74	\$ 91,812.74	\$ 157,603.27	\$ 158,008.01	\$ 249,416.02	\$ 249,820.76	-0.16%	26.34
TC	Town Center		\$ 105,441.74	\$ 105,441.74	\$ 180,998.44	\$ 181,463.26	\$ 286,440.19	\$ 286,905.01	-0.16%	30.25
GC	Golf Course									

2,349.17