

# 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
<b>REVENUES:</b>				
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
<b>TOTAL REVENUES</b>	<b>1,357,268</b>	<b>1,488,004</b>	<b>130,736</b>	<b>9.6%</b>

**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%

# Harmony

## Community Development District

### Adopted Budget FY 2008

#### General Fund

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
<b>TOTAL ADMINISTRATIVE</b>	<b>240,439</b>	<b>435,097</b>	<b>194,658</b>	<b>81.0%</b>

**LANDSCAPE MAINTENANCE**

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%

# 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
<b>LANDSCAPE MAINTENANCE (Cont.)</b>				
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
<b>ELECTRIC</b>				
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%

# 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
<b>MAINTENANCE</b>				
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%
<b>TOTAL MAINTENANCE</b>	<b>1,116,829</b>	<b>1,256,019</b>	<b>139,190</b>	<b>12.5%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,357,268</b>	<b>1,691,116</b>	<b>\$ 333,848</b>	<b>24.6%</b>
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 3/30/07

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	80,000
	Misc. Irrigation Services	NEW	12	1,250	15,000	1,250	15,000
	Irrigation Control Maintenance		12		-	417	5,004
					<u>453,500.00</u>		<u>NEW</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
	Neighborhood E Pond	Dec-07	10			800	8,000
					<u>126,400</u>		<u>NEW</u>
							<u>147,800</u>
					<u>\$584,900.00</u>		<u>PERCENTAGE INCREASE</u>
							<u>7.2%</u>
<b>TOTAL PROJECTED LANDSCAPE &amp; IRRIG.</b>							<b>\$ 627,304</b>

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 # 101546-34568 (Billing Ref:  
 7255 E. Iro Bronson Mem. Hwy. V.I.)

Street Lights (Master & Neighborhoods)	MONTHS	1,006	12,077	1,006	12,077	12,077
Hammony Town Center	12	1,006	12,077	1,006	12,077	12,077
Phase I Blvd. & Parcel B, C-1	12	10,212	122,538	10,212	122,538	122,538
Parcel C-2	12	2,700	32,399	2,700	32,399	32,399
Parcel D-1	12	891	10,694	891	10,694	10,694
Parcel A-1	12	2,766	33,429	2,766	33,429	33,429
Phase II Blvd.	12	2,058	24,677	2,058	24,677	24,677
Parcel G	12	2,675	32,100	2,675	32,100	32,100
Phase III Blvd. (Out for Signature)	12	3,584	35,840	3,584	35,840	43,008
Parcel D-2 & E (Together)	7			3,264		22,848
			303,754.16			
<b>TOTAL PROJECTED STREET LIGHT COSTS</b>				<b>\$</b>	<b>333,770</b>	

NEW  
 PERCENTAGE  
 INCREASE  
 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 \$
85522-34230			12	110	10	120	Based 4/07 +1
85522-34231			12	130	13	156	Based 4/07 +1
85522-34232			12	170	11	132	Based 4/07 +1
85522-34233			12	110	10	120	Based 4/07 +1
85522-36151			12	1,800	166	1,992	Based 4/07 +1
85522-36152			12	200	22	264	Based 4/07 +1
85522-36153			12	170	24	288	Based 4/07 +1
101546-34228			12	110	10	120	Based 4/07 +1
101546-34229			12	110	10	120	Based 4/07 +1
101546-34234			12	110	10	120	Based 4/07 +1
101546-34235			12	900	68	816	Based 4/07 +1
101546-34548			12	250	11	132	Based 4/07 +1
101546-34548			12	110	10	120	Based 4/07 +1
101546-34636			12	140	13	156	Based 4/07 +1
101546-34850			12	1,000	950	11,400	Based 4/07 +50
101546-34884			12	40	46	552	Based 4/07 +1
101546-37272			12	110	10	120	Based 4/07 +1
101546-38203			12	23	16	192	Based 4/07 +1
101546-40772			12	-	20	240	Based 4/07 +1
101546-39822			12	-	11	132	Based 4/07 +1
101546-43464			12	-	11	132	Based 4/07 +1
101546-43767			12	-	157	1,884	Based 4/07 +1
101546-43768			12	-	10	100	NEW
101546-45071		Dec-07	10	17,280	10	17,280	DELETED
				<b>TOTAL PROJECTED ELECTRIC CHARGES</b>		<b>\$ 19,408</b>	

PERCENTAGE INCREASE  
12.3%

Kissimmee Utility Authority Account Number	Water / Wastewater (KUA)	Work Location / Description	Effective Date	Period Covered	FY 2007		FY 2008 Projected	
					Monthly \$	Annual \$	Monthly \$	Annual \$
25420-774870		3350 Calbrier Trail		12	150	7	84	Based 4/07 +1
25420-774810		Bracken Fern Dr. Park		28	330	36	432	Based 4/07 +1
25420-774920		Buttobush Loop Park B		8	90	27	324	Based 4/07 +1
25420-774930		3362 Calbrier Trail		3	40	3	40	Based 4/07 +1
25420-774940		7035 Buttobush Loop Park B		50	600	68	816	Based 4/07 +1
25420-774950		Fond Pine Rd. Park		46	550	42	504	Based 4/07 +1
25420-774960		Alley Neighborhood Park C		19	225	38	456	Based 4/07 +1
25420-774980		Primrose Willow Dr Park		22	260	35	420	Based 4/07 +1
25420-774990		7014 Buttobush Loop Park		35	425	44	528	Based 4/07 +1
25420-775000		Calbrier & Bracken Fern Dr PPAik		63	750	169	2,028	Based 4/07 +1
25420-784380		Five Oaks Dr.		217	2,600	365	4,380	Based 4/07 +1
25420-784390		Schoolhouse Rd. Park		333	4,000	273	3,276	Based 4/07 +1
25420-784410		Calbrier Trail Park		750	9,000	711	8,532	Based 4/07 +1
25420-784420		Harmony Square Dr West		333	4,000	362	4,384	Based 4/07 +1
25420-784430		Harmony Square Dr East		367	4,400	481	5,892	Based 4/07 +1
25420-784440		Harmony Square Dr ENT W		500	6,000	676	8,112	Based 4/07 +1



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

Work Location / Description	FY 2007		FY 2008 Projected	
	Monthly \$	Annual \$	Monthly \$	Annual \$
Telephone (Dock Master)	90	1,080	150	1,800
MONTHS			12	1,800 Two Phones
PERCENTAGE INCREASE				66.7%
<b>TOTAL PROJECTED TELEPHONE (DOCK MASTER)</b>				<b>1,800</b>

Work Location / Description	FY 2007		FY 2008 Projected	
	Monthly \$	Annual \$	Monthly \$	Annual \$
Littoral Shelf Maintenance (5.05 Acres) Spot Stripping for the control of Cattail, Spagh. Peltandra Willow, Torpedo Grass, Vine & Fern	417	5,000	417	5,000
MONTHS			12	
CDD Ponds - Aquatic Systems Algae & Aquatic Weed Control, Shoreline Grass Control to Water's Edge, Tripod Grass Carp Stocking, Tripod Grass Carp Penning, Carp Barrier Installation Management Reporting, 30 inspections/visit/month All above included in monthly cost	2,333	28,000	2,513	30,156
MONTHS			12	
Buck Lake Gas Pipeline Easement Canal			469	5,608
West Canal System 15,900 total linear ft perimeter 9,800 total linear ft perimeter Algae & Aquatic Weed Control, Shoreline Grass Control to Water's Edge Management Reporting, 24 inspections, included in monthly cost			282	3,504
PERCENTAGE INCREASE				33.8%
<b>TOTAL PROJECTED LAKE &amp; WETLAND MAINT.</b>				<b>44,168</b>

Work Location / Description	FY 2007		FY 2008 Projected	
	Monthly \$	Annual \$	Monthly \$	Annual \$
Lake Shore Park Facilities	185	2,220	185	2,220
Robert's Diamond Cleaning Spikes	325	3,900	325	3,900
Lakeshore Pk/Water Feature Chng. Lakeshore Pk/Restroom Cleaning Lakeshore Pk/Bldg. Maintenance	50	600	50	600
MONTHS			12	

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

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

Lake Shore Park Supplies	Work Location / Description	Effective Date	Period Covered	FY 2007		FY 2008 Projected	
				Monthly \$	Annual \$	Monthly \$	Annual \$
	Lakeshore Pk/Water Feature Chem.		MONTHS 12	50	600	50	600
				<u>\$600.00</u>			
	<b>TOTAL PROJECTED LAKE SHORE PARK SUPPLIES</b>				<b>\$ 600</b>		<b>\$ 600</b>

<u>\$600.00</u>	<b>PERCENTAGE INCREASE</b> 0.0%
-----------------	------------------------------------

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

Effective Date	Period Covered	FY 2007		FY 2008 Projected	
		Monthly \$	Annual \$	Monthly \$	Annual \$
	MONTHS 12	822	9,858	822	9,858
			<u>\$9,858.00</u>		
<b>TOTAL PROJECTED PRESSURE CLEANING HARDSCAPE</b>					<b>\$ 9,858</b>
					<b>PERCENTAGE INCREASE 0.0%</b>

Effective Date	Period Covered	FY 2007		FY 2008 Projected	
		Monthly \$	Annual \$	Monthly \$	Annual \$
	MONTHS 12	600	7,200	600	7,200
	12	733	8,800	650	7,800
	12	50	600	50	600
	12	40	475	40	475
	Estimate	281	3,375	281	3,375
	Estimate	244	2,925	244	2,925
	Estimate	19	225	19	225
<b>TOTAL PROJECTED POOL CLEANING &amp; MAINTENANCE</b>					<b>\$ 22,600</b>
					<b>PERCENTAGE DECREASE -4.2%</b>

Effective Date	Period Covered	FY 2007		FY 2008 Projected	
		Monthly \$	Annual \$	Monthly \$	Annual \$
	MONTHS 12	350	4,200	350	4,200
	12	113	1,350	113	1,350
			<u>5,550</u>		
<b>TOTAL PROJECTED POOL SUPPLIES</b>					<b>\$ 5,550</b>
					<b>PERCENTAGE INCREASE 0.0%</b>

Effective Date	Period Covered	FY 2007 Monthly \$	FY 2007 Annual \$	FY 2008 Projected Monthly \$	FY 2008 Projected Annual \$



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

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

Permits and Licenses	Effective Date	Period Covered	FY 2007		FY 2008 Projected		
			Monthly \$	Annual \$	Monthly \$	Annual \$	
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	
				675			
<b>TOTAL PROJECTED PERMITS AND LICENSES</b>						<b>\$</b>	<b>685</b>
						<b>PERCENTAGE INCREASE</b>	<b>1.5%</b>

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

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



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

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

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

# Harmony

## Community Development District

Adopted Budget FY 2008  
Debt Service Fund - 2001 Series

**BOARD ADOPTED: 8/09/07**

Description	Proposed Budget FY 2008
-------------	-------------------------------

**Revenues:**

Assessments On Roll	\$ 875,901
Assessments Off Roll	648,273
Assessments - Discounts	(35,036)
Assessment Prepayments	-
Interest Income	-
<b>Total Revenues</b>	<u><b>1,489,138</b></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	-
<b>Total Expenditures</b>	<u><b>1,465,143</b></u>

Excess Revenues (Expenditures)	23,995
Fund Balance - Beginning	2,029,958
<b>Fund Balance - Ending</b>	<u><u><b>\$ 2,053,953</b></u></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: 8/09/07

Description	Proposed Budget FY 2008
-------------	-------------------------------

**Revenues:**

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

**Expenditures:**

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

Excess Revenue (Expenditures)	(24,212)
Fund Balance - Beginning	1,537,945
<b>Fund Balance - Ending</b>	<b><u>\$ 1,513,733</u></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  
2007 - 2008 Final Assessments**

Neighborhood	Lot Type	Lot Width	2008		2007		2008		2007		2008		2007	
			O & M Assessment	O & M Assessment	Debt Service Assessment	Debt Service Assessment	Debt Service Assessment	Debt Service Assessment	Total Assessment	Total Assessment	Total Assessment	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						
C-1	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-2	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						
D-1	H	35	\$ 549.46	\$ 456.12	\$ 924.98	\$ 934.74	\$ 1,474.44	\$ 1,390.86						
	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						
D-2	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						
	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	E	52	\$ 877.01	\$ 728.03	\$ 1,476.40	\$ 1,491.98	\$ 2,353.41	\$ 2,220.01						
	Custom	n/a	\$ 710.73	\$ 665.32	\$ 1,349.22	\$ 1,363.46	\$ 2,059.96	\$ 2,028.78						
	E	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	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		
<b>Total Annual Debt Service</b>		<b>\$ 440,000.00</b>	<b>\$ 2,217,650.00</b>		<b>\$ 2,657,650.00</b>	
<b>LESS: Direct Billing for Golf Course Land per Special Assess. Meth. Report 12/13/04</b>					<b>\$61,000.00</b>	
<b>NET Annual Debt Service Assessment for Residential and Commercial Lands</b>					<b>\$ 2,596,650.00</b>	
<b>Gross up 106% for early payment (4%) and collection costs (2%)</b>					<b>\$2,752,449.00</b>	
<b>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</b>					<b>\$6,397.18</b>	

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
<b>RESIDENTIAL</b>				
R-6 (A-1)	Multifamily	<b>186</b>	19.77	\$ 126,472
R-6 (A-2)	Multifamily	44	4.40	\$ 28,148
R-7 (B)	Single family	<b>106</b>	23.58	\$ 150,845
R-8 (G)	Single family	<b>186</b>	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	<b>117</b>	25.82	\$ 165,175
(C-2)		<b>87</b>	17.54	\$ 112,206
R-11 (D-1)	Single family	<b>35</b>	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
<b>SUB-TOTALS</b>		<b>2285</b>	<b>366.09</b>	\$ 2,341,942
<b>COMMERCIAL</b>				
		<b>G.S.F.</b>		
Comm-1 (Lake Club)		TBD	5.14	\$ 32,881
Comm-2		TBD	2.44	\$ 15,609
<b>SUB-TOTALS</b>			<b>7.58</b>	\$ 48,491
<b>OFFICE</b>				
O-1		TBD	26.34	\$ 168,502
<b>SUB-TOTALS</b>			<b>26.34</b>	\$ 168,502
<b>TOWN CENTER</b>				
TC-1		TBD	11.48	\$ 73,440
TC-2		TBD	18.77	\$ 120,075
<b>SUB-TOTALS</b>			<b>30.25</b>	\$ 193,515
<b>GOLF COURSE</b>				
Golf Course			246.32	\$ 61,000
Golf Course Maintenance Site			9.60	
<b>SUB-TOTALS</b>			<b>255.92</b>	\$ 61,000
<b>TOTAL RESIDENTIAL</b>			<b>366.09</b>	\$ 2,341,942
<b>TOTAL COMMERCIAL</b>			<b>64.17</b>	\$ 410,507
<b>TOTAL GOLF COURSE</b>			<b>255.92</b>	\$ 61,000
<b>TOTAL RESIDENTIAL / COMMERCIAL</b>			<b>430.26</b>	\$ 2,752,449
<b>TOTAL GOLF COURSE</b>			<b>255.92</b>	\$ 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 Assessment by Lot Type	2006/07 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
				<b>106</b>		<b>5,614</b>		
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
				<b>117</b>		<b>6,250</b>		
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
				<b>87</b>		<b>4,083</b>		
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
				<b>35</b>		<b>2,332</b>		
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
				<b>186</b>		<b>8,159</b>		

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
<b>RESIDENTIAL</b>													
R-6 (A-1)	186	19.77	9.41							60	126		186
R-6 (A-2)	44	4.40	10.00							44			44
R-7 (B)	106	23.58	4.50		9	25	35	22	15				106
R-8 (G)	186	39.86	4.67				62	85	39				186
(H-1 & H-2)	222	38.16	5.82							222			222
R-9 (F)	120	15.95	7.52							120			120
R-10 (C-1)	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)	35	10.35	3.38		9	20	6						35
(D-2)	11	2.32	4.74				11						11
R-12 (E)	51	28.70	1.78	51									51
R-20 (M)	120	7.78	15.42								120		120
R-21 (I) & RR-2 (J)	480	80.72	5.95					200		80			480
RR-3 (K)	280	27.25	10.28							280			280
RR-4 (L)	240	23.89	10.05							240			240
<b>SUB-TOTALS</b>	<b>2285</b>	<b>366.09</b>		<b>51</b>	<b>32</b>	<b>89</b>	<b>162</b>	<b>368</b>	<b>291</b>	<b>1046</b>	<b>246</b>	<b>0</b>	<b>2285</b>

COMMERCIAL	G.S.F.	F.A.R.
Comm-1 (Lake Club)	TBD	5.14
Comm-2	TBD	2.44
<b>SUB-TOTALS</b>		<b>7.58</b>
<b>OFFICE</b>		
O-1	TBD	26.34
<b>SUB-TOTALS</b>		<b>26.34</b>
<b>TOWN CENTER</b>		
TC-1	TBD	11.48
TC-2	TBD	18.77
<b>SUB-TOTALS</b>		<b>30.25</b>
<b>GOLF COURSE</b>		
Golf Course		255.92
Golf Course Maintenance Site		9.60
<b>SUB-TOTALS</b>		<b>265.52</b>

<b>TOTAL RESIDENTIAL</b>	<b>366.09</b>
<b>TOTAL COMMERCIAL</b>	<b>64.17</b>
<b>TOTAL GOLF COURSE</b>	<b>265.52</b>
<b>TOTAL RESIDENTIAL / COMMERCIAL</b>	<b>430.26</b>
<b>TOTAL GOLF COURSE</b>	<b>265.52</b>

Parcel acreages 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

RESIDENTIAL	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 59%	Direct Bill to Developer for November 1, 2008 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)	Single family	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)	Single family	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 (J) & 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		
<b>SUB-TOTALS</b>		<b>2285</b>	<b>366.09</b>		<b>\$ 2,341,942.21</b>	<b>\$ 875,901.36</b>	<b>\$ 1,383,057.41</b>	<b>\$ 816,003.87</b>	<b>\$ 567,053.54</b>
<b>COMMERCIAL</b>		<b>G.S.F.</b>		<b>F.A.R.</b>					
Comm-1 (Lake Club)	TBD	TBD	5.14	TBD	\$ 32,881.49		\$ 31,020.27		
Comm-2	TBD	TBD	2.44	TBD	\$ 15,609.11		\$ 14,725.58		
<b>SUB-TOTALS</b>			<b>7.58</b>		<b>\$ 48,490.60</b>		<b>\$ 45,745.84</b>	<b>\$ 26,990.05</b>	<b>\$ 18,765.80</b>
<b>OFFICE</b>									
O-1	TBD	TBD	26.34	TBD	\$ 168,501.62		\$ 158,963.79		
<b>SUB-TOTALS</b>			<b>26.34</b>		<b>\$ 168,501.62</b>		<b>\$ 158,963.79</b>	<b>\$ 93,788.64</b>	<b>\$ 65,175.15</b>
<b>TOWN CENTER</b>									
TC-1	TBD	TBD	11.48	TBD	\$ 73,439.58		\$ 69,282.62		
TC-2	TBD	TBD	18.77	TBD	\$ 120,075.00		\$ 113,278.30		
<b>SUB-TOTALS</b>			<b>30.25</b>		<b>\$ 193,514.58</b>		<b>\$ 182,560.92</b>	<b>\$ 107,710.94</b>	<b>\$ 74,849.98</b>
<b>GOLF COURSE</b>									
Golf Course			255.92		\$ 61,000.00		\$ 61,000.00		
Golf Course Maintenance Site			9.60		\$ 61,000.00		\$ 61,000.00		
<b>SUB-TOTALS</b>			<b>265.52</b>		<b>\$ 122,000.00</b>		<b>\$ 122,000.00</b>	<b>\$ 35,990.00</b>	<b>\$ 25,010.00</b>
<b>TOTAL RESIDENTIAL</b>			<b>366.09</b>		<b>\$ 2,341,942.21</b>	<b>\$ 875,901.36</b>	<b>\$ 1,383,057.41</b>	<b>\$ 816,003.87</b>	<b>\$ 567,053.54</b>
<b>TOTAL COMMERCIAL</b>			<b>64.17</b>		<b>\$ 410,506.79</b>		<b>\$ 387,270.56</b>	<b>\$ 228,499.63</b>	<b>\$ 158,780.93</b>
<b>TOTAL GOLF COURSE w/o 6% Gross Up</b>			<b>265.52</b>		<b>\$ 61,000.00</b>		<b>\$ 61,000.00</b>	<b>\$ 35,990.00</b>	<b>\$ 25,010.00</b>
<b>TOTAL RESID. / COMM. w/ 6% Gross Up</b>			<b>430.26</b>		<b>\$ 2,752,449.00</b>	<b>\$ 875,901.36</b>	<b>\$ 1,770,327.97</b>		
<b>TOTAL GOLF COURSE</b>			<b>265.52</b>		<b>\$ 61,000.00</b>		<b>\$ 61,000.00</b>		
<b>TOTAL OFF-ROLL DEBT ASSESSMENTS DUE BY DEVELOPER TO BE DIRECT BILLED</b>								<b>\$ 1,080,483.50</b>	<b>\$ 750,844.47</b>

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