

# **Harmony Community Development District**

Operating and Debt Service Budget

Fiscal Year 2010

Adopted 8/27/2009

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND**

***Adopted Budget - Fiscal Year 2010***

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET FY 2009</b>	<b>ACTUAL THRU JULY 2009</b>	<b>PROJECTED AUGUST- SEPT 2009</b>	<b>TOTAL PROJECTED 9/30/2009</b>	<b>PROPOSED BUDGET FY 2010</b>
<b>REVENUE</b>					
Interest - Investments	\$ 5,728	\$ 445	\$ 89	\$ 534	\$ 500
Interest - Tax Collector	-	206	-	206	-
Special Assmnts - Tax Collector	622,750	607,292	15,458	622,750	622,750
Special Assmnts - District Collected	914,363	685,814	228,549	914,363	914,363
Special Assmnts - Discounts	(24,910)	(8,564)	-	(8,564)	(24,910)
Other Miscellaneous Revenues	-	1,677	-	1,677	-
<b>TOTAL REVENUE</b>	<b>1,517,930</b>	<b>1,286,870</b>	<b>244,095</b>	<b>1,530,965</b>	<b>1,512,703</b>
<b>EXPENDITURES</b>					
<b>ADMINISTRATIVE</b>					
P/R-Board of Supervisors	12,000	8,000	2,000	10,000	9,600
FICA Taxes	918	612	153	765	734
Workers' Compensation	2,000	-	1,000	1,000	2,000
ProfServ-Arbitrage Rebate	3,000	1,200	1,450	2,650	3,000
ProfServ-Dissemination Agent	500	500	-	500	500
ProfServ-Engineering	26,000	16,773	11,981	28,754	18,000
ProfServ-Legal Services	20,000	26,159	8,720	34,879	24,000
ProfServ-Mgmt Consulting Serv	50,740	42,283	8,457	50,740	52,516
ProfServ-Special Assessment	10,714	10,714	-	10,714	11,089
ProfServ-Trustee	10,000	10,748	-	10,748	11,000
Auditing Services	15,500	15,500	-	15,500	15,500
Communication - Telephone	250	213	43	256	175
Postage and Freight	3,400	1,050	210	1,260	2,000
Insurance - General Liability	23,000	18,484	900	19,384	19,500
Printing and Binding	7,000	5,930	1,186	7,116	7,000
Legal Advertising	3,000	1,236	247	1,483	2,500
Misc-Assessmnt Collection Fee	12,455	13,621	4,571	18,192	12,455
Misc-Contingency	1,000	204	-	204	1,000
Office Supplies	1,000	875	175	1,050	1,000
Annual District Filing Fee	175	175	-	175	175
Capital Outlay	750	-	375	375	750
<b>TOTAL ADMINISTRATIVE</b>	<b>203,402</b>	<b>174,277</b>	<b>41,467</b>	<b>215,744</b>	<b>194,494</b>
<b>FIELD</b>					
ProfServ-Field Management	-	24,976	7,136	32,112	43,896
Payroll-Salaried	30,889	2,413	800	3,213	4,800
FICA Taxes	2,111	185	61	246	3,725
<b>TOTAL FIELD</b>	<b>33,000</b>	<b>27,574</b>	<b>7,997</b>	<b>35,571</b>	<b>52,421</b>
<b>LANDSCAPE</b>					
R&M-Irrigation	22,000	16,095	6,300	22,395	37,500
R&M-Turf Care	-	41,700	55,600	97,300	283,001
R&M Grounds	-	4,499	6,000	10,499	32,994
R&M Shrub Care	-	16,131	21,508	37,639	110,539
R&M Tree Care 10' and Under	-	-	-	-	21,115
R&M Tree Trimming	15,000	19,867	3,824	23,691	15,000
Utility - Refuse Removal	-	4,586	6,116	10,702	32,576
Miscellaneous Services	10,000	7,540	1,508	9,048	10,000
<b>TOTAL LANDSCAPE</b>	<b>47,000</b>	<b>110,418</b>	<b>100,856</b>	<b>211,274</b>	<b>542,725</b>

Prepared by:

**Severn Trent Management Services**

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND**

*Adopted Budget - Fiscal Year 2010*

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET FY 2009</b>	<b>ACTUAL THRU JULY 2009</b>	<b>PROJECTED AUGUST- SEPT 2009</b>	<b>TOTAL PROJECTED 9/30/2009</b>	<b>PROPOSED BUDGET FY 2010</b>
<b>FORMER LANDSCAPE CONTRACT</b>					
R&M-Lake Phase II	52,000	29,868	-	29,868	-
R&M-Landscape - Lakeshore Park	25,000	14,653	-	14,653	-
R&M-Landscape - Town Square	30,600	18,356	-	18,356	-
R&M-Landscape - US 192 Entr	63,000	38,082	-	38,082	-
R&M-Swimming Pool	13,300	7,555	-	7,555	-
R&M-Landscape Parc D-1 Park	7,000	4,081	-	4,081	-
R&M-Landscape Parc C-2 Park	6,000	3,673	-	3,673	-
R&M-Landscape Pet Park	21,000	12,813	-	12,813	-
R&M-Landscape Hwy 192	30,000	17,500	-	17,500	-
R&M-Landscape Parcel G Park	14,400	8,652	-	8,652	-
R&M-Landscape Pond Areas	140,100	87,563	-	87,563	-
R&M-Landscape Buck Lake	6,000	2,250	-	2,250	-
R&M-Landscape Parc B Park	6,500	3,749	-	3,749	-
R&M-Landscape Parc C Park	6,000	3,425	-	3,425	-
R&M-Phase I	80,000	46,979	-	46,979	-
R&M-Phase III	80,000	48,276	-	48,276	-
R&M-Landscape Parcel D-2 & E	13,200	8,786	-	8,786	-
<b>TOTAL FORMER LANDSCAPE CONTRACT</b>	<b>594,100</b>	<b>356,261</b>	<b>-</b>	<b>356,261</b>	<b>-</b>
<b>UTILITY</b>					
Electricity - General	21,000	23,835	4,767	28,602	40,000
Electricity - Streetlighting	371,000	312,351	62,470	374,821	385,220
Utility - Water & Sewer	120,000	67,045	13,409	80,454	90,000
<b>TOTAL UTILITY</b>	<b>512,000</b>	<b>403,231</b>	<b>80,646</b>	<b>483,877</b>	<b>515,220</b>
<b>OPERATION &amp; MAINTENANCE</b>					
Contracts-Lake and Wetland	40,000	27,762	5,532	33,294	33,250
Communication - Telephone	2,700	2,430	486	2,916	2,500
R&M-Common Area	12,000	10,513	2,103	12,616	10,500
R&M-Equipment	5,000	20,247	4,049	24,296	21,000
R&M-Pools	25,000	27,323	5,465	32,788	45,213
R&M-Landscape Lakeshore Park	4,000	-	-	-	-
R&M-Park and Amenities	-	-	-	-	10,600
R&M-Hardscape Maintenance	10,000	5,270	-	5,270	10,000
Misc-Licenses & Permits	900	1,173	-	1,173	-
R&M-Roads & Alleyways	-	-	40,000	40,000	5,000
R&M-Sidewalks	-	-	-	-	9,000
Misc-Parks	3,600	815	163	978	-
Misc-Contingency	12,000	12,330	2,466	14,796	20,000
Op Supplies-Pool and Fountain	7,500	8,477	1,695	10,172	-
<b>TOTAL OPERATION &amp; MAINTENANCE</b>	<b>122,700</b>	<b>116,340</b>	<b>61,959</b>	<b>178,299</b>	<b>167,063</b>



**Harmony**  
**Community Development District**

GENERAL FUND BUDGET NARRATIVE  
Fiscal Year 2010

<b>REVENUES</b>
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**Interest Income (Investments)**

The District earns interest income on funds in the checking account.

**Special Assessment – Tax Collector**

The District will levy a Non-Ad Valorem assessment on the Osceola County tax bill on all the platted parcels within the District in support of the overall fiscal year budget.

**Special Assessment – District Collected (Maintenance)**

The District will collect a Non-Ad Valorem assessment on all the un-platted parcels within the District in support of the overall fiscal year budget.

**Special Assessment – Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments that is collected by Osceola County and is shown as a deduction to the assessment revenue.

<b>EXPENDITURES</b>
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**Administrative:**

**P/R-Board of Supervisors**

Chapter 190, Florida Statutes, allows each member of the Board of Supervisors to be compensated for meeting attendance in the amount of \$200 per meeting not to exceed \$4,800. The amount for the Fiscal Year is based upon four supervisors being compensated for 12 meetings annually.

**FICA Taxes**

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

**Harmony**  
**Community Development District**

GENERAL FUND BUDGET NARRATIVE  
Fiscal Year 2010

**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 historical fees and industry 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 and is performed by Digital Assurance Company. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Professional Services - Engineering**

The District's engineer, Woolpert Inc., will be providing general engineering services to the District, i.e., attendance and preparation for monthly board meetings, review of invoices, preparation of requisitions., etc. Fees are based on anticipated activity.

**Professional Services - Legal Services**

The District's general counsel, Young vanAssenderp P.A., retained by and answerable to the District Board, is responsible for attending and preparing for Board meetings and rendering advice, counsel, recommendations, and representation as determined appropriate or as directed by the Board directly or as relayed by the manager.

**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 3.5% increases.

<b><i>Services Provided</i></b>	<b><i>Fee</i></b>
Management Services	\$48,784.00
Information Technology Services	\$1,071.00
Rentals & Leases	\$2,661.00
<b>Total</b>	<b>\$52,516.00</b>

# **Harmony**

## **Community Development District**

### GENERAL FUND BUDGET NARRATIVE Fiscal Year 2010

#### **Professional Services - Special Assessment**

The District will be billed annually for calculating and levying the annual operating and maintenance, and debt service assessments, as provided by Severn Trent Management Services.

#### **Professional Services- Trustee**

The District pays US Bank an annual fee for trustee services on the Series 2001 and the Series 2004 Special Assessment Bonds. The budgeted amount for the fiscal year is \$4,900 and \$4,350 for each series 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. The fee is based on the existing engagement letter with Grau & Associates.

#### **Communication-Telephone**

Telephone and fax machine expenses. The amount for fiscal year 2010 is based on prior year expenses...

#### **Postage & Freight**

Cost of mailing agenda packages, overnight deliveries, correspondence, and payments to vendors, etc. The amount for fiscal year 2010 is based on prior year expenses.

#### **Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Governmental Insurance Trust (PGIT), providing insurance coverage to governmental agencies. The budgeted amount is based upon a proposal from PGIT.

#### **Printing & Binding**

The District incurs charges for printing and binding agenda packages. The amount for fiscal year 2010 is based on prior year expenses and anticipated activity.

**Harmony**  
**Community Development District**

GENERAL FUND BUDGET NARRATIVE  
Fiscal Year 2010

**Legal Advertising**

The District is required to advertise notices for monthly Board meetings, public hearings, workshops, etc. in a newspaper of general circulation within Osceola County. The amount for fiscal year 2010 is based on the prior year budget and anticipated advertising needs for the year.

**Misc-Assessment Collection Fee**

A collection fee of 2% is paid to Osceola County Tax Collector for the collection and remittance to the District of special assessments pursuant to an agreement with the tax collector. An additional fee of \$1 per unit is charged by the Osceola County Property Appraiser.

**Misc-Contingency**

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

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects, as well as the purchase of binders, file folders and other supplies used for the District. The amount for fiscal year 2010 is based on prior year expenses adjusted for anticipated activity.

**Annual District Filing Fee**

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

**Capital Outlay**

Represents any minor capital expenditures the District may need to make during the Fiscal Year.



**Harmony**  
**Community Development District**

GENERAL FUND BUDGET NARRATIVE  
Fiscal Year 2010

**Field Management**

**Professional Services- Field Management**

Annual salary and benefits for full-time field manager/dockmaster as provided through Severn Trent Management Services. Primary responsibilities are related to docks and boats, with supplemental activities providing on-site field management and maintenance services.

**Payroll-Salaried (Dockmaster)**

Yearly salary and benefits for assistant dockmaster. The Assistant Dockmaster provides supplemental support to boating activities, anticipated at \$50/day, 2 days a week.

**FICA Taxes**

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

**Landscape**

**R&M-Irrigation**

**\$37,500**

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

<i>Existing Contract (Luke Brothers)</i>	\$28,500
<i>System Management (monitoring of the system)</i>	\$3,000
<i>Proposed System Upgrade</i>	\$3,000
<i>Unscheduled maintenance</i>	\$3,000

**R&M-Turf Care**

**\$283,001**

Scheduled maintenance consists of mowing, edging, blowing, fertilizing, and applying pest and disease control chemicals to turf within Harmony CDD. Unscheduled maintenance consists of replacement to any damaged areas.

<i>Existing Contract (Luke Brothers)</i>	\$278,001
<i>Unscheduled maintenance</i>	\$5,000

**Harmony**  
**Community Development District**

GENERAL FUND BUDGET NARRATIVE  
Fiscal Year 2010

**R&M-Ground Cover** **\$32,994**

Scheduled maintenance consists of mowing, edging, blowing, fertilizing and applying pest and disease control chemicals to ground cover, as well as planting and replacing various annual and seasonal flowers within the District. Unscheduled maintenance consists of repairs and replacement to any damaged areas.

<i>Existing Contract (Luke Brothers)</i>	\$20,394
<i>Existing Contract (Luke Brothers- Flowers)</i>	\$9,600
<i>Unscheduled maintenance</i>	\$3,000

**R&M-Shrub Care** **\$110,539**

Scheduled maintenance consists of pruning, mulching, fertilizing, applying pest and disease control chemicals, and providing weed control and debris removal to Shrubs within the District. Unscheduled maintenance consists of repairs and replacement to any damaged areas.

<i>Existing Contract (Luke Brothers)</i>	\$107,539
<i>Unscheduled maintenance</i>	\$3,000

**R&M-Tree Services** **\$15,000**

Scheduled maintenance consists of canopy trimming for trees over 10 feet, and consulting with a certified arborist.

**R&M-Tree Trimming** **\$21,115**

Scheduled maintenance consists of pruning, maintaining tree basins and fertilizing trees less than 10 feet in height.

<i>Existing Contract (Luke Brothers)</i>	\$19,115
<i>Unscheduled maintenance</i>	\$2,000

**Utility Refuse Removal** **\$32,576**

Scheduled maintenance consists of trash disposal, litter control and replacement of trash liners. Unscheduled maintenance consists of replacement of damaged trash cans.

<i>Existing Contract (Luke Brothers)</i>	\$30,576
<i>Unscheduled maintenance</i>	\$2,000

**Harmony**  
**Community Development District**

GENERAL FUND BUDGET NARRATIVE  
Fiscal Year 2010

**Miscellaneous Services**

Unscheduled or one-time landscape maintenance expenses for other areas within the District that are not listed above.

**UTILITY**

**Electricity – General**

Electricity for accounts with Orlando Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use plus anticipated 25% increase.

**Electricity – Street lighting**

Contract to lease light-poles and fixtures for all street lighting within the District, as per agreement with the Orlando Utilities Commission. Fees are based on historical costs plus anticipated 3% increase.

**Utility - Water & Sewer**

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

**OPERATION & MAINTENANCE**

**Contracts-Lake and Wetland**

**\$33,250**

Scheduled maintenance consists of inspections and treatment of nuisance aquatic species. Unscheduled maintenance consists of aquatic plantings and repair of any damaged areas.

*Proposed Contract (Unknown)*

*\$33,250*

# Harmony

## Community Development District

### GENERAL FUND BUDGET NARRATIVE Fiscal Year 2010

#### **Communication – Telephone** **\$2,500**

Telephone expenses for the dockmaster's phones and the irrigation line for the computerized Maxicom irrigation system. The budgeted amount for the fiscal year is based on prior year expenses.

#### **R&M-Common Area** **\$10,500**

- Benches: Unscheduled maintenance consists of replacing damaged benches and purchasing benches for added areas. (\$5,000)
- Miscellaneous cleaning supplies, light bulbs, and other supplies used throughout the District. (\$500)
- Security camera: unscheduled maintenance includes repair or replacement of damaged cameras and any required upgrades. (\$2,000)
- Other miscellaneous common area expense not provided in other line items. It is anticipated some items originally installed in 2003 will need to be replaced in FY 2010, including trash cans, doggie pots and fountain. (\$3,000)

#### **R&M-Equipment** **\$21,000**

Supplies, maintenance and equipment needed for the boats.

<i>Boat Operation, supplies and maintenance</i>	<i>\$8,000</i>
<i>Repairs and system upgrade</i>	<i>\$10,000</i>
<i>Miscellaneous</i>	<i>\$3,000</i>

#### **R&M-Pools** **\$45,213**

This includes monthly pool service and any repairs and maintenance for the Swim Club and Ashley Park pools that may be incurred during the year by the District, including repair and replacement of pool furniture, shades, safety equipment, etc. Supplies for the pool and fountains such as chemicals and chlorine, provided by Spies Pool LLC. Various pool licenses and permits required for the pools, based on historical expenses.

<i>Contract (Jan Pro and Robert's Pool Service)</i>	<i>\$22,560</i>
<i>Repairs for Shade</i>	<i>\$2,000</i>
<i>Repairs for Furniture</i>	<i>\$2,000</i>
<i>Supplies</i>	<i>\$9,500</i>
<i>Licenses</i>	<i>\$900</i>
<i>Unscheduled Maintenance</i>	<i>\$5,000</i>
<i>Miscellaneous</i>	<i>\$3,253</i>

**Harmony**  
**Community Development District**

GENERAL FUND BUDGET NARRATIVE  
Fiscal Year 2010

**R&M Park Amenities** **\$10,600**

Maintenance or repairs to the basketball courts and athletic fields; including sod replacement, cleaning of basketball courts. Dog parks and all miscellaneous park areas.

<i>Lakeshore Park</i>	<i>\$4,000</i>
<i>Dog Parks</i>	<i>\$5,000</i>
<i>Miscellaneous Park Areas</i>	<i>\$1,600</i>

**R&M-Hardscape Maintenance** **\$10,000**

Scheduled maintenance consists of pressure washing PVC fencing, bridges, and pavilions, restrooms and other Hardscape. Unscheduled maintenance consists of repairs and replacement of damaged areas, including columns.

<i>Existing Contract (Luke Brothers)</i>	<i>\$5,270</i>
<i>Unscheduled maintenance</i>	<i>\$4,730</i>

**R&M Roads and Alleyways** **\$5,000**

Unscheduled maintenance of alleyways. *\$5,000*

**R&M Sidewalks** **\$9,000**

Unscheduled maintenance consists of grinding uneven areas and replacement of concrete sidewalk. Pressure washing areas within the District as needed.

**Misc-Contingency** **\$20,000**

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

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**

**2001 DEBT SERVICE FUND**

*Adopted Budget - Fiscal Year 2010*

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET FY 2009</b>	<b>ACTUAL THRU JULY 2009</b>	<b>PROJECTED AUGUST- SEPT 2009</b>	<b>TOTAL PROJECTED 9/30/2009</b>	<b>PROPOSED BUDGET FY 2010</b>
<b>REVENUE</b>					
Interest - Investments	\$ 25,000	\$ 6,129	\$ 1,226	\$ 7,355	\$ 25,000
Special Assmnts - Tax Collector	1,075,376	1,022,673	52,703	1,075,376	1,071,740
Special Assmnts - District Collected	373,344	429,813	(56,469)	373,344	372,380
Special Assmnts - District Collected Golf	61,000	-	61,000	61,000	61,000
Special Assmnts - Prepayment	-	31,009	-	31,009	-
Special Assmnts - Discounts	(43,015)	(16,795)	-	(16,795)	(42,870)
<b>TOTAL REVENUE</b>	<b>1,491,705</b>	<b>1,472,829</b>	<b>58,460</b>	<b>1,531,289</b>	<b>1,487,250</b>
<b>EXPENDITURES</b>					
<b>ADMINISTRATIVE</b>					
Misc-Assessmnt Collection Fee	21,508	19,251	1,054	20,305	21,435
<b>TOTAL ADMINISTRATIVE</b>	<b>21,508</b>	<b>19,251</b>	<b>1,054</b>	<b>20,305</b>	<b>21,435</b>
<b>DEBT SERVICE</b>					
Principal Debt Retirement	270,000	270,000	-	270,000	290,000
Principal Prepayments	-	30,000	-	30,000	-
Interest Expense	1,174,138	1,166,525	-	1,166,525	1,144,775
<b>TOTAL DEBT SERVICE</b>	<b>1,444,138</b>	<b>1,466,525</b>	<b>-</b>	<b>1,466,525</b>	<b>1,434,775</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,465,646</b>	<b>1,485,776</b>	<b>1,054</b>	<b>1,486,830</b>	<b>1,456,210</b>
Excess of Revenues Over (Under) Expenditures	26,060	(12,947)	57,406	44,459	31,041
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to Fund Balance	(26,061)	-	-	-	(31,041)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(26,061)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(31,041)</b>
Net Change in Fund Balance	26,060	(12,947)	57,406	44,459	31,041
<b>FUND BALANCE, OCTOBER 1</b>	<b>1,735,114</b>	<b>1,735,114</b>	<b>-</b>	<b>1,735,114</b>	<b>1,779,573</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,761,174</b>	<b>\$ 1,722,167</b>	<b>\$ 57,406</b>	<b>\$ 1,779,573</b>	<b>\$ 1,810,613</b>

**Harmony**  
**Community Development District**  
Series 2001 Special Assessment Bonds

**AMORTIZATION SCHEDULE**

DATE	BALANCE	RATE	PRINCIPAL	PREPAYMENT	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%	\$ 205,000.00	\$ 15,000.00	\$ 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%	\$ -	\$ 20,000.00	\$ 604,831.25	\$ 1,513,937.50
05/01/07	\$ 16,665,000.00	7.25%	\$ 235,000.00	\$ 50,000.00	\$ 604,106.25	
11/01/07	\$ 16,380,000.00	7.25%	\$ -	\$ 35,000.00	\$ 593,775.00	\$ 1,476,281.25
05/01/08	\$ 16,345,000.00	7.25%	\$ 255,000.00		\$ 592,506.25	
11/01/08	\$ 16,090,000.00	7.25%	\$ -	\$ -	\$ 583,262.50	\$ 1,466,525.00
05/01/09	\$ 16,090,000.00	7.25%	\$ 270,000.00	\$ 30,000.00	\$ 583,262.50	
11/01/09	\$ 15,790,000.00	7.25%	\$ -		\$ 572,387.50	\$ 1,434,775.00
05/01/10	\$ 15,790,000.00	7.25%	\$ 290,000.00		\$ 572,387.50	
11/01/10	\$ 15,500,000.00	7.25%	\$ -		\$ 561,875.00	\$ 1,438,750.00
05/01/11	\$ 15,500,000.00	7.25%	\$ 315,000.00		\$ 561,875.00	
11/01/11	\$ 15,185,000.00	7.25%	\$ -		\$ 550,456.25	\$ 1,435,912.50
05/01/12	\$ 15,185,000.00	7.25%	\$ 335,000.00		\$ 550,456.25	
11/01/12	\$ 14,850,000.00	7.25%	\$ -		\$ 538,312.50	\$ 1,431,625.00
05/01/13	\$ 14,850,000.00	7.25%	\$ 355,000.00		\$ 538,312.50	
11/01/13	\$ 14,495,000.00	7.25%	\$ -		\$ 525,443.75	\$ 1,430,887.50
05/01/14	\$ 14,495,000.00	7.25%	\$ 380,000.00		\$ 525,443.75	
11/01/14	\$ 14,115,000.00	7.25%	\$ -		\$ 511,668.75	\$ 1,433,337.50
05/01/15	\$ 14,115,000.00	7.25%	\$ 410,000.00		\$ 511,668.75	
11/01/15	\$ 13,705,000.00	7.25%	\$ -		\$ 496,806.25	\$ 1,433,612.50
05/01/16	\$ 13,705,000.00	7.25%	\$ 440,000.00		\$ 496,806.25	
11/01/16	\$ 13,265,000.00	7.25%	\$ -		\$ 480,856.25	\$ 1,431,712.50
05/01/17	\$ 13,265,000.00	7.25%	\$ 470,000.00		\$ 480,856.25	
11/01/17	\$ 12,795,000.00	7.25%	\$ -		\$ 463,818.75	\$ 1,432,637.50
05/01/18	\$ 12,795,000.00	7.25%	\$ 505,000.00		\$ 463,818.75	
11/01/18	\$ 12,290,000.00	7.25%	\$ -		\$ 445,512.50	\$ 1,431,025.00
05/01/19	\$ 12,290,000.00	7.25%	\$ 540,000.00		\$ 445,512.50	
11/01/19	\$ 11,750,000.00	7.25%	\$ -		\$ 425,937.50	\$ 1,431,875.00
05/01/20	\$ 11,750,000.00	7.25%	\$ 580,000.00		\$ 425,937.50	
11/01/20	\$ 11,170,000.00	7.25%	\$ -		\$ 404,912.50	\$ 1,429,825.00
05/01/21	\$ 11,170,000.00	7.25%	\$ 620,000.00		\$ 404,912.50	
11/01/21	\$ 10,550,000.00	7.25%	\$ -		\$ 382,437.50	\$ 1,429,875.00
05/01/22	\$ 10,550,000.00	7.25%	\$ 665,000.00		\$ 382,437.50	
11/01/22	\$ 9,885,000.00	7.25%	\$ -		\$ 358,331.25	\$ 1,426,662.50
05/01/23	\$ 9,885,000.00	7.25%	\$ 710,000.00		\$ 358,331.25	
11/01/23	\$ 9,175,000.00	7.25%	\$ -		\$ 332,593.75	\$ 1,425,187.50
05/01/24	\$ 9,175,000.00	7.25%	\$ 760,000.00		\$ 332,593.75	
11/01/24	\$ 8,415,000.00	7.25%	\$ -		\$ 305,043.75	\$ 1,425,087.50
05/01/25	\$ 8,415,000.00	7.25%	\$ 815,000.00		\$ 305,043.75	
11/01/25	\$ 7,600,000.00	7.25%	\$ -		\$ 275,500.00	\$ 1,426,000.00
05/01/26	\$ 7,600,000.00	7.25%	\$ 875,000.00		\$ 275,500.00	
11/01/26	\$ 6,725,000.00	7.25%	\$ -		\$ 243,781.25	\$ 1,427,562.50
05/01/27	\$ 6,725,000.00	7.25%	\$ 940,000.00		\$ 243,781.25	
11/01/27	\$ 5,785,000.00	7.25%	\$ -		\$ 209,706.25	\$ 1,424,412.50
05/01/28	\$ 5,785,000.00	7.25%	\$ 1,005,000.00		\$ 209,706.25	
11/01/28	\$ 4,780,000.00	7.25%	\$ -		\$ 173,275.00	\$ 1,416,550.00
05/01/29	\$ 4,780,000.00	7.25%	\$ 1,070,000.00		\$ 173,275.00	
11/01/29	\$ 3,710,000.00	7.25%	\$ -		\$ 134,487.50	\$ 1,418,975.00
05/01/30	\$ 3,710,000.00	7.25%	\$ 1,150,000.00		\$ 134,487.50	
11/01/30	\$ 2,560,000.00	7.25%	\$ -		\$ 92,800.00	\$ 1,425,600.00
05/01/31	\$ 2,560,000.00	7.25%	\$ 1,240,000.00		\$ 92,800.00	
11/01/31	\$ 1,320,000.00	7.25%	\$ -		\$ 47,850.00	\$ 1,425,700.00
05/01/32	\$ 1,320,000.00	7.25%	\$ 1,330,000.00		\$ 47,850.00	
			\$ 17,090,000.00		\$ 23,105,750.00	\$ 40,395,750.00

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**

**2004 DEBT SERVICE FUND**

*Adopted Budget - Fiscal Year 2010*

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET FY 2009</b>	<b>ACTUAL THRU JULY 2009</b>	<b>PROJECTED AUGUST- SEPT 2009</b>	<b>TOTAL PROJECTED 9/30/2009</b>	<b>PROPOSED BUDGET FY 2010</b>
<b>REVENUE</b>					
Interest - Investments	\$ 20,000	\$ 3,934	\$ 787	\$ 4,721	\$ 20,000
Special Assmnts - District Collected	1,205,596	849,935	355,661	1,205,596	1,201,222
<b>TOTAL REVENUE</b>	<b>1,225,596</b>	<b>853,869</b>	<b>356,448</b>	<b>1,210,317</b>	<b>1,221,222</b>
<b>EXPENDITURES</b>					
<b>DEBT SERVICE</b>					
Principal Debt Retirement	195,000	195,000	-	195,000	210,000
Interest Expense	1,028,025	1,028,025	-	1,028,025	1,014,863
<b>TOTAL DEBT SERVICE</b>	<b>1,223,025</b>	<b>1,223,025</b>	<b>-</b>	<b>1,223,025</b>	<b>1,224,863</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,223,025</b>	<b>1,223,025</b>	<b>-</b>	<b>1,223,025</b>	<b>1,224,863</b>
Excess of Revenues Over (Under) Expenditures	2,571	(369,156)	356,448	(12,708)	(3,641)
<b>OTHER FINANCING SOURCES (USES)</b>					
Prior Year Fund Balance	-	-	-	-	3,641
Contribution to Fund Balance	(2,571)	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(2,571)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,641</b>
Net Change in Fund Balance	2,571	(369,156)	356,448	(12,708)	(3,641)
<b>FUND BALANCE, OCTOBER 1</b>	<b>1,463,770</b>	<b>1,463,770</b>	<b>-</b>	<b>1,463,770</b>	<b>1,451,062</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,466,341</b>	<b>\$ 1,094,614</b>	<b>\$ 356,448</b>	<b>\$ 1,451,062</b>	<b>\$ 1,447,421</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  
2009 - 2010 Proposed Assessments**

Neighborhood	Lot Type	Lot Width	2010 O & M Assessment	2009 O & M Assessment	2010 Debt Service Assessment	2009 Debt Service Assessment	2010 Total Assessment	2009 Total Assessment	% Change (Decrease) Increase
<b>A-1</b>	<b>MF</b>	<b>n/a</b>	<b>\$ 394.14</b>	\$ 394.14	<b>\$ 678.61</b>	\$ 678.61	<b>\$ 1,072.75</b>	\$ 1,072.75	0.00%
<b>B</b>	<b>B</b>	<b>80</b>	<b>\$ 1,246.01</b>	\$ 1,246.01	<b>\$ 2,145.31</b>	\$ 2,145.31	<b>\$ 3,391.31</b>	\$ 3,391.31	0.00%
	<b>C</b>	<b>65</b>	<b>\$ 1,012.38</b>	\$ 1,012.38	<b>\$ 1,743.06</b>	\$ 1,743.06	<b>\$ 2,755.44</b>	\$ 2,755.44	0.00%
	<b>E</b>	<b>52</b>	<b>\$ 809.90</b>	\$ 809.90	<b>\$ 1,394.45</b>	\$ 1,394.45	<b>\$ 2,204.35</b>	\$ 2,204.35	0.00%
	<b>G</b>	<b>42</b>	<b>\$ 654.15</b>	\$ 654.15	<b>\$ 1,126.29</b>	\$ 1,126.29	<b>\$ 1,780.44</b>	\$ 1,780.44	0.00%
	<b>H</b>	<b>35</b>	<b>\$ 545.13</b>	\$ 545.13	<b>\$ 938.57</b>	\$ 938.57	<b>\$ 1,483.70</b>	\$ 1,483.70	0.00%
<b>C-1</b>	<b>B</b>	<b>80</b>	<b>\$ 1,225.53</b>	\$ 1,225.53	<b>\$ 2,110.06</b>	\$ 2,110.06	<b>\$ 3,335.59</b>	\$ 3,335.59	0.00%
	<b>C</b>	<b>65</b>	<b>\$ 995.75</b>	\$ 995.75	<b>\$ 1,714.42</b>	\$ 1,714.42	<b>\$ 2,710.17</b>	\$ 2,710.17	0.00%
	<b>E</b>	<b>52</b>	<b>\$ 796.60</b>	\$ 796.60	<b>\$ 1,371.54</b>	\$ 1,371.54	<b>\$ 2,168.13</b>	\$ 2,168.13	0.00%
	<b>G</b>	<b>42</b>	<b>\$ 643.41</b>	\$ 643.41	<b>\$ 1,107.78</b>	\$ 1,107.78	<b>\$ 1,751.19</b>	\$ 1,751.19	0.00%
	<b>H</b>	<b>35</b>	<b>\$ 536.17</b>	\$ 536.17	<b>\$ 923.15</b>	\$ 923.15	<b>\$ 1,459.32</b>	\$ 1,459.32	0.00%
<b>C-2</b>	<b>B</b>	<b>80</b>	<b>\$ 1,274.38</b>	\$ 1,274.38	<b>\$ 2,194.16</b>	\$ 2,194.16	<b>\$ 3,468.54</b>	\$ 3,468.54	0.00%
	<b>C</b>	<b>65</b>	<b>\$ 1,035.44</b>	\$ 1,035.44	<b>\$ 1,782.75</b>	\$ 1,782.75	<b>\$ 2,818.19</b>	\$ 2,818.19	0.00%
	<b>E</b>	<b>52</b>	<b>\$ 828.35</b>	\$ 828.35	<b>\$ 1,426.20</b>	\$ 1,426.20	<b>\$ 2,254.55</b>	\$ 2,254.55	0.00%
	<b>G</b>	<b>42</b>	<b>\$ 669.05</b>	\$ 669.05	<b>\$ 1,151.93</b>	\$ 1,151.93	<b>\$ 1,820.98</b>	\$ 1,820.98	0.00%
	<b>H</b>	<b>35</b>	<b>\$ 557.54</b>	\$ 557.54	<b>\$ 959.94</b>	\$ 959.94	<b>\$ 1,517.49</b>	\$ 1,517.49	0.00%
<b>D-1</b>	<b>B</b>	<b>80</b>	<b>\$ 1,316.62</b>	\$ 1,316.62	<b>\$ 2,266.89</b>	\$ 2,266.89	<b>\$ 3,583.51</b>	\$ 3,583.51	0.00%
	<b>C</b>	<b>65</b>	<b>\$ 1,069.76</b>	\$ 1,069.76	<b>\$ 1,841.84</b>	\$ 1,841.84	<b>\$ 2,911.60</b>	\$ 2,911.60	0.00%
	<b>E</b>	<b>52</b>	<b>\$ 855.80</b>	\$ 855.80	<b>\$ 1,473.48</b>	\$ 1,473.48	<b>\$ 2,329.28</b>	\$ 2,329.28	0.00%
<b>D-2</b>	<b>E</b>	<b>n/a</b>	<b>\$ 782.09</b>	\$ 782.09	<b>\$ 1,346.55</b>	\$ 1,346.55	<b>\$ 2,128.64</b>	\$ 2,128.64	0.00%
<b>E</b>	<b>Custom</b>	<b>n/a</b>	<b>\$ 2,086.75</b>	\$ 2,086.75	<b>\$ 3,592.85</b>	\$ 3,592.85	<b>\$ 5,679.61</b>	\$ 5,679.61	0.00%
<b>G</b>	<b>E</b>	<b>52</b>	<b>\$ 942.03</b>	\$ 942.03	<b>\$ 1,621.93</b>	\$ 1,621.93	<b>\$ 2,563.95</b>	\$ 2,563.95	0.00%
	<b>G</b>	<b>42</b>	<b>\$ 760.87</b>	\$ 760.87	<b>\$ 1,310.02</b>	\$ 1,310.02	<b>\$ 2,070.89</b>	\$ 2,070.89	0.00%
	<b>H</b>	<b>35</b>	<b>\$ 634.06</b>	\$ 634.06	<b>\$ 1,091.68</b>	\$ 1,091.68	<b>\$ 1,725.74</b>	\$ 1,725.74	0.00%