

Harmony
Community Development District
Summary of Assessment Rates

O & M							2014 Debt Service			2015 Debt Service			Total						
						% Change (Decrease)/ Increase			% Change (Decrease)/ Increase			% Change (Decrease)/ Increase		\$ Change (Decrease)/ Increase	% Change (Decrease)/ Increase			FY 2025 Par Balance Per Unit/Acre	
Neighborhood	Neighborhood Name	Lot Type	Lot Width	FY 2025	FY 2024		FY 2025	FY 2024		FY 2025	FY 2024		FY 2025	FY 2024		Units	Acres		
A-1	Ashley Park	MF	n/a	\$708.86	\$685.13	3.5%	\$ 605.71	\$605.71	\$0.00	\$ -	\$ -	N/A	\$ 1,314.57	\$ 1,290.84	\$ 23.73	1.8%	186	19.77	\$ 3,400
B	Birchwood	SF	80	\$2,240.94	\$2,165.92	3.5%	\$ 1,914.87	\$1,914.87	\$0.00	\$ -	\$ -	N/A	\$ 4,155.81	\$ 4,080.79	\$ 75.02	1.8%	9	23.58	\$ 10,500
		SF	65	\$1,820.76	\$1,759.81	3.5%	\$ 1,555.83	\$1,555.83	\$0.00	\$ -	\$ -	N/A	\$ 3,376.59	\$ 3,315.64	\$ 60.95	1.8%	25		\$ 8,600
		SF	52	\$1,456.61	\$1,407.85	3.5%	\$ 1,244.66	\$1,244.66	\$0.00	\$ -	\$ -	N/A	\$ 2,701.27	\$ 2,652.51	\$ 48.76	1.8%	35		\$ 6,900
		SF	42	\$1,176.49	\$1,137.11	3.5%	\$ 1,005.31	\$1,005.31	\$0.00	\$ -	\$ -	N/A	\$ 2,181.80	\$ 2,142.42	\$ 39.38	1.8%	22		\$ 5,500
		SF	35	\$980.41	\$947.59	3.5%	\$ 837.75	\$837.75	\$0.00	\$ -	\$ -	N/A	\$ 1,818.16	\$ 1,785.34	\$ 32.82	1.8%	15		\$ 4,600
C-1	Cypress	SF	80	\$2,204.12	\$2,130.33	3.5%	\$ 1,883.40	\$1,883.40	\$0.00	\$ -	\$ -	N/A	\$ 4,087.52	\$ 4,013.73	\$ 73.79	1.8%	10	25.82	\$ 10,300
		SF	65	\$1,790.84	\$1,730.89	3.5%	\$ 1,530.26	\$1,530.26	\$0.00	\$ -	\$ -	N/A	\$ 3,321.10	\$ 3,261.15	\$ 59.95	1.8%	30		\$ 8,400
		SF	52	\$1,432.68	\$1,384.71	3.5%	\$ 1,224.21	\$1,224.21	\$0.00	\$ -	\$ -	N/A	\$ 2,656.89	\$ 2,608.92	\$ 47.97	1.8%	35		\$ 6,700
		SF	42	\$1,157.16	\$1,118.42	3.5%	\$ 988.78	\$988.78	\$0.00	\$ -	\$ -	N/A	\$ 2,145.94	\$ 2,107.20	\$ 38.74	1.8%	30		\$ 5,400
		SF	35	\$964.30	\$932.02	3.5%	\$ 823.98	\$823.98	\$0.00	\$ -	\$ -	N/A	\$ 1,788.28	\$ 1,756.00	\$ 32.28	1.8%	12		\$ 4,500
C-2	Cypress	SF	80	\$2,291.97	\$2,215.24	3.5%	\$ 1,958.47	\$1,958.47	\$0.00	\$ -	\$ -	N/A	\$ 4,250.44	\$ 4,173.71	\$ 76.73	1.8%	4	17.54	\$ 10,700
		SF	65	\$1,862.22	\$1,799.88	3.5%	\$ 1,591.26	\$1,591.26	\$0.00	\$ -	\$ -	N/A	\$ 3,453.48	\$ 3,391.14	\$ 62.34	1.8%	14		\$ 8,700
		SF	52	\$1,489.78	\$1,439.90	3.5%	\$ 1,273.01	\$1,273.01	\$0.00	\$ -	\$ -	N/A	\$ 2,762.79	\$ 2,712.91	\$ 49.88	1.8%	13		\$ 7,000
		SF	42	\$1,203.28	\$1,163.00	3.5%	\$ 1,028.20	\$1,028.20	\$0.00	\$ -	\$ -	N/A	\$ 2,231.48	\$ 2,191.20	\$ 40.28	1.8%	31		\$ 5,600
		SF	35	\$1,002.74	\$969.17	3.5%	\$ 856.83	\$856.83	\$0.00	\$ -	\$ -	N/A	\$ 1,859.57	\$ 1,826.00	\$ 33.57	1.8%	25		\$ 4,700
D-1	Drake	SF	80	\$2,367.94	\$2,288.66	3.5%	\$ 2,023.39	\$2,023.39	\$0.00	\$ -	\$ -	N/A	\$ 4,391.33	\$ 4,312.05	\$ 79.28	1.8%	9	10.35	\$ 11,100
		SF	65	\$1,923.95	\$1,859.54	3.5%	\$ 1,644.00	\$1,644.00	\$0.00	\$ -	\$ -	N/A	\$ 3,567.95	\$ 3,503.54	\$ 64.41	1.8%	20		\$ 9,000
		SF	52	\$1,539.16	\$1,487.63	3.5%	\$ 1,315.20	\$1,315.20	\$0.00	\$ -	\$ -	N/A	\$ 2,854.36	\$ 2,802.83	\$ 51.53	1.8%	6		\$ 7,200
D-2	Drake	SF	n/a	\$1,406.58	\$1,359.49	3.5%	\$ 1,201.91	\$1,201.91	\$0.00	\$ -	\$ -	N/A	\$ 2,608.49	\$ 2,561.40	\$ 47.09	1.8%	11	2.32	\$ 6,600
E	Estates	SF	n/a	\$3,753.01	\$3,627.37	3.5%	\$ 3,206.92	\$3,206.92	\$0.00	\$ -	\$ -	N/A	\$ 6,959.93	\$ 6,834.29	\$ 125.64	1.8%	51	28.70	\$ 17,600
G	Green	SF	52	\$1,694.23	\$1,637.51	3.5%	\$ 1,447.71	\$1,447.71	\$0.00	\$ -	\$ -	N/A	\$ 3,141.94	\$ 3,085.22	\$ 56.72	1.8%	62		\$ 8,000
		SF	42	\$1,368.42	\$1,322.60	3.5%	\$ 1,169.30	\$1,169.30	\$0.00	\$ -	\$ -	N/A	\$ 2,537.72	\$ 2,491.90	\$ 45.82	1.8%	85		\$ 6,400
		SF	35	\$1,140.35	\$1,102.17	3.5%	\$ 974.41	\$974.41	\$0.00	\$ -	\$ -	N/A	\$ 2,114.76	\$ 2,076.58	\$ 38.18	1.8%	39		\$ 5,400
H-1	Rosewood	SF	35	\$1,274.56	\$1,231.89	3.5%	\$ 1,073.54	\$1,073.54	\$0.00	\$ -	\$ -	N/A	\$ 2,348.10	\$ 2,305.43	\$ 42.67	1.8%	39	20.34	\$ 5,900
		SF	40	\$1,456.64	\$1,407.88	3.5%	\$ 1,288.25	\$1,288.25	\$0.00	\$ -	\$ -	N/A	\$ 2,744.89	\$ 2,696.13	\$ 48.76	1.8%	14		\$ 7,100
		SF	50	\$1,820.80	\$1,759.85	3.5%	\$ 1,594.98	\$1,594.98	\$0.00	\$ -	\$ -	N/A	\$ 3,415.78	\$ 3,354.83	\$ 60.95	1.8%	13		\$ 8,700
		SF	25	\$910.40	\$879.92	3.5%	\$ 766.82	\$766.82	\$0.00	\$ -	\$ -	N/A	\$ 1,677.22	\$ 1,646.74	\$ 30.48	1.9%	46		\$ 4,200
H-2/F/A-2/M	H-2=Hawthorne F=Cherry Hill 2=Ashley Park M=Lakes	A- SF	50	\$1,852.71	\$1,790.69	3.5%	\$ 1,592.89	\$1,592.89	\$0.00	\$ -	\$ -	N/A	\$ 3,445.60	\$ 3,383.58	\$ 62.02	1.8%	164	45.56	\$ 8,700
I/J/L/O	I=South Lake J=East Lake L=Enclave O=Waterside	SF	40	\$1,835.21	\$1,777.76	3.2%	\$ -	\$0.00	\$0.00	\$ 1,534.73	\$ 1,534.73	0.0%	\$ 3,369.94	\$ 3,312.49	\$ 57.45	1.7%	138	153.00	\$ 13,000
		SF	50	\$2,294.01	\$2,222.21	3.2%	\$ -	\$0.00	\$0.00	\$ 1,918.41	\$ 1,918.41	0.0%	\$ 4,212.42	\$ 4,140.62	\$ 71.80	1.7%	222		\$ 16,200
		SF	60	\$2,752.81	\$2,666.65	3.2%	\$ -	\$0.00	\$0.00	\$ 2,302.10	\$ 2,302.10	0.0%	\$ 5,054.91	\$ 4,968.75	\$ 86.16	1.7%	31		\$ 19,500
K	North Lake	SF	40	\$1,835.21	\$1,777.76	3.2%	\$ -	\$0.00	\$0.00	\$ 1,432.69	\$ 1,432.69	0.0%	\$ 3,267.90	\$ 3,210.45	\$ 57.45	1.8%	38		\$ -
		SF	50	\$2,294.01	\$2,222.21	3.2%	\$ -	\$0.00	\$0.00	\$ 1,790.86	\$ 1,790.86	0.0%	\$ 4,084.87	\$ 4,013.07	\$ 71.80	1.8%	28		\$ -
		SF	60	\$2,752.81	\$2,666.65	3.2%	\$ -	\$0.00	\$0.00	\$ 2,149.03	\$ 2,149.03	0.0%	\$ 4,901.84	\$ 4,815.68	\$ 86.16	1.8%	14		\$ -
Office	Office	Office		\$6,669.12	\$6,445.85	3.5%	\$ -	\$0.00	\$0.00	\$ 5,505.44	\$ 5,505.44	0.0%	\$ 12,174.55	\$ 11,951.29	\$ 223.27	1.9%		0.28	\$ 46,500
GC	Golf Course	Golf Course		\$6,669.12	\$6,445.85	N/A	\$ -	\$0.00	\$0.00	\$ 52,624.28	\$ 52,624.28	0.0%	\$ 59,293.39	\$ 59,070.13	\$ 223.27	0.4%		4.20	\$ 444,400
Comm	Commercial	Comm		\$6,669.12	\$6,445.85	3.5%	\$ -	\$0.00	\$0.00	\$ 5,505.44	\$ 5,505.44	0.0%	\$ 12,174.55	\$ 11,951.29	\$ 223.27	1.9%		2.44	\$ 46,500
Tract GA		TBD		\$6,669.12	\$6,445.85	N/A	\$ -	\$0.00	\$0.00	\$ -	\$ -	N/A	\$ 6,669.12	\$ 6,445.85	\$ 223.27	N/A		2.13	\$ -
Cat Lake Access		TBD		\$6,669.12	\$6,445.85	N/A	\$ -	\$0.00	\$0.00	\$ -	\$ -	N/A	\$ 6,669.12	\$ 6,445.85	\$ 223.27	N/A		2.61	\$ -
TC/M*	Town Center/Lakes	SF	50	\$1,922.61	\$1,858.25	3.5%	\$ -	\$0.00	\$0.00	\$ 1,234.92	\$ 1,234.92	0.0%	\$ 3,157.53	\$ 3,093.17	\$ 64.36	2.1%	35	10.09	\$ 10,420
TC	Town Center	TC 1 and TC 2		\$6,669.12	\$6,445.85	3.5%	\$ -	\$0.00	\$0.00	\$ 5,505.44	\$ 5,505.44	0.0%	\$ 12,174.55	\$ 11,951.29	\$ 223.27	1.9%		11.93	\$ 46,500
TC*	Town Center	TC 3 and TC 4		\$6,669.12	\$6,445.85	3.5%	\$ -	\$0.00	\$0.00	\$ 4,283.68	\$ 4,283.68	0.0%	\$ 10,952.80	\$ 10,729.53	\$ 223.27	2.1%		7.43	\$ 36,200
																1561	427.95	\$ -	

1.) All lands, with the exception of Parcel VC1, are assessed on the Tax Collector Assessment Roll

2.) FY 2023 Par balances provided are for informational purposes only, are subject to change, and take into account the payment of the 2022 tax bill. Please note this is not an official payoff, as payoffs must be obtained via estoppel from Inframark.