

S2014 A2M TrueUp Analysis

Harmony Community Development District A-2 and M True-Up Analysis Computed using FY 2018 Par Outstanding

Neighborhood	Acres	Units	Par Per Unit	Total Par	Par Per Acre
A-2	4.4	28	\$ 14,584.07	\$ 408,353.95	\$ 92,807.72
M	7.78	30	\$ 14,584.07	\$ 437,522.09	\$ 56,236.77
		58		\$ 845,876.04	

Problem

April 27, 2000 Master Methodology stated that Debt Service ceiling cannot exceed \$73,519
December 13, 2004 Assessment Methodology Report stated debt ceiling should be \$47,046

Solution

Density Reduction Payment- This is to adhere to maximum set forth in Methodology

Neighborhood	Acres	Acceptable Par Per Acre	Total Par Allowed	Current Par	Payment Due
A-2	4.4	\$ 47,046.00	\$ 207,002.40	\$ 408,353.95	\$ 201,351.55

Overage Per Acre \$ 45,761.72