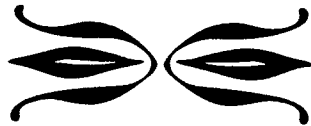


Harmony

Community Development District



Adopted Budget

Fiscal Year 2005

August 26, 2004

Harmony

Community Development District

Adopted Budget General Fund Fiscal Year 2005

Description	Adopted Budget FY 2004	Actual Thru 7/31/04	Projected Next 2 Months	Total Projected thru 9/30/04	Adopted Budget FY 2005
Revenues					
Maintenance Assessments - On Roll	\$122,187	\$115,636	\$0	\$115,636	\$127,016
Maintenance Assessments - Off Roll	\$475,723	\$223,140	\$90,554	\$313,695	\$559,651
Miscellaneous Income	\$0	\$25	\$0	\$25	\$0
Carry Forward Surplus	\$0	\$148,145	\$0	\$148,145	\$0
Total Revenues	\$597,910	\$486,946	\$90,554	\$577,500	\$686,667
Expenditures					
Administrative					
Supervisors Fees	\$12,000	\$9,600	\$2,000	\$11,600	\$12,000
Engineering (non capital)	\$12,000	\$0	\$2,000	\$2,000	\$6,000
Attorney	\$27,000	\$4,219	\$3,000	\$7,219	\$12,000
Annual Audit	\$8,400	\$11,200	\$0	\$11,200	\$12,500
Trustee Fees	\$0	\$5,210	\$0	\$5,210	\$5,300
Computer Time	\$500	\$417	\$83	\$500	\$500
Management Fees	\$40,517	\$33,764	\$6,753	\$40,517	\$42,543
Records Storage	\$100	\$0	\$100	\$100	\$100
Telephone	\$150	\$104	\$30	\$134	\$150
Postage	\$3,300	\$2,549	\$600	\$3,149	\$3,300
Printing & Binding	\$2,000	\$1,859	\$600	\$2,459	\$2,500
Rentals & Leases	\$2,400	\$2,000	\$400	\$2,400	\$2,400
Insurance	\$5,300	\$10,323	\$0	\$10,323	\$11,000
Legal Advertising	\$1,000	\$240	\$75	\$315	\$500
Other Current Charges	\$250	\$223	\$24	\$247	\$250
Property Taxes	\$8,000	\$18,171	\$0	\$18,171	\$20,000
Office Supplies	\$500	\$85	\$100	\$185	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Capital Outlay	\$500	\$0	\$0	\$0	\$500
Administrative Expenses	\$124,092	\$100,138	\$15,765	\$115,903	\$131,918
Maintenance					
Entranceway	\$0	\$61,337	\$0	\$61,337	\$60,180
Landscaping Town Square (REW)	\$185,388	\$116,986	\$36,218	\$153,204	\$29,148
Landscaping Harmony Blvd & Linear Park (REW)	\$0	\$0	\$0	\$0	\$75,984
Landscaping Dog Park (REW)	\$0	\$0	\$0	\$0	\$20,076
Landscaping Lakeshore Park (REW)	\$24,000	\$0	\$4,000	\$4,000	\$28,857
Construction US 192 (REW)	\$0	\$0	\$0	\$0	\$2,400
Landscaping (Greer)	\$62,940	\$39,045	\$11,450	\$50,495	\$8,760
Harmony Ponds (Greer)	\$0	\$0	\$0	\$0	\$8,400
Electric (Master & Neighborhoods)	\$114,413	\$75,413	\$25,000	\$100,413	\$151,869
Electric (Town Center)	\$12,077	\$0	\$2,012	\$2,012	\$12,077
Telephone (Nextel)	\$0	\$0	\$0	\$0	\$840

Harmony

Community Development District

Adopted Budget
General Fund
Fiscal Year 2005

Description	Adopted Budget FY 2004	Actual Thru 7/31/04	Projected Next 2 Months	Total Projected thru 9/30/04	Adopted Budget FY 2005
Maintenance (Continued)					
Lake & Wetlands Maintenance	\$0	\$0	\$0	\$0	\$25,956
Pool Maintenance	\$0	\$0	\$0	\$0	\$22,454
Pet Park Management	\$0	\$0	\$0	\$0	\$7,200
Water/Wastewater (KUA)	\$0	\$0	\$0	\$0	\$66,000
Dues, Licenses & Subscriptions	\$0	\$0	\$0	\$0	\$500
Salaries	\$0	\$6,650	\$1,400	\$8,050	\$8,400
Fica Expense	\$0	\$509	\$108	\$617	\$648
Contingency	\$75,000	\$61,469	\$20,000	\$81,469	\$25,000
Maintenance Expenses	\$473,818	\$361,409	\$100,188	\$461,597	\$554,749
Total Expenses	\$597,910	\$461,547	\$115,953	\$577,500	\$686,667
Excess Revenues	(\$0)	\$25,399	(\$25,398)	\$0	\$0

Harmony
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2005

REVENUES:

Maintenance Assessments

The District will levy a non-ad valorem special assessment on all platted taxable property within Harmony Community Development District in order to pay operating and maintenance expenses for the Fiscal Year.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all 5 supervisors attending the estimated 12 annual meetings.

Engineering Fees (non capital)

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Harmony
Community Development District
GENERAL FUND BUDGET

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. These services are further outlined in Exhibit "A" of the Management Agreement.

Computer Time

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a mainframe computer owned by Severn Trent Environmental Services, Inc.

Records Storage

All documents of the District will be copied and stored electronically with automatic back up to ensure complete records. Back up of all records will be kept off-site for security and safety.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Rental & Leases

The District will be charged \$200 per month for office rent from Severn Trent Environmental Services, Inc. for the District's administrative office located in Coral Springs.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with The Florida League of Cities, Inc. The Florida League of Cities, Inc. specializes in providing insurance coverage to governmental agencies.

**Harmony
Community Development District
GENERAL FUND BUDGET**

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Property Taxes

Property taxes for property held in the District's name.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

Maintenance:

Entranceway

Represents the cost to maintain the entranceway to the District at US 192.

**Harmony
Community Development District
GENERAL FUND BUDGET**

Landscaping Town Square (REW)

The District has entered into a contract with REW Landscape Co. to maintain the Landscaping around the Harmony Town Square.

Landscaping Harmony Blvd & Linear Park (REW)

The District has entered into a contract with REW Landscape Co. to maintain the Landscaping for Harmony Blvd and Linear Park.

Landscaping Dog Park (REW)

The District has entered into a contract with REW Landscape Co. to maintain the Landscaping for the Dog Park.

Landscaping Lakeshore Park (REW)

The District has entered into a contract with REW Landscape Co. to maintain the Lakeshore Park.

Landscaping Construction 192 (REW)

The District has entered into a contract with REW Landscape Co. to maintain the Landscaping for the Construction of 192.

Landscaping (Greer's)

The District has entered into a contract with Greer's Landscape and Lawn Maintenance to maintain the Harmony Neighborhood Parks (B-C1) and Harmony District Ponds.

Harmony Ponds (Greer's)

The District has entered into a contract with Greer's Landscape and Lawn Maintenance to maintain the Ponds within Harmony.

Electric (Master & Neighborhoods)

The District has entered into a contract with OUC to provide electric for the Master Infrastructure and Neighborhoods B-C1.

**Harmony
Community Development District
GENERAL FUND BUDGET**

Electric (Town Center)

The District has entered into a contract with OUC to provide electric for the Harmony Town Center. The contract amount is \$1,006.44 per month.

Telephone (Nextel)

The District's employee is provided with a Nextel phone. The average cost per month is \$70.00 per month.

Lake & Wetlands Maintenance

The District has entered into a contract with Aquatic Systems, Inc. to provide the district with maintenance of the lakes and wetlands.

Pool Maintenance

Represents the cost of maintaining the pool with in the District.

Pet Park Management

The District has entered into a contract with the Harmony Institute to provide management for the pet park for \$600.00 per month.

Water/Wastewater (KUA)

The District has entered into a contract with the Kissimmee Utility Authority. KUA is to provide the District with the water and wastewater service.

Dues, Licenses & Subscriptions

Represents the cost of re-permitting the pools and water features each year.

Salaries and FICA Expense

The District has hired one employee. The salary is \$700 per month.

Contingency

Represents any expense that the District may incur outside of the budgeted items.

Harmony
- Community Development District

*Adopted Debt Service Fund Budget
Series 2001*

Fiscal Year 2005

Description	FY 2004 Adopted Budget	Actual through 7/31/04	Projected Next 2 Months	Total Projected 9/30/04	FY 2005 Adopted Budget
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REVENUES:

Carry Forward Surplus	\$635,100	\$63,454	\$0	\$63,454	\$688,031 (1)
Assessments - Direct	\$1,140,348	\$1,148,203	\$612,621	\$1,760,824	\$1,140,348
Assessments - Tax Collector	\$303,131	\$286,877	\$0	\$286,877	\$303,131
Interest Income	\$14,652	\$12,599	\$9,583	\$22,183	\$14,632
Prepayments	\$0	\$64,350	\$0	\$64,350	\$0

TOTAL REVENUES	\$2,093,231	\$1,575,484	\$622,204	\$2,197,688	\$2,146,142
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EXPENDITURES:

Interest 11/1	\$635,100	\$635,100	\$0	\$635,100	\$626,400
Special Call 11/1	\$0	\$15,000	\$0	\$15,000	\$60,000
Principal - 5/1	\$195,000	\$195,000	\$0	\$195,000	\$205,000
Special Call 11/1	\$0	\$30,000	\$0	\$30,000	\$0
Interest - 5/1	\$635,100	\$634,556	\$0	\$634,556	\$626,400

TOTAL EXPENDITURES	\$1,465,200	\$1,509,656	\$0	\$1,509,656	\$1,517,800
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EXCESS REVENUES	\$628,031	\$65,827	\$622,204	\$688,031	\$628,342
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Interest Payment - 11/1/05 \$620,600

(1) Carry Forward Surplus of net of Reserve Fund

Harmony

Community Development District
Series 2001 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/1/04	\$ 17,280,000.00	7.25%	\$ -	\$ 626,400.00	\$ 626,400.00
5/1/05	\$ 17,280,000.00	7.25%	\$ 205,000.00	\$ 626,400.00	
11/1/05	\$ 17,075,000.00	7.25%	\$ -	\$ 618,968.75	\$ 1,450,368.75
5/1/06	\$ 17,075,000.00	7.25%	\$ 220,000.00	\$ 618,968.75	
11/1/06	\$ 16,855,000.00	7.25%	\$ -	\$ 610,993.75	\$ 1,449,962.50
5/1/07	\$ 16,855,000.00	7.25%	\$ 235,000.00	\$ 610,993.75	
11/1/07	\$ 16,620,000.00	7.25%	\$ -	\$ 602,475.00	\$ 1,448,468.75
5/1/08	\$ 16,620,000.00	7.25%	\$ 255,000.00	\$ 602,475.00	
11/1/08	\$ 16,365,000.00	7.25%	\$ -	\$ 593,231.25	\$ 1,450,706.25
5/1/09	\$ 16,365,000.00	7.25%	\$ 270,000.00	\$ 593,231.25	
11/1/09	\$ 16,095,000.00	7.25%	\$ -	\$ 583,443.75	\$ 1,446,675.00
5/1/10	\$ 16,095,000.00	7.25%	\$ 290,000.00	\$ 583,443.75	
11/1/10	\$ 15,805,000.00	7.25%	\$ -	\$ 572,931.25	\$ 1,446,375.00
5/1/11	\$ 15,805,000.00	7.25%	\$ 315,000.00	\$ 572,931.25	
11/1/11	\$ 15,490,000.00	7.25%	\$ -	\$ 561,512.50	\$ 1,449,443.75
5/1/12	\$ 15,490,000.00	7.25%	\$ 335,000.00	\$ 561,512.50	
11/1/12	\$ 15,155,000.00	7.25%	\$ -	\$ 549,368.75	\$ 1,445,881.25
5/1/13	\$ 15,155,000.00	7.25%	\$ 360,000.00	\$ 549,368.75	
11/1/13	\$ 14,795,000.00	7.25%	\$ -	\$ 536,318.75	\$ 1,445,687.50
5/1/14	\$ 14,795,000.00	7.25%	\$ 385,000.00	\$ 536,318.75	
11/1/14	\$ 14,410,000.00	7.25%	\$ -	\$ 522,362.50	\$ 1,443,681.25
5/1/15	\$ 14,410,000.00	7.25%	\$ 415,000.00	\$ 522,362.50	
11/1/15	\$ 13,995,000.00	7.25%	\$ -	\$ 507,318.75	\$ 1,444,681.25
5/1/16	\$ 13,995,000.00	7.25%	\$ 445,000.00	\$ 507,318.75	
11/1/16	\$ 13,550,000.00	7.25%	\$ -	\$ 491,187.50	\$ 1,443,506.25
5/1/17	\$ 13,550,000.00	7.25%	\$ 475,000.00	\$ 491,187.50	
11/1/17	\$ 13,075,000.00	7.25%	\$ -	\$ 473,968.75	\$ 1,440,156.25
5/1/18	\$ 13,075,000.00	7.25%	\$ 510,000.00	\$ 473,968.75	
11/1/18	\$ 12,565,000.00	7.25%	\$ -	\$ 455,481.25	\$ 1,439,450.00
5/1/19	\$ 12,565,000.00	7.25%	\$ 545,000.00	\$ 455,481.25	
11/1/19	\$ 12,020,000.00	7.25%	\$ -	\$ 435,725.00	\$ 1,436,206.25
5/1/20	\$ 12,020,000.00	7.25%	\$ 585,000.00	\$ 435,725.00	
11/1/20	\$ 11,435,000.00	7.25%	\$ -	\$ 414,518.75	\$ 1,435,243.75
5/1/21	\$ 11,435,000.00	7.25%	\$ 630,000.00	\$ 414,518.75	
11/1/21	\$ 10,805,000.00	7.25%	\$ -	\$ 391,681.25	\$ 1,436,200.00
5/1/22	\$ 10,805,000.00	7.25%	\$ 675,000.00	\$ 391,681.25	
11/1/22	\$ 10,130,000.00	7.25%	\$ -	\$ 367,212.50	\$ 1,433,893.75
5/1/23	\$ 10,130,000.00	7.25%	\$ 725,000.00	\$ 367,212.50	
11/1/23	\$ 9,405,000.00	7.25%	\$ -	\$ 340,931.25	\$ 1,433,143.75
5/1/24	\$ 9,405,000.00	7.25%	\$ 775,000.00	\$ 340,931.25	

Harmony

Community Development District
Series 2001 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/1/24	\$ 8,630,000.00	7.25%	\$ -	\$ 312,837.50	\$ 1,428,768.75
5/1/25	\$ 8,630,000.00	7.25%	\$ 835,000.00	\$ 312,837.50	
11/1/25	\$ 7,795,000.00	7.25%	\$ -	\$ 282,568.75	\$ 1,430,406.25
5/1/26	\$ 7,795,000.00	7.25%	\$ 895,000.00	\$ 282,568.75	
11/1/26	\$ 6,900,000.00	7.25%	\$ -	\$ 250,125.00	\$ 1,427,693.75
5/1/27	\$ 6,900,000.00	7.25%	\$ 960,000.00	\$ 250,125.00	
11/1/27	\$ 5,940,000.00	7.25%	\$ -	\$ 215,325.00	\$ 1,425,450.00
5/1/28	\$ 5,940,000.00	7.25%	\$ 1,030,000.00	\$ 215,325.00	
11/1/28	\$ 4,910,000.00	7.25%	\$ -	\$ 177,987.50	\$ 1,423,312.50
5/1/29	\$ 4,910,000.00	7.25%	\$ 1,100,000.00	\$ 177,987.50	
11/1/29	\$ 3,810,000.00	7.25%	\$ -	\$ 138,112.50	\$ 1,416,100.00
5/1/30	\$ 3,810,000.00	7.25%	\$ 1,180,000.00	\$ 138,112.50	
11/1/30	\$ 2,630,000.00	7.25%	\$ -	\$ 95,337.50	\$ 1,413,450.00
5/1/31	\$ 2,630,000.00	7.25%	\$ 1,270,000.00	\$ 95,337.50	
11/1/31	\$ 1,360,000.00	7.25%	\$ -	\$ 49,300.00	\$ 1,414,637.50
5/1/32	\$ 1,360,000.00	7.25%	\$ 1,360,000.00	\$ 49,300.00	\$ 1,409,300.00
			\$ 17,280,000.00	\$ 23,555,250.00	\$ 40,835,250.00