

Harmony

Community Development District

Adopted Budget FY 2008

General Fund

BOARD ADOPTED 8/09/07

Account Description (Old)

REVENUES:

SPECIAL ASSESSMENTS - ON ROLL (Gross)
 SPECIAL ASSESSMENTS - OFF ROLL (Net)
 ASSESSMENTS - DISCOUNT @ 4%

	ADOPTED BUDGET FY 2007	PROPOSED BUDGET FY 2008	Amount (\$) in Budget Change	Percentage Change
	\$ 306,179	\$ 520,303	\$ 214,123	69.9%
	1,051,089	988,513	(62,575)	-6.0%
	See Below	(20,812)	N/A	N/A
TOTAL REVENUES	1,357,268	1,488,004	130,736	9.6%

EXPENDITURES:

ADMINISTRATIVE:

SUPERVISORS' SALARIES	12,000	12,000	-	0.0%
FICA TAXES	918	918	-	0.0%
WORKER'S COMPENSATION	2,000	2,000	-	N/A
ENGINEERING	6,000	26,000	20,000	333.3%
LEGAL SERVICES	12,000	16,000	4,000	33.3%
AUDIT SERVICES	15,500	15,500	-	0.0%
DISSEMINATION AGENT	6,000	6,000	-	0.0%
ARBITRAGE REBATE	3,000	3,000	-	0.0%
TRUSTEE FEES	11,880	14,000	2,120	17.8%
SPECIAL ASSESSMENTS	10,000	10,350	350	3.5%
INFORMATION TECHNOLOGY	500	1,000	500	100.0%
MANAGEMENT CONSULTING SERVICES	44,000	45,540	1,540	3.5%
TELEPHONE - GENERAL	150	250	100	66.7%
POSTAGE	3,300	3,300	-	0.0%
PRINTING & BINDING	3,000	7,000	4,000	133.3%
RENTALS - GENERAL	2,400	2,484	84	3.5%
INSURANCE	18,480	22,000	3,520	19.0%

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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
TOTAL ADMINISTRATIVE	240,439	435,097	194,658	81.0%

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%

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BOARD ADOPTED: 8/09/07

Account Description (Old)	ADOPTED BUDGET FY 2007	PROPOSED BUDGET FY 2008	Amount (\$) in Budget Change	Percentage Change
LANDSCAPE MAINTENANCE (Cont.)				
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
ELECTRIC				
ELECTRICITY STREETLIGHTS (Master & Neighborhoods)	303,754	333,770	30,016	9.9%
ELECTRICITY - GENERAL (Swim Club, Parks, Irrigation)	17,280	19,408	2,128	12.3%
UTILITY - WATER 7 SEWER (KUA)	64,470	135,560	71,090	110.3%

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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
MAINTENANCE				
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%
TOTAL MAINTENANCE	1,116,829	1,256,019	139,190	12.5%
TOTAL EXPENDITURES	1,357,268	1,691,116	\$ 333,848	24.6%
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 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 147,800</u>
					<u>\$584,900.00</u>		<u>PERCENTAGE INCREASE 7.2%</u>
TOTAL PROJECTED LANDSCAPE & IRRIG.					\$	\$	627,304

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			
TOTAL PROJECTED STREET LIGHT COSTS				\$	333,770	

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	3338 Bracklen Fern Dr.		12	9	110	10	120 Based 4/07 +1
85522-34231	3319 Bracklen Fern Dr.		12	11	130	13	156 Based 4/07 +1
85522-34232	3317 Primrose Willow Dr.		12	14	170	11	132 Based 4/07 +1
85522-34233	3306 Primrose Willow Dr.		12	9	110	10	120 Based 4/07 +1
85522-36151	3300 Schoolhouse Rd. E1		12	150	1,800	166	1,992 Based 4/07 +1
85522-36152	3300 Schoolhouse Rd. E2		12	17	200	22	264 Based 4/07 +1
85522-36153	3300 Schoolhouse Rd. E3		12	14	170	24	288 Based 4/07 +1
101546-34228	7034 Buttonbush Loop		12	9	110	10	120 Based 4/07 +1
101546-34229	7014 Buttonbush Loop		12	9	110	10	120 Based 4/07 +1
101546-34234	3300 Pond Pine Rd.		12	9	110	10	120 Based 4/07 +1
101546-34235	7255 E Iro Bronson Mem Hwy ENL		12	75	900	68	816 Based 4/07 +1
101546-34548	7255 E Iro Bronson Mem Hwy TCTR		12	21	250	11	132 Based 4/07 +1
101546-34636	7257 E Iro Bronson Mem Hwy PK		12	9	110	10	120 Based 4/07 +1
101546-34650	3340 Cat Brier Trail PstPK		12	12	140	13	156 Based 4/07 +1
101546-34684	7255 Five Oaks Dr. Swim		12	1,000	12,000	950	11,400 Based 4/07 +50
101546-34688	7000 E Iro Bronson Mem Hwy UPL		12	40	475	46	552 Based 4/07 +1
101546-34803	6917 Beargrass Rd.		12	9	110	10	120 Based 4/07 +1
101546-40772	3375 Schoolhouse Rd. LFS		12	23	275	16	192 Based 4/07 +1
101546-39822	6900 E Iro Bronson Memorial Hwy		12	-	-	20	240 Based 4/07 +1
101546-43464	7600 Five Oaks Dr LFS		12	-	-	11	132 Based 4/07 +1
101546-43767	3300 Block Even School House Rd		12	-	-	11	132 Based 4/07 +1
101546-43768	6900 Block Odd Five Oaks Dr		12	-	-	157	1,884 Based 4/07 +1
101546-45071	7600 Five Oaks Dr IRG		12	-	-	10	100 NEW
	D-2 and E Electric Meter for Irrigation (Together)	Dec-07	10		17,280		
				TOTAL PROJECTED ELECTRIC CHARGES		\$ 19,408	

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	13	150	7	84 Based 4/07 +1
25420-774810		Bracklen Fern Dr. Park		12	28	330	36	432 Based 4/07 +1
25420-774920		Buttonbush Loop Park B		12	8	90	27	324 Based 4/07 +1
25420-774930		3362 Calbrier Trail		12	3	40	3	40
25420-774940		7035 Buttonbush Loop Park B		12	50	600	68	816 Based 4/07 +1
25420-774950		Pond Pine Rd. Park		12	46	550	42	504 Based 4/07 +1
25420-774960		Alley Neighborhood Park C		12	19	225	38	456 Based 4/07 +1
25420-774980		Primrose Willow Dr Park		12	22	260	35	420 Based 4/07 +1
25420-775000		7014 Buttonbush Loop Park		12	35	425	44	528 Based 4/07 +1
25420-784380		Calbrier & Bracklen Fern Dr PPK		12	63	750	169	2,028 Based 4/07 +1
25420-784390		Five Oaks Dr.		12	217	2,600	365	4,380 Based 4/07 +1
25420-784410		Schoolhouse Rd. Park		12	333	4,000	273	3,276 Based 4/07 +1
25420-784420		Calbrier Trail Park		12	750	9,000	711	8,582 Based 4/07 +1
25420-784430		Harmony Square Dr West		12	333	4,000	362	4,384 Based 4/07 +1
25420-784440		Harmony Square Dr East		12	367	4,400	481	5,892 Based 4/07 +1
25420-784450		Harmony Square Dr ENT W		12	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				1,800 Two Phones
				PERCENTAGE INCREASE 66.7%
TOTAL PROJECTED TELEPHONE (DOCK MASTER)		\$	\$	\$ 1,800

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, Bush, Papyrus Willow, Torpedo Grass, Vine & Ferns	417	5,000	417	5,000
MONTHS				
CDD Ponds - Aquatic Systems Algae & Aquatic Weed Control, Shoreline Grass Control to Water's Edge, Torpedo Grass Carp Stocking, Management Reporting, 30 inspections whomever All above included in monthly cost	2,333	28,000	2,513	30,156
MONTHS				
Buck Lake Gas Pipeline Easement Canal			469	5,608
			282	3,504
TOTAL PROJECTED LAKE & WETLAND MAINT.		\$	\$	\$ 44,168
				PERCENTAGE INCREASE 33.8%

Work Location / Description	FY 2007		FY 2008 Projected	
	Monthly \$	Annual \$	Monthly \$	Annual \$
Lakeshore Park/Water Feature Chng. Lakeshore PK/Restroom Cleaning Lakeshore PK/Bldg. Maintenance	185	2,220	185	2,220
MONTHS				
Robert's Diamond Cleaning Spikes	325	3,900	325	3,900
MONTHS				
TOTAL PROJECTED LAKE & WETLAND MAINT.		\$	\$	\$ 44,168

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

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

Lake Shore Park Supplies	Work Location / Description	Effective Date	Period Covered	FY 2007		FY 2008 Projected	
				Monthly \$	Annual \$	Monthly \$	Annual \$

Spies
 Lakeshore Pk/Water Feature Chem.
 MONTHS 12 50 600 50 600

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

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>		
TOTAL PROJECTED PRESSURE CLEANING HARDSCAPE					\$ 9,858
					PERCENTAGE INCREASE 0.0%

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
	12	281	3,375	281	3,375
	12	244	2,925	244	2,925
	12	19	225	19	225
					PERCENTAGE DECREASE -4.2%
TOTAL PROJECTED POOL CLEANING & MAINTENANCE					\$ 22,600

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>		
TOTAL PROJECTED POOL SUPPLIES					\$ 5,550
					PERCENTAGE INCREASE 0.0%

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

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

Pet Park Management

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			
TOTAL PROJECTED GENERAL MAINTENANCE						\$	14,400
						PERCENTAGE INCREASE	0.0%

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			
TOTAL PROJECTED PERMITS AND LICENSES						\$	685
						PERCENTAGE INCREASE	1.5%

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			
TOTAL PROJECTED BOAT REPAIR & MAINTENANCE						\$	4,000
						PERCENTAGE INCREASE	0.0%

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			
TOTAL PROJECTED BOATING SUPPLIES						\$	1,000
						PERCENTAGE INCREASE	0.0%

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 Schedule of Vendors

Boating Capital Outlay	Work Location / Description	Effective Date	Period Covered	FY 2007		FY 2008 Projected	
				Monthly \$	Annual \$	Monthly \$	Annual \$
	Boating Capital Outlay		MONTHS 12	1,500	18,000		
					<u>18,000</u>		
				TOTAL PROJECTED BOATING CAPITAL OUTLAY		\$	
							PERCENTAGE DECREASE 100.0%

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>			
TOTAL PROJECTED SALARIES & FICA EXP - DOCKMASTER						\$	13,572
							PERCENTAGE INCREASE 5.1%

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>			
TOTAL PROJECTED CONTINGENCY						\$	11,424
							PERCENTAGE INCREASE 0.0%

Harmony

Community Development District

Adopted Budget FY 2008
Debt Service Fund - 2001 Series

BOARD ADOPTED: 8/09/07

Description	Proposed Budget FY 2008
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Revenues:

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

Expenditures:

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

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

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

Expenditures:

Principal Retirement		185,000
Interest Expense - Nov 1		520,256
Interest Expense - May 1		520,256
Collection Fees		-
Total Expenditures		<u>1,225,513</u>
Excess Revenue (Expenditures)		(24,212)
Fund Balance - Beginning		1,537,945
Fund Balance - Ending	\$	<u>1,513,733</u>

Harmony
Community Development District
 Series 2004 Capital Improvement Revenue Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
5/1/2005	\$ 15,590,000.00	6.75%	\$ -	\$ 137,442.19	\$ 137,442.19
11/1/2005	\$ 15,590,000.00	6.75%	\$ -	\$ 376,799.06	\$ 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						
C-2	H	35	\$ 558.64	\$ 463.74	\$ 940.43	\$ 950.36	\$ 1,499.07	\$ 1,414.10						
	B	80	\$ 1,255.90	\$ 1,042.56	\$ 2,114.24	\$ 2,136.56	\$ 3,370.14	\$ 3,179.12						
D-1	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						
D-2	G	42	\$ 659.35	\$ 547.34	\$ 1,109.98	\$ 1,121.69	\$ 1,769.32	\$ 1,669.03						
	H	35	\$ 549.46	\$ 456.12	\$ 924.98	\$ 934.74	\$ 1,474.44	\$ 1,390.86						
E	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						
G	E	52	\$ 848.87	\$ 704.68	\$ 1,429.03	\$ 1,444.12	\$ 2,277.90	\$ 2,148.80						
	G	42	\$ 685.63	\$ 569.16	\$ 1,154.22	\$ 1,166.40	\$ 1,839.85	\$ 1,735.56						
H	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						
I	C	65	\$ 1,096.26	\$ 910.04	\$ 1,845.50	\$ 1,864.98	\$ 2,941.76	\$ 2,775.02						
	E	52	\$ 877.01	\$ 728.03	\$ 1,476.40	\$ 1,491.98	\$ 2,353.41	\$ 2,220.01						
J	E	n/a	\$ 710.73	\$ 665.32	\$ 1,349.22	\$ 1,363.46	\$ 2,059.96	\$ 2,028.78						
	Custom	n/a	\$ 1,896.37	\$ 1,775.20	\$ 3,599.98	\$ 3,637.98	\$ 5,496.35	\$ 5,413.18						
K	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						
L	H	35	\$ 649.77	\$ 539.39	\$ 1,093.85	\$ 1,105.39	\$ 1,743.61	\$ 1,644.78						

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

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

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

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

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

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

Revised May 27, 2007

Harmony CDD Debt Service Assessment Analysis

Parcel Assessments

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

Debt Assessment By Parcel is based upon \$6,397.18 per acre which includes Gross Up of 106% (4% for early payment & 2% for collection costs)
Parcel Densities in **BOLD** are confirmed via a recorded plat as of September 2007.
The balance of the Parcel densities are estimates.
This document is the proprietary property of Lochmere Development Group, Inc.
Revised May 27, 2007

Harmony CDD Debt Service Assessment Analysis
Debt Assessment by Lot Type

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

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

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

The balance of Parcel densities and lot mixes are estimates.

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Revised May 27, 2007

Harmony CDD Debt Service Assessment Analysis - 2008

Density Allocation

PRODUCT TYPE	TOTAL UNITS	PARCEL ACREAGE	DENSITY UNIT/ACRE	Custom Lots	"B" 80' Lots	"C" 65' Lots	"E" 52' Lots	"G" 42' Lots	"H" 35' Lots	Town Homes	Condos	Apt.	Total Proj. Units
RESIDENTIAL													
R-6 (A-1)	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
SUB-TOTALS	2285	366.09		51	32	89	162	368	291	1046	246	0	2285

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

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

Parcel 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.
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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 (I) & RR-2 (J)	TBD	480	80.72	5.95	\$ 516,380.06		\$ 487,151.00		
RR-3 (K)	TBD	280	27.25	10.28	\$ 174,323.05		\$ 164,455.71		
RR-4 (L)	TBD	240	23.89	10.05	\$ 152,828.54		\$ 144,177.87		
SUB-TOTALS		2285	366.09		\$ 2,341,942.21	\$ 875,901.36	\$ 1,383,057.41	\$ 816,003.87	\$ 567,053.54
COMMERCIAL		G.S.F.		F.A.R.					
Comm-1 (Lake Club)	TBD	TBD	5.14	TBD	\$ 32,881.49		\$ 31,020.27		
Comm-2	TBD	TBD	2.44	TBD	\$ 15,609.11		\$ 14,725.58		
SUB-TOTALS			7.58		\$ 48,490.60		\$ 45,745.84	\$ 26,990.05	\$ 18,765.80
OFFICE									
O-1	TBD	TBD	26.34	TBD	\$ 168,501.62		\$ 158,963.79		
SUB-TOTALS			26.34		\$ 168,501.62		\$ 158,963.79	\$ 93,788.64	\$ 65,175.15
TOWN CENTER									
TC-1	TBD	TBD	11.48	TBD	\$ 73,439.58		\$ 69,282.62		
TC-2	TBD	TBD	18.77	TBD	\$ 120,075.00		\$ 113,278.30		
SUB-TOTALS			30.25		\$ 193,514.58		\$ 182,560.92	\$ 107,710.94	\$ 74,849.98
GOLF COURSE									
Golf Course			255.92		\$ 61,000.00		\$ 61,000.00		
Golf Course Maintenance Site			9.60		\$ 61,000.00		\$ 61,000.00		
SUB-TOTALS			265.52		\$ 61,000.00		\$ 61,000.00	\$ 35,990.00	\$ 25,010.00
TOTAL RESIDENTIAL			366.09		\$ 2,341,942.21	\$ 875,901.36	\$ 1,383,057.41	\$ 816,003.87	\$ 567,053.54
TOTAL COMMERCIAL			64.17		\$ 410,506.79		\$ 387,270.56	\$ 228,499.63	\$ 158,780.93
TOTAL GOLF COURSE w/o 6% Gross Up			265.52		\$ 61,000.00		\$ 61,000.00	\$ 35,990.00	\$ 25,010.00
TOTAL RESID. / COMM. w/ 6% Gross Up			430.26		\$ 2,752,449.00	\$ 875,901.36	\$ 1,770,327.97		
TOTAL GOLF COURSE			265.52		\$ 61,000.00		\$ 61,000.00		
TOTAL OFF-ROLL DEBT ASSESSMENTS DUE BY DEVELOPER TO BE DIRECT BILLED								\$ 1,080,483.50	\$ 750,844.47

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