

**Harmony
Community Development District**

Operating and Debt Service Budget
Fiscal Year 2009
(Adopted)

**HARMONY CDD
GENERAL FUND
ADOPTED BUDGET
FY 2009**

	ACTUAL FY 2007	ADOPTED BUDGET FY 2007	ADOPTED BUDGET FY 2008	ACTUAL THRU JUNE 2008	PROJECTED JULY - SEPT 2008	TOTAL PROJECTED 9/30/2008	ADOPTED BUDGET FY 2009
REVENUE							
Interest - Investments	\$ -	\$ -	\$ -	\$ 9,817	\$ 3,272	\$ 13,089	\$ -
Interest - Tax Collector	1,958	-	-	1,238	-	1,238	-
Special Assmnts - On Roll	306,179	306,179	520,303	507,746	12,557	520,303	614,679
Special Assmnts - Off Roll	1,050,939	1,051,089	988,513	729,941	258,572	988,513	902,513
Special Assmnts - Delinquent	4,864	-	-	-	-	-	-
Special Assmnts - Discounts	-	-	(20,812)	(15,346)	-	(15,346)	(24,587)
Other Miscellaneous Revenues	4,237	-	-	8,071	-	8,071	-
TOTAL REVENUE	1,368,177	1,357,268	1,488,004	1,241,467	274,401	1,515,868	1,492,604
EXPENDITURES							
ADMINISTRATIVE							
P/R-Board of Supervisors	10,800	12,000	12,000	7,400	3,000	10,400	12,000
FICA Taxes	826	918	918	566	230	796	918
Workers' Compensation	-	-	2,000	1,350	450	1,800	2,000
ProfServ-Arbitrage Rebate	3,600	3,000	3,000	1,200	-	1,200	3,000
ProfServ-Dissemination Agent	500	6,000	6,000	500	-	500	500
ProfServ-Engineering	31,751	6,000	26,000	9,164	7,500	16,664	26,000
ProfServ-Info Technology	500	500	1,000	750	250	1,000	-
ProfServ-Legal Services	23,016	12,000	16,000	23,376	12,000	35,376	20,000
ProfServ-Mgmt Consulting Serv	44,000	44,000	45,540	34,155	11,385	45,540	50,740
ProfServ-Special Assessment	10,000	10,000	10,350	10,350	-	10,350	10,714
ProfServ-Trustee	13,599	11,880	14,000	9,186	-	9,186	10,000
Auditing Services	15,500	15,500	15,500	15,500	-	15,500	15,500
Communication - Telephone	218	150	250	324	108	432	250
Postage and Freight	3,581	3,300	3,300	2,139	713	2,852	3,400
Rentals - General	2,400	2,400	2,484	1,863	621	2,484	-
Insurance - General Liability	23,318	18,480	22,000	21,612	-	21,612	23,000
Printing and Binding	7,925	3,000	7,000	5,095	1,698	6,793	7,000
Legal Advertising	2,114	700	3,000	1,495	900	2,395	3,000
Misc-Property Taxes	-	7,500	7,500	-	-	-	-
Misc-Assessmnt Collection Fee	79,000	81,436	10,406	10,297	251	10,548	12,294
Misc-Contingency	32	250	1,000	-	1,000	1,000	1,000
Office Supplies	759	500	1,000	614	400	1,014	1,000
Annual District Filing Fee	175	175	175	175	-	175	175
Capital Outlay	-	750	750	-	750	750	750
TOTAL ADMINISTRATIVE	273,614	240,439	211,173	157,111	41,256	198,367	203,241

**HARMONY CDD
GENERAL FUND
ADOPTED BUDGET
FY 2009**

	ACTUAL FY 2007	ADOPTED BUDGET FY 2007	ADOPTED BUDGET FY 2008	ACTUAL THRU JUNE 2008	PROJECTED JULY - SEPT 2008	TOTAL PROJECTED 9/30/2008	ADOPTED BUDGET FY 2009
OPERATIONS AND MAINTENANCE							
LANDSCAPE							
R&M-Irrigation	20,243	15,000	20,004	16,188	6,000	22,188	22,000
R&M-Phase I	75,984	80,000	80,000	57,358	18,996	76,354	80,000
R&M-Phase II	50,600	52,000	52,000	36,750	12,249	48,999	52,000
R&M-Phase III	33,400	80,000	96,000	59,400	19,800	79,200	80,000
R&M-Landscape - Lakeshore Park	23,700	25,000	25,000	17,960	5,925	23,885	25,000
R&M-Landscape - Town Square	29,148	30,600	30,600	21,861	7,287	29,148	30,600
R&M-Landscape - Hwy 192 Entrance	62,580	65,700	65,700	46,935	15,645	62,580	63,000
R&M-Landscape - Hwy 192 Median	30,000	36,000	36,000	25,336	7,500	32,836	30,000
R&M-Stormwater System	-	7,000	8,400	-	-	-	-
R&M-Swimming Pools (2)	6,601	13,300	13,300	11,099	3,054	14,153	13,300
R&M-Landscape Parcel D-1 Park	6,600	7,000	7,000	4,950	1,650	6,600	7,000
R&M-Landscape Parcel C-2 Park	5,940	6,000	6,000	4,455	1,485	5,940	6,000
R&M-Landscape Parcel D-2 & E	-	-	-	-	-	-	13,200
R&M-Landscape Pet Park	21,998	21,000	21,000	15,057	5,019	20,076	21,000
R&M-Landscape Parcel G Park	9,600	14,400	14,400	10,985	3,600	14,585	14,400
R&M-Landscape Pond Areas	104,025	108,000	108,000	87,075	29,025	116,100	140,100
R&M-Landscape Buck Lake	6,550	7,800	7,800	3,300	1,800	5,100	6,000
R&M-Landscape Parcel B Park	6,240	6,500	6,500	4,680	1,560	6,240	6,500
R&M-Landscape Parcel C Park	5,829	6,000	6,000	4,275	1,425	5,700	6,000
R&M-Landscape Parcel D-2 Pond	-	-	12,000	550	550	1,100	-
R&M-Landscape Parcel E Pond	-	-	8,000	550	550	1,100	-
R&M-Tree Trimming	-	-	-	-	-	-	15,000
Miscellaneous Services	957	3,600	3,600	-	1,500	1,500	10,000
TOTAL LANDSCAPE	499,995	584,900	627,304	428,764	144,620	573,384	641,100
UTILITY							
Electricity - General	18,967	17,280	19,408	16,630	5,543	22,173	21,000
Electricity - Streetlighting	290,860	303,754	333,770	228,333	92,742	321,075	371,000
Utility - Water & Sewer	143,625	64,470	135,560	78,381	26,127	104,508	120,000
TOTAL UTILITY	453,452	385,504	488,738	323,344	124,412	447,756	512,000
OPERATION & MAINTENANCE							
Payroll-Salaried (Dockmaster)	8,652	12,000	12,600	6,489	2,163	8,652	30,889

**HARMONY CDD
GENERAL FUND
ADOPTED BUDGET
FY 2009**

	ACTUAL FY 2007	ADOPTED BUDGET FY 2007	ADOPTED BUDGET FY 2008	ACTUAL THRU JUNE 2008	PROJECTED JULY - SEPT 2008	TOTAL PROJECTED 9/30/2008	ADOPTED BUDGET FY 2009
FICA Taxes	662	918	972	496	165	661	2,111
Contracts-Lake and Wetland	30,229	33,000	44,168	23,526	8,298	31,824	40,000
Communication - Telephone	3,027	1,080	1,800	2,561	600	3,161	2,700
R&M-Renewal and Replacement	10,160	18,000	-	-	-	-	-
R&M-Common Area	8,040	14,400	14,400	6,995	3,600	10,595	12,000
R&M-Equipment	6,205	5,000	5,000	7,608	2,500	10,108	5,000
R&M-Pools	22,774	23,600	22,600	26,710	5,650	32,360	25,000
R&M-Lakeshore Park Facilities	-	6,720	6,720	-	4,000	4,000	4,000
R&M-Hardscape Cleaning	9,114	9,858	9,858	4,920	3,500	8,420	10,000
Misc-Pool Licenses & Permits	445	675	685	818	-	818	900
Misc-Parks	4,156	3,600	3,600	804	500	1,304	3,600
Misc-Contingency	6,308	11,424	11,424	9,665	1,759	11,424	12,000
Op Supplies - General	142	600	600	80	200	280	-
Op Supplies - Pool and Fountain	7,324	5,550	5,550	6,667	1,850	8,517	7,500
TOTAL OPERATION & MAINTENANCE	117,238	146,425	139,977	97,339	34,785	132,124	155,700
SPECIAL RECREATION FACILITIES							
TOTAL EXPENDITURES	1,344,299	1,357,268	1,467,192	1,006,558	345,073	1,351,631	1,492,604.48
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	23,878	-	20,812	234,909	(70,672)	164,237	-
OTHER FINANCING SOURCES							
1st Quarter Operating Reserves	-	-	(173,924)	-	-	-	(173,924)
Reserve - Self Insurance	-	-	(50,000)	-	-	-	(50,000)
TOTAL OTHER FINANCING SOURCES (USES)	-	-	(223,924)	-	-	-	(223,924)
NET CHANGE IN FUND BALANCES	23,878	-	(203,112)	234,909	(70,672)	164,237	(223,924)
FUND BALANCE, OCTOBER 1	197,704	-	203,112	221,580	-	221,580	385,817
FUND BALANCE, ENDING	\$ 221,582	\$ -	\$ -	\$ 456,489	\$ -	\$ 385,817	\$ 161,892

**HARMONY CDD
2001 DEBT SERVICE FUND
ADOPTED BUDGET
FY 2009**

	ACTUAL FY 2007	ADOPTED BUDGET FY 2007	ADOPTED BUDGET FY 2008	ACTUAL THRU JUNE 2008	PROJECTED JULY - SEPT 2008	TOTAL PROJECTED 9/30/2008	ADOPTED BUDGET FY 2009
REVENUE							
Interest - Investments	\$ 79,264	\$ -	\$ -	\$ 36,935	\$ 7,500	\$ 44,435	\$ 25,000
Interest - Tax Collector	3,841	-	-	-	-	-	-
Special Assmnts - On Roll	605,756	605,756	875,901	828,779	47,122	875,901	1,075,376
Special Assmnts - Off Roll	866,225	866,225	587,273	297,295	289,978	587,273	373,344
Special Assmnts - Prepayment	52,881	-	-	-	-	-	-
Special Assmnts - Direct Bill	61,000	61,000	61,000	-	61,000	61,000	61,000
Special Assmnts - Delinquent	9,623	-	-	-	-	-	-
Special Assmnts - Discounts	-	-	(35,036)	(25,050)	(9,986)	(35,036)	(43,015)
TOTAL REVENUE	1,678,590	1,532,981	1,489,138	1,137,959	395,614	1,533,573	1,491,706
EXPENDITURES							
ADMINISTRATIVE							
Misc-Assessmnt Collection Fee	82,449	88,318	17,518	15,637	942	16,579	21,508
TOTAL ADMINISTRATIVE	82,449	88,318	17,518	15,637	942	16,579	21,508
DEBT SERVICE							
Principal Debt Retirement	235,000	235,000	255,000	255,000	-	255,000	270,000
Principal Prepayments	70,000	-	-	35,000	-	35,000	-
Interest Expense	1,208,938	1,209,663	1,192,625	1,186,281	-	1,186,281	1,174,138
TOTAL DEBT SERVICE	1,513,938	1,444,663	1,447,625	1,476,281	-	1,476,281	1,444,138
TOTAL EXPENDITURES	1,596,387	1,532,981	1,465,143	1,491,918	942	1,492,860	1,465,645
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	82,203	-	23,995	(353,959)	394,672	40,713	26,061
NET CHANGE IN FUND BALANCES	82,203	-	23,995	(353,959)	394,672	40,713	26,061
FUND BALANCE, OCTOBER 1	1,619,191	-	2,029,958	1,701,394	-	1,701,394	1,742,107
FUND BALANCE, ENDING	\$ 1,701,394	\$ -	\$ 2,053,953	\$ 1,347,435	\$ -	\$ 1,742,107	\$ 1,768,167

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 CDD
2004 DEBT SERVICE FUND
ADOPTED BUDGET
FY 2009**

	ACTUAL FY 2007	ADOPTED BUDGET FY 2007	ADOPTED BUDGET FY 2008	ACTUAL THRU JUNE 2008	PROJECTED JULY - SEPT 2008	TOTAL PROJECTED 9/30/2008	ADOPTED BUDGET FY 2009
REVENUE							
Interest - Investments	\$ 50,191	\$ -	\$ 18,246	\$ 20,319	\$ 4,500	\$ 24,819	\$ 20,000
Special Assmnts - Off Roll	1,304,261	1,305,665	1,183,055	845,307	337,748	1,183,055	1,205,596
TOTAL REVENUE	1,354,452	1,305,665	1,201,301	865,626	342,248	1,207,874	1,225,596
EXPENDITURES							
ADMINISTRATIVE							
Misc-Assessmnt Collection Fee	78,339	78,340	-	-	-	-	-
TOTAL ADMINISTRATIVE	78,339	78,340	-	-	-	-	-
DEBT SERVICE							
Principal Debt Retirement	175,000	175,000	185,000	185,000	-	185,000	195,000
Interest Expense	1,052,325	1,052,325	1,040,513	1,040,513	-	1,040,513	1,028,025
TOTAL DEBT SERVICE	1,227,325	1,227,325	1,225,513	1,225,513	-	1,225,513	1,223,025
TOTAL EXPENDITURES	1,305,664	1,305,665	1,225,513	1,225,513	-	1,225,513	1,223,025
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	48,788	-	(24,212)	(359,887)	342,248	(17,639)	2,571
NET CHANGE IN FUND BALANCES	48,788	-	(24,212)	(359,887)	342,248	(17,639)	2,571
FUND BALANCE, OCTOBER 1	1,430,342	-	1,537,945	1,479,130	-	1,479,130	1,461,491
FUND BALANCE, ENDING	\$ 1,479,130	\$ -	\$ 1,513,734	\$ 1,119,243	\$ -	\$ 1,461,491	\$ 1,464,062

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
2008 - 2009 Proposed Assessments**

Neighborhood	Lot Type	Lot Width	2009 O & M Assessment	2008 O & M Assessment	2009 Debt Service Assessment	2008 Debt Service Assessment	2009 Total Assessment	2008 Total Assessment	% Change (Decrease) Increase
A-1	MF	n/a	\$ 389.03	\$ 403.91	\$ 680.61	\$ 679.96	\$ 1,069.65	\$ 1,083.87	-1.31%
B	B	80	\$ 1,229.86	\$ 1,276.88	\$ 2,151.63	\$ 2,149.56	\$ 3,381.49	\$ 3,426.44	-1.31%
	C	65	\$ 999.26	\$ 1,037.47	\$ 1,748.20	\$ 1,746.52	\$ 2,747.46	\$ 2,783.98	-1.31%
	E	52	\$ 799.41	\$ 829.97	\$ 1,398.56	\$ 1,397.21	\$ 2,197.97	\$ 2,227.19	-1.31%
	G	42	\$ 645.68	\$ 670.36	\$ 1,129.61	\$ 1,128.52	\$ 1,775.28	\$ 1,798.88	-1.31%
	H	35	\$ 538.06	\$ 558.64	\$ 941.34	\$ 940.43	\$ 1,479.40	\$ 1,499.07	-1.31%
C-1	B	80	\$ 1,209.65	\$ 1,255.90	\$ 2,116.28	\$ 2,114.24	\$ 3,325.93	\$ 3,370.14	-1.31%
	C	65	\$ 982.84	\$ 1,020.42	\$ 1,719.48	\$ 1,717.82	\$ 2,702.32	\$ 2,738.24	-1.31%
	E	52	\$ 786.27	\$ 816.34	\$ 1,375.58	\$ 1,374.26	\$ 2,161.85	\$ 2,190.59	-1.31%
	G	42	\$ 635.07	\$ 659.35	\$ 1,111.05	\$ 1,109.98	\$ 1,746.11	\$ 1,769.32	-1.31%
	H	35	\$ 529.22	\$ 549.46	\$ 925.87	\$ 924.98	\$ 1,455.09	\$ 1,474.44	-1.31%
C-2	B	80	\$ 1,257.87	\$ 1,305.96	\$ 2,200.63	\$ 2,198.51	\$ 3,458.49	\$ 3,504.47	-1.31%
	C	65	\$ 1,022.02	\$ 1,061.09	\$ 1,788.01	\$ 1,786.29	\$ 2,810.03	\$ 2,847.38	-1.31%
	E	52	\$ 817.61	\$ 848.87	\$ 1,430.41	\$ 1,429.03	\$ 2,248.02	\$ 2,277.90	-1.31%
	G	42	\$ 660.38	\$ 685.63	\$ 1,155.33	\$ 1,154.22	\$ 1,815.71	\$ 1,839.85	-1.31%
	H	35	\$ 550.32	\$ 571.36	\$ 962.77	\$ 961.85	\$ 1,513.09	\$ 1,533.21	-1.31%
D-1	B	80	\$ 1,299.56	\$ 1,349.25	\$ 2,273.57	\$ 2,271.38	\$ 3,573.13	\$ 3,620.63	-1.31%
	C	65	\$ 1,055.89	\$ 1,096.26	\$ 1,847.27	\$ 1,845.50	\$ 2,903.17	\$ 2,941.76	-1.31%
	E	52	\$ 844.71	\$ 877.01	\$ 1,477.82	\$ 1,476.40	\$ 2,322.53	\$ 2,353.41	-1.31%
D-2	E	n/a	\$ 771.95	\$ 801.47	\$ 1,350.52	\$ 1,349.17	\$ 2,122.47	\$ 2,150.64	-1.31%
E	Custom	n/a	\$ 2,059.71	\$ 2,138.46	\$ 3,603.45	\$ 3,599.85	\$ 5,663.16	\$ 5,738.31	-1.31%
G	E	52	\$ 929.82	\$ 965.37	\$ 1,626.71	\$ 1,625.14	\$ 2,556.53	\$ 2,590.51	-1.31%
	G	42	\$ 751.01	\$ 779.72	\$ 1,313.88	\$ 1,312.62	\$ 2,064.89	\$ 2,092.34	-1.31%
	H	35	\$ 625.84	\$ 649.77	\$ 1,094.90	\$ 1,093.85	\$ 1,720.74	\$ 1,743.61	-1.31%

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2009

REVENUES:

Interest Income (Investments)

The District earns interest income on their checking account. Interest is calculated on the average monthly collected balance for their operating accounts.

Special Assessment – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property (platted parcels) within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessment - Off Roll (Maintenance)

The District will levy a Non-Ad Valorem assessment on all the assessable property (unplatted parcels) within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessment – Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES:

Administrative:

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for a meeting attendance and to receive \$200 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending to the meetings.

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2009

FICA Taxes

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

Professional Services – Arbitrage Rebate

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

Professional Services – Dissemination Agent

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

Professional Services - Engineering

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. Fees are based on prior year activity plus anticipated increases or contingencies.

Professional Services - Legal Services

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Fees are based on prior year expenses adjusted for anticipated changes to service levels.

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2009

Professional Services- Management Consulting Services

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

<i>Services Provided</i>	<i>Fee</i>
Management Services	\$47,134.00
Information Technology Services	\$1,035.00
Rentals & Leases	\$2,571.00
Total	\$50,740.00

Professional Services - Special Assessment

The District will be billed annually for calculating and levying the annual operating & maintenance, and debt service assessments.

Professional Services- Trustee

The District pays US Bank an annual fee for trustee services on the Series 2001 and 2004 Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

Auditing Services

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Fee is based on existing engagement letter.

Communication-Telephone

Telephone and fax machine expenses. The amount for fiscal year 2009 is based on prior year expenses adjusted for anticipated changes to service levels.

Harmony

Community Development District

GENERAL FUND BUDGET NARRATIVE Fiscal Year 2009

Postage & Freight

Mailing of agenda packages, overnight deliveries, correspondence, etc. The amount for fiscal year 2009 is based on prior year expenses adjusted for anticipated changes to service levels.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Governmental Insurance Trust. The Preferred Governmental Insurance Trust specializes in providing insurance coverage to governmental agencies. The budgeted amount is based upon other similar Community Development Districts.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc. The amount for fiscal year 2009 is based on prior year expenses adjusted for anticipated changes to service levels.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation. The amount for fiscal year 2009 is based on the prior year budget.

Misc-Assessmnt Collection Fee

A collection fee of 2% is paid to Osceola County Property Appraiser and Tax Collector for the collection and remittance to the District of special assessments.

Misc-Contingency

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

Harmony

Community Development District

GENERAL FUND BUDGET NARRATIVE Fiscal Year 2009

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects. The amount for fiscal year 2009 is based on prior year expenses adjusted for anticipated changes to service levels.

Annual district filling fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

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.

Landscape

R&M-Irrigation

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

R&M-Phase I

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod to Phase 1 Blvd and Long Park West of \$6,332 monthly. Unscheduled maintenance consists of repairs and replacement to any damaged areas.

Harmony

Community Development District

GENERAL FUND BUDGET NARRATIVE Fiscal Year 2009

R&M-Phase II

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod to Phase II Blvd. & Secondary Entry of \$4,083 monthly. Unscheduled maintenance consists of repairs and replacement to any damaged areas.

R&M-Phase III

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod to Phase III Blvd and Long Park East of \$6,600 monthly. Unscheduled maintenance consists of repairs and replacement to any damaged areas.

R&M-Landscape - Lakeshore Park

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod to Lakeshore Park of \$1,975 monthly. Unscheduled maintenance consists of repairs and replacement to any damaged areas.

R&M-Landscape - Town Square

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod to Town Square Park of \$2,429 monthly. Unscheduled maintenance consists of repairs and replacement to any damaged areas.

R&M-Landscape - Hwy 192 Entrance

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod to US 192 Entrance of \$5,215 monthly. Unscheduled maintenance consists of repairs and replacement to any damaged areas.

R&M-Landscape - Hwy 192 Median

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod to Landscape Harmony 192 of \$2,500 monthly. Unscheduled maintenance consists of repairs and replacement to any damaged areas.

Harmony

Community Development District

GENERAL FUND BUDGET NARRATIVE Fiscal Year 2009

R&M-Swimming Pools (2)

This includes monthly pool service and any repairs and maintenance for the main pool and parcel A-1 pool that may be incurred during the year by the District.

R&M-Landscape Parcel D-1 Park

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod to Parcel D-1 Park of \$550 monthly. Unscheduled maintenance consists of repairs and replacement to any damaged areas.

R&M-Landscape Parcel C-2 Park

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod to Parcel C-2 Park of \$495 monthly. Unscheduled maintenance consists of repairs and replacement to any damaged areas.

R&M-Landscape Parcel D-2 & E

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod to Parcel D-2 & E Park of \$1,100 monthly. Unscheduled maintenance consists of repairs and replacement to any damaged areas.

R&M-Landscape Pet Park

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod to the Pet Park of \$1,673 monthly. Unscheduled maintenance consists of repairs and replacement to any damaged areas

R&M-Landscape Parcel G Park

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod to Parcel G Park of \$1,200 monthly. Unscheduled maintenance consists of repairs and replacement to any damaged areas.

Harmony

Community Development District

GENERAL FUND BUDGET NARRATIVE Fiscal Year 2009

R&M-Landscape Pond Areas

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod to all pond areas of \$9,675 monthly. Unscheduled maintenance consists of repairs and replacement to any damaged areas.

R&M-Landscape Buck Lake

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod to Buck Lake Dock and Schoolhouse Road of \$500 monthly. Unscheduled maintenance consists of repairs and replacement to any damaged areas.

R&M-Landscape Parcel B Park

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod to Parcel C Park of \$520 monthly. Unscheduled maintenance consists of repairs and replacement to any damaged areas.

R&M-Landscape Parcel C Park

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod to Parcel C Park of \$475 monthly. Unscheduled maintenance consists of repairs and replacement to any damaged areas.

R&M-Tree Trimming

Maintenance consists of pruning, trimming, fertilizing, mulching, and applying pest and disease control chemicals for trees in CDD right-of-way and common areas. For FY 2009, this consists for the canopy trimming.

Miscellaneous Services

Unscheduled or one time maintenance expenses for various areas within the district such as the cabana or mulch in the parks.

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2009

UTILITY

Electricity – General

Electricity for accounts with Orlando Utilities Commissions for the swim clubs, parks, and irrigation. *[Fees are based on historical costs for metered use plus anticipated future activity.]*

Electricity – Streetlighting

Electricity for all street lighting, as per agreement with the Orlando Utilities Commission. *[Fees are based on historical costs for metered use plus anticipated future activity.]*

Utility - Water & Sewer

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

OPERATION & MAINTENANCE

Payroll-Salaried (Dockmaster)

Yearly salary and benefits for full-time dockmaster with an assistant.

FICA Taxes

Payroll taxes on compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the expenditures for payroll salaries.

Contracts-Lake and Wetland

The District has contracted services with Aquatic System for treatment of the Lakes and Wetlands and the Preserves for \$2,766 per month.

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2009

Communication – Telephone

Telephone expenses for the dockmaster and irrigation lines. The budgeted amount for the fiscal year is based on prior year spending.

R&M-Common Area

Dumpster pulls services by REW Landscape.

R&M-Equipment

Supplies, maintenance and equipment needed for the boats.

R&M-Pools

This includes monthly pool service and any repairs and maintenance for the main pool and parcel A-1 pool that may be incurred during the year by the District.

R&M-Lakeshore Park Facilities

Maintenance or repairs to the basketball courts and fields.

R&M-Hardscape Cleaning

Scheduled maintenance consists of pressure washing PVC fencing, bridges and other hardscape. Unscheduled maintenance consists of repairs and replacement of damaged areas.

Misc-Pool Licenses & Permits

Various pool licenses and permits required for the pools.

Misc-Parks

This consists of maintenance to the pet park.

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2009

Misc-Contingency

The current year contingency represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

Op Supplies - Pool and Fountain

Supplies for the pool and fountains such as chemicals and bleach.

Reserves

1st Quarter Operating Reserve

The District has appropriated a reserve to fund the District during the first quarter of the Fiscal Year until assessments are collected.

Self Insurance Reserve

The District has set aside funds as a general self insurance reserve.