

**HARMONY COMMUNITY  
DEVELOPMENT DISTRICT**

**JULY 30, 2009**

**AGENDA PACKAGE**

*10/10*

## **Harmony Community Development District**

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**Severn Trent Services, Management Services Division**  
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June 23, 2009

Board of Supervisors  
Harmony Community Development District

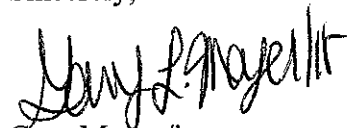
Dear Board Members:

The regular meeting of the Board of Supervisors of the Harmony Community Development District will be held on **Thursday, July 30, 2009 at 9:00 a.m.** at Harmony/Greensides, 7251 Five Oaks Drive, Harmony, Florida. Following is the advance agenda for the meeting.

- 1. Roll Call**
- 2. Approval of the Minutes of the June 25, 2009 Meeting**
- 3. District Manager's Report**
  - A. June 2009 Financial Statements
  - B. Invoice Approvals #111 and Check Run Summary
  - C. Discussion on Fiscal Year 2010 Proposed Budget
  - D. Public Comments/Complaints
- 4. Staff Reports**
  - A. Attorney
  - B. Engineer
  - C. Dockmaster/Field Manager
  - D. Landscaping – Luke Brothers
  - E. Developer
- 5. Supervisor Requests**
- 6. Audience Comments**
- 7. Adjournment**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



Gary Moyer/ir  
District Manager

# **MINUTES**

# MINUTES OF MEETING

## HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, June 25, 2009, at 9:00 a.m. at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Nancy Snyder	Vice Chairman
Kerul Kassel	Supervisor
Mark LeMenager	Supervisor
James O'Keefe	Supervisor

Also present were:

Gary Moyer	Manager: Moyer Management Group
Tim Qualls	Attorney: Young vanAssenderp P.A.
Steve Boyd	Engineer: Miller, Einhouse, Rymer & Boyd
Thomas Belieff	Harmony Dockmaster
Greg Golgowski	Harmony Development Company
Todd Haskett	Harmony Development Company
Shad Tome	Harmony Development Company
Residents and members of the public	

### FIRST ORDER OF BUSINESS

#### Roll Call

Ms. Snyder called the meeting to order at 9:00 a.m.

Ms. Snyder called the roll and stated a quorum was present for the meeting.

### SECOND ORDER OF BUSINESS

#### Approval of the Minutes of the May 28, 2009, Meeting

Ms. Snyder reviewed the minutes of the May 28, 2009, regular meeting, and asked for any additions, correction, or deletions.

On MOTION by Ms. Kassel, seconded by Mr. O'Keefe, with all in favor, approval was given to the minutes of the May 28, 2009, regular meeting.

### THIRD ORDER OF BUSINESS

#### District Manager's Report

##### A. Financial Statements

Mr. Moyer reviewed the financial statements, included in the agenda packet and available for public review in the District Office during normal business hours.

Mr. Moyer stated Mr. van Assenderp has some comments on the way we categorize special assessments. There are two categories of assessments: on roll and off roll. He

recommended some changes to that wording, and we will incorporate his comments going forward.

Mr. Qualls stated essentially all assessments are on roll. The distinction is that some are collected through the Uniform Method, which is where the Tax Collector collects the assessments and if they are not paid, it goes to tax certificate sales. It is a clarification since all assessments are on roll, the distinction being what method is used to collect the assessments. There are a couple references to tax collection, when this is assessment collection. It is a global change for those areas.

Mr. Moyer stated based on tax certificate sales, of which our assessments are a part, when you distribute that to the General Fund and Debt Service Fund, we are now 97.34% collected. The balance will stand for certificate sale in August in all likelihood. Some may not be collectible because of bankruptcies, but I am very pleased with what we have collected.

Ms. Kassel stated I would like a copy of the updated schedule sent by email.

**B. Invoice Approval #110 and Check Run Summary**

Mr. Moyer reviewed the invoices and check summary and requested approval.

Mr. LeMenager stated I noted that we paid 75% of what REW is owed on these invoices. Does this finalize everything that we owe them?

Mr. Haskett stated I did not calculate all of them together but did each invoice separately.

Ms. Snyder stated on one invoice, it looked like they had not done the work but yet only 75% of the amount was deducted. If they did not perform the work, why would you deduct only 75%?

Mr. Haskett stated it depends on the circumstances on that particular invoice. I believe they did perform part of the work.

Ms. Snyder asked so there was not anything that they did not do that we are making a partial payment?

Mr. Haskett stated that is correct.

Mr. LeMenager stated two of their invoices were approved for zero dollars.

On MOTION by Mr. O'Keefe, seconded by Ms. Kassel, with all in favor, approval was given to the invoices as presented.
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### **C. Discussion of Fiscal Year 2010 Proposed Budget**

Mr. Moyer stated I distributed a revised version of the budget with revisions that were made dated June 22, 2009, which moved the \$40,000 alley repair from a budgeted item in 2010 to a proposed expenditure in the current fiscal year. There might have been some minor changes to the budget, as well.

Mr. LeMenager stated I subtotaled everything that is a contingency. Throughout the budget, there is \$41,700 in contingencies. In addition to that, we are proposing \$39,000, which gives us total contingencies of about \$80,000, which is about 5% of the total budget.

Ms. Snyder asked does this take into consideration the aquatic plant maintenance RFP?

Ms. Kassel stated it is the same amount in the proposed budget since we do not yet know what the figure will be.

Mr. Moyer stated that is correct, and that amount is based on the current contract amount. We anticipate that dollar amount will stay the same or even be reduced.

Ms. Kassel asked what did you discover about the pool expenses that might have been reflected in more than one place?

Mr. Moyer stated they were reflected in the current year line items but they were rolled up under one line item for next year.

Ms. Kassel stated OUC expenses were also mentioned in the minutes.

Mr. Moyer stated when we prepared the original budget, we anticipated a fairly significant increase in electric bills because of Florida Power & Light and Progress Energy raising their rates. Mr. Haskett and Mr. Evans provided us with a copy of the OUC Agreement, which limits their ability to raise our rates on street lights to 3%. We changed the budget to reflect that and decreased the budgeted amounts significantly. That will end up giving you more of a surplus.

Ms. Kassel asked why is our projected for fiscal year 2009 \$32,000; \$40,000 is much higher than 3%?

Mr. LeMenager stated that is for general electricity. The 3% is limited to street lights.

Mr. Moyer stated that is correct. For general electricity, we will be subject to whatever rate increases they implement, so we used 25% to be conservative.

Ms. Kassel stated we included Mr. Belieff's salary in some places for one year and in another place for another year.

Ms. Snyder stated that is because they just hired him.

Mr. Moyer stated Mr. Belieff started full-time in January 2009, so he has been on Severn Trent's payroll since that time. It is the line item for field management. The difference between the \$32,000 that we anticipate spending this year versus \$43,000 is when he started because it was one quarter into this current fiscal year. Next year's budget will be his salary for a full year.

Mr. Golgowski stated it also includes a part-time assistant.

Ms. Kassel asked do we have an idea when that assistant will be brought on and how it will be managed?

Mr. Moyer stated I believe we are already using an assistant.

Mr. Golgowski stated yes, we have used an assistant from time to time on an as-needed basis when Mr. Belieff is on vacation or ill. There are a couple people who are available to fill in.

Mr. LeMenager asked when will we mail the budget to the residents?

Mr. Moyer stated we are not going to mail it. We are not required to mail anything to the residents because we are not going to increase our assessment levy from what it was last year.

Ms. Kassel asked can it be posted on the website?

Mr. Moyer stated yes.

Mr. LeMenager asked are we going to mail the standard letter?

Mr. Moyer stated no, the only time we send a letter is if we exceed the prior year's levy.

Mr. LeMenager stated I think we should send a letter to everyone to let them know we are not increasing the assessment. Everyone expects a letter from the CDD and the HOA. My wife and I own a home in Poinciana CDD and we received a letter from them regarding the increase in assessments. There is nothing wrong with good news.

Ms. Kassel asked what happens now that we have removed the \$40,000 line item from the 2010 budget into the 2009 budget?

Mr. Moyer stated we will roll that into the reserves.

Mr. LeMenager stated if we wanted to refund that difference to the residents, \$40,000 divided by all the property owners is not much of a savings. Our objective was to come

up with a budget at the same assessment level and at the same time continue to save a little into our reserve account.

Ms. Kassel stated I wonder if we might not want to have even a token decrease just because we can.

Mr. LeMenager stated we are sort of giving a token decrease because the amount for the debt assessment is decreasing.

Ms. Kassel stated that is not part of the General Fund, though.

Mr. Moyer stated if the debt amount decreases, it is only marginal because it is supposed to be level through the term of the bonds.

Ms. Kassel stated what the CDD pays may go down but what the residents pay stays the same.

Mr. Moyer stated that is correct, it is within pennies. When you run the amortization schedules, it is impossible to have a perfectly level debt service year after year. One year it may be \$3,000 down and the next it may be \$1,500 up. I am referring to the total.

A Resident stated I applaud what you are saying about sending a letter but I suggest putting it in the *Harmony Notes* instead. Once you start sending letters, then we will expect one every year.

Ms. Kassel stated the developer was paying for it and it was going to stop being published. That is being looked at again and we were considering sharing some of the cost of that.

Mr. LeMenager stated I would like to send people an actual notice of the budget hearing scheduled for August, not just an article in the *Harmony Notes*. People are expecting a letter indicating the date of the meeting and the amount we are proposing they will have to pay. The main purpose for the letter is to advertise the meeting.

Mr. Moyer stated since this is a little out of the ordinary because we are not required to send mailed notice, I will ask for a motion directing staff to send mailed notice to everyone. I presume within that notice you want a summary of the budget, or would you simply like a statement that we are not proposing to increase assessments?

Ms. Kassel stated I am still in favor of decreasing the assessments, even if it is a small amount, just so that we can say we have had a decrease and have people feel good that we are being fiscally responsible with their money. It is \$40,000 that we are putting in



this fiscal year as opposed to next fiscal year, which means we do not have to collect that amount next year. Even if people can save \$10 on their assessments, it is a decrease.

Mr. O'Keefe stated if we start sending out letters, then we will incur this cost every year as one resident already mentioned, whether it is an increase, the same amount or a decrease.

Ms. Kassel stated we have sent letters before.

Mr. LeMenager stated that is because we had increases and letters were required.

A Resident stated you have not quite collected all your assessments for this year, so you have to include that in your budget projections. I appreciate what you are doing in keeping assessments the same but once you send a letter, then we will make that the standard for you to do every year.

Ms. Kassel stated even if it is only for one year, I think we should decrease the assessment. I do not think people will genuinely expect that we will have a decrease every year. That is an unreasonable expectation.

Ms. Snyder stated I would like to table further discussion of this issue until next month. The letter can go out after the July meeting once we discuss this further. I would prefer the letter be sent closer to the meeting date instead of sending it too early.

Mr. Moyer stated \$40,000 is about 5% of the budget, and a little less than that is yet to be collected. It is in that order of magnitude.

Mr. LeMenager stated the change in fund balance could be illusory if we do not collect all our assessments.

Ms. Kassel stated we still have a few hundred thousand dollars.

Mr. LeMenager stated we have a huge amount of capital expenses in the future that are totally unfunded. I think we need to consider making sure we are in sound financial position going forward.

Mr. Moyer stated the total budget includes what we bill to the developer. The amount that is not yet collected on the roll is about \$16,500.

#### **FOURTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Attorney**

Mr. Qualls stated we reviewed the revised request for proposal for aquatic plant maintenance. In the criteria, there were a couple technical changes that we made. One we are still working on. There is a reference in the criteria that is worth 5 points if a plan is

included for Integrated Pest Management and Florida Friendly practices. My concern was in the area of Florida Friendly practices. It is not mentioned in the bid specifications nor is it mentioned in the instructions to proposers. It is a concept that is understood by people in that business, but it is sort of vague. There may be different interpretations of what the best Florida Friendly practices are. My advice was to remove that from the criteria or to refer to a specific set of Florida Friendly criteria, so that everyone is on the same page. The one I found that seems to be referred to most often is put out by the University of Florida, called the "Florida Friendly Best Management Practices for the Protection of Water Resources" by the Green Industries. We can simply refer people to the website and have them pull up the manual. Then when you are scoring the proposals, you have a set of criteria to gauge whether one plan is better than the other. The other alternative is to take out references to Florida Friendly practices. Or, if someone includes a plan, you just give them 5 points. You are not judging the quality of the plan, just whether or not they included a plan in their proposal. We will finalize that item since we are preparing these to be sent out shortly. I advise allowing staff to work through this issue. It seems as though Florida Friendly practices is something that is important to the Board. In discussions with Mr. Golgowski and Ms. Burgess and others, it makes sense to refer everyone to the same set of criteria.

Mr. Moyer stated we will finalize the proposal soon since proposers will be picking up packages on Tuesday.

Ms. Snyder stated under the item dealing with customers and clients and being responsive to routine and non-routine issues, I would give that more than 5 points. That is very important to me.

Ms. Kassel stated it is 20 points in total for all these four categories, and they are all based on responses from references, 5 points for each category. I am not sure how you delineate them. Responsiveness to routine issues is pretty similar to customer service. They all seem to be pretty much the same thing. Perhaps we can just combine them.

Mr. Moyer stated we can delete the individual 5 points for each of the four items and just have that one category be worth 20 points.

Ms. Kassel stated when we did the landscaping proposals, there were questions that were asked of the references. Perhaps that is what we put here instead or that is how we

evaluate them. The questions we asked of the landscaping company were pretty good and I suggest we use the same questions for this proposal.

**B. Engineer**

Mr. Boyd stated regarding the waterline to connect the east side to the west side, we have those documents completed. We prepared draft copies of the bid package for the Board to review. The project has been approved and we are in the process of procuring the permit from DEP, which we will have by the end of July. We have a very aggressive bidding schedule. I propose we advertise for packages to be available for pickup on July 6, a pre-bid conference on July 7 and receive bids on August 15, which will allow us two weeks to review the bids and come to the Board with our recommendation at the August Board meeting. This project is to do a directional bore and go under the wetland.

**C. Dockmaster/Field Manager**

Mr. Golgowski reviewed the monthly boat report as contained in the agenda package and is available for public review in the District Office during normal business hours.

**D. Landscaping – Luke Brothers**

Mr. Haskett stated we received a highlight report from Luke Brothers. They apologize for not being at the meeting. Mr. Tome and I met with them last week to discuss their 30-day performance on the property. Many things were discussed. The learning curve will take some time for a new company taking on such a large property, and that has been evident. We are working through the learning curve on a daily basis but overall I think they are doing a pretty good job. A few areas have been improved on and they have been very quick to respond to requests. They are performing within their scope of work and I do not believe anything has been missed at this point in time. We have received a few comments from the website and we appreciate the residents keeping a watchful eye out since we cannot be everywhere at the same time.

Ms. Snyder stated I have received a lot of positive comments on the professionalism, on the trucks with cones around them, with them having better equipment because the edges are better and the grass is cut better. One person said to me that they can now see they are pulling out dead materials because they saw what was going in the truck.

Mr. Haskett stated they started immediately with a lot of motivation. You will still see some areas where it needs a second application, which happens. They are doing a good job and they are adding on new equipment at our request because we did not feel like they were quite keeping up with the mowing schedule that was spelled out in the scope.

Their response was to add more equipment and they are covering everything in the contract. They are very quick to respond. We will continue as is and hope for the best for the summer.

Mr. LeMenager stated we had some complaints that they were not cleaning out the doggie pots in a timely fashion.

Mr. Haskett stated the first two weeks was an issue to deal with. They had not ordered the right size doggie bags, which put them behind on their ability to empty the pots. In our meeting last week, we reviewed the areas that were missed and now that they have been here for a month, they are learning what areas are more heavily used and can respond appropriately.

Mr. LeMenager stated I concur with their comment about the trees needing service badly. When I walked to get my agenda package, I walked from the welcome center to my house and I counted 109 trees that needed attention with shoots coming off. We need to have that addressed.

Ms. Kassel stated when A Cut Above came in, they pruned all the street trees. There are trees in the parks and one by the northern most doggie pot before the pavilion and a sycamore tree that are hanging down very low. Luke Brothers is responsible for cutting up to 10 feet on all those park trees.

Mr. Haskett stated that is correct, and that item was discussed. I believe they pruned that tree yesterday. This is a large property and they will get through all those trees.

Mr. LeMenager stated I would like to see a representative of Luke Brothers at this meeting in the future.

Mr. Haskett stated they certainly will send someone if the Board desires that.

Mr. LeMenager stated that is my desire.

Ms. Kassel stated I do not object. The highlight report is good and if we have questions, Mr. Haskett is able to answer them, but they will be more knowledgeable about what their plan is.

Ms. Snyder stated that is fine.

#### **E. Developer**

Mr. Haskett stated we received two proposals for the Swim Club and the Ashley Park pools. There is some staining around the floor returns. There is some metal in the water and there is some build-up on the finish of the pool. Over the years there have been complaints about it and they think the pool company is not cleaning the pool. This will

remedy that situation. We are proposing that the floor returns be changed out for ones that sweep the water up instead of draining across the pool. One proposal is for \$1,800 for the Swim Club and \$550 for Ashley Park. The proposal from Pool Works is \$520 for the Swim Club and \$195 for Ashley Park. Pool Works is the same company that replaced the drain covers last fall. They have performed good work and performed it in a timely manner.

On MOTION by Mr. LeMenager, seconded by Ms. Kassel, with all in favor, approval was given to accept the proposal from Pool Works to replace the floor drains, as discussed.

Mr. Haskett stated I priced getting some additional trash cans and doggie pots that are needed. Rather than spending thousands of dollars on those items, I looked at some areas where there is no growth at this time. I would like to suggest we remove one doggie pot on Mall Park east, which will leave two on that stretch of the road, remove one from the green neighborhood which is extra, and in the Birchwood neighborhood, the original plan was to put two trash cans in each pocket park. Birchwood is the only neighborhood that has two trash cans in each pocket park and all the rest have just one. Following up how they have been utilized, it would not affect anything to remove one from each of those two parks and moving them to the parks where they are needed to avoid an overflow of trash. As we move forward and there is more growth, then we can replace those items. These items are currently on the project and they are not being utilized very heavily, which means they will need to be replaced in five years so we may as well get the best use we can out of them. I am requesting authorization from the Board to remove three doggie pots, which cost \$1,500 to purchase new, and two trash cans.

Ms. Snyder stated hearing no objection from the Board, you may proceed.

Mr. Haskett stated I researched a company to resurface the basketball court and they estimate about \$3,800 to apply a texturized surface, similar to a tennis court. They will level out the area, restripe it and it will then have a non-slip surface.

Ms. Snyder stated that price does not sound bad to me for the people who are slipping and falling on the current surface.

Ms. Kassel asked what about drainage of water off that surface? Will they come back if water pools on the surface?

Mr. Haskett stated yes. I will procure a couple more proposals for the Board to consider at next month's meeting.

Ms. Kassel asked what about the pad for the dog park?

Mr. Haskett stated Luke Brothers is cleaning the entire area and I will address this issue when that is complete.

#### **FIFTH ORDER OF BUSINESS**

#### **Supervisor Requests**

Ms. Kassel stated I have been in contact with Ms. Burgess about getting a monthly report on problems from the website, emails and phone calls. She said we will start getting regular reports at the next meeting.

Ms. Snyder stated we received two notes, one is for the CDD to take action on the non-Harmony residents use of swimming pools since school is out. Non-residents and teenagers have flocked to our pools causing problems making an unpleasant environment for those of us who pay in excess of \$5,000 in taxes to live here. When confronted, the non-residents think it is a joke when told they are not allowed to use Harmony recreation areas. The second email is from a resident who uses the pool on a daily basis and says among other things, unauthorized entry and usage of the pool is rampant. The change to the gate was nice but now people simply climb over the fence. On one particular day at 2:30 p.m., there were 19 people in the pool. I saw two keys in use: ours and one other person. Others asked to be let in or simply climbed over the fence. Many issues exist, including that we pay for the pool and not the other people. Someone will get hurt going over the fence and I suggest raising it to at least six feet or putting bushes on both sides to discourage climbing. Unaccompanied minors are rampant, which are a huge risk and a place for trouble to happen. Last year video cameras were installed as a deterrent. Who is watching and reacting to the images? Smoking and drinking continue within the enclosure. I have noted this previously without response. I realize this is not an easy issue to grapple with, but our CDD Supervisors have spent much time in formulating rules and the pool is covered by those rules, but nothing is happening to enforce them. It seems evident that someone needs to be charged with enforcement privileges in order to quell what is becoming a big issue. Since Mr. Belieff is already handling the burdensome and cumbersome boat rules, perhaps he can be designated as the pool police. A simple phone call to his cell phone when things are occurring might stop it if he can respond quickly and if he has the authority to toss out trespassers. If nothing is going to be done, we

should simply eliminate a section of fence to allow people to walk in to mitigate the hazard of fence climbing that occurs daily. In closing, I ask that this get circulated to the Supervisors for immediate consideration as well as potentially become an agenda item at the next meeting. Also I would appreciate a response and please feel free to contact me, from Mr. Steve Berube. Are the cameras working?

Mr. Haskett stated unless something is reported at that specific time and police are called out, we do not monitor the cameras.

Ms. Snyder asked should we respond to these incidents by calling the police?

Mr. Haskett stated you sure can.

Mr. O'Keefe stated it is trespassing.

Ms. Snyder stated from what I have heard, trespassing is quite serious in the State of Florida.

Ms. Kassel asked what about putting a few signs inside and outside the pool areas saying to call the Sheriff to report trespassing or other problems. That can act as a deterrent and also as an immediate provision of a phone number for anyone who wants to call.

Mr. Steve Berube stated shortly after that email, signs were put up in the pool area, and that helped a lot. The people in the pool who were there seven days in a row were clearly not from Harmony. I will not confront anyone because you never know if something will happen. But recently I have not seen anyone climbing over the fence. One sign says "Cameras In Use" and the other one says "No Fence Climbing".

Mr. Haskett stated at every meeting I hear comments that people do not know who to call or they did not see the notice. I printed up signs that have the CDD information on it, and what to do if there is an incident, and they are located in the restrooms and other areas where people may be looking for that information.

Mr. Golgowski stated we did have some mischief in the Ashley Park pool, and the video that was on file led to an arrest.

Mr. LeMenager stated from my observation on the neighborhood watch, we have a representative from the Sheriff's Department, and he is the one to contact. They are always looking to be responsive to the community.

Mr. Berube stated there needs to be an immediate contact person for some situations.

Mr. Moyer stated I think it makes sense for Mr. Belieff to be the immediate contact.

Ms. Snyder asked do we have any Harmony communication going out?

Mr. Haskett stated we can send an e-blast.

Ms. Snyder stated it would be good to share the news that there was an arrest made due to the cameras being in place.

Ms. Kassel asked what is the status of the *Harmony Notes*?

Mr. Golgowski stated the deadline for the July edition is next week. We are also working on a welcome package for residents to explain who to call for various things.

Ms. Kassel stated I thought we were going to do that a few times a year in the *Harmony Notes*.

Mr. Golgowski stated we are continuing to work on the longevity of the *Harmony Notes*.

#### **SIXTH ORDER OF BUSINESS**

#### **Audience Comments**

A Resident stated Mr. LeMenager commented that there are a number of unfunded capital projects. I would like to know what they are and how much you expect them to cost and are they mandatory.

Mr. LeMenager stated I have no idea what they will cost. I have no idea what kinds of projects they will be. At some point we will need another access road into the community. We have done no development of parks or recreation on the east side of the property and we will need to do something over there at some point in time. We have run out of money in the capital accounts.

The Resident stated there is no plan but you just think we will need to do some things.

Mr. LeMenager stated I think there is no question that we will. I believe the road is planned as an alternative entry. Once we have built up the downtown area, the thought is that we do not want delivery trucks coming down this narrow road. There is another access road planned.

Mr. Boyd stated that is really the only other infrastructure item that is planned. The waterline extension that we are doing now is funded. There is a Funding Agreement in place as part of the creation of the CDD, so at the time the alternative access road is necessary to the development, the CDD will facilitate construction of the road but if capital funds are not available, the developer is obligated to fund that improvement.

Mr. LeMenager stated that raises another issue. I do not think our current plans, with respect to finalizing the capital improvements, are very transparent. It would be nice to



make sure we have a long-term capital plan and a long-term development plan with respect to the capital projects that are remaining. If you have such a list, I would feel better if we felt secure with the funding.

Mr. Boyd stated when the District was created and the capital improvements originally planned, they were programmed based on an Engineer's Report that was prepared by our firm. It estimated the planned construction and the construction costs. The capital account then was budgeted and the bond financing was based on those estimates. The new entrance is one item that was not anticipated as part of that report, so that is part of the reason why it will be funded by the developer. It will be a community facility and an asset of the CDD when it is completed, so the CDD will facilitate the construction. That is the primary reason that there are no funds to cover that improvement since it was not included in the original program of the CDD. Since the CDD started to develop and the developer has had interested parties looking at the Town Center area, they have made it clear that the secondary entrance is something they want to see before they commit to locating in Town Center. The capital program has evolved over time because of development. The engineering report is on file and is a matter of public record for the CDD.

Ms. Kassel asked can we estimate that any development on the east side of the community would include amenities for that part of the development that will also be funded by the developer?

Mr. Boyd stated the developer is not obligated to fund anything that may be desired by the Board. I do not believe the Funding Agreement covers that. It says that anything that is planned for the infrastructure of the community, which is primarily roads, water, sewer and drainage, if there are not enough funds to cover those elements, then the developer is obligated to cover them.

Ms. Kassel asked if the developer will be developing that part of the community, which he has not yet, is the CDD responsible to provide amenities that we have to provide capital funds for?

Mr. Boyd stated no, the CDD is not.

Mr. LeMenager stated except for the fact that we will have owners paying assessments on the east side of the community who will clearly expect amenities on their side of the community as well.

Ms. Kassel stated it is not necessarily the CDD that has to provide them.

Mr. LeMenager asked who else would it be?

Ms. Kassel stated the developer.

Mr. LeMenager stated I disagree, not when it comes to parks and things of that nature. It was made very clear that the developer is obligated to fund basic infrastructure for roads, sewer and drainage.

Ms. Kassel stated we are not obligated to provide amenities on the east side, although it would be nice.

Mr. LeMenager stated given the fact that we are the ones who funded the amenities on the west side, I can imagine a few years from now the residents on the east side asking where their parks are.

Mr. Moyer stated they buy into this community based on the engineering plan and their agreement to pay the bonds that have been allocated to their property. That is an upfront disclosure that is made between the developer and the purchaser of the property, so there really is no obligation on this Board's behalf to do any of that. In terms of marketing, if it is necessary for the developer to market that property, then he needs to consider that. He may come to this Board and say they are building a park and he would like to dedicate it to the District and would like the District to maintain it; that is a fair discussion to have. In terms of this District incurring additional capital dollars, that is not anticipated, and it will have to come through the Board in order to do that.

Ms. Kassel stated for people who bought in that area, unless the developer told them that there will be no amenities that the CDD will provide, that will be on the developer to provide anyway since it is his responsibility.

A Resident asked what is the current policy on maintaining the trees on the side streets?

Mr. Qualls stated there is no policy on that subject. If the tree is on private property, the District cannot use public funds to maintain private facilities.

A Resident asked what if the tree is between the road and the sidewalk?

Ms. Kassel stated that is an easement.

Mr. Boyd stated no, that is CDD property.

Ms. Kassel stated this is where we started to get into some quandaries that we have not yet resolved. The homeowner is responsible for maintaining that property until we

went in and started trimming the trees there. Now we have trimmed the trees, so who do the trees really belong to? Most of us had to pay for those trees. Do they not belong to us even though it is on CDD property? How does that work and whose obligation is it if the property is the CDD's?

Mr. Boyd stated the reason the property is CDD property is because it contains most of the utilities and the sidewalk. The CDD needs the right to be able to go in and do work on those utilities or sidewalks. That is the reason that tract is owned by the CDD. It is similar as in other communities where that tract is owned by the City or the County. It is consistent in how other neighborhoods are whether you are in a CDD, City or unincorporated part of the County. How a tree that a CDD, a City or a County plants gets maintained in the future is something that I cannot answer.

Mr. Qualls stated so many times so many people are focused on what is CDD property and what is not. That is not really the distinction. The CDD is really a boundary, but through an Interlocal Agreement, the CDD can maintain facilities outside its boundaries. The question is whether the District is under an obligation to maintain these particular trees. I do not know the answer but I can find out.

A Resident stated my perspective is that since you provide the trees, you should maintain them.

Mr. Moyer stated the other thing you need to look at is what the covenants require the homeowner to do. Most subdivision roads are 50 or 60 feet wide and you build 24 feet of road, so each homeowner has 12 feet or more that is owned by the government but under various codes, the homeowner is required to maintain that 12 feet. You just cannot let the grass grow four feet tall and be full of weeds. You have to maintain that area. In communities like this, it would not surprise me if the covenants require each homeowner to maintain their property to the street. If that is the case, then the policy will probably be that the tree will be part of the maintenance that the homeowner has.

The Resident stated if that is the case, then I will object. If something happens to my tree, I am responsible for replacing it, and when that has happened, the trees start looking inconsistent.

Ms. Kassel stated this brings up a larger issue that we have to resolve. We have to look at the covenants to see who is responsible for maintenance of that property. Then we need to discuss the CDD replacing the tree and billing the homeowner.

Mr. Haskett stated the covenants state that the homeowner is responsible for maintenance and replacement of the trees and irrigation unless the CDD has taken the responsibility, which is the case on all the main boulevards. We went in to prune all the street trees over 10 feet, but that does not mean that we will assume responsibility for replacing it or watering it or anything else. It is the homeowner's responsibility to provide that maintenance.

Ms. Kassel asked is it possible to put on the website the pertinent covenant so that it can be there for all residents to see and perhaps put something in *Harmony Notes*?

Mr. Moyer stated if Mr. Haskett can provide that to us, we will post it.

Ms. Kassel asked how should that be handled? Should we simply leave it up to the homeowners to do the whole thing? Or should we have a policy whereby we have the landscaper replace the tree and invoice the homeowner?

Ms. Snyder stated then we have to figure out how to collect the money.

Mr. Haskett stated the homeowner assumes that responsibility on the CDD's behalf.

Mr. O'Keefe stated that leads to an issue where we are going to have to be responsible to collect that money. If we replaced the tree, then we have to do it under the CDD guidelines. I would not tell a homeowner that they have to pay for the tree. Collecting money is an area we do not want to get into.

Ms. Kassel stated we could simply say they need to go through the landscaper or say they need to replace the tree with the same type and size.

A Resident asked do we have someone who comes in to clean the toilets every day?

Mr. Haskett stated on Monday, Wednesday and Friday.

The Resident stated that is one amenity that we use frequently and it needs to look better. They need to clean it on a daily basis. People are smoking in there and landscape people go in there, and it needs to look better. The ladies toilet has not been working for three weeks.

Mr. Haskett stated Jan Pro has recently changed out their crew in response to addressing some of their cost issues. To combat the appearance on a daily basis, you will have to budget for a company coming in every day or residents can police it themselves.

Ms. Kassel asked is this mess issue ongoing? We had a problem with a lot of people coming in, which will lead to the issues this resident raised. If the signs have reduced the

problem with the number of people and the abuse, the mess should be decreasing. I would like to hear at the next meeting if the situation has improved.

Ms. Snyder stated the pools are used a lot. Maybe we can increase how often Jan Pro is here during the summer and not as much in the winter.

Mr. Berube stated Jan Pro only does the interior of the bathrooms. The overall pool area is untouched.

Mr. Haskett stated they remove trash as well. The landscape company also does some trash removal and maintenance.

Mr. George Schiro asked has Mr. O'Keefe disclosed that his wife is an employee of the developer?

Mr. O'Keefe stated that has nothing to do with me being elected to the Board.

A Resident stated I have also noticed deterioration of the pool furniture in the last seven years.

Mr. Haskett stated we have done an inventory and we are missing a few, and there is some deterioration.

The Resident stated it is the adults, too, not just the kids.

Mr. Jason Shepelrich stated I want to address the tree issue. It has been discussed and there was a comprehensive answer given. I happen to have the minutes on it because I was looking at that same issue. We have a tree on the CDD easement near us that was replaced that is about two feet tall and others on our street are about 30 feet tall. It does not look right, so I was trying to research who had the responsibility. The homeowner replaced it with something from Home Depot very cheaply. I read the minutes and this same discussion happened in November. Ms. Kassel asked who had the responsibility for the trees, and Mr. Evans responded the trees on CDD property are owned by the District. Ms. Kassel asked if the tree dies, does the District have to replace it, and Mr. Evans responded yes but the homeowner has to maintain the grass. There is a conflict there.

Ms. Kassel stated I am not sure if Mr. Evans misspoke or he may not have been aware of the covenants, and I think the covenants would be the overriding document.

Mr. Qualls stated as long as the covenant is not inconsistent with any general laws in the State of Florida, the answer is yes. The best way to deal with this is to document what the covenant says in a memorandum to the Board that I will prepare and distribute. The legal question presented will be who is responsible to maintain these specific trees. I will

get with the Engineer so that I know exactly what trees are being addressed. I will provide the report before the next meeting.

Mr. Shepelrich stated the covenants address maintenance but they do not speak to replacement. We need to make sure it is not encroaching on a stop sign or that it looks inconsistent with other trees.

Ms. Snyder stated a lot of that has come up since we had the tree trimming operation and the RFP on landscaping. It is a good subject and we have to get it settled.

Ms. Kassel stated before that, the policy was that the homeowner had to maintain it but since we have done the tree trimming, things may be a little different. We need to communicate that to all the residents.

Mr. Shepelrich stated I have another item on the CDD easement area. Our lot is uniquely situated across the street from the school. During the school year, our yard is trampled over and is constantly in a state of broken sprinklers and other damage. We also have a constant issue of people dropping off and picking up their kids in front of our house and that continues to damage our grass. We are trying to do what we can, but it is too much for us to deal with. We are the only ones affected by this. The crosswalk is right at our property. What can you do about the maintenance aspect of that? We have a lot of kids horse playing in that area as well. People also bring their dogs and hang out in that area. The Board should know this is happening.

Mr. Moyer stated the issue is what the Board can do, and the Board can do zero about student control, but the School Resource Officer can do something. I recommend that you ask to meet with the School Resource Officer, who is a Deputized Sheriff. He can go out there and do whatever he can, especially if there is a safety concern.

Mr. Shepelrich stated the problem goes away for a short while and then it increases again.

Ms. Kassel stated this is the kind of thing where you will want to meet quarterly with the same School Resource Officer and get him back into his pattern. Perhaps they can provide some traffic cones and ask him to put them in front of your house during school drop-off and pick-up hours so that people cannot park there. I do not know if they will do that, but you can ask.

Mr. Berube stated someone complained to the Sheriff Department, so they will bring extra officers out and they will be there for a couple days. When the Deputies disappear, people go back to doing what they were doing.

Ms. Kassel stated that is why I suggest that you go to the School Resource Officer. As part of his regular duties, he can put cones out into the street in the morning and afternoon to prevent parking. Then you do not need four or five Sheriffs out there, just the cones to be the deterrent. As far as the CDD, we do not have any enforcement powers. Our power is only to take care of the infrastructure, not to create any ordinances or laws that we enforce.

Mr. Shepelrich stated we are not looking for a policing of the activities.

Mr. Berube stated jaywalking is also an issue. Some of this is because we have a school in our neighborhood, but we should take this to the County Commission.

Mr. LeMenager stated the County owns the road, so perhaps they can put up some "No Parking" signs for certain hours.

Ms. Kassel stated we are trying to avoid putting up a bunch of street signs, but they may be needed on that street.

Mr. LeMenager stated that is one downside of living by a school.

Ms. Kassel stated a number of people liked the idea of putting a skate park in the community and that may or may not happen, but it has been discussed. One of the locations that is being proposed is in front of the school. I wanted to hear your feeling in having a skate park near your homes.

A Resident stated the skate park now is the school and they have their own rules about when you can and cannot be there. I would like to see a skate park, but not anywhere near my house. The constant slamming of the skateboards of kids trying to do their tricks is too much. Skate boards will make noise coming down the sidewalk, and it makes the dogs bark. I appreciate the fact that you tabled this item because I had no idea it was being considered. I understand it was raised through audience comments in a prior meeting and I did not know its progress. For something like this where it potentially affects particular houses, even if it is just one house, I appreciate the opportunity to comment. I would not want anything like this by my house and if you want to proceed, I encourage you to do your due diligence to get the information to the residents so we

know it is being considered. I want to avoid the situation where we have not been consulted about something that will affect us so directly.

A Resident stated they skateboard by my house and they jump off the curb, so I am concerned about the safety issue.

Mr. Berube stated the problem is that no one wants it in their backyard, but it will end up being near someone's yard. I live near there and I sympathize with them. I am not sure I would want it near my house either. Where the proposed location currently is, a skateboard park might be better than what else might go in there. We need to look at future plans. You also cannot put it at the very end of the community because it is too far away for people to use.

Ms. Kassel stated maybe a skateboard park is something we can discuss with the developer as they build commercial property and it could be there as part of the commercial plaza. It is not too far out of the way and not near anyone's home unless there are apartments above some of the businesses.

A Resident stated then there is the issue of how you control outside people coming in.

Ms. Kassel stated it is something we will address in the future but we wanted to get your thoughts as homeowners.

Mr. Berube stated people occasionally still smoke and drink in the pool area, and there is clearly a sign posted at the entrance with prohibited activities. I am not sure people read the sign, but the signs prohibiting jumping over the fence had an immediate impact. I have sent numerous requests through the website and on the confirmation page, no matter what I select, it always says that I do not wish to be contacted. In the body of my emails, I indicate that I wish to be contacted, and Ms. Burgess has always responded. Having said that, perhaps a couple signs within the pool area might help more.

Ms. Kassel stated perhaps you can put a sign on the tables where people put their glasses or bottles.

Mr. Berube stated there are no tables at the back end where they are coming in. They need to be where people can see them.

Ms. Snyder asked do we need more trash cans there?

Mr. Berube stated at first we did because they were not being emptied. The doggie pots are used very heavily and some bags did not really fit well in the container and they



are not as bright as the ones REW used to provide. There are a lot of recreational amenities here that are well maintained, but there are no swing sets.

Ms. Kassel asked is that intentional?

Mr. Haskett stated I would love to have some swing sets put in. I priced some at about \$2,800 for a four-seat commercial grade swing set. I can provide some proposals at the next meeting because I would love to have them.

Mr. Schiro stated I received a letter from the HOA informing me that I had to replace my dead grass, when in reality the dead grass is on CDD property next to my home. This is the chinch bug issue that I reported more than six months ago. I met with one of the Luke Brothers staff and he did acknowledge the issue.

Ms. Snyder stated before they left, REW replaced a lot of dead sod.

Mr. Schiro stated they did not replace anything in my yard. I saw the new crews maintaining the community and they are doing a good job. How many people are supposed to be on-site when they are here?

Ms. Kassel stated it depends on what crew is there because they have different crews. It could be that the people who do turf care also do tree care, so it is hard to know how many. It should be from 10 to 15 people at a time, depending on what they are doing.

Mr. Schiro stated I spoke to a supervisor and they said they had a crew of 13 people on-site at all times. I hope someone is monitoring it to make sure they have that many people.

Ms. Snyder stated I have seen at least that many on-site.

Mr. Haskett stated as long as the scope of work is being performed, I do not see the number of staff being relevant.

Mr. Schiro stated it was my understanding that you scored their proposal based on the number of people on-site, so that is why I am raising the issue. To the issue of disclosure, Mr. O'Keefe has been on this Board for a long time and the fact that he never disclosed that this wife is an employee of the developer is not good. It is an indication of why you consistently vote with Mr. Evans on every single issue.

Ms. Kassel stated he was appointed.

Mr. Moyer stated under the law, he can be a direct employee of the developer.

Mr. Schiro stated I understand that, but I think it should be disclosed and be on record. At the November 28, 2008, meeting, Ms. Kassel was discussing gifts and asked if

a neighbor gives you a gift of a combined total over \$100 for your birthday, do you have to disclose that. There was an ongoing discussion of the disclosure. I am wondering why Ms. Kassel has not disclosed your gift from the developer of about \$20,000?

Mr. Qualls stated the disclosure requirement is not on the individual receiving the gift. The disclosure is on the lobbyist giving the gift. Ms. Kassel has no duty to disclose a gift and even if she did, the only gifts that a Board needs to worry about are gifts from lobbyists.

Mr. Schiro asked if the developer gives Ms. Kassel a gift for \$20,000, no one needs to disclose that and no one needs to know about it?

Mr. Qualls stated I do not know all the facts and I have not looked into this matter. I am just giving you some principles to answer your first question.

Mr. Schiro stated I wonder why Ms. Kassel did not raise the issue of the developer's gift to her of \$20,000.

Ms. Kassel stated there has been no gift.

Mr. Schiro stated that is a false statement.

Ms. Snyder asked does this have something to do with the CDD?

Mr. Schiro stated it has to do with a CDD member receiving gifts and disclosure.

Mr. Qualls stated the gifts law and ethical considerations are something that any Board and any reporting individual must take into consideration. As far as dealing with specific allegations, I would not advise even responding to things like this because it is very important to get all the facts before there is any kind of exchange.

Mr. Moyer stated even with the information, this Board does not have the jurisdiction to do anything.

Mr. Qualls stated that is correct.

Mr. Schiro stated a CDD Supervisor is required to disclose financial details.

Ms. Snyder stated we have all done that.

Mr. Schiro asked was this \$20,000 disclosed on your financial disclosure?

Mr. LeMenager stated you should go look at the documents.

Mr. Schiro stated I did, and they are not disclosed.

Ms. Snyder stated then that answers your question.

Mr. Moyer stated the financial disclosure requires you to list your source of income, not the amounts, if you have more than 5% ownership in a State-regulated business like a

utility company, real estate that is investment property that you do not use for a secondary home. It is all in the instructions on Form 1.

Mr. Qualls stated we can discuss hypothetical situations all day. There are so many factors that need to be considered and I do not see the point. I am happy to discuss them with you after the meeting but I do not see the relevance of getting into any of it.

Mr. Schiro stated if there is a relationship between a CDD Supervisor and the developer, that should be disclosed. That relationship may have impact on how that Supervisor votes, like Mr. O'Keefe. I am sure that his wife working for the developer influences how he votes.

Ms. Snyder stated I do not think so.

Mr. Berube stated I think they provide professional management, whether they are homeowners or not. I have been involved in CDDs for a number of years and these Supervisors do a great job. I agree with everything they do and I have seen how bad it can get when it gets out of control. This is no where near out of control.

Mr. Schiro stated I agree.

Mr. Berube stated I have been involved in lawsuits because of the legal issues involved when the management of the governing entity is not doing a good job. Sometimes when they are turned over to being all homeowners, it becomes a real mess. This group is doing a good job and I attend all the meetings.

Ms. Kassel asked is it your opinion that I voted in any improper way?

Mr. Berube stated no, most of the votes go the same way all the time. That is because all the discussion is hashed out and you all come to a consensus. That is because all the groundwork has been laid.

Ms. Snyder stated we do a lot of preparation during the month before the meeting, some months more than others, so that we can discuss our individual opinions.

Mr. Berube stated I am proud to live here because of the way this community is professionally managed.

Mr. Qualls stated when Districts are established, there often are no residents who can vote on a one-vote-per-acre basis. The Supreme Court said that the burden is taken up by the landowner and the landowner elects Supervisors on an acreage basis.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

The meeting adjourned at 11:00 a.m.

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Gary L. Moyer, Secretary

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Nancy Snyder, Vice Chairman

**THIRD ORDER OF BUSINESS**

**3A**

**Harmony  
Community Development District**

Financial Statements

June 30, 2009

**HARMONY COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
JUNE 30, 2009**

	GENERAL	2001 DEBT SERVICE	2004 DEBT SERVICE	2004 CAPITAL PROJECTS	TOTALS
<b>ASSETS</b>	\$	\$	\$	\$	\$
CASH	801,479	-	-	-	601,479
CASH ON HAND	500	-	-	-	500
ASSESSMENTS RECEIVABLE, NET DUE FROM OTHER FUNDS	11,433	36,418	-	-	47,851
	-	69,070	-	-	69,070
INVESTMENTS:					
CONSTRUCTION FUND	-	-	-	245,325	245,325
PREPAYMENT ACCOUNT	-	14,325	3,229	-	17,554
RESERVE FUND	-	1,430,769	861,350	-	2,292,119
REVENUE FUND	-	169,686	230,018	-	399,704
<b>TOTAL ASSETS</b>	<b>\$ 613,412</b>	<b>\$ 1,720,288</b>	<b>\$ 1,094,597</b>	<b>\$ 245,325</b>	<b>\$ 3,673,602</b>
<b>LIABILITIES &amp; FUND BALANCES</b>					
<b>LIABILITIES</b>	\$	\$	\$	\$	\$
ACCOUNTS PAYABLE	61,709	-	-	-	61,709
ACCRUED EXPENSES	55,173	-	-	-	55,173
DUE TO OTHER FUNDS	50,959	-	-	18,110	69,069
DEPOSITS	500	-	-	-	500
<b>TOTAL LIABILITIES</b>	<b>168,341</b>	<b>-</b>	<b>-</b>	<b>18,110</b>	<b>186,451</b>
<b>FUND BALANCES</b>					
RESERVED FOR DEBT SERVICE	-	1,720,268	1,094,597	-	2,814,865
RESERVED FOR CAPITAL PROJECTS	-	-	-	227,215	227,215
UNRESERVED/UNDESIGNATED	445,070	-	-	-	445,070
<b>TOTAL FUND BALANCES</b>	<b>445,070</b>	<b>1,720,268</b>	<b>1,094,597</b>	<b>227,215</b>	<b>3,487,150</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 613,411</b>	<b>\$ 1,720,268</b>	<b>\$ 1,094,597</b>	<b>\$ 245,325</b>	<b>\$ 3,673,601</b>



**HARMONY COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JUNE 30, 2009**

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
<b>REVENUE</b>				
INTEREST - INVESTMENTS	5,728	4,298	324	(3,972)
INTEREST - TAX COLLECTOR	-	-	70	70
SPECIAL ASSMNTS - TAX COLLECTOR	622,750	622,750	606,205	(16,545)
SPECIAL ASSMNTS - DISTRICT COLLECTED	914,363	685,772	608,617	(76,155)
SPECIAL ASSMNTS - DISCOUNTS	(24,910)	(24,910)	(6,812)	16,298
OTHER MISCELLANEOUS REVENUES	-	-	1,677	1,677
<b>TOTAL REVENUE</b>	<b>1,517,930</b>	<b>1,287,908</b>	<b>1,209,281</b>	<b>(78,627)</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE</b>				
P/R-BOARD OF SUPERVISORS	12,000	9,000	7,200	1,800
FICA TAXES	918	689	551	138
WORKERS' COMPENSATION	2,000	1,500	-	1,500
PROFSERV-ARBITRAGE REBATE	3,000	3,000	1,200	1,800
PROFSERV-DISSEMINATION AGENT	500	500	500	-
PROFSERV-ENGINEERING	28,000	19,500	10,114	9,386
PROFSERV-LEGAL SERVICES	20,000	15,000	23,544	(8,544)
PROFSERV-MGMT CONSULTING SERV	50,740	36,056	38,056	(0)
PROFSERV-SPECIAL ASSESSMENT	10,714	10,714	10,714	-
PROFSERV-TRUSTEE	10,000	10,000	10,748	(748)
AUDITING SERVICES	15,500	15,500	15,500	-
COMMUNICATION - TELEPHONE	250	187	206	(19)
POSTAGE AND FREIGHT	3,400	2,550	881	1,569
INSURANCE - GENERAL LIABILITY	23,000	23,000	16,484	4,516
PRINTING AND BINDING	7,000	5,250	5,405	(155)
LEGAL ADVERTISING	3,000	2,250	1,179	1,071
MISC-ASSESSMNT COLLECTION FEE	12,455	12,455	13,598	(1,143)
MISC-CONTINGENCY	1,000	750	158	592
OFFICE SUPPLIES	1,000	750	722	28
ANNUAL DISTRICT FILING FEE	175	175	175	-
CAPITAL OUTLAY	750	583	-	583
<b>TOTAL ADMINISTRATIVE</b>	<b>203,402</b>	<b>171,387</b>	<b>159,034</b>	<b>12,353</b>
<b>OPERATIONS AND MAINTENANCE</b>				
<b>FIELD</b>				
PROFSERV-FIELD MANAGEMENT	-	-	21,408	(21,408)
<b>TOTAL FIELD</b>	<b>-</b>	<b>-</b>	<b>21,408</b>	<b>(21,408)</b>
<b>LANDSCAPE</b>				
UTILITY - REFUSE REMOVAL	-	-	4,586	(4,586)
R&M-GROUNDS	-	-	4,500	(4,500)
R&M-IRRIGATION	22,000	18,500	15,498	1,002
R&M-LAKE PHASE II	52,000	39,000	29,868	9,132
R&M-LANDSCAPE - LAKESHORE PARK	25,000	18,750	14,653	4,097
R&M-LANDSCAPE - TOWN SQUARE	30,600	22,950	18,356	4,594
R&M-LANDSCAPE - US 192 ENTR	63,000	47,250	38,082	9,166
R&M-SWIMMING POOL	13,300	9,975	7,555	2,420
R&M-TREES AND TRIMMING	15,000	11,250	19,867	(8,617)
R&M-TURF CARE	-	-	41,700	(41,700)
R&M-SHRUB CARE	-	-	16,131	(16,131)
R&M-LANDSCAPE PARC D-1 PARK	7,000	5,250	4,081	1,169
R&M-LANDSCAPE PARC C-2 PARK	6,000	4,500	3,673	627
R&M-LANDSCAPE PET PARK	21,000	15,750	12,813	2,937

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JUNE 30, 2009**

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
R&M-LANDSCAPE HWY 192	30,000	22,500	17,500	5,000
R&M-LANDSCAPE PARCEL G PARK	14,400	10,800	8,652	2,148
R&M-LANDSCAPE POND AREAS	140,100	105,075	87,563	17,512
R&M-LANDSCAPE BUCK LAKE	8,000	4,500	2,250	2,250
R&M-LANDSCAPE PARC B PARK	8,500	4,875	3,749	1,126
R&M-LANDSCAPE PARC C PARK	6,000	4,500	3,425	1,075
R&M-PHASE I	80,000	80,000	46,979	13,021
R&M-PHASE III	80,000	80,000	48,276	11,724
R&M-LANDSCAPE PARCEL D-2 & E	13,200	9,900	8,786	1,114
MISCELLANEOUS SERVICES	10,000	7,500	7,540	(40)
<b>TOTAL LANDSCAPE</b>	<b>641,100</b>	<b>480,825</b>	<b>468,083</b>	<b>14,742</b>
<b>UTILITY</b>				
ELECTRICITY - GENERAL	21,000	15,750	22,639	(6,889)
ELECTRICITY - STREETLIGHTING	371,000	278,250	281,021	(2,771)
UTILITY - WATER & SEWER	120,000	90,000	63,173	26,827
<b>TOTAL UTILITY</b>	<b>512,000</b>	<b>384,000</b>	<b>366,833</b>	<b>17,167</b>
<b>OPERATION &amp; MAINTENANCE</b>				
PAYROLL-SALARIED	30,889	23,167	2,163	21,004
PAYROLL-HOURLY	-	-	145	(145)
FICA TAXES	2,111	1,584	177	1,407
CONTRACTS-LAKE AND WETLAND	40,000	30,000	24,979	5,021
COMMUNICATION - TELEPHONE	2,700	2,025	2,229	(204)
R&M-COMMON AREA	12,000	9,000	8,140	860
R&M-EQUIPMENT	5,000	3,750	15,817	(12,067)
R&M-POOLS	25,000	18,750	24,090	(5,340)
R&M-LANDSCAPE LAKESHORE PARK	4,000	3,000	-	3,000
R&M-HARDSCAPE CLEANING	10,000	7,500	5,270	2,230
MISC-LICENSES & PERMITS	900	675	1,173	(498)
MISC-PARKS	3,600	2,700	815	1,885
MISC-CONTINGENCY	12,000	9,000	12,330	(3,330)
OP SUPPLIES-POOL AND FOUNTAIN	7,500	5,625	7,831	(2,206)
<b>TOTAL OPERATION &amp; MAINTENANCE</b>	<b>155,700</b>	<b>116,775</b>	<b>105,159</b>	<b>11,816</b>
<b>RESERVES</b>				
1ST QUARTER OPERATING RESERVES	173,924	173,924	-	173,924
<b>TOTAL RESERVES</b>	<b>173,924</b>	<b>173,924</b>	<b>-</b>	<b>173,924</b>
<b>TOTAL EXPENDITURES</b>	<b>1,686,126</b>	<b>1,326,912</b>	<b>1,118,517</b>	<b>208,395</b>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(168,196)	(39,004)	90,764	129,768
<b>OTHER FINANCING SOURCES</b>				
RESERVE - SELF INSURANCE	(50,000)	(50,000)	-	50,000
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>(50,000)</b>	<b>(50,000)</b>	<b>-</b>	<b>50,000</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>(218,188)</b>	<b>(89,004)</b>	<b>90,764</b>	<b>179,768</b>
<b>FUND BALANCE, OCTOBER 1</b>	<b>381,908</b>	<b>381,908</b>	<b>354,305</b>	<b>(27,601)</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 163,710</b>	<b>\$ 292,902</b>	<b>\$ 445,069</b>	<b>\$ 152,167</b>

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**  
**2001 DEBT SERVICE FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JUNE 30, 2009**

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
<b>REVENUE</b>				
INTEREST - INVESTMENTS	25,000	18,750	8,104	(12,646)
SPECIAL ASSMNTS - TAX COLLECTOR	1,048,703	1,048,703	1,020,843	(27,860)
SPECIAL ASSMNTS - DISTRICT COLLECTED	481,018	271,405	429,813	158,408
SPECIAL ASSMNTS - PREPAYMENT	-	-	31,009	31,009
SPECIAL ASSMNTS - DISCOUNTS	(43,015)	(43,015)	(18,878)	28,137
<b>TOTAL REVENUE</b>	<u>1,481,706</u>	<u>1,295,842</u>	<u>1,470,891</u>	<u>175,049</u>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE</b>				
MISC-ASSESSMNT COLLECTION FEE	21,508	21,508	19,212	2,296
<b>TOTAL ADMINISTRATIVE</b>	<u>21,508</u>	<u>21,508</u>	<u>19,212</u>	<u>2,296</u>
<b>DEBT SERVICE</b>				
PRINCIPAL DEBT RETIREMENT	270,000	270,000	270,000	-
PRINCIPAL PREPAYMENTS	-	-	30,000	(30,000)
INTEREST EXPENSE	1,174,138	1,174,138	1,166,525	7,613
<b>TOTAL DEBT SERVICE</b>	<u>1,444,138</u>	<u>1,444,138</u>	<u>1,466,525</u>	<u>(22,388)</u>
<b>TOTAL EXPENDITURES</b>	<u>1,465,645</u>	<u>1,465,645</u>	<u>1,485,737</u>	<u>(20,092)</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>28,061</u>	<u>(169,803)</u>	<u>(14,846)</u>	<u>154,957</u>
<b>NET CHANGE IN FUND BALANCES</b>	<u>28,061</u>	<u>(169,803)</u>	<u>(14,848)</u>	<u>154,957</u>
<b>FUND BALANCE, OCTOBER 1</b>	<u>1,725,707</u>	<u>1,725,707</u>	<u>1,735,114</u>	<u>9,407</u>
<b>FUND BALANCE, ENDING</b>	<u>\$ 1,751,768</u>	<u>\$ 1,555,904</u>	<u>\$ 1,720,268</u>	<u>\$ 184,364</u>

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**  
**2004 DEBT SERVICE FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JUNE 30, 2009**

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
<b>REVENUE</b>				
INTEREST - INVESTMENTS	20,000	15,003	3,917	(11,086)
SPECIAL ASSMNTS - DISTRICT COLLECTED	<u>1,205,586</u>	<u>686,157</u>	<u>849,935</u>	<u>153,778</u>
<b>TOTAL REVENUE</b>	<u>1,225,586</u>	<u>711,160</u>	<u>853,852</u>	<u>142,692</u>
<b>DEBT SERVICE</b>				
PRINCIPAL DEBT RETIREMENT	195,000	195,000	195,000	-
INTEREST EXPENSE	<u>1,028,025</u>	<u>1,028,025</u>	<u>1,028,025</u>	<u>-</u>
<b>TOTAL DEBT SERVICE</b>	<u>1,223,025</u>	<u>1,223,025</u>	<u>1,223,025</u>	<u>-</u>
<b>TOTAL EXPENDITURES</b>	<u>1,223,025</u>	<u>1,223,025</u>	<u>1,223,025</u>	<u>-</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>2,571</u>	<u>(511,865)</u>	<u>(369,173)</u>	<u>142,692</u>
<b>NET CHANGE IN FUND BALANCES</b>	<u>2,571</u>	<u>(511,865)</u>	<u>(369,173)</u>	<u>142,692</u>
FUND BALANCE, OCTOBER 1	<u>1,481,322</u>	<u>1,481,322</u>	<u>1,483,770</u>	<u>2,448</u>
<b>FUND BALANCE, ENDING</b>	<u>\$ 1,483,893</u>	<u>\$ 949,457</u>	<u>\$ 1,094,597</u>	<u>\$ 145,140</u>

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**  
**2004 CAPITAL PROJECTS FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JUNE 30, 2009**

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
<b>REVENUE</b>				
INTEREST - INVESTMENTS	-	-	1,054	1,054
<b>TOTAL REVENUE</b>	-	-	1,054	1,054
<b>CONSTRUCTION IN PROGRESS</b>				
CONSTRUCTION IN PROGRESS A	-	-	27,969	(27,969)
<b>TOTAL CONSTRUCTION IN PROGRESS</b>	-	-	27,969	(27,969)
<b>TOTAL EXPENDITURES</b>	-	-	27,969	(27,969)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	-	(26,915)	(26,915)
<b>NET CHANGE IN FUND BALANCES</b>	-	-	(26,915)	(26,915)
<b>FUND BALANCE, OCTOBER 1</b>	-	-	254,129	254,129
<b>FUND BALANCE, ENDING</b>	\$ -	\$ -	\$ 227,214	\$ 227,214

**Harmony  
Community Development District**

Notes to the Financial Statements  
June 30, 2009

**GENERAL FUND - BALANCE SHEET**

**ASSETS**

<b>CASH AND INVESTMENTS</b>	See Cash and Investment Report for details		
<b>ASSESSMENTS RECEIVABLE, NET</b>	Delinquent assessments from FY2006.	\$	11,433

**LIABILITIES**

<b>ACCOUNTS PAYABLE</b>			
	City Of St. Cloud		33,406
	Severn Trent Management Services		8,711
	Kissimmee Utility Authority		4,829
	Young vanAssenderp P.A.		2,463
	Advance Marine Services		4,465
	Spies Pool Service		1,475
	Roberts Pool Service and Repair		2,283
	Napa Auto Parts		1,232
	Various June invoices		2,844
	<b>Total</b>	<b>\$</b>	<b>61,709</b>

<b>ACCRUED EXPENSES</b>			
	Luke Brothers June 2009		49,373
	Kissimmee Utility Authority		5,800
	<b>Total</b>	<b>\$</b>	<b>55,173</b>

<b>DUE TO OTHER FUNDS</b>			
	Due to General Fund from Capital Project Series 2004		(18,110)
	Assessments for Series 2001 collected in June. Transferred in July.		69,070
	<b>Total</b>	<b>\$</b>	<b>50,960</b>

<b>DEPOSITS</b>	Deposits for Pool Keys	\$	500
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**GENERAL FUND - REVENUES AND EXPENDITURES**

**REVENUES**

INTEREST- INVESTMENTS	Interest Income as of June 2009
INTEREST - TAX COLLECTOR	Interest on Assessments collected as of June 2009
SPECIAL ASSMNTS - TAX COLLECTOR	See Assessment Collection Schedule for details
SPECIAL ASSMNTS - DISTRICT COLLECTED	Birchwood Acres monthly assessment bill - \$76,197
SPECIAL ASSMNTS - DISCOUNTS	See Assessment Collection Schedule for details
OTHER MISCELLANEOUS REVENUES	Donation - Doreen Bardell Memorial \$1,050

**EXPENDITURES**

**ADMINISTRATIVE**

PROFSERV-DISSEMINATION AGENT	Digital Assurance dissemination fees for 2004 Series
PROFSERV-ENGINEERING	Miller Einhouse Rymer & Boyd invoices paid through April 2009
PROFSERV-LEGAL SERVICES	Young vanAssenderp P.A . invoices paid through June 2009
PROFSERV-MGMT CONSULTING SERV	Severn Trent Management Services monthly fee
PROFSERV-TRUSTEE	US Bank annual fees plus expenses for Series 2001 and Series 2004
AUDITING SERVICES	Grau & Associates billing for Audit FY 2008
COMMUNICATION - TELEPHONE	Charges for telephone and faxes.
POSTAGE AND FREIGHT	Postage for monthly agenda packages and correspondence with trustee.
INSURANCE - GENERAL LIABILITY	Public Risk Agency - Paid in Full for FY 2009 for General Insurance Policy
	Preferred Government - Second Installment for FY 2009 for Worker's Comp Policy

**Harmony  
Community Development District**

**Notes to the Financial Statements  
June 30, 2009**

PRINTING AND BINDING	Copies of agendas for board meetings. Average monthly \$585 Pages printed in December 2008 (5,033)
MISC-ASSESSMNT COLLECTION FEE ANNUAL DISTRICT FILING FEE	Commission on Collected Assessment, including Administrative costs of \$779 Department of Community Affairs
<b>FIELD</b>	
PROFSERV- FIELD MANAGEMENT	Salary for full-time dockmaster.
<b>LANDSCAPE</b>	
UTILITY - REFUSE REMOVAL	Luke Bros monthly fee for trash removal and litter control within District
R&M-GROUNDS	Luke Bros monthly fee to maintain ground cover and plant annuals within District
R&M-IRRIGATION	Irrigation repairs by Luke Bros Landscape. Payment for part of May 2009 \$1,425 REW Landscape final bill \$45 Walker Technical Services average monthly fee monitoring of Maxi Corn \$233
R&M-LAKE PHASE II	REW Landscape monthly fee for \$4,083 for Secondary Entrance. Final bill \$1,284
R&M-LANDSCAPE - LAKESHORE PARK	REW Landscape monthly fee \$1,975. Final Bill \$828
R&M-LANDSCAPE - TOWN SQUARE	REW Landscape monthly fee \$2,429 Final Bill \$1,019
R&M-LANDSCAPE - US 192 ENTRY	REW Landscape monthly fee \$5,015 for Entry US 192. and \$200 for US 192 Entrance to Fence line West Side. Final Bill \$1,577
R&M-SWIMMING POOL	REW Landscape monthly fee \$1,018. Final bill \$427
R&M-TREES AND TRIMMING	A Cut Above Tree and Landscape- One time tree work \$14,000 Trimming of 384 trees \$ 3,000 Luke Bros monthly fee for pruning and maintenance for trees under 10 feet
R&M-TURF CARE	Luke Bros monthly fee for mowing, edging and maintenance of turf within District
R&M-SHRUB CARE	Luke Bros monthly fee for pruning, mulching and maintaining shrubs within District
R&M-LANDSCAPE PARK D-1 PARK	REW Landscape monthly fee \$550. Final bill \$231
R&M-LANDSCAPE PARK C-2 PARK	REW Landscape monthly fee \$495. Final bill \$208
R&M-LANDSCAPE PET PARK	REW Landscape monthly fee \$1,673. Final bill \$702 REW Landscape- Installation of Live Oak \$400
R&M-LANDSCAPE HWY 192	REW Landscape monthly fee \$2,500. Final bill.
R&M-LANDSCAPE PARCEL G PARK	REW Landscape monthly fee \$1,200. Final bill \$251
R&M-LANDSCAPE POND AREAS	Greer's Landscape monthly fee \$11,675. June bill \$5,838
R&M-LANDSCAPE BUCK LAKE	Greer's Landscape average monthly fee \$300
R&M-LANDSCAPE PARK B PARK	REW Landscape monthly fee \$520. Final bill \$109
R&M-LANDSCAPE PARK C PARK	REW Landscape monthly fee \$475. Final bill \$100
R&M-PHASE I	REW Landscape monthly fee \$6,332 for Blvd & Linear Park. Final bill \$2,655
R&M-PHASE III	REW Landscape monthly fee \$6,600 for Long Park East and Streetscape Final bill \$ 2,076
R&M-LANDSCAPE PARCEL D-2 AND E	REW Landscape monthly fee \$1,100. Final bill \$461 REW Landscape- Installation of Holly, mulch \$625
MISCELLANEOUS SERVICES	REW Landscape- Playground mulching \$7,540
<b>UTILITY</b>	
ELECTRICITY - GENERAL	City of St. Cloud average monthly fee \$2,570 for services paid through June 2009
ELECTRICITY - STREETLIGHTING	City of St. Cloud average monthly fee \$31,194 for services paid through June 2009
UTILITY - WATER & SEWER	KUA average monthly fee \$6,529 for services paid through June 2009

**Harmony  
Community Development District**

Notes to the Financial Statements  
June 30, 2009

**OPERATION & MAINTENANCE**

PAYROLL-SALARIED	Salary for assistant dockmaster.		
FICA TAXES	Taxes for assistant dockmaster.		
CONTRACTS-LAKE AND WETLAND	Aquatic System monthly fees of \$2,388 and \$378. The \$378 monthly billing in effect since Jan 2006 covers ponds in Sites 32-34 and Control Structure Outfalls 5,7,8,10,12,13,15,17,18,19,21,24,25,27,28-34 The \$2,388 monthly billing covers 30 Ponds 1-8,10-31.		
COMMUNICATION - TELEPHONE	AT&T and Embarq monthly fee paid through May 2009		
R&M-COMMON AREA	Monthly trash pick up and dumpster pick up services by REW Landscape. Folsom Services- Electrical work \$524 Intelliccept- Skatestoppers \$375 GMS- Remove Swin Club Gate \$405 Harmony Development Co. Maintenance \$467		
R&M-EQUIPMENT	Advance Marine boat supplies for \$8,358. NAPA Auto Parts St. Cloud Welding - Pontoon Repair	\$	11,979 2,077 1,761
		Total \$	<u>15,817</u>
R&M-POOLS	Jan Pro and Robert's Pool Service monthly fee \$1,880 Chapco Fence- Fence Installation \$2,440 Wesco - Water Feature part \$780 Various invoices for pest control and pool supplies \$1,852		
R&M-HARDSCAPE CLEANING	Ledesma Innovations Inc.- Pressure washing post and rail \$5,270		
MISC-LICENSES & PERMITS	Oscola County Health Department- Re-Inspections		
MISC-PARKS	REW Landscape- Litter bags \$440 All Florida Septic- Repair pipe in lift station \$375		
MISC-CONTINGENCY	Shade System for Swim Club Chapco Fence- Fence repair Dog/Water Park GMS Home Repair- Installation REW Landscape- Litter bags Poolworks- New Pool Drain March	\$	5,487 3,355 1,045 793 1,650
		Total \$	<u>12,330</u>
OP SUPPLIES-POOL AND FOUNTAIN	Spies Pool LLC average monthly fee \$ 693 for pool chemicals and bleach.		



**Harmony  
Community Development District**

Notes to the Financial Statements  
June 30, 2009

**SERIES 2001 DEBT SERVICE FUND - BALANCE SHEET**

**ASSETS**

<b>CASH AND INVESTMENTS</b>	See Cash and Investment Report for details
<b>ASSESSMENTS RECEIVABLES, NET</b>	Delinquent assessments from FY2006. Added to On-Roll assessments for FY2010

**SERIES 2001 DEBT SERVICE FUND - REVENUES AND EXPENDITURES**

**REVENUES**

<b>INTEREST- INVESTMENTS</b>	Interest Income as of May 2009
<b>SPECIAL ASSMNTS - TAX COLLECTOR</b>	See Assessment Collection Schedule for details.
<b>SPECIAL ASSMNTS - DISTRICT COLLECTED</b>	Received assessments for FY 2008
<b>SPECIAL ASSMNTS - PREPAYMENT</b>	Prepaid by Vista Title Company
<b>SPECIAL ASSMNTS - DISCOUNTS</b>	Early payment discount on collected assessments

**EXPENDITURES**

**ADMINISTRATIVE**

<b>MISC-ASSESSMNT COLLECTION FEE</b>	Commission on Collected Assessments
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**DEBT SERVICE**

<b>INTEREST EXPENSE</b>	Due to previous years principal prepayment, the interest payment was lower than budgeted.
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**SERIES 2004 DEBT SERVICE FUND - BALANCE SHEET**

**ASSETS**

<b>CASH AND INVESTMENTS</b>	See Cash and Investment Report for details
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**SERIES 2004 DEBT SERVICE FUND - REVENUES AND EXPENDITURES**

**REVENUES**

<b>INTEREST- INVESTMENTS</b>	Interest Income as of May 2009
<b>SPECIAL ASSMNTS - DISTRICT COLLECTED</b>	Received assessments for FY 2008

**EXPENDITURES**

**ADMINISTRATIVE**

<b>MISC-ASSESSMNT COLLECTION FEE</b>	Commission on Collected Assessments
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**DEBT SERVICE**

<b>INTEREST EXPENSE</b>	Due to principal prepayment, interest is lowered than budgeted.
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**Harmony  
Community Development District**

Notes to the Financial Statements  
June 30, 2009

**SERIES 2004 CAPITAL PROJECTS FUND - BALANCE SHEET**

**ASSETS**

**CASH AND INVESTMENTS**

See Cash and Investment Report for details

Construction In Progress- Invoices still generated and paid from Construction account

**LIABILITIES**

**DUE TO OTHER FUNDS**

Due to General Fund

\$ 18,110

**Harmony  
Community Development District**

**Cash and Investment Report  
June 30, 2009**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>			
Checking Account- Operating Cash On Hand	Centerstate Bank	0.25%	\$ 601,479 500 (1)
<b>DEBT SERVICE AND CAPITAL PROJECT FUNDS</b>			
Series 2001 Prepayment Fund	US Bank	0.01%	14,325
Series 2001 Reserve Fund	US Bank	0.01%	1,430,769
Series 2001 Revenue Fund	US Bank	0.01%	169,686
Series 2004 Prepayment Fund	US Bank	0.01%	3,229
Series 2004 Reserve Fund	US Bank	0.01%	861,350
Series 2004 Revenue Fund	US Bank	0.01%	230,018
Series 2004 Contruction Fund	US Bank	0.01%	245,325
		<b>Subtotal</b>	<b>\$ 2,954,701 (2)</b>
		<b>Total</b>	<b>\$ 3,556,680</b>

NOTE 1 - PETTY CASH.

NOTE 2 - INVESTED IN FIRST AMERICAN GOVERNMENT OBLIGATION FUND - RATING AAAM/AAA

Report Date: 7/21/2009

**Harmony**  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COLLECTIONS SCHEDULE - OSCEOLA COUNTY  
FISCAL YEAR ENDING SEPTEMBER 30, 2009

Date Received	Net Amount Received	Discount Amount	Commission Amount	Gross Amount	Net Amount Assessments	General Fund Gross Assessments	Series 2001 Debt Service Gross Assessments
Assessments Levied				\$1,671,453	\$	622,750	\$ 1,048,703
Allocation %				100%		37%	63%
11/12/08	\$ 1,824	\$ 103	\$ 37	\$ 1,964	\$ 679	\$ 732	\$ 1,232
12/01/08	18,609	791	380	19,779	6,933	7,369	12,410
12/11/08	134,952	5,738	2,754	143,444	50,280	53,444	89,999
12/23/08	516,851	21,944	10,548	549,343	192,568	204,674	344,669
01/14/09	26,157	826	534	27,517	9,746	10,252	17,265
02/14/09	15,572	434	318	16,323	5,802	6,082	10,241
03/13/09	14,415	190	294	14,899	5,371	5,551	9,348
04/15/09	701,295	26	14,312	715,633	261,288	266,630	449,002
05/14/09	29,769	(803)	608	29,574	11,091	11,019	18,555
06/09/09	8,900	(265)	182	8,817	3,316	3,285	5,532
06/23/09	101,186	(3,494)	2,065	99,757	37,700	37,167	62,589
<b>TOTAL</b>	<b>\$ 1,569,527</b>	<b>\$ 25,490</b>	<b>\$ 32,031</b>	<b>\$ 1,627,048</b>	<b>\$ 584,774</b>	<b>\$ 606,205</b>	<b>\$ 1,020,843</b>
% COLLECTED				97.34%		97.34%	97.34%
<b>TOTAL OUTSTANDING</b>				<b>\$ 44,405</b>	<b>\$</b>	<b>16,544</b>	<b>\$ 27,860</b>

Date of Report  
7/20/09

**3B**

# Harmony CDD

July 20, 2009

## Invoice Approval #111

<u>ITEM NO.</u>	<u>PAYEE</u>	<u>A=Approval</u> <u>R=Ratification</u>	<u>General Fund</u>
	<u>A-1 Pest Control</u>		
#070809		A	\$75.00
	<u>Advanced Marine</u>		
#40310		A	\$4,465.08
#40724		A	\$328.98
#40872		A	\$2,364.21
#40496		A	\$1,330.70
	<u>Aquatic Systems Inc.</u>		
#0000125203		A	\$395.00
#0000125185		A	\$2,388.00
	<u>AT &amp; T</u>		
#993377858 5/19-6/18		R	\$62.56
	<u>City of St Cloud</u>		
Billing Period 6/8-7/9		R	\$33,406.25
	<u>Embarg</u>		
#4077983185 7/7-8/6		R	\$48.95
#4078927636 7/4-8/3		R	\$46.60
#4078911308 6/25-7/24		R	\$43.23
#4074983185 6/7-7/6		R	\$49.12
	<u>FedEx</u>		
#9-228-86907		R	\$5.05
#9-236-94710		R	\$57.22
#9-252-39393		R	\$6.06
#9-220-69364		R	\$17.00
	<u>Folsoms</u>		
#000005571		A	\$1,120.03
	<u>Gary's Lock &amp; Safe Inc.</u>		
#47156		A	\$152.50
	<u>Harmony Development Company</u>		
#7142009		A	\$965.00
	<u>Harmony Golf Preserve</u>		
#000996		R	\$46.22

<u>Home Depot</u>		
#070709-08018 Thru 7/7	R	\$288.65
#21260 Thru 6/4	R	\$105.60
 <u>Jan-Pro Cleaning</u>		
#10952	A	\$735.39
#10864	A	\$195.00
 <u>John Deere Landscapes</u>		
#23661540	A	\$318.59
 <u>Kissimmee Utility Authority</u>		
Billing Period 5/19-6/17	R	\$4,825.87
 <u>Lukes Brothers Inc.</u>		
#0907-95876	R	\$49,372.53
#J010048	R	\$423.50
#J010048A	R	\$597.00
 <u>Napa Auto Parts</u>		
#468617	A	\$57.21
#469651	A	\$30.91
#471927	A	\$431.66
#472162	A	\$257.82
#472567	A	\$61.21
#472568	A	\$31.77
#473490	A	\$35.82
#473491	A	\$325.85
 <u>Orlando Sentinel</u>		
#698623001	R	\$44.60
#694870001	R	\$48.80
 <u>REW Landscape Corp</u>		
#706177	A	\$985.72
 <u>Roberts Pool Service</u>		
#061509	A	\$1,475.00
 <u>Severn Trent Services</u>		
#2042022	A	\$8,711.00
 <u>Spies</u>		
#194406	A	\$71.85
#197599	A	\$247.10

#197600	A	\$222.85
#198433	A	\$474.90
#198965	A	\$240.40
#198966	A	\$264.10
#200692	A	\$361.50
#200693	A	\$400.25
 <u>Symbiont Service Corp</u>		
#23577	A	\$300.56
 <u>Walker Technical Services</u>		
#633	A	\$250.00
 <u>Woolpert</u>		
#2009004505	A	\$5,756.25
 <u>Young Van Assenderp</u>		
#8601	A	\$2,463.13
#8688	A	\$550.00
	<b>TOTAL</b>	<b>\$128,335.15</b>



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

Check Register  
June 1 - June 30, 2009

# HARMONY COMMUNITY DEVELOPMENT DISTRICT

## Check Register By Fund For The Period from 6/01/09 to 6/30/09

Fund No.	Check No.	Posting Date	Vendor Name	Vendor Inv. No.	Posting Description	G/L Description	G/L / Org	Check Amount
001	51563	6/3/2009	AT & T	993377585X05262009	#993377585 4/19-5/18	Communication - Telephone	541003 - 53910	62.73
001	51564	6/3/2009	EMBARQ	052509-11308	#4078911308 5/25-6/24	Communication - Telephone	541003 - 53910	43.23
001	51565	6/3/2009	FEDEX	9-205-39036	#2506-5623-8	Postage and Freight	541006 - 51301	7.60
001	51566	6/3/2009	KISSIMMEE UTILITY AUTHORITY	052709	BILLING PERIOD 4/17-5/19	Utility - Water & Sewer	543021 - 53903	6,739.12
001	51571	6/15/2009	CITY OF ST CLOUD	060909	BILLING PERIOD 5/8-6/8	Electricity - Streetlighting	543013 - 53903	31,329.93
001	51571	6/15/2009	CITY OF ST CLOUD	060909	BILLING PERIOD 5/8-6/8	Electricity - General	543006 - 53903	2,235.11
001	51572	6/15/2009	EMBARQ	060409-27636	#4078927636 6/4-7/3	Communication - Telephone	541003 - 53910	46.77
001	51573	6/15/2009	HARMONY GOLF PRESERVE	001396	BUDGET MTG 5/21	Misc-Contingency	549900 - 51301	43.20
001	51573	6/15/2009	HARMONY GOLF PRESERVE	001401	BUDGET MTG 5/28	Misc-Contingency	549900 - 51301	43.20
001	51574	6/15/2009	LUKE BROTHERS INC.	J009776	LANDSCAPE SVCS-HALF OF MAY	R&M-Turf Care	546130 - 53902	4,699.84
001	51574	6/15/2009	LUKE BROTHERS INC.	J009776	LANDSCAPE SVCS-HALF OF MAY	R&M-Turf Care	546130 - 53902	5,965.87
001	51574	6/15/2009	LUKE BROTHERS INC.	J009776	LANDSCAPE SVCS-HALF OF MAY	R&M-Turf Care	546130 - 53902	1,484.63
001	51574	6/15/2009	LUKE BROTHERS INC.	J009776	LANDSCAPE SVCS-HALF OF MAY	R&M-Turf Care	546130 - 53902	1,749.72
001	51574	6/15/2009	LUKE BROTHERS INC.	J009776	LANDSCAPE SVCS-HALF OF MAY	R&M-Grounds	546037 - 53902	1,019.70
001	51574	6/15/2009	LUKE BROTHERS INC.	J009776	LANDSCAPE SVCS-HALF OF MAY	R&M-Shrub Care	546131 - 53902	5,376.93
001	51574	6/15/2009	LUKE BROTHERS INC.	J009776	LANDSCAPE SVCS-HALF OF MAY	R&M-Trees and Trimming	546099 - 53902	955.76
001	51574	6/15/2009	LUKE BROTHERS INC.	J009776	LANDSCAPE SVCS-HALF OF MAY	Utility - Refuse Removal	543020 - 53902	1,528.80
001	51574	6/15/2009	LUKE BROTHERS INC.	J009776	LANDSCAPE SVCS-HALF OF MAY	R&M-Irrigation	546041 - 53902	1,425.00
001	51574	6/15/2009	LUKE BROTHERS INC.	J009776	LANDSCAPE SVCS-HALF OF MAY	R&M-Grounds	546037 - 53902	480.00
001	51575	6/15/2009	ORLANDO SENTINEL	668030001	LEGAL AD-MTG 5/28	Legal Advertising	548002 - 51301	44.00
001	51577	6/22/2009	EMBARQ	060709-83185	#4074983185 6/7-7/6	Communication - Telephone	541003 - 53910	49.12
001	51578	6/22/2009	FEDEX	9-220-69364	#2506-5623-8	Postage and Freight	541006 - 51301	17.00
001	51579	6/22/2009	HOME DEPOT CREDIT SERVICES	21260	#6035322024908018 HARDWARE	R&M-Common Area	546016 - 53910	105.60
001	51580	6/26/2009	WALKER TECHNICAL SERVICES	621	MAX-COM MONITORING JUNE	R&M-Irrigation	546041 - 53902	250.00
001	51581	6/26/2009	AQUATIC SYSTEMS, INC	0000122749	NTHLY LAKE & WETLAND JUNE	Contracts-Lake and Wetland	534021 - 53910	2,388.00
001	51581	6/26/2009	AQUATIC SYSTEMS, INC	0000122767	MTHLY LAKE & WETLAND-JUNE	Contracts-Lake and Wetland	534021 - 53910	395.00
001	51582	6/26/2009	A-1 HOME INSPECTION SVC	060409	PEST CONTROL-JUNE	R&M-Pools	546074 - 53910	75.00
001	51583	6/26/2009	GMS HOME REPAIR & CONSTRUCTION	WR579	REMOVAL OF GATE SWIM CLUB	R&M-Common Area	546016 - 53910	405.00
001	51584	6/26/2009	GREER'S LANDSCAPE & LAWN	5*2409	BOAT DOCK MOWING 2 TIMES	R&M-Landscape Buck Lake	546310 - 53902	200.00
001	51584	6/26/2009	GREER'S LANDSCAPE & LAWN	5*2809	TWO WEEKS POND MOWING-MAY	R&M-Landscape Pond Areas	546309 - 53902	5,837.50
001	51585	6/26/2009	ISMAEL GARCIA	060809	SOLAR BOAT REPAIR	R&M-Equipment	546022 - 53910	875.00
001	51586	6/26/2009	JAN-PRO OF ORLANDO	10732	JANITORIAL SVS JUNE 2009	R&M-Pools	546074 - 53910	735.39
001	51588	6/26/2009	REW LANDSCAPE CORP.	706128	IRRIGATION REPAIRS	R&M-Irrigation	546041 - 53902	47.19
001	51588	6/26/2009	REW LANDSCAPE CORP.	706142	MAINT 2NDARY ENTR-FINAL BILL THRU 5/13	R&M-Lake Phase II	546045 - 53902	1,712.36
001	51588	6/26/2009	REW LANDSCAPE CORP.	706141	MAINT NBD G-FINAL BILL THRU 5/13	R&M-Landscape Parcel G Park	546307 - 53902	503.23
001	51588	6/26/2009	REW LANDSCAPE CORP.	706140	MAINT D2 & E- FINAL BILL THRU 5/13	R&M-Landscape Parcel D-2 & E	546330 - 53902	461.24
001	51588	6/26/2009	REW LANDSCAPE CORP.	706139	MAINT NBD C1- FINAL BILL THRU 5/13	R&M-Landscape Parc C Park	546315 - 53902	199.16
001	51588	6/26/2009	REW LANDSCAPE CORP.	706136	MAINT NBD C2- FINAL BILL THRU 5/13	R&M-Landscape Parc C-2 Park	546302 - 53902	207.61
001	51588	6/26/2009	REW LANDSCAPE CORP.	706138	MAINT LONG PK E- FINAL BILL THRU 5/13	R&M-Phase III	546320 - 53902	2,767.70
001	51588	6/26/2009	REW LANDSCAPE CORP.	706137	MAINT NBD D- FINAL BILL THRU 5/13	R&M-Landscape Parc D-1 Park	546301 - 53902	230.62
001	51588	6/26/2009	REW LANDSCAPE CORP.	706135	MAINT NBD B- FINAL BILL THRU 5/13	R&M-Landscape Parc B Park	546314 - 53902	218.01
001	51588	6/26/2009	REW LANDSCAPE CORP.	706132	MAINT ASHLEY PK- FINAL BILL THRU 5/13	R&M-Swimming Pool	546096 - 53902	223.60
001	51588	6/26/2009	REW LANDSCAPE CORP.	706134	MAINT- FINAL BILL THRU 5/13	R&M-Landscape - US 192 Entr	546048 - 53902	2,103.01
001	51588	6/26/2009	REW LANDSCAPE CORP.	706134	MAINT- FINAL BILL THRU 5/13	R&M-Phase I	546318 - 53902	2,655.38
001	51588	6/26/2009	REW LANDSCAPE CORP.	706134	MAINT- FINAL BILL THRU 5/13	R&M-Landscape - Town Square	546047 - 53902	1,018.55
001	51588	6/26/2009	REW LANDSCAPE CORP.	706134	MAINT- FINAL BILL THRU 5/13	R&M-Landscape Pet Park	546304 - 53902	701.61
001	51588	6/26/2009	REW LANDSCAPE CORP.	706134	MAINT- FINAL BILL THRU 5/13	R&M-Landscape - US 192 Entr	546048 - 53902	83.85
001	51588	6/26/2009	REW LANDSCAPE CORP.	706134	MAINT- FINAL BILL THRU 5/13	R&M-Swimming Pool	546096 - 53902	203.45
001	51588	6/26/2009	REW LANDSCAPE CORP.	706134	MAINT- FINAL BILL THRU 5/13	R&M-Landscape - Lakeshore Park	546046 - 53902	828.23
001	51589	6/26/2009	ROBERTS POOL SERVICE & REPAIR	051509	POOL MAINT-MAY	R&M-Pools	546074 - 53910	1,180.00
001	51590	6/26/2009	SEVERN TRENT ENVIRONMENTAL SER	2041565	MGT FEES-MAY 2009	ProfServ-Mgmt Consulting Serv	531027 - 51201	4,228.33
001	51590	6/26/2009	SEVERN TRENT ENVIRONMENTAL SER	2041565	MGT FEES-MAY 2009	ProfServ-Field Management	531016 - 53901	3,568.00



# HARMONY COMMUNITY DEVELOPMENT DISTRICT

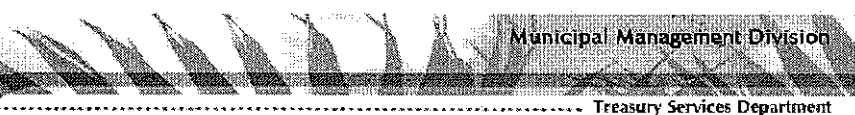
## Check Register By Fund For The Period from 6/01/09 to 6/30/09

Fund No.	Check No.	Posting Date	Vendor Name	Vendor Inv. No.	Posting Description	G/L Description	G/L / Org	Check Amount
001	51590	6/26/2009	SEVERN TRENT ENVIRONMENTAL SER	2041565	MGT FEES-MAY 2009	Postage and Freight	541006 - 51301	13.96
001	51590	6/26/2009	SEVERN TRENT ENVIRONMENTAL SER	2041565	MGT FEES-MAY 2009	Printing and Binding	547001 - 51301	506.00
001	51590	6/26/2009	SEVERN TRENT ENVIRONMENTAL SER	2041565	MGT FEES-MAY 2009	Office Supplies	551002 - 51301	63.00
001	51590	6/26/2009	SEVERN TRENT ENVIRONMENTAL SER	2041565	MGT FEES-MAY 2009	Communication - Telephone	541003 - 51301	4.00
001	51590	6/26/2009	SEVERN TRENT ENVIRONMENTAL SER	2041565	MGT FEES-MAY 2009	Communication - Telephone	541003 - 51301	59.60
001	51591	6/26/2009	SPIES POOL LLC	199239	BULK BLEACH	Op Supplies-Pool and Fountain	552008 - 53910	191.00
001	51591	6/26/2009	SPIES POOL LLC	199238	BULK BLEACH	Op Supplies-Pool and Fountain	552008 - 53910	369.25
001	51592	6/26/2009	WOOLPERT INC.	2009003029	ENG FEES-3/1-3/31	ProfServ-Engineering	531013 - 51501	2,152.50
001	51592	6/26/2009	WOOLPERT INC.	2009003865	ENG FEES-APRIL	ProfServ-Engineering	531013 - 51501	7,668.75
001	51593	6/26/2009	YOUNG VAN ASSENDERP, P.A.	8309	LEGAL FEES-APRIL	ProfServ-Legal Services	531023 - 51401	1,633.63
001	51593	6/26/2009	YOUNG VAN ASSENDERP, P.A.	8352	LEGAL FEES-MAY	ProfServ-Legal Services	531023 - 51401	1,635.90
001	51559	6/3/2009			JAMES C. O'KEEFE	PAYROLL		184.70
001	51560	6/3/2009			ROBERT D. EVANS	PAYROLL		184.70
001	51561	6/3/2009			NANCY M. SNYDER	PAYROLL		184.70
001	51562	6/3/2009			MARK W. LEMENAGER	PAYROLL		184.70
001	51567	6/8/2009			THOMAS E. HALE	PAYROLL		96.97
001	51568	6/9/2009			ROBERT D. EVANS	PAYROLL		184.70
001	51569	6/9/2009			NANCY M. SNYDER	PAYROLL		184.70
001	51570	6/9/2009			MARK W. LEMENAGER	PAYROLL		184.70
001	51576	6/19/2009			THOMAS E. HALE	PAYROLL		36.94

Credits	
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<b>Sub Total</b>	<b>\$ 115,479.28</b>
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<b>Total Checks Paid</b>	<b>\$ 115,479.28</b>
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**3C**

# **Harmony Community Development District**

Operating and Debt Service Budget

Fiscal Year 2010

(Proposed)

1. First revision 5/26/09
2. Second revision 6/16/09
3. Revision 6/22/09
4. Revision changes to projection 7/15/09

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND**

*Proposed Budget - Fiscal Year 2010*

DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	PROPOSED
	FY 2007	FY 2008	BUDGET FY 2009	THRU Jun-09	JULY- SEPT 2009	PROJECTED 9/30/2009	BUDGET FY 2010
<b>REVENUE</b>							
Interest - Investments	\$ -	\$ 11,808	\$ 5,728	\$ 324	\$ 165	\$ 489	\$ 500
Special Assmnts - Tax Collector	369,245	519,237	622,750	606,205	16,545	622,750	622,750
Special Assmnts - District Collected	987,873	988,473	914,363	609,617	304,746	914,363	914,363
Special Assmnts - Discounts	-	(14,151)	(24,910)	(8,612)	-	(8,612)	(24,910)
<b>TOTAL REVENUE</b>	<b>1,368,177</b>	<b>1,515,401</b>	<b>1,517,930</b>	<b>1,209,281</b>	<b>319,708</b>	<b>1,528,989</b>	<b>1,512,702</b>
<b>EXPENDITURES</b>							
<b>ADMINISTRATIVE</b>							
P/R-Board of Supervisors	10,800	9,200	12,000	7,200	3,000	10,200	9,600
FICA Taxes	826	704	918	551	229	780	734
Workers' Compensation	-	1,350	2,000	-	1,000	1,000	2,000
ProfServ-Arbitrage Rebate	3,600	3,600	3,000	1,200	1,200	2,400	3,000
ProfServ-Dissemination Agent	500	500	500	500	-	500	500
ProfServ-Engineering	31,751	15,588	26,000	10,114	3,179	13,293	18,000
ProfServ-Legal Services	23,016	33,886	20,000	23,544	4,267	27,811	24,000
ProfServ-Mgmt Consulting Serv	44,000	45,540	50,740	38,055	12,685	50,740	52,516
ProfServ-Special Assessment	10,000	10,350	10,714	10,714	-	10,714	11,089
ProfServ-Trustee	13,599	9,186	10,000	10,748	-	10,748	11,000
Auditing Services	15,500	15,500	15,500	15,500	(750)	14,750	15,500
Communication - Telephone	218	421	250	206	68	274	175
Postage and Freight	3,581	2,938	3,400	981	737	1,718	2,000
Insurance - General Liability	23,318	21,612	23,000	18,484	900	19,384	19,500
Printing and Binding	7,925	7,550	7,000	5,405	950	6,355	7,000
Legal Advertising	2,114	2,032	3,000	1,179	775	1,954	2,500
Misc-Assessmnt Collection Fee	79,000	6,009	12,455	13,598	205	13,803	13,234
Misc-Contingency	32	-	1,000	158	367	525	1,000
Office Supplies	759	847	1,000	722	255	977	1,000
Annual District Filing Fee	175	175	175	175	-	175	175
Capital Outlay	-	-	750	-	375	375	750
<b>TOTAL ADMINISTRATIVE</b>	<b>273,571</b>	<b>190,472</b>	<b>203,402</b>	<b>159,034</b>	<b>29,442</b>	<b>188,476</b>	<b>195,273</b>
<b>FIELD</b>							
ProfServ-Field Management	-	-	-	21,408	10,704	32,112	43,896
Payroll-Salaried	8,652	8,652	30,889	2,163	2,163	4,326	4,800
Payroll-Hourly	-	-	-	145	-	-	-
FICA Taxes	662	662	2,111	177	158	335	3,725
<b>TOTAL FIELD</b>	<b>9,314</b>	<b>9,314</b>	<b>33,000</b>	<b>23,893</b>	<b>13,025</b>	<b>36,773</b>	<b>52,421</b>
<b>LANDSCAPE</b>							
R&M-Irrigation	20,243	21,338	22,000	15,498	9,752	25,250	37,500
R&M-Turf Care	-	-	-	41,700	97,301	139,001	283,001
R&M Grounds	-	-	-	4,500	10,497	14,997	32,994
R&M Shrub Care	-	-	-	16,131	37,638	53,769	110,539
R&M Tree Care 10' and Under	-	-	-	1,800	2,700	4,500	21,115
R&M Tree Trimming	-	-	15,000	18,067	3,035	21,102	15,000
Utility - Refuse Removal	-	-	-	4,586	11,495	16,081	32,576
Miscellaneous Services	957	1,600	10,000	7,540	2,000	9,540	10,000
<b>TOTAL LANDSCAPE</b>	<b>21,200</b>	<b>22,938</b>	<b>47,000</b>	<b>109,822</b>	<b>174,418</b>	<b>284,240</b>	<b>542,725</b>

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND**

*Proposed Budget - Fiscal Year 2010*

DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	PROPOSED
	FY 2007	FY 2008	BUDGET FY 2009	THRU Jun-09	JULY- SEPT 2009	PROJECTED 9/30/2009	BUDGET FY 2010
<b>FORMER LANDSCAPE CONTRACT</b>							
R&M-Lake Phase II	50,600	49,000	52,000	29,868	-	29,868	-
R&M-Landscape - Lakeshore Park	23,700	23,885	25,000	14,653	-	14,653	-
R&M-Landscape - Town Square	29,148	29,148	30,600	18,356	-	18,356	-
R&M-Landscape - US 192 Entr	62,580	62,580	63,000	38,082	-	38,082	-
R&M-Swimming Pool	6,601	15,172	13,300	7,555	-	7,555	-
R&M-Landscape Parc D-1 Park	6,600	6,600	7,000	4,081	-	4,081	-
R&M-Landscape Parc C-2 Park	5,940	5,940	6,000	3,673	-	3,673	-
R&M-Landscape Pet Park	21,998	21,023	21,000	12,813	-	12,813	-
R&M-Landscape Hwy 192	30,000	32,836	30,000	17,500	-	17,500	-
R&M-Landscape Parcel G Park	9,600	14,585	14,400	8,652	-	8,652	-
R&M-Landscape Pond Areas	112,700	120,100	140,100	87,563	-	87,563	-
R&M-Landscape Buck Lake	7,550	5,550	6,000	2,250	-	2,250	-
R&M-Landscape Parc B Park	6,240	6,240	6,500	3,749	-	3,749	-
R&M-Landscape Parc C Park	5,829	5,700	6,000	3,425	-	3,425	-
R&M-Phase I	75,984	76,354	80,000	46,979	-	46,979	-
R&M-Phase III	33,400	79,200	80,000	48,276	-	48,276	-
R&M-Landscape Parcel D-2 & E	-	9,500	13,200	8,786	-	8,786	-
<b>TOTAL FORMER LANDSCAPE CONTRACT</b>	<b>488,470</b>	<b>563,413</b>	<b>594,100</b>	<b>356,261</b>	<b>-</b>	<b>356,261</b>	<b>-</b>
<b>UTILITY</b>							
Electricity - General	18,967	23,436	21,000	22,639	9,417	32,056	40,000
Electricity - Streetlighting	290,860	352,200	371,000	281,021	93,040	374,061	385,220
Utility - Water & Sewer	143,625	99,528	120,000	57,373	23,278	80,651	90,000
<b>TOTAL UTILITY</b>	<b>453,452</b>	<b>475,164</b>	<b>512,000</b>	<b>361,033</b>	<b>125,735</b>	<b>486,768</b>	<b>515,220</b>
<b>OPERATION &amp; MAINTENANCE</b>							
Contracts-Lake and Wetland	30,229	31,824	40,000	24,979	8,251	33,230	33,250
Communication - Telephone	3,027	4,081	2,700	2,229	243	2,472	2,500
R&M-Common Area	8,040	10,595	12,000	8,140	2,730	10,870	10,500
R&M-Equipment	6,205	10,575	5,000	15,817	5,070	20,887	21,000
R&M-Pools	22,774	34,690	25,000	24,090	12,347	36,437	45,213
R&M-Landscape Lakeshore Park	-	-	4,000	-	-	-	-
R&M-Park and Amenities	-	-	-	-	-	-	10,600
R&M-Hardscape Maintenance	9,114	4,920	10,000	5,270	-	5,270	10,000
Misc-Licenses & Permits	445	958	900	1,173	-	1,173	-
R&M-Roads & Alleyways	-	-	-	-	40,000	40,000	5,000
R&M-Sidewalks	-	-	-	-	-	-	9,000
Misc-Parks	4,156	1,268	3,600	815	4,855	5,670	-
Misc-Contingency	6,308	10,974	12,000	12,330	(12,330)	-	20,000
Op Supplies - General	142	80	-	-	-	-	-
Op Supplies-Pool and Fountain	7,324	11,410	7,500	7,831	597	8,428	-
<b>TOTAL OPERATION &amp; MAINTENANCE</b>	<b>107,924</b>	<b>121,375</b>	<b>122,700</b>	<b>102,674</b>	<b>61,763</b>	<b>164,437</b>	<b>167,063</b>

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND**

*Proposed Budget - Fiscal Year 2010*

<b>DESCRIPTION</b>	<b>ACTUAL FY 2007</b>	<b>ACTUAL FY 2008</b>	<b>ADOPTED BUDGET FY 2009</b>	<b>ACTUAL THRU Jun-09</b>	<b>PROJECTED JULY- SEPT 2009</b>	<b>TOTAL PROJECTED 9/30/2009</b>	<b>PROPOSED BUDGET FY 2010</b>
<b>RESERVES</b>							
Reserve - Self Insurance	-	-	50,000	-	-	-	-
1st Quarter Operating Reserves	-	-	173,924	-	-	-	-
<b>TOTAL RESERVES</b>	-	-	223,924	-	-	-	-
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,353,931</b>	<b>1,382,676</b>	<b>1,736,126</b>	<b>1,112,717</b>	<b>404,383</b>	<b>1,516,955</b>	<b>1,472,703</b>
Excess of Revenues							
Over (Under) Expenditures	14,246	132,725	(218,196)	96,564	(84,674)	12,035	40,000
<b>OTHER FINANCING SOURCES (USES)</b>							
Prior Year Fund Balance	-	-	218,196	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	-	-	218,196	-	-	-	(40,000)
Net Change in Fund Balance	14,246	132,725	(218,196)	96,564	(84,674)	12,035	40,000
<b>FUND BALANCE, OCTOBER 1</b>	<b>207,336</b>	<b>221,580</b>	<b>354,305</b>	<b>354,305</b>	<b>-</b>	<b>354,305</b>	<b>366,340</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 221,582</b>	<b>\$ 354,305</b>	<b>\$ 136,109</b>	<b>\$ 450,869</b>	<b>\$ (84,674)</b>	<b>\$ 366,340</b>	<b>\$ 406,340</b>

(1) Operating Reserve - First Quarter Operating Capital	\$ (173,924)
(2) Reserve - Self Insurance	\$ (50,000)
<b>Total Undesignated Cash</b>	<b>\$ 182,416</b>

Notes:

1. If we keep assessments same as FY2009- results are \$182,416 in undesignated cash.
2. If we want to decrease assessments we can reduce (\$182,416) undesignated cash to zero.



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

GENERAL FUND BUDGET NARRATIVE  
Fiscal Year 2010

<b>REVENUES</b>
-----------------

**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 direct bill 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 and is shown as a deduction to the assessment revenue.

<b>EXPENDITURES</b>
---------------------

**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 legal counsel, Young, van Assenderp P.A., will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review of operating and maintenance contracts, etc. Fees are based on activity.

**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.

<i>Services Provided</i>	<i>Fee</i>
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**

Printing and binding agenda packages for board meetings and other photocopy expenses, such as: checks, correspondence and mailing to agencies. 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% plus \$1 per unit 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.

**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 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

**R&M-Tree Services**

**\$15,000**

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

**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>	\$8,000
<i>Repairs and system upgrade</i>	\$10,000
<i>Miscellaneous</i>	\$3,000

**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>	\$22,560
<i>Repairs for Shade</i>	\$2,000
<i>Repairs for Furniture</i>	\$2,000
<i>Supplies</i>	\$9,500
<i>Licenses</i>	\$900
<i>Unscheduled Maintenance</i>	\$5,000
<i>Miscellaneous</i>	\$3,253



**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.

**RESERVES**

**1<sup>st</sup> Quarter Operating Reserve**

The District has appropriated a reserve to fund the District during the first quarter of the Fiscal Year to pay invoices the first months of the next fiscal year until assessments are collected.

**Self Insurance Reserve**

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

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**

**2001 DEBT SERVICE FUND**

*Proposed Budget - Fiscal Year 2010*

DESCRIPTION	ADOPTED BUDGET FY 2009	ACTUAL THRU MARCH 2009	PROJECTED APRIL- SEPT 2009	TOTAL PROJECTED 9/30/2009	PROPOSED BUDGET FY 2010
<b>REVENUE</b>					
Interest - Investments	\$ 25,000	\$ 5,559	\$ 5,000	\$ 10,559	\$ 25,000
Special Assmnts - Tax Collector	1,075,376	485,164	590,212	1,075,376	1,071,740
Special Assmnts - District Collected	373,344	158,409	214,935	373,344	372,380
Special Assmnts - District Collected Golf	61,000	-	61,000	61,000	61,000
Special Assmnts - Prepayment	-	9,693	(9,693)	-	-
Special Assmnts - Discounts	(43,015)	(18,839)	-	(18,839)	(42,870)
<b>TOTAL REVENUE</b>	<b>1,491,705</b>	<b>639,986</b>	<b>861,454</b>	<b>1,501,440</b>	<b>1,487,250</b>
<b>EXPENDITURES</b>					
<b>ADMINISTRATIVE</b>					
Misc-Assessmnt Collection Fee	21,508	9,327	3,585	12,912	21,435
<b>TOTAL ADMINISTRATIVE</b>	<b>21,508</b>	<b>9,327</b>	<b>3,585</b>	<b>12,912</b>	<b>21,435</b>
<b>DEBT SERVICE</b>					
Principal Debt Retirement	270,000	-	270,000	270,000	290,000
Principal Prepayments	-	-	20,000	20,000	-
Interest Expense	1,174,138	583,263	587,069	1,170,332	1,144,775
<b>TOTAL DEBT SERVICE</b>	<b>1,444,138</b>	<b>583,263</b>	<b>877,069</b>	<b>1,460,332</b>	<b>1,434,775</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,465,646</b>	<b>592,590</b>	<b>880,653</b>	<b>1,473,243</b>	<b>1,456,210</b>
Excess of Revenues Over (Under) Expenditures	26,060	47,396	(19,199)	28,197	31,041

**HARMONY COMMUNITY DEVELOPMENT DISTRICT**

**2001 DEBT SERVICE FUND**

*Proposed Budget - Fiscal Year 2010*

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET FY 2009</b>	<b>ACTUAL THRU MARCH 2009</b>	<b>PROJECTED APRIL- SEPT 2009</b>	<b>TOTAL PROJECTED 9/30/ 2009</b>	<b>PROPOSED BUDGET FY 2010</b>
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to Fund Balance	(26,061)	-	-	-	(31,041)
<b>TOTAL OTHER SOURCES (USES)</b>	(26,061)	-	-	-	(31,041)
Net Change in Fund Balance	26,060	47,396	(19,199)	28,197	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>1,763,311</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,761,174</b>	<b>\$ 1,782,510</b>	<b>\$ (19,199)</b>	<b>\$ 1,763,311</b>	<b>\$ 1,794,351</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**

***Proposed Budget - Fiscal Year 2010***

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET FY 2009</b>	<b>ACTUAL THRU MARCH 2009</b>	<b>PROJECTED APRIL- SEPT 2009</b>	<b>TOTAL PROJECTED 9/30/2009</b>	<b>PROPOSED BUDGET FY 2010</b>
<b>REVENUE</b>					
Interest - Investments	\$ 20,000	\$ 3,575	\$ 3,400	\$ 6,975	\$ 20,000
Special Assmnts - District Collected	1,205,596	153,777	1,051,819	1,205,596	1,201,222
<b>TOTAL REVENUE</b>	<b>1,225,596</b>	<b>157,352</b>	<b>1,055,219</b>	<b>1,212,571</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	514,013	514,013	1,028,026	1,014,863
<b>TOTAL DEBT SERVICE</b>	<b>1,223,025</b>	<b>514,013</b>	<b>709,013</b>	<b>1,223,026</b>	<b>1,224,863</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,223,025</b>	<b>514,013</b>	<b>709,013</b>	<b>1,223,026</b>	<b>1,224,863</b>
Excess of Revenues Over (Under) Expenditures	2,571	(356,661)	346,207	(10,455)	(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	(356,661)	346,207	(10,455)	(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>1,453,316</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,466,341</b>	<b>\$ 1,107,109</b>	<b>\$ 346,207</b>	<b>\$ 1,453,316</b>	<b>\$ 1,449,675</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

**3D**

## HARMONY FY 2008 COMMUNICATION LOG

Date	Description of complaint	Location	Action taken	Work Status	Completed by:	Date	Name	Phone Number	Email
5/5/2009	people are drinking and smoking at the pool, suggest more signs		emailed Todd				6913 Beargrass Road		
5/7/2009	irrigation programmed wrong	Dahoon Holly & Bracken Fern	emailed Shad	Complete		5/7/2009	3320 Brackenfern		
5/8/2009	pool gate does not close properly	Ashley Park	emailed Shad	Complete		5/8/2009			
5/11/2009	grass clippings going into sewer system	Cat Brier Trail	being handled by HOA	N/A					
5/20/2009	can't grow grass in area that sidewalk was repaired	3325 Pond Pine Rd	asking Brian				Scott Woodward	407-552-7255	
5/26/2009	sprinkler valve box has water running out of it	Cat Brier Trail	emailed Todd	Complete		5/26/2009	6913 Beargrass Road		
5/26/2009	pool monopolized by school wrestling club, mischief	Ashley Park Pool	board needs to address						
5/27/2009	storm drain overflows	7009 Beargrass Rd.	Shad will look at	Complete		5/27/2009	Cami McKay	407-433-0900	
5/29/2009	no doggy bags		Luke Bros. ordering right size, Thomas refills	Complete		5/29/2009			
6/1/2009	vehicle on Beargrass that has not moved in 6 months	Beargrass Road	County issue	N/A					
6/1/2009	no doggy bags, cans not emptied	throughout community	Todd to address w/Luke Bros.						
6/4/2009	sidewalk not repaired after water main break repair	7048 Buttonbush Loop	emailed Todd and sidewalk contractor				Robert Byars	407-873-4771	
6/10/2009	concerns regarding pool security & safety		Brenda emailed to the Board				Steve Berube	407-491-3469	spberube@earthlink.net
6/13/2009	not mowing grass, not emptying doggie pots		Todd to address w/Luke Bros.				Randy Odden		
6/20/2009	kids jumping fence to get to the pool		signs were posted, another gate added	Complete			6913 Beargrass Road		
6/20/2009	tree down in large dog park		Todd to address w/Luke Bros.						
6/20/2009	water cooler has been removed from Lakeshore Park		emailed Todd				6913 Beargrass Road		
6/22/2009	tree down in large dog park, grass not being cut		Todd to address w/Luke Bros.						
6/29/2009	pool issues: heater, splash pool	Swim club pool	emailed Todd	Complete			Vince	407-908-3100	
6/30/2009	grass not being cut	3320 Bracken Fern	Todd to address w/Luke Bros.	Complete		6/30/2009			
6/30/2009	water fountains are slimy		emailed Todd	Complete		6/30/2009			
7/2/2009	unhappy with long grass and clippings going into drain	Dahoon Holly Court	Todd to address w/Luke Bros.	Complete					
7/2/2009	unhappy with grass not being cut	across from Ashley Park condos	Todd to address w/Luke Bros.	Complete					
7/6/2009	possible chinch bugs	3358 Cat Brier Trail	Todd to address w/Luke Bros.	Complete					
7/6/2009	drinking fountain on permanently	dog park	emailed Todd						
7/7/2009	various landscape/mowing issues	Beargrass Rd. Park at Buck Lake	Todd to address w/Luke Bros.	Complete			Steve Berube	407-491-3469	spberube@earthlink.net
7/8/2009	tree needs to be re-staked, leaning	large dog park	Todd to address w/Luke Bros.				Kerul Kassel		
7/8/2009	tot lot has long grass & weeds	condos in Ashley Park	not CDD, but HOA	N/A			Debby Myers	407-846-6323 x 713	
7/10/2009	landscaping issues, less than impressed	Schoolhouse Road	Todd to address w/Luke Bros.				Ray Walls		
7/11/2009	landscaping has become lax, bushes need to be trimmed		Todd to address w/Luke Bros.						
7/11/2009	grass not being mowed timely, especially dog park		Todd to address w/Luke Bros.				Dave Leeman		
7/12/2009	landscaping in Ashley Park	townhomes/condo lawn areas	not CDD, but HOA	N/A					
7/13/2009	lights on buildings have not been on in months	Ashley Park	not a CDD issue, forwarded to Todd	N/A					
7/13/2009	Beargrass park, no bags, other issues	Beargrass	Todd to address w/Luke Bros.				Gary & Jill Cline		
7/13/2009	grass around ponds not mowed, dog parks	Bluestem	Todd to address w/Luke Bros.				Jane Christensen		



**FOURTH ORDER OF BUSINESS**

**4C**

**Harmony CDD  
Buck Lake Boat Use  
June 14-July 12, 2009**

**Passengers**

Days of the Week	Total Passenger	20' Pontoon	16' Pontoon	Small Fishing Boat	18' Fishing Boat	Sail Boat	Canoes	Kayaks	Solar Boat
Mon, Thurs *	4				4				
Fri, Sat, Sun	63	25	7	4	17		3	2	5
Totals	67	25	7	4	21	0	3	2	5
Comments	Large Pontoon back from repair								
	18' Fishing boat was out for repair only 3 days last week of June								

**Trips**

Days of the Week	Total Trips	20' Pontoon	16' Pontoon	Small Fishing Boat	18' Fishing Boat	Sail Boat	Canoes	Kayaks	Solar Boat
Mon, Thurs *	2			1	1				
Fri, Sat, Sun	25	5	3	2	9		2	2	2
Totals	27	5	3	3	10	0	2	2	2
Comments	* Buck Lake is closed on Tuesday & Wednesday								

**Last Month**

Passengers	35	0	27	0	7	0	0	1	0
Trips	12	0	8	0	3	0	0	1	0

**4D**



**LUKE BROTHERS INC.**  
LANDSCAPE SERVICES

**MONTHLY MAINTENANCE REPORT / JUNE 2009**

*Harmony CDD*  
3500 Harmony Square Drive West  
Harmony, FL 34773

To: Todd Haskett, Project Coordinator  
From: Tim Nicholson, Orlando Sr. Account Manager – *Luke Brothers Landscape Services*  
Date: July 12, 2009

**Irrigation Work**

- Main line break repair at Island on Pond Pine & School House Rd
  - (1) 2” repair of a main line that was flooding out Island causing damage to the turf
  - Made adjustment to heads as needed in the play ground fountain area for better coverage to turf and shrubs

**Annuals**

- New annuals Coleus will be pinched back as needed to allow for proper growth pattern and not become leggy and unsightly looking to the areas

**Mowing**

- Schedule is coming along very well
- Each week we are getting more adapted to the property
- I will be giving Todd a site map to show when have schedule areas for each day of the week

**Detail**

- Schedule to make sure that all beds remain weed free, shrubs stay tightly trimmed and herbicide spray is used to keep weeds under control
- We continue to remove dead plants in planter beds this will give the planter beds a cleaner look

### **Elevation of trees**

- Trees throughout the property need service badly
- Working throughout the property to complete all trees by mid-July
- Removal of dead trees as directed throughout property as requested by Todd

### **Removal of Old Staking**

- Some of the old staking has been left on too long and some of the trees have grown over them we are doing what can be done for a cleaner look to trees
- Remaining old staking needs to be removed as requested (please note some trees staking will remain because of weak root systems in some of the trees as needed)

### **Fertilizing**

- All turf Fertilizing has been completed though out the Property

### **Pest Control**

- Has been performed throughout the property, as needed
- Areas with cinch bugs has been treated throughout the property, as needed we will continue this treatment until we have chinch bugs under control
- We are cutting all turf at (4.5") (St Augustine turf) with the temp at 95 degrees we don't want to cut to low this will stress out the turf and ring the dinner (BELL) for the chinch bugs
- We are treating ant mounds as they pop up when it rains they will be ever were because the old mound get washed out. This is why you will see them more after the rains

Submitted by

Tim Nicholson, Sr – Orlando Sr Account Manager - Orlando Branch

Luke Brothers Landscape Services

(407) 362 - 8035