

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

AUGUST 27, 2009

AGENDA PACKAGE

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Harmony Community Development District

Severn Trent Services, Management Services Division

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August 20, 2009

Board of Supervisors
Harmony Community Development District

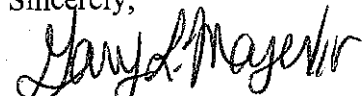
Dear Board Members:

The regular meeting of the Board of Supervisors of the Harmony Community Development District will be held on **Thursday, August 27, 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 July 30, 2009 Meeting**
3. **Public Hearing to Adopt Fiscal Year 2010 Budget**
 - A. Fiscal Year 2010 Budget
 - B. Consideration of Resolution 2009-5 Adopting the Budget
 - C. Consideration of Resolution 2009-6 Levying the Assessments
4. **District Manager's Report**
 - A. August 2009 Financial Statements
 - B. Invoice Approvals #112 and Check Run Summary
 - C. Meeting Schedule for Fiscal Year 2010
 - D. Public Comments/Complaints
5. **Staff Reports**
 - A. Attorney
 - B. Engineer
 - C. Dockmaster/Field Manager
 - D. Landscaping – Luke Brothers
 - E. Developer
6. **Supervisor Requests**
7. **Audience Comments**
8. **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

AGENDA
HARMONY
COMMUNITY DEVELOPMENT DISTRICT

Thursday
August 27, 2009
6:00 p.m.

Harmony/Greensides
7251 Five Oaks Drive
Harmony, Florida

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- 5. Staff Reports**
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- 6. Supervisor Requests**
- 7. Audience Comments**
- 8. Adjournment**

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, July 30, 2009, at 9:00 a.m. at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Robert D. Evans	Chairman
Nancy Snyder	Vice Chairman
Kerul Kassel	Supervisor
Mark LeMenager	Supervisor

Also present were:

Gary Moyer	Manager: Moyer Management Group
Tim Qualls	Attorney: Young vanAssenderp P.A.
Steve Boyd	Engineer: Woolpert
Greg Golgowski	Harmony Development Company
Todd Haskett	Harmony Development Company
Shad Tome	Harmony Development Company
Tim Nicholson, Sr.	Luke Brothers
Jim Kennedy	Luke Brothers
Residents and members of the public	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Evans called the meeting to order at 9:00 a.m.

Mr. Evans called the roll and stated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the June 25, 2009, Meeting

Mr. Evans reviewed the minutes of the June 25, 2009, regular meeting, and asked for any additions, correction, or deletions.

Ms. Kassel stated on Page 13 under audience comments, "A Resident" should be changed to "Mr. David Leeman".

Mr. Boyd stated our firm name on Page 1 should be changed to "Woolpert".

On MOTION by Ms. Snyder, seconded by Mr. LeMenager, with all in favor, approval was given to the minutes of the June 25, 2009, regular meeting as amended.
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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 we have collected all of our assessments except for \$16,545. On the assessments billed directly, there is a timing issue of when the invoices are sent to when we receive payment. The County had a tax certificate sale in June and they will have another one in August, so it is possible we will pick up the remaining balance that was levied on the tax roll through this process.

B. Invoice Approval #111 and Check Run Summary

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

Mr. Haskett stated there is an invoice #10864 from Jan Pro for \$195 in this summary and it should be deleted.

Ms. Kassel asked when this summary is created for the agenda package, could these invoices be totaled by vendor?

Mr. Moyer stated I will request that from accounting.

Ms. Kassel stated there are invoices from Advanced Marine and NAPA Auto Parts for some larger amounts. Are those for the boats?

Mr. Golgowski stated yes.

Ms. Kassel stated I do not recall what we previously approved for refurbishing the boats, which I thought was about \$8,000.

Mr. Golgowski stated work was done on the large pontoon boat at the price we expected. When it came back, it lasted a day and something else went wrong. So we had to do more work on the controller.

Ms. Kassel stated I thought we paid for a new controller.

Ms. Snyder stated no, that was one we tried to fix and thought it would last for a while.

Mr. Golgowski stated the controller still works but something else went wrong.

Ms. Kassel asked is there more work to be done?

Mr. Golgowski stated no, it is complete.

Ms. Kassel stated I thought we were going to do everything on the list of repairs in this fiscal year.

Mr. Golgowski stated we were not authorized to replace the motor and upgraded controller.

Ms. Snyder stated it is in our best interests to get the boat repaired and working. Perhaps it would not have broken down again if we had done the whole job in the beginning.

Mr. Golgowski stated the suggestion was to replace the motor, controller and batteries and going to a new system, which was considerably more than the repair cost.

Ms. Snyder asked if we had done that, would we be in this position of needing the additional repair?

Mr. Golgowski stated it would have taken the boat out of service until the next fiscal year to do a major overhaul. We were hoping to nurse it along as long as we could. The \$9,000 included carpet, which was approved to be replaced.

Mr. Evans stated many of the items on the NAPA invoice are for normal maintenance activities, as opposed to repairs.

Ms. Snyder stated I have some experience with boats, and it is better to replace some components rather than repair them, especially with the use these boats get.

Ms. Kassel asked what was the invoice for Fulsom?

Mr. Haskett stated it was for repairs around the town square lighting due to a lightning strike. They contacted us about this old invoice because their Auditors found it had not been paid. That is why it is being paid a year late. These repairs are not covered by OUC.

Ms. Kassel asked are other repairs covered by OUC?

Mr. Haskett stated only for street lights. Bollard lights and street lights are covered by OUC and the receptacles for step lights are not. That is what was hit by lightning.

Ms. Snyder asked would this have been covered by insurance or was it too small?

Mr. Haskett stated it was too small.

Ms. Kassel asked what service did Symbiant provide?

Mr. Haskett stated Symbiant takes care of the pool.

Mr. LeMenager asked what are the Embarq bills for?

Mr. Haskett stated the Maxicom irrigation system.

On MOTION by Ms. Kassel, seconded by Ms. Snyder, with all in favor, approval was given to the invoices as presented, removing invoice #10864.

C. Discussion of Fiscal Year 2010 Proposed Budget

Mr. Qualls stated I have a few technical comments on the General Fund budget narrative. Under *Special Assessments—Tax Collector*, the way it reads now is awkward. It says the District will levy a non-ad valorem assessment on the Osceola County tax bill. The levy is on the property and the assessments are collected by the Osceola County Tax Collector. Under *Special Assessments—District Collected*, it says the District will direct bill these. All billing is direct. Under *Special Assessments—Discounts*, these discounts are not provided on the District-collected assessments, only the ones collected by the Tax Collector, and that should be corrected. For legal services, strike the comma between Young and vanAssenderp. Where the narrative talks about the collection fee of 2% plus \$1, is the Property Appraiser charging a fee, and if so, should it be listed?

Mr. Moyer stated it is \$1.

Mr. Qualls stated that should be clarified in the narrative.

Ms. Kassel asked how many lots contribute to this budget?

Mr. Tome stated 779.

Mr. Evans stated if a piece of property has been platted, it is collected on the tax bill. If it is an unplatted lot, it will be paid directly by the developer.

Ms. Kassel stated we have a \$40,000 cushion that we are adding to reserves. If we subtracted \$10,000 of it, how much would that be on a per-lot basis?

Mr. Moyer stated it is not on a per-lot basis. It is driven by a formula and it depends on the lot size. We have to run it through that formula pursuant to the methodology.

Mr. LeMenager stated those lots are about 35% of the property, which would be \$3,500, divided by the 779 homes is about \$4.

Ms. Kassel stated I want to reduce our cushion by \$10,000 and have a small reduction to the homeowners. We can do it and we are still being conservative and responsible, yet we are being innovative by lowering an assessment when we can.

Mr. LeMenager stated I would like to speak against that because clearly what we are doing in that case is turning down \$6,500 that the developer will contribute to fund this budget. For \$4 from each household compared to the developer's contribution, that is not a good return.

Ms. Snyder stated for circumstances like the boats, we may face expenses going forward that are not included in the budget.

Mr. Evans stated there is no way we can plan for all the expenses we are going to incur for next year. By having at least some reserve, we can be in a position to address those unforeseen and unallocated expenses as they come up, and we all know that they will. I respect Ms. Kassel's suggestion that we try to demonstrate our fiscal responsibility by way of a reduction, but at the same time, I think we can demonstrate financial accountability by maintaining a reserve to be able to take care of those things that are unforeseeable.

Ms. Snyder stated I also think it would be worse to give a reduction of \$4 and then have to increase it later by \$5.

Mr. Moyer stated as we go through these budget processes in the future, with the type of infrastructure we are maintaining, we will have to address capital replacements and set aside reserves in the future. Many of you are familiar with Brighton Lakes off of Pleasant Hill Road, which is a community of 751 lots. The Board decided this year to assess an additional \$100 per year to start building up a capital reserve for their pool and recreation center. Similarly, this Board will need to address that in the future.

Mr. LeMenager stated that is the point I have been trying to make in the last few meetings. There are a lot of things coming in the future.

Mr. Evans stated if we start this process now to accumulate a reserve, it is not as painful as a large increase later on.

Mr. Moyer stated the Board discussed last month sending out a letter, and I am not sure if we resolved doing that.

Mr. LeMenager stated it is not legally required because we are not increasing assessments. At least one audience member suggested we not spend the money to send a letter, and I agree.

Mr. Evans stated from a postage and time standpoint, I would rather conserve any paperwork we can. We have received comments about phone expenses and postage for other things, and the postage to mail 400 or 500 letters is something I would like to forego.

Ms. Snyder stated I suggest putting something in the newsletter or the Harmony Notes.

Mr. Evans stated let us utilize the mediums we already have.

Mr. LeMenager stated it might be good to point out to people that they are not receiving a letter this year because there is no increase. I think a number of people are expecting an annual letter.

Ms. Snyder stated that might encourage people to read the media we already provide.

Mr. Moyer stated the public hearing to adopt the budget is at your meeting in August at 6:00 p.m.

D. Evaluation of Aquatic Plant Maintenance Proposals

Mr. Boyd stated we provided the summary of the bidding results for aquatic plant maintenance. We received four responses: Aquatic Systems at \$2,170 per month, Bio-Tech Consulting at \$1,374 per month for normal services and \$156 for the littoral area nuisance removal, Aquagenix/DeAngelo Brothers at \$2,315 per month—they did not separate littoral area nuisance removal, and DCG Environmental Services at \$1,638.13 per month and \$1,016.11 for littoral area nuisance removal. We reviewed the responses and the most complete proposal, the most responsive and responsible bid and the lowest bid was received from Bio-Tech Consulting, and this is our recommendation.

Ms. Kassel stated I agree.

Mr. LeMenager stated I scored them on our scoring sheet and my results were Bio-Tech: 94, Aquatic Systems: 88, DeAngelo: 80 and DCG: 75. I gave Bio-Tech the highest mark on everything except geographic location. I am in complete agreement and I think they are the hands-down winner. It was not even close.

Ms. Snyder stated I looked at their net income for Bio-Tech and it was a negative \$141,000. That concerns me.

Mr. LeMenager stated I shared the same concerns. In looking at their financial statements, they are the least financially stable, but it is actually not in our specifications. I suggest it is a significant error in the way we put this scoring sheet together for future reference. Clearly in terms of financial stability, they are the least financially stable, but we did not put it in the selection criteria, which I think was a major omission.

Ms. Snyder stated they might go into bankruptcy.

Mr. Moyer stated keep in mind that we only pay for service after the service is rendered. If they perform the service, then they will be paid. We do not have a lot of

exposure, even if they go bankrupt. We will simply cancel the contract and go to another company.

Ms. Kassel asked if they did not perform and we have to go to another vendor, do we have to go through the RFP process?

Mr. Moyer stated no, this is under the bidding limit so we would not be required to do that. We would go back to these materials and select another of these vendors who provided proposals.

Ms. Snyder stated I do not have the expertise in knowing the criteria they will be performing under.

Ms. Kassel stated of all the companies, Bio-Tech had the most extensive section on integrated pest management and specified what they would do specifically for Harmony, based on their integrated pest management principles. I liked that about them, as well. Mr. Boyd has worked with them before and I am comfortable with them.

Mr. Boyd stated I do have professional experience with Bio-Tech and they are a very professional firm, very responsive and I have no concerns.

Mr. LeMenager stated they had the best scores for references.

Ms. Snyder stated the main thing that concerned me was them going out of business and having a financial downturn since 2007. If that is not a concern and if they meet the qualifications, then I will vote for them also.

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, approval was given to award a contract to Bio-Tech Consulting for aquatic plant maintenance services.
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E. Public Comments/Complaints

Mr. Moyer stated Ms. Kassel asked that we include a log of the phone calls and emails that we received during the month, and this report goes back to May 1. The idea was to keep the Board informed of issues occurring in the community.

Ms. Kassel stated it is also to let us know if something needs attention. Thank you for including the report; it looks great.

Mr. LeMenager stated I thought it was excellent. You did a very good job.

Ms. Kassel stated it also includes the date it was reported, a description of the location, actions taken and the work status whether it is completed or not and the date it was completed. Those things are helpful in letting us know what is going on. We only

meet for a couple hours every month and residents do not have the opportunity to let us know what is going on. We do not know unless a resident contacts us individually. This is a good way of understanding who is saying what and what items need attention and whether or not it is getting attention. This is very useful for us.

Mr. Moyer stated we will keep a running log of these things and keep adding to it every month.

Ms. Kassel stated more than 50% of the complaints are regarding landscaping, which we will discuss later in the agenda.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Qualls stated at last month's meeting, there was a discussion on the swimming pool. Because District monies were used to construct and maintain this public facility, the public may not be excluded. However, through the rules, the District may regulate access, and I want to point that out. There were a couple comments in the minutes that could be construed to mean that the public cannot use the pool. There was also a discussion of what the District provides and the term "amenities" was brought up. I want to point out that Homeowner Associations deal with amenities and Districts deal with systems, facilities, improvements and infrastructure. "Amenities" is a term that is foreign to CDDs.

Ms. Snyder stated the pool is a public facility.

Mr. Qualls stated that is correct, and you cannot restrict access but you have adopted rules to regulate access.

Mr. Evans stated residents have unlimited use of the facilities. Non-residents have to pay a fee to use those facilities. There is the regulation aspect. If there is someone who is not a resident accessing the facility, they have to pay a user fee or membership fee that is listed in our policies, or they can be the guest of a resident.

Ms. Kassel stated residents do not have free use of the facilities because we are paying for it through our CDD assessments.

Mr. Qualls stated that is correct.

Mr. Evans stated Mr. Qualls submitted a memorandum related to the street trees. I think there was some confusion during the last several meetings relative to the District's right versus obligation to maintain the street trees. The first clarification that needs to be

made is that the District owns all of the trees and landscaping on District property. That is the first fundamental fact. To take it a step further, any of these trees between the curb and the sidewalk fronting a lot, not only does the District own that tree but it does not have the obligation to maintain it. That is the distinction. Under the Homeowner Association (HOA) guidelines, the burden of maintenance, not replacement, is upon the lot owner to maintain the landscaping in that area. Therein lies some of the confusion. The District had all the trees trimmed last year. Since that time, there has been some shoots coming out on trees that fall under the scope of what the homeowners should be maintaining. Some of these homeowners are not performing this maintenance. Under the HOA declarations, the association has the authority and capacity to notify those homeowners to maintain those trees and if they do not, the association has a self-help remedy to have those trees maintained and charged to the homeowners. That is the way it works. The District does not have the authority to assess those individual homeowners for the maintenance of trees on District property. That being said, it is my understanding there are only a handful of homeowners not performing this maintenance. It would cost more time, money and resources for the association to go through the process of sending three different letters to the individual homeowners who are responsible for those trees that are physically on District property to trim them below ten feet. That work could be done in less time than we have spent talking about it. Can we get Luke Brothers to trim these 10 or 15 trees and conclude this issue?

Ms. Kassel stated I think Luke Brothers thinks it is a lot more than 10 to 15 trees.

Mr. Nicholson stated we are maintaining all of the trees in the CDD area. Unfortunately, most of those trees are not Florida grown number 1; they are field-grown number 2 trees. Over time, many of them came in with a fungus and the root system will push up a lot of energy, so it will push out shoots. We average 25 to 30 trees a week or more and I have my crew removing the shoots because they look unsightly.

Ms. Kassel asked is that on the boulevards only or does it include the side streets?

Mr. Nicholson stated only the main boulevards.

Mr. Evans stated most of these trees are already in the scope of services. There are a handful of trees that fall under the homeowner's responsibility that are not being addressed by the individual homeowners.

Mr. Nicholson stated if I have any questions, I discuss it with Mr. Haskett before proceeding.

Mr. Evans stated this is a handful of trees. We have the right to maintain them but we do not have the obligation. I think they should just trim them.

Ms. Snyder asked if they do these now, does that mean people will have the expectation that theirs will also be done since we did these few?

Mr. Evans stated some people will maintain their trees because they are supposed to. Other people will ignore it.

Mr. Nicholson stated there are a lot of areas where trees are suffering, dying or are in decline.

Mr. Evans stated that brings up a separate point. In the HOA documents, it says individual homeowners are responsible for the trees that front their lots and it is their responsibility to maintain. It is also their responsibility to replace some of the landscaping. It does not obligate them to replace trees if they die and I think that responsibility will fall onto the District to maintain continuity of the trees and their size and quality. There are trees that have died that have been on District property and I believe it is the responsibility of the District to replace those.

Mr. Qualls stated because the homeowners restrictions that run with the land state it is the homeowner's responsibility to maintain these trees unless this responsibility has been assigned or assumed by the Association, I recommend that the District work with the Association to come up with the best way to maintain these trees.

Ms. Kassel stated I think much of the problem with maintenance of the trees on District property is that people do not know. I think if we were to inform people a couple times about their responsibilities regarding that area, at least people will know what their responsibilities are and they can act on them.

Mr. Evans stated we talked about sending out an article on things like this that keep coming up. If they would read their materials, that would help but people just do not read it unless someone tells them they have to. We need to point out that section and summarize what they need to know. I know Mr. Golgowski is working on something to address this issue.

Mr. Tome stated we will address the high points about the CDD, the HOA, the programs in the community and we will point them to the right areas where they can read more information.

Ms. Kassel asked how do we notify residents about this particular issue?

Mr. Tome stated we can address it in the Harmony Notes, but there will still be people who will not read it.

Ms. Kassel stated we can put door hangers at people's front door.

Ms. Snyder stated I can get some volunteers to deliver them.

Mr. Evans stated I would like to authorize Luke Brothers to trim these trees.

Ms. Kassel stated this raises an issue that might need some future discussion. When we awarded the landscaping contract, we had them add some pricing to mow this parcel on all of the streets, not just the main boulevard. We can interface with the residents this year to see if the residents want this, knowing it will increase their assessment. Then everything will be uniform. We are already stepping over some boundaries and we have to think about how we will address this in the long term rather than for just this year. Will we maintain the street trees regularly? I am hearing that we are already doing that. What about the mowing? On the main boulevards, it is being maintained by the CDD but there is no higher charge for those parcels for the care that the CDD is providing.

Mr. LeMenager stated I am not sure that I agree with that. The lots on the boulevards pay significantly higher CDD assessments than the internal lots.

Ms. Kassel stated that is because of the amount of street frontage they have.

Mr. LeMenager stated I suggest the only inequity is those few internal lots that are large custom lots. The lots in Drake not on the boulevard are paying the same CDD assessments as our lots on Schoolhouse Road.

Ms. Kassel stated not on a straight linear basis.

Mr. Evans stated we can discuss this at another time.

B. Engineer

Mr. Boyd stated the water line extension is out for bid and 14 sets of documents have been picked up. Bids will be received on August 18 and we will be bringing those results to you at the August meeting. We are still estimating the hard construction costs at about \$136,000 without contingencies.

Mr. LeMenager asked we are not going to receive 14 proposals, are we? I do not think we are competent to judge this scope of work.

Mr. Boyd stated no. any bid we receive we will present to the Board for your review, but I do not anticipate that we will receive 14 bids. Some of them are interested parties that will probably not submit bids. Some are clearinghouses for people who want to review public bids. I do anticipate we will have at least five, perhaps as many as 10 bids.

Mr. Evans asked did the comments from DEP impact this at all?

Mr. Boyd stated they had some minor comments that do not affect the cost of the design or the project. We anticipate we will have DEP permits in hand by the end of August.

Mr. Boyd stated regarding the CDD tracts related to the tree issue, I have some examples from the Property Appraiser's website that highlight specifically the tracts showing CDD ownership of the tracts. The maps I brought to the meeting indicate anything in orange is owned by the CDD, which includes all the tracts between the lot line and the curb which are the areas in question.

Ms. Kassel stated we have been told in the past they are easements and then we were told they are owned by the homeowner. I want to have documented proof of who actually owns the area between the sidewalk and the curb.

Mr. Evans stated I think there is a lot of confusion about the terminology used, when we reference an easement as opposed to an obligation versus ownership. We need to be clearer in our designations.

C. Dockmaster/Field Manager

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

D. Landscaping – Luke Brothers

Mr. Nicholson reviewed the monthly landscaping report as contained in the agenda package, which is available for public review in the District Office during normal business hours.

Ms. Kassel stated the first page indicates they continue to remove plants in planter beds. Where are those beds?

Mr. Nicholson stated they are throughout the property and about 70% of the planter beds had dead material, perhaps from the frost damage that had to be removed, including some small trees. It looked unsightly to me and I discussed this with Mr. Haskett on being able to remove the dead plants.

Ms. Kassel stated these are not beds that are built up but just naturally occurring throughout the community.

Mr. Nicholson stated that is correct. They are along the boulevards and the golf course and any area where we maintain the CDD area. We remove any and all dead plant material. I would rather have a bare bed than dead plants.

Ms. Kassel asked regarding removal of dead trees throughout the property, are you removing those trees as well as shrubs and small trees and replacing it or leaving it bare?

Mr. Nicholson stated they are not on the main boulevard. Before we do anything like that, I address it with Mr. Haskett. The only ones I am removing are the few dead trees along the golf course areas or the trees inside the planter beds that are dead. As far as replacing them, I am still working on another project to get a proposal together and I should have it for the next Board meeting.

Ms. Kassel stated regarding the staking of trees and removing them, I thought A Cut Above was supposed to remove them.

Mr. Nicholson stated when we came on-site, we did that at no charge to you. It took quite a lot of man-hours to remove them and dispose of the debris. We removed the staking materials from the trees I felt were putting the trees in harm's way. There are some trees that still have stakes on them because the root systems are still weak. For the most part, they have been left on so long that the trees have grown around the staking material. We removed the shoots from the trees and elevated the ones that have not been touched since they were originally installed.

Ms. Kassel asked are these non-street trees or are they trees A Cut Above did not perform this work for?

Mr. Haskett stated there is a mix of trees and there are a few that were left because they were growing into the stakes. Some of them needed to be elevated along the golf course and the path.

Ms. Kassel stated if A Cut Above did not do the work they were hired to do, that is something for us to keep in mind the next time they provide a proposal.

Mr. Haskett stated I do not know if this was within their scope or not.

Mr. LeMenager stated I live across the street from the soccer field, and it is being watered in the middle of the day at noon. I did not think it was good practice to irrigate at that time.

Mr. Nicholson stated we have valves sticking because of the high pressure of the water. This system is getting older and it needs to be maintained at a different level. Valves are sticking. Solenoids are not firing off like they should be. Something is happening with the Maxicom system to allow the irrigation system to come on. We cannot turn it on at that time of day. We have been testing the system a couple days this week, so it is a possibility as you saw during our testing.

Mr. LeMenager stated it could be. I saw it then, but it was more than one day.

Mr. Nicholson stated we were here for several days because we were handling a lot of issues. We just fertilized the Bermuda and had to run zones on numerous occasions to make sure we had proper coverage for that area.

Mr. LeMenager stated the timing sounds right as to when I saw the watering.

Ms. Snyder stated along the Five Oaks golf course, the sprinklers were running during the rain. I thought the monitoring system was supposed to prevent that.

Mr. LeMenager stated there is a small park behind our house. We can have a torrential rain and the irrigation still comes on at 6:30 the next morning. It seems as though the sensors are not working.

Mr. Nicholson stated it is my understanding the smaller parks have Rain Bird timers and are not on the Maxicom system. Therefore, if the rain sensor do not pick up the rainfall, the system will come on when it is programmed.

Mr. LeMenager stated I realize that we have significantly reduced our reclaimed water bill over the past year, but I still think that we can have some substantial savings in this area.

Mr. Golgowski stated some of the smaller neighborhood parks are not on the centralized Maxicom system. They are on timers and go off at certain times. If the rain sensor is dried up and indicates there has been no rain, the irrigation will still go off. That can be upgraded with a new sensor.

Mr. LeMenager stated I think we can all conclude our investment in sensors have more than paid for themselves.

Ms. Kassel asked would you look into this?

Mr. Nicholson stated yes. That is a priority for us and the fact that the heat index has been 107° for several days and the grass is not getting enough moisture. Fungus is caused by over watering and it does not dry up so certain areas will drift. There are 11 homes on

Catbrier that have fungus or chinch bugs in turf that borders the sidewalks. There are many areas along other areas with the same issue. We can treat these areas but they will simply move to another area. We are trying to figure out the best way to see about perhaps spraying some of these lawns to control chinch bug activity. No matter what we do on the perimeter, we will continue to fight this battle unless the homeowners take care of the other side of the sidewalk.

Ms. Snyder stated it would be a benefit for the community to do that.

Ms. Kassel asked will one application take care of the bugs?

Mr. Nicholson stated yes because what we have done so far has done the job.

Ms. Kassel asked is it included in your scope of services?

Mr. Nicholson stated yes, it is included under pest control.

Ms. Kassel stated that is for areas maintained by the CDD, though, not the homeowner areas. Will the extra coverage area be in addition to the contract amount?

Mr. Nicholson stated yes. It will be on the individual homeowner lots. Along Catbrier, most of those homes are vacant. One owner replaced some sod and left five pieces piled up in the CDD area, which I removed. In checking those areas, there was more activity because it is uncontrollable at this point. Mr. Haskett and I will do a drive through in the next couple days to see if we can isolate the areas. We will take care of the obligations that fall upon us to replace sod if we need to. Prior to maintaining the property, I have a portfolio of pictures showing the sod is nothing but weeds, including the park behind Mr. LeMenager's home. This is something I am addressing with staff to manage. We want the community to look clean. I treat this like my home because I am here more than I am at home. I want to be sure it is a showcase community for everyone, especially for new people moving in.

Ms. Snyder asked would you give us an estimate of what it would cost to treat a home?

Mr. Nicholson stated about \$25 to \$30 per home on average. The application comes in a six-week bracket. They nest, lay eggs, and babies hatch. The babies grow up and get hungry, and the cycle is such that every seven to eight days, new babies are hatched. In two days, they can eat up a 20-foot by 20-foot area.

Ms. Kassel asked will one application kill the adults and the eggs?

Mr. Nicholson stated no, it will kill the adults but not the eggs. You have to go back.

Mr. Kennedy stated we have gone back three times with supplemental treatments and those treatments are included in the estimate of \$25 to \$30 for an average size lot. It will include two treatments. You have to get rid of the adults and then you need to spray again in two to three weeks. We will follow up on that, not just spray one time.

Ms. Snyder asked would you check with the HOA to see if this can be done?

Mr. Nicholson stated we will certainly check with them. We are more than happy to do whatever it takes. The townhomes and condominiums have the same issues with irrigation. One gentleman asked me to look at his broken head, so I sent a technician to fix the problem, which took about 10 minutes and the gentleman could not thank me enough.

Mr. LeMenager stated I would like to address the complaint log. In reading the Monthly Highlight Report, I see that you are mowing the grass significantly longer than your predecessors were, but there is a feeling among a lot of residents that the entryways do not look as good as they used to. On the entry on Five Oaks, there was a long line of fertilizer burn. In general, the mowing frequently leaves gashes and uneven cutting. A lot of people are concerned in how it is being done and how the community is looking. I think a lot of people will tell you that they do not think it looks better now than it looked with the previous company. In the last couple days, there is a lot of work being done on the entry boulevards, and I think that is a step in the right direction. In general, I have the same feeling. I thought our entryways looked better before, but I am willing to understand what the differences are. I see you are mowing the grass higher than was being done in the past, and this could contribute in part to what people think.

Ms. Kassel stated the frequency of mowing is less so it gets taller, and the cutting is not a clean cut and it is not done with a sharp blade so the grass edges get brown and ragged, which we know is bad for the grass. The edging along sidewalks is also not as clean.

Mr. Nicholson stated we sharpen our blades here three days a week and we change them every day. We cut the grass at 4.5 inches because if it is any lower, the grass is being left open to disease, fungus, and bugs. Everywhere in the State, we cut at 4.5 inches.

Ms. Kassel stated I do not think the height that you cut is the issue but the frequency, the quality of the cut itself, the way the grass looks afterwards, and the quality of the edging. Those are the main issues I have heard.

Mr. Nicholson stated I will get with my crew and discuss a better way to make it happen. For frequency, every area of grass is being cut every week. I provided a map of the areas and what days they are being cut to Mr. Haskett.

Ms. Snyder stated I have had opposite remarks; that your crew is extremely professional and the property looks better now than it did. I think it depends on who you talk to.

Mr. Nicholson stated that is right, everyone has their own view. Others are speculating on what we are doing, but we are cutting in a frequency according to our specifications.

Ms. Snyder stated I have also heard a lot of positive remarks on the dead materials you are removing.

Mr. Nicholson stated that is a big issue for me and we remove those.

Mr. Steve Berube stated I walk my dog daily and I think you got off to a slow start, but it has improved recently. I think you were getting beat up from the prior company's lack of attention, but it has gotten much better in the last couple weeks.

Mr. Nicholson stated a lot of these areas were that way before we took over. With chinch bugs, you do not know they are there until the damage occurs. The heat works in our favor on the Floratam in killing these bugs. When we first took over, the planter beds were engulfed in weeds so we came in and attacked them. We will continue to attack areas in need of attention and do whatever has to be done to avoid any issues. We mowed the dog park a few times, and now I send in a crew to rake the Bahia. We will cut it twice, blow it, rake it and remove the clippings.

E. Developer

Mr. Haskett stated I provided a proposal for a swing set with four swings. The price of the swing set itself is reasonable. When you add in the other things that are needed to make it a safe environment, the total installation is about \$5,497, which does not include the expense of excavating and filling with dirt for the safety zone. That can be done for about \$500, for a total of \$6,000. I suggested a couple locations, one being in front of the small dog park or the turf area at the large playground area.

Ms. Snyder stated I think this would be nice to have at the small dog park area.

Ms. Kassel stated \$6,000 for four swings seems pricey.

Mr. Haskett stated it includes safety mulch in the buffer zone.

Mr. Evans stated we should discuss whether or not to do this and then discuss where to put it.

Mr. LeMenager stated we were talking about our facilities and we noted that we did not have a swing set. Are there a lot of people with children who are saying they want a swing set?

Ms. Kassel stated not that I have heard. Mr. Berube is the only person who has mentioned anything about a swing set.

Mr. Tome stated over the last couple years, we have had comments and criticism about the lack of swing sets.

Mr. LeMenager stated Bill sent out a survey on an issue, and this is something he could put out to the community and ask people. I think it is a great idea but I have not heard any clamor that we need swing sets.

Ms. Snyder stated they would be nice to do.

Mr. Berube stated the playground is full of little kids and there is nothing for the older set of children, for 6 or 7 year olds. In other parks in the County, I notice the swings are always in use.

Mr. Evans asked do we want to spend \$6,000 for swings?

Ms. Snyder stated I think we should take a survey first.

Ms. Kassel stated in the survey we should ask not just if they want swings but let them know we are looking at swings at a resident's suggestion and ask how they feel about spending \$6,000 for swings. I think we should add that information so they know they will be paying for it and it is a substantial amount of money.

Mr. Evans stated that is what we are supposed to decide. The suggestion came in and the question is, whether we want to spend \$6,000 at this time for a swing set. No one is disputing it is a nice idea. I am sure people would say they want more than this. The question before us is whether we want to spend \$6,000 at this time.

Mr. Moyer stated we anticipated normal expenses for the last three months of the fiscal year. At the end of the year, we will have spent all of our budget except for \$12,000. That is how close we are to meeting our budget.

Ms. Kassel stated that does not include any needs that may arise as a priority between now and the end of September.

Mr. Moyer stated you can authorize the expenditure and that we transfer into revenues a portion of our fund balance to cover this item. Our fund balance is about \$182,000 that is available and not otherwise pledged.

Mr. LeMenager stated I agree it is a nice idea. It is a question of spending the money and if people want it.

Mr. Evans stated I think it is similar to the skate park. I think it is a great idea, but there is a price tag attached. Mr. Evans stated I suggest we table this matter until next month and address it at that time. If we want to do this, we have the funds now to do it, but it comes back to whether or not we want to spend \$6,000 for swings right now. Once we decide that, we need to decide where to put it. There seems to be enough hesitation from the Board so I think we should think about it. I do not think anyone envisioned it would cost this amount of money.

Mr. Haskett stated we are working on getting pricing for the basketball resurfacing and I will have those at the next meeting.

FIFTH ORDER OF BUSINESS

Supervisor Requests

Mr. LeMenager stated last month we decided to redeploy the trash cans. One of the trash cans has been put next to one of the pretty butterfly benches, which defeats the purpose of having beautiful architecture.

Mr. Haskett stated I totally agree. We will relocate it.

Ms. Kassel stated we discussed a number of months ago moving a doggie pot down Five Oaks to the school. What is the status?

Mr. Haskett stated it is still on the list to be accomplished.

Ms. Kassel stated I spoke about some issues in the dog park with Mr. Haskett. Is there an update on those?

Mr. Haskett stated developer staff has been reduced and my time is limited to address some issues. Items that are for convenience as opposed to a repair are being put off to a later date. Some items will be put on a list for Luke Brothers to be complete. The state of our community is a higher priority than some of these items and I ask for some leniency in which to accomplish those items.

Mr. Tome stated as so many other businesses are experiencing, our staff has undergone some transition and the remaining staff has had to take over additional responsibilities. Since Luke Brothers is new to the project, we have spent a lot of time with them during their learning curve in the community. Mr. Haskett also has his responsibilities as part of the development staff.

Ms. Kassel stated in regards to things like the skate park proposal and swing proposal, it is great that you are prompt with that but I would rather see attention to the existing facilities that we have than spending time getting these proposals.

Mr. Tome stated we look to the Board to give us the priorities for what you want to see happen.

Ms. Kassel stated I received an email that was copied to Mr. Haskett from Mr. Shepelrich about the proposed skate park that I will distribute related to noise for nearby homes. It is a request to let residents know before the Board approves things that might affect their quality of life. I think the skate park has been tabled indefinitely so it is not something we have to worry about now. I just want to let the Board know this resident's concerns.

SIXTH ORDER OF BUSINESS

Audience Comments

Ms. Pam LeMenager stated Luke Brothers was talking about spraying for bugs and maintenance. Will this matter fall under the HOA or the CDD?

Mr. Evans stated the HOA can implement emergency self-help remedies and has the right of trespass. The CDD does not. In the event of an infestation, the CDD can send a letter saying it needs to be taken care of now. However, the association can engage Luke Brothers while they are already there and coordinate with them to spray.

Ms. LeMenager stated I have been swimming early in the morning and a renter who used to rent from us who no longer lives in Harmony was also there with their children and used the pool key. I am sure other renters have left the community and have not returned their pool keys or boat dock keys. Will there be a re-keying happening?

Ms. Snyder stated when my renters leave, I charge them if they do not return the key and they always have. I know we have to pay \$25 to get a new one.

Mr. Berube stated at \$25, they may choose to pay it and keep the key.

Mr. LeMenager stated the solution is to get rid of the keys and have an access card that expires. If you want to control access and people will leave over time, you use an access card that you have to swipe for access. That is the real long-term solution.

Ms. LeMenager stated I wanted to bring that up because people who no longer live here are using the facilities. Regarding the homeowners trimming the bottom of the trees, if there is a large turnout at the budget meeting, you might want to think about sharing some of your bullet items at the budget meeting and through word of mouth. I want to share with the landscaping company that I am thoroughly impressed. I have seen them fertilize and I never saw the other company fertilize. Since they started, I saw one of these gentlemen six times around the community, and I saw the other company twice in a year. I am impressed with their oversight of the community.

Mr. Jason Shepelrich asked regarding the tree replacement, what is the proper mechanism to request a tree replacement within the CDD area?

Mr. Evans stated notify the District manager and he will direct the landscaping company to replace the tree. You can notify the manager through the website. They may have already noticed it because they made a list of trees that need to be replaced.

Mr. Shepelrich stated there was a lot of discussion about chinch bugs on District property and homeowner property. There is an infestation of chinch bugs at the former school property. I have not seen anyone spraying there and I do not know how to get that addressed.

Mr. Qualls stated if that property is owned by the school District, we may be able to work out some sort of interlocal agreement. The District cannot spend public money on private property, but we can talk with the school and see if we can work something out.

Mr. Moyer stated Mr. Bob Nanni, who used to be your District manager, is now the head of the Osceola County school facilities. He is familiar with Harmony so maybe we just need to make a phone call and let him know that he needs to get something done out here.

Ms. Kassel stated I think they are also watering too much. One zone is being watered for hours at a time every day.

Mr. Evans stated we will direct the manager to contact Mr. Nanni with these two issues.

Mr. David Leeman stated you said the chosen aquatic company had very high remarks. Does that include the environmental that they will spray fewer chemicals in our ponds than in the past?

Mr. LeMenager stated I have no idea.

Mr. Leeman stated I thought environmental was one of the reasons you selected the company for aquatic plant maintenance.

Mr. LeMenager stated comparing all the companies and the actual documents they provided in terms of the marks, Bio-Tech clearly had higher marks than all of the other companies.

Mr. Leeman stated one of the criteria was that they be more environmentally sound than the previous company. Are we going to be spraying fewer chemicals than the previous company did?

Mr. LeMenager stated I do not believe we will.

Mr. Qualls stated one of the criteria was for an integrated pest management. In my review, the chosen company included a comprehensive integrated pest management plan. Though there was some discussion about criteria for Florida Friendly practice, that was removed because there were no criteria to refer the bidders to.

Mr. Moyer stated Bio-Tech included four pages of their integrated pest management.

Mr. Leeman stated the attorney mentioned that the HOA handles amenities. It is my understanding that Harmony is set up differently and the CDD does handle amenities like the pools and parks, instead of the HOA.

Mr. Qualls stated it is a difference of nomenclature. Amenity is an HOA term. The District's term is public facilities. It is a matter of terminology.

Mr. Leeman stated in the dog park, the hedges that are behind the pavilion, if we allow them to grow a bit higher, it will shade the benches in the afternoon. It does not have to be throughout the whole park, just in that section.

Mr. Haskett stated we can look at that.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Evans stated our next meeting will be for the budget hearing and will be August 27, 2009, at 6:00 p.m.

The meeting adjourned at 10:45 a.m.

Gary L. Moyer, Secretary

Robert D. Evans, Chairman

THIRD ORDER OF BUSINESS

3A

Harmony Community Development District

Operating and Debt Service Budget

Fiscal Year 2010

(Proposed)

HARMONY COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Proposed Budget - Fiscal Year 2010

DESCRIPTION	ADOPTED BUDGET FY 2009	ACTUAL THRU JULY 2009	PROJECTED AUGUST- SEPT 2009	TOTAL PROJECTED 9/30/2009	PROPOSED BUDGET FY 2010
REVENUE					
Interest - Investments	\$ 5,728	\$ 445	\$ 89	\$ 534	\$ 500
Special Assmnts - Tax Collector	622,750	607,292	15,458	622,750	622,750
Special Assmnts - District Collected	914,363	685,814	228,549	914,363	914,363
Special Assmnts - Discounts	(24,910)	(8,564)	-	(8,564)	(24,910)
Other Miscellaneous Revenues	-	1,677	-	1,677	-
TOTAL REVENUE	1,517,930	1,286,870	244,095	1,530,965	1,512,702
EXPENDITURES					
ADMINISTRATIVE					
P/R-Board of Supervisors	12,000	8,000	2,000	10,000	9,600
FICA Taxes	918	612	153	765	734
Workers' Compensation	2,000	-	1,000	1,000	2,000
ProfServ-Arbitrage Rebate	3,000	1,200	1,450	2,650	3,000
ProfServ-Dissemination Agent	500	500	-	500	500
ProfServ-Engineering	26,000	16,773	11,981	28,754	18,000
ProfServ-Legal Services	20,000	26,159	8,720	34,879	24,000
ProfServ-Mgrmt Consulting Serv	50,740	42,283	8,457	50,740	52,516
ProfServ-Special Assessment	10,714	10,714	-	10,714	11,089
ProfServ-Trustee	10,000	10,748	-	10,748	11,000
Auditing Services	15,500	15,500	-	15,500	15,500
Communication - Telephone	250	213	43	256	175
Postage and Freight	3,400	1,050	210	1,260	2,000
Insurance - General Liability	23,000	18,484	900	19,384	19,500
Printing and Binding	7,000	5,930	1,186	7,116	7,000
Legal Advertising	3,000	1,236	247	1,483	2,500
Misc-Assessmnt Collection Fee	12,455	13,621	4,571	18,192	13,234
Misc-Contingency	1,000	204	-	204	1,000
Office Supplies	1,000	875	175	1,050	1,000
Annual District Filing Fee	175	175	-	175	175
Capital Outlay	750	-	375	375	750
TOTAL ADMINISTRATIVE	203,402	174,277	41,467	215,744	195,273
FIELD					
ProfServ-Field Management	-	24,976	7,136	32,112	43,896
Payroll-Salaried	30,889	2,413	800	3,213	4,800
FICA Taxes	2,111	185	61	246	3,725
TOTAL FIELD	33,000	27,574	7,997	35,571	52,421
LANDSCAPE					
R&M-Irrigation	22,000	16,095	6,300	22,395	37,500
R&M-Turf Care	-	41,700	55,600	97,300	283,001
R&M Grounds	-	4,499	6,000	10,499	32,994
R&M Shrub Care	-	16,131	21,508	37,639	110,539
R&M Tree Care 10' and Under	-	-	-	-	21,115
R&M Tree Trimming	15,000	19,867	3,824	23,691	15,000
Utility - Refuse Removal	-	4,586	6,116	10,702	32,576
Miscellaneous Services	10,000	7,540	1,508	9,048	10,000
TOTAL LANDSCAPE	47,000	110,418	100,856	211,274	542,725

HARMONY COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Proposed Budget - Fiscal Year 2010

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

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2010

REVENUES

Interest Income (Investments)

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

Special Assessment – Tax Collector

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

Special Assessment – District Collected (Maintenance)

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

Special Assessment – Discounts

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

EXPENDITURES

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 vanAssenderp 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.

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
Total	\$52,516.00

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2010

Professional Services - Special Assessment

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

Professional Services- Trustee

The District pays US Bank an annual fee for trustee services on the Series 2001 and the Series 2004 Special Assessment Bonds. The budgeted amount for the fiscal year is \$4,900 and \$4,350 for each series plus any out-of-pocket expenses.

Auditing Services

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The fee is based on the existing engagement letter with Grau & Associates.

Communication-Telephone

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

Postage & Freight

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

Insurance-General Liability

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

Printing & Binding

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

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2010

Legal Advertising

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

Misc-Assessment Collection Fee

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

Misc-Contingency

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

Office Supplies

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

Annual District Filing Fee

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

Capital Outlay

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

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2010

Field Management

Professional Services- Field Management

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

Payroll-Salaried (Dockmaster)

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

FICA Taxes

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

Landscape

R&M-Irrigation

\$37,500

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

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

R&M-Turf Care

\$283,001

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

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

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2010

R&M-Ground Cover

\$32,994

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

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

R&M-Shrub Care

\$110,539

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

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

R&M-Tree Services

\$15,000

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

R&M-Tree Trimming

\$21,115

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

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

Utility Refuse Removal

\$32,576

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

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

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2010

Miscellaneous Services

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

UTILITY

Electricity – General

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

Electricity – Street lighting

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

Utility - Water & Sewer

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

OPERATION & MAINTENANCE

Contracts-Lake and Wetland

\$33,250

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

Proposed Contract (Unknown)

\$33,250

Harmony
Community Development District

GENERAL FUND BUDGET NARRATIVE
Fiscal Year 2010

Communication – Telephone **\$2,500**

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

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

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

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

Supplies, maintenance and equipment needed for the boats.

<i>Boat Operation, supplies and maintenance</i>	\$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.

**Harmony
Community Development District
2009 - 2010 Proposed Assessments**

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

HARMONY COMMUNITY DEVELOPMENT DISTRICT
2001 DEBT SERVICE FUND
Proposed Budget - Fiscal Year 2010

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

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

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

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	

3B

RESOLUTION 2009-5

A RESOLUTION OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2009, AND ENDING SEPTEMBER 30, 2010, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2009, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, on May 28, 2009, the Board set August 27, 2009, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board of Supervisors of the Harmony Community Development District finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the

District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board of Supervisors may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Osceola County political subdivision on compatible electronic medium tied to the property identification number no later than 15 September 2009 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the Harmony Community Development District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Fla. Stat., and Rule 12D-18, Florida Administrative Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HARMONY COMMUNITY DEVELOPMENT DISTRICT;

Section 1. The provisions of the whereas clauses are true and correct and are incorporated herein as dispositive.

Section 2. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and is hereby attached to this resolution, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for the Fiscal Year 2009 and/or revised projections for Fiscal Year 2010.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the Harmony Community Development District for the Fiscal Year Ending September 30, 2010, as Adopted by the Board of Supervisors on August 27, 2009.

Section 3. Appropriations

That there be, and hereby is appropriated out of the revenues of the Harmony Community Development District, for the Fiscal Year beginning October 1, 2009, and ending September 30, 2010 the sum of \$ _____ to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$
DEBT SERVICE FUND	\$
Total All Funds	\$

Section 4. Supplemental Appropriations

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board

- a. That the Fiscal Year 2010 Maintenance Special Assessment Levy (the "assessment levy") for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit A, which levy represents the amount of

District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. Said assessment levy shall be distributed as follows:

General Fund O & M	\$ [See Assessment Levy Resolution 2009-6]
Debt Service Fund	\$ [See Assessment Levy Resolution 2009-6]

- b. The designee of the Chair of the Board of Supervisors of the Harmony Community Development District shall be the Manager or the Treasurer of the District designated to certify the non-ad valorem assessment roll to the Tax Collector in and for the Osceola County political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, Fla. Stat.) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy but also the total for the debt service levy, as required by and pursuant to law.

Introduced, considered favorably, and adopted this 27th day of August, 2009.

Harmony Community Development District

Robert D. Evans
Chairman

Attest:

Gary L. Moyer
Secretary

3C

RESOLUTION 2009-6

A RESOLUTION LEVYING AND IMPOSING A NON AD VALOREM MAINTENANCE SPECIAL ASSESSMENT FOR THE HARMONY COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2010

Preamble

Whereas, certain improvements existing within the Harmony Community Development District and certain costs of operation, repairs and maintenance are being incurred; and

WHEREAS, the Board of Supervisors of the Harmony Community Development District find that the District's total General Fund operation assessments, taking into consideration other revenue sources during Fiscal Year 2010, will amount to \$ _____; and

WHEREAS, the Board of Supervisors of the Harmony Community Development District finds the District's Debt Service Fund Assessment during Fiscal Year 2010 will amount to \$ _____; and

WHEREAS, the Board of Supervisors of the Harmony Community Development District finds that the Debt Service Fund relates to systems and facilities which provide special benefits peculiar to certain property within the District based on the applicable assessment methodology; and

WHEREAS, the Board of Supervisors of the Harmony Community Development District finds that the non-ad valorem special assessments it levies and imposes by this resolution for maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the systems, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology; and

WHEREAS, the District Board understands that this resolution levies only the maintenance assessments for 2010, the Chair of the District, or the designee of the District Manager, shall certify a total non-ad valorem assessment roll in a timely manner to the Tax Collector in and for Osceola County for collection to include all assessments levied and approved by the District on the property including those for debt service as well as for special maintenance assessments.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE HARMONY COMMUNITY
DEVELOPMENT DISTRICT OF OSCEOLA COUNTY,
FLORIDA;**

Section 1. All the whereas clauses are incorporated herein and are dispositive.

Section 2. A special assessment for maintenance as provided for in Chapters 190.021(3), Florida Statutes, (hereinafter referred to as assessment) is hereby levied on the platted lots within the District.

Section 3. That the collection and enforcement of the aforesaid assessments on platted lots shall be by the Tax Collector serving as agent of the State of Florida in Osceola County (Tax Collector) and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice.

Section 4. The levy and imposition of the maintenance special assessments on platted lots included in the District will be combined with the debt service non-ad valorem assessments which were levied and certified as a total amount on the non-ad valorem assessment roll to the Osceola County Tax Collector by the designee of the Chair of the Board on compatible medium no later than 15 September 2009, which shall then be collected by the Tax Collector on the tax notice along with other non-ad valorem assessments from other local governments and with all applicable property taxes to each platted parcel of property.

Section 5. The proceeds therefrom shall be paid to the Harmony Community Development District.

Section 6. The Chair of the Board of the Harmony Community Development District designates the District Manager to perform the certification duties.

Section 7. Be it further resolved, that a copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 27th day of August, 2009, by the Board of Supervisors of the Harmony Community Development District, Osceola County, Florida.

Gary L. Moyer
Secretary

Robert D. Evans
Chairman

FOURTH ORDER OF BUSINESS

4A

**Harmony
Community Development District**

Financial Statements

July 31, 2009

**HARMONY COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
JULY 31, 2009**

	GENERAL	2001 DEBT SERVICE	2004 DEBT SERVICE	2004 CAPITAL PROJECTS	TOTALS
ASSETS	\$	\$	\$	\$	\$
CASH	482,896	-	-	-	482,896
CASH ON HAND	500	-	-	-	500
ASSESSMENTS RECEIVABLE, NET	11,433	36,418	-	-	47,851
DUE FROM OTHER FUNDS	16,236	1,874	-	-	18,110
INVESTMENTS:					
CONSTRUCTION FUND	-	-	-	245,330	245,330
PREPAYMENT ACCOUNT	-	14,325	3,229	-	17,554
RESERVE FUND	-	1,430,769	861,350	-	2,292,119
REVENUE FUND	-	238,781	230,035	-	468,816
TOTAL ASSETS	<u>\$ 511,065</u>	<u>\$ 1,722,167</u>	<u>\$ 1,094,614</u>	<u>\$ 245,330</u>	<u>\$ 3,573,176</u>
LIABILITIES & FUND BALANCES					
LIABILITIES	\$	\$	\$	\$	\$
ACCOUNTS PAYABLE	51,691	-	-	-	51,691
ACCRUED EXPENSES	5,800	-	-	-	5,800
DUE TO OTHER FUNDS	-	-	-	18,110	18,110
DEPOSITS	500	-	-	-	500
TOTAL LIABILITIES	<u>57,991</u>	<u>-</u>	<u>-</u>	<u>18,110</u>	<u>76,101</u>
FUND BALANCES					
RESERVED FOR DEBT SERVICE	-	1,722,167	1,094,614	-	2,816,781
RESERVED FOR CAPITAL PROJECTS	-	-	-	227,219	227,219
UNRESERVED/UNDESIGNATED	453,074	-	-	-	453,074
TOTAL FUND BALANCES	<u>453,074</u>	<u>1,722,167</u>	<u>1,094,614</u>	<u>227,219</u>	<u>3,497,074</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 511,065</u>	<u>\$ 1,724,041</u>	<u>\$ 1,094,614</u>	<u>\$ 245,329</u>	<u>\$ 3,573,175</u>

HARMONY COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JULY 31, 2009

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
REVENUE				
INTEREST - INVESTMENTS	5,728	4,773	445	(4,328)
INTEREST - TAX COLLECTOR	-	-	208	208
SPECIAL ASSMNTS - ON ROLL	622,750	622,750	607,282	(15,468)
SPECIAL ASSMNTS - OFF ROLL	914,363	761,869	685,814	(76,155)
SPECIAL ASSMNTS - DISCOUNTS	(24,910)	(24,910)	(8,584)	18,346
OTHER MISCELLANEOUS REVENUES	-	-	1,677	1,677
TOTAL REVENUE	1,517,830	1,364,582	1,286,870	(77,712)
EXPENDITURES				
ADMINISTRATIVE				
P/R-BOARD OF SUPERVISORS	12,000	10,000	8,000	2,000
FICA TAXES	918	765	612	153
WORKERS' COMPENSATION	2,000	1,667	-	1,667
PROFSERV-ARBITRAGE REBATE	3,000	3,000	1,200	1,800
PROFSERV-DISSEMINATION AGENT	500	500	500	-
PROFSERV-ENGINEERING	28,000	21,867	16,773	4,894
PROFSERV-LEGAL SERVICES	20,000	16,667	28,159	(9,492)
PROFSERV-MGMT CONSULTING SERV	50,740	42,283	42,283	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	208	213	(5)
POSTAGE AND FREIGHT	3,400	2,833	1,050	1,783
INSURANCE - GENERAL LIABILITY	23,000	23,000	18,484	4,516
PRINTING AND BINDING	7,000	5,833	5,930	(97)
LEGAL ADVERTISING	3,000	2,500	1,236	1,264
MISC-ASSESSMNT COLLECTION FEE	12,455	12,455	13,621	(1,166)
MISC-CONTINGENCY	1,000	833	204	628
OFFICE SUPPLIES	1,000	833	875	(42)
ANNUAL DISTRICT FILING FEE	175	175	175	-
CAPITAL OUTLAY	750	625	-	625
TOTAL ADMINISTRATIVE	203,402	182,059	174,277	7,782
OPERATIONS AND MAINTENANCE				
FIELD				
PROFSERV-FIELD MANAGEMENT	-	-	24,976	(24,976)
TOTAL FIELD	-	-	24,976	(24,976)
LANDSCAPE				
UTILITY - REFUSE REMOVAL	-	-	4,586	(4,586)
R&M-GROUNDS	-	-	4,488	(4,488)
R&M-IRRIGATION	22,000	18,333	16,095	2,238
R&M-LAKE PHASE II	52,000	43,333	29,888	13,465
R&M-LANDSCAPE - LAKESHORE PARK	25,000	20,833	14,653	6,180
R&M-LANDSCAPE - TOWN SQUARE	30,600	25,500	18,358	7,144
R&M-LANDSCAPE - US 192 ENTR	83,000	52,500	38,082	14,418
R&M-SWIMMING PDOL	13,300	11,083	7,555	3,528
R&M-TREES AND TRIMMING	15,000	12,500	19,867	(7,367)
R&M-TURF CARE	-	-	41,700	(41,700)
R&M-SHRUB CARE	-	-	16,131	(16,131)

HARMONY COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JULY 31, 2009

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
R&M-LANDSCAPE PARC D-1 PARK	7,000	5,833	4,081	1,752
R&M-LANDSCAPE PARC C-2 PARK	8,000	5,000	3,873	1,327
R&M-LANDSCAPE PET PARK	21,000	17,600	12,813	4,687
R&M-LANDSCAPE HWY 192	30,000	25,000	17,500	7,500
R&M-LANDSCAPE PARCEL G PARK	14,400	12,000	8,652	3,348
R&M-LANDSCAPE POND AREAS	140,100	116,750	87,563	29,187
R&M-LANDSCAPE BUCK LAKE	8,000	5,000	2,250	2,750
R&M-LANDSCAPE PARC B PARK	6,500	5,417	3,749	1,088
R&M-LANDSCAPE PARC C PARK	6,000	5,000	3,425	1,575
R&M-PHASE I	80,000	66,667	48,979	19,888
R&M-PHASE III	80,000	66,667	48,276	18,391
R&M-LANDSCAPE PARCEL D-2 & E	13,200	11,000	6,786	2,214
MISCELLANEOUS SERVICES	10,000	8,333	7,540	793
TOTAL LANDSCAPE	641,100	534,250	466,879	67,571
UTILITY				
ELECTRICITY - GENERAL	21,000	17,500	23,835	(8,335)
ELECTRICITY - STREETLIGHTING	371,000	309,167	312,351	(3,184)
UTILITY - WATER & SEWER	120,000	100,000	67,045	32,955
TOTAL UTILITY	512,000	426,667	403,231	23,438
OPERATION & MAINTENANCE				
PAYROLL-SALARIED	30,889	25,741	2,413	23,328
FICA TAXES	2,111	1,780	185	1,575
CONTRACTS-LAKE AND WETLAND	40,000	33,333	27,762	5,571
COMMUNICATION - TELEPHONE	2,700	2,250	2,430	(180)
R&M-COMMON AREA	12,000	10,000	10,513	(513)
R&M-EQUIPMENT	5,000	4,187	20,247	(18,080)
R&M-POOLS	25,000	20,833	27,323	(8,490)
R&M-LANDSCAPE LAKESHORE PARK	4,000	3,333	-	3,333
R&M-HARDSCAPE CLEANING	10,000	8,333	5,270	3,063
MISC-LICENSES & PERMITS	900	750	1,173	(423)
MISC-PARKS	3,600	3,000	815	2,185
MISC-CONTINGENCY	12,000	10,000	12,330	(2,330)
OP SUPPLIES-POOL AND FOUNTAIN	7,500	6,250	6,477	(2,227)
TOTAL OPERATION & MAINTENANCE	155,700	129,750	116,938	10,812
RESERVES				
1ST QUARTER OPERATING RESERVES	173,924	173,924	-	173,924
TOTAL RESERVES	173,924	173,924	-	173,924
TOTAL EXPENDITURES	1,886,126	1,446,650	1,188,101	258,549
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(168,198)	(82,068)	68,769	180,837
OTHER FINANCING SOURCES				
RESERVE - SELF INSURANCE	(50,000)	(50,000)	-	50,000
TOTAL OTHER FINANCING SOURCES (USES)	(50,000)	(50,000)	-	50,000
NET CHANGE IN FUND BALANCES	(218,196)	(132,088)	98,769	230,837
FUND BALANCE, OCTOBER 1	381,906	381,906	354,305	(27,601)
FUND BALANCE, ENDING	\$ 183,710	\$ 249,838	\$ 453,074	\$ 203,236

HARMONY COMMUNITY DEVELOPMENT DISTRICT
2001 DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JULY 31, 2009

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
REVENUE				
INTEREST - INVESTMENTS	25,000	20,833	6,129	(14,704)
SPECIAL ASSMNTS - ON ROLL	1,048,703	1,048,703	1,022,673	(26,030)
SPECIAL ASSMNTS - OFF ROLL	461,018	271,405	429,813	158,408
SPECIAL ASSMNTS - PREPAYMENT	-	-	31,009	31,009
SPECIAL ASSMNTS - DISCOUNTS	(43,015)	(43,015)	(16,795)	26,220
TOTAL REVENUE	<u>1,491,708</u>	<u>1,297,926</u>	<u>1,472,829</u>	<u>174,903</u>
EXPENDITURES				
ADMINISTRATIVE				
MISC-ASSESSMNT COLLECTION FEE	21,508	21,508	19,251	2,257
TOTAL ADMINISTRATIVE	<u>21,508</u>	<u>21,508</u>	<u>19,251</u>	<u>2,257</u>
DEBT SERVICE				
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
TOTAL DEBT SERVICE	<u>1,444,138</u>	<u>1,444,138</u>	<u>1,466,525</u>	<u>(22,388)</u>
TOTAL EXPENDITURES	<u>1,465,645</u>	<u>1,465,645</u>	<u>1,485,776</u>	<u>(20,131)</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>26,061</u>	<u>(167,719)</u>	<u>(12,947)</u>	<u>154,772</u>
NET CHANGE IN FUND BALANCES	<u>26,061</u>	<u>(167,719)</u>	<u>(12,947)</u>	<u>154,772</u>
FUND BALANCE, OCTOBER 1	<u>1,725,707</u>	<u>1,725,707</u>	<u>1,735,114</u>	<u>9,407</u>
FUND BALANCE, ENDING	<u>\$ 1,751,768</u>	<u>\$ 1,557,988</u>	<u>\$ 1,722,167</u>	<u>\$ 164,179</u>

HARMONY COMMUNITY DEVELOPMENT DISTRICT
2004 DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JULY 31, 2009

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
REVENUE				
INTEREST - INVESTMENTS	20,000	16,670	3,934	(12,736)
SPECIAL ASSMNTS - OFF ROLL	<u>1,205,596</u>	<u>696,157</u>	<u>649,935</u>	<u>153,778</u>
TOTAL REVENUE	<u>1,225,596</u>	<u>712,827</u>	<u>653,869</u>	<u>141,042</u>
DEBT SERVICE				
PRINCIPAL DEBT RETIREMENT	195,000	195,000	185,000	-
INTEREST EXPENSE	<u>1,028,025</u>	<u>1,028,025</u>	<u>1,028,025</u>	<u>-</u>
TOTAL DEBT SERVICE	<u>1,223,025</u>	<u>1,223,025</u>	<u>1,223,025</u>	<u>-</u>
TOTAL EXPENDITURES	<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>(510,198)</u>	<u>(369,156)</u>	<u>141,042</u>
NET CHANGE IN FUND BALANCES	<u>2,571</u>	<u>(510,198)</u>	<u>(369,156)</u>	<u>141,042</u>
FUND BALANCE, OCTOBER 1	<u>1,461,322</u>	<u>1,461,322</u>	<u>1,463,770</u>	<u>2,448</u>
FUND BALANCE, ENDING	<u>\$ 1,463,893</u>	<u>\$ 951,124</u>	<u>\$ 1,094,614</u>	<u>\$ 143,490</u>

HARMONY COMMUNITY DEVELOPMENT DISTRICT
2004 CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JULY 31, 2009

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
REVENUE				
INTEREST - INVESTMENTS	-	-	1,059	1,059
TOTAL REVENUE	-	-	1,059	1,059
CONSTRUCTION IN PROGRESS				
CONSTRUCTION IN PROGRESS A	-	-	27,969	(27,969)
TOTAL CONSTRUCTION IN PROGRESS	-	-	27,969	(27,969)
TOTAL EXPENDITURES	-	-	27,969	(27,969)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	-	(26,910)	(26,910)
NET CHANGE IN FUND BALANCES	-	-	(26,910)	(26,910)
FUND BALANCE, OCTOBER 1	-	-	254,129	254,129
FUND BALANCE, ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 227,219</u>	<u>\$ 227,219</u>

**Harmony
Community Development District**

Notes to the Financial Statements
July 31, 2009

GENERAL FUND - BALANCE SHEET

ASSETS

CASH AND INVESTMENTS	See Cash and Investment Report for details		
ASSESSMENTS RECEIVABLE, NET	Delinquent assessments from FY2006.	\$	11,433
DUE FROM OTHER FUNDS	Due from Capital Project Series 2004	\$	18,110
	Assessments for Series 2001 collected in July. Transferred in June.	\$	(1,874)
	Total	\$	<u>16,236</u>

LIABILITIES

ACCOUNTS PAYABLE			
	City Of St. Cloud		32,526
	Severn Trent Management Services		8,386
	Kissimmee Utility Authority		3,872
	Young vanAssenderp P.A.		2,066
	US Bank National Association		1,874
	Advance Marine Services		406
	Roberts Pool Service and Repair		1,180
	Various July Invoices		1,381
	Total	\$	<u>51,691</u>
 ACCRUED EXPENSES			
	Kissimmee Utility Authority		5,800
	Total	\$	<u>5,800</u>
 DEPOSITS			
	Deposits for Pool Keys	\$	500

GENERAL FUND - REVENUES AND EXPENDITURES

REVENUES

INTEREST- INVESTMENTS	Interest Income as of July 2009
INTEREST - TAX COLLECTOR	Interest on Assessments collected as of July 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 insurance Payment- Accident 2/4/09 CP Westerkamp \$627

EXPENDITURES

ADMINISTRATIVE

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-SPECIAL ASSESSMENT	Severn Trent Management Services invoice.
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
July 31, 2009**

PRINTING AND BINDING	Copies of agendas for board meetings. Average monthly \$593 Pages printed in December 2008 (5,033)
MISC-ASSESSMNT COLLECTION FEE	Commission on Collected Assessment, including Administrative costs of \$779
MISC-CONTINGENCY	Shade Systems - Wire Fee
CAPITAL OUTLAY	
FIELD	
PROFSERV- FIELD MANAGEMENT	Salary for full-time dockmaster. Monthly fee \$3,568 since February 2009
LANDSCAPE	
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 Lanscape final bill \$45 Walker Technical Services average monthly fee monitoring of Maxi Com \$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
ELECTRICITY - GENERAL	City of St. Cloud average monthly fee \$2,384 for services paid through July 2009
ELECTRICITY - STREETLIGHTING	City of St. Cloud average monthly fee \$31,235 for services paid through July 2009
UTILITY - WATER & SEWER	KUA average monthly fee \$6,704 for services paid through July 2009

**Harmony
Community Development District**

**Notes to the Financial Statements
July 31, 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 \$386. 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 July 2009		
R&M-COMMON AREA	Monthly trash pick up and dumpster pick up services by REW Landscape. Folsom Services- Electrical work, Installed boxes \$1,644 Intelliccept- Skatestoppers \$375 GMS- Remove Swin Club Gate \$405 Harmony Development Co. Maintenance \$467		
R&M-EQUIPMENT	Advance Marine boat supplies	\$	16,409
	NAPA Auto Parts		2,077
	St. Cloud Welding - Pontoon Repair		1,761
		<u>Total \$</u>	<u>20,247</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 \$3,423		
R&M-HARDSCAPE CLEANING	Ledesma Innovations Inc.- Pressure washing post and rail \$5,270		
MISC-LICENSES & PERMITS	Osceola 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	\$	5,487
	Chapco Fence- Fence repair Dog/Water Park		3,355
	GMS Home Repair- Installation		1,045
	REW Landscape- Litter bags		793
	Poolworks- New Pool Drain March		1,650
		<u>Total \$</u>	<u>12,330</u>

OP SUPPLIES-POOL AND FOUNTAIN Spies Pool LLC average monthly fee \$ 847 for pool chemicals and bleach.
Higher volume in Summer.

SERIES 2001 DEBT SERVICE FUND - BALANCE SHEET

ASSETS

CASH AND INVESTMENTS	See Cash and Investment Report for details		
ASSESSMENTS RECEIVABLES, NET	Delinquent assessments from FY2006. Added to On-Roll assessments for FY2010		
DUE FROM OTHER FUNDS	Assessments for Series 2001 collected in July. Transferred in August.	\$	1,874

**Harmony
Community Development District**

Notes to the Financial Statements
July 31, 2009

SERIES 2001 DEBT SERVICE FUND - REVENUES AND EXPENDITURES

REVENUES

INTEREST- INVESTMENTS	Interest Income as of June 2009
SPECIAL ASSMNTS - TAX COLLECTOR	See Assessment Collection Schedule for details.
SPECIAL ASSMNTS - DISTRICT COLLECTED	Received assessments for FY 2008
SPECIAL ASSMNTS - PREPAYMENT	Prepaid by Vista Title Company
SPECIAL ASSMNTS - DISCOUNTS	See Assessment Collection Schedule for details

EXPENDITURES

ADMINISTRATIVE

MISC-ASSESSMNT COLLECTION FEE	Commission on Collected Assessments
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DEBT SERVICE

INTEREST EXPENSE	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

CASH AND INVESTMENTS	See Cash and Investment Report for details
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SERIES 2004 DEBT SERVICE FUND - REVENUES AND EXPENDITURES

REVENUES

INTEREST- INVESTMENTS	Interest Income as of June 2009
SPECIAL ASSMNTS - DISTRICT COLLECTED	Received assessments for FY 2008

EXPENDITURES

ADMINISTRATIVE

MISC-ASSESSMNT COLLECTION FEE	Commission on Collected Assessments
-------------------------------	-------------------------------------

DEBT SERVICE

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

**Cash and Investment Report
July 31, 2009**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Checking Account- Operating	Centerstate Bank	0.25%	\$ 482,896
Cash On Hand			500 (1)
DEBT SERVICE AND CAPITAL PROJECT FUNDS			
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%	238,781
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%	230,035
Series 2004 Contruction Fund	US Bank	0.01%	245,330
		Subtotal	\$ 3,023,818 (2)
		Total	\$ 3,507,214

NOTE 1 - PETTY CASH.

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

Report Date: 8/17/2009

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	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	\$ 732	\$ 1,232
12/01/08	18,609	791	380	19,779	7,369	12,410
12/11/08	134,952	5,738	2,754	143,444	53,444	89,999
12/23/08	516,851	21,944	10,548	549,343	204,674	344,669
01/14/09	26,157	826	534	27,517	10,252	17,265
02/14/09	15,572	434	318	16,323	6,082	10,241
03/13/09	14,415	190	294	14,899	5,551	9,348
04/15/09	701,295	26	14,312	715,633	266,630	449,002
05/14/09	29,769	(803)	608	29,574	11,019	18,555
06/09/09	8,900	(265)	182	8,817	3,285	5,532
06/23/09	101,186	(3,494)	2,065	99,757	37,167	62,589
07/14/09	2,987.33	(131.27)	60.97	2,917.03	1,086.83	1,830.20
				-	-	-
TOTAL	\$ 1,572,514	\$ 25,359	\$ 32,092	\$ 1,629,965	\$ 607,292	\$ 1,022,673
% COLLECTED				97.52%	97.52%	97.52%
TOTAL OUTSTANDING				\$ 41,488	\$ 15,457	\$ 26,030

Date of Report
8/18/2009

4B

Harmony CDD

August 17, 2009

INVOICE APPROVAL #112

ITEM NO.	PAYEE	A=Approval R=Ratification	General Fund
<u>A-1 Pest Control</u>			
	#080609	A	\$75.00
		Vendor Total	\$75.00
<u>Advanced Marine</u>			
	#39908	A	\$130.05
	#40496	A	\$1,330.70
	#41248	A	\$106.61
	#41352	A	\$169.38
		Vendor Total	\$1,736.74
<u>Aquatic Systems Inc.</u>			
	#0000127612	A	\$395.00
	#0000127594	A	\$2,388.00
		Vendor Total	\$2,783.00
<u>AT & T</u>			
	#993377585X07262009	R	\$62.82
		Vendor Total	\$62.82
<u>City of St Cloud</u>			
	Billing Period	R	\$32,526.07
		Vendor Total	\$32,526.07
<u>Embarq</u>			
	#072509-11308	R	\$42.90
	#080709-83158	R	\$48.98
	#080409-27636	R	\$46.62
		Vendor Total	\$138.50
<u>FedEx</u>			
	#9-260-18613	R	\$7.79
	#9-268-25760	R	\$6.15
	#9-276-09824	R	\$57.40
		Vendor Total	\$71.34
<u>Harmony Golf Preserve</u>			
	#000996	R	\$46.22
		Vendor Total	\$46.22

Harmony CDD

August 17, 2009

INVOICE APPROVAL #112

<u>ITEM NO.</u>	<u>PAYEE</u>	<u>A=Approval</u> <u>R=Ratification</u>	<u>General Fund</u>
	<u>Home Depot</u>		
	#7052723	R	\$57.53
		Vendor Total	\$57.53
	<u>Jan-Pro Cleaning</u>		
	#11152	A	\$735.39
		Vendor Total	\$735.39
	<u>Kissimmee Utility Authority</u>		
	Billing Period 6/17-7/20	R	\$4,565.15
		Vendor Total	\$4,565.15
	<u>Lukes Brothers Inc.</u>		
	#0908-96025	A	\$49,372.53
	#J010231	A	\$425.00
		Vendor Total	\$49,797.53
	<u>Napa Auto Parts</u>		
	#476883	A	\$51.25
	#479766	A	\$15.89
		Vendor Total	\$67.14
	<u>NGI</u>		
	#31-324075	A	\$144.04
		Vendor Total	\$144.04
	<u>Orlando Sentinel</u>		
	#699109001	R	\$56.60
	#707295001	R	\$45.80
	#685630001	R	\$44.60
		Vendor Total	\$147.00
	<u>Poolworks</u>		
	#80178	A	\$702.00
		Vendor Total	\$702.00
	<u>Roberts Pool Service</u>		
	#071509	A	\$1,180.00
		Vendor Total	\$1,180.00

Harmony CDD

August 17, 2009

INVOICE APPROVAL #112

ITEM NO.	PAYEE	A=Approval R=Ratification	General Fund
<u>Severn Trent Services</u>			
#2042473		A	\$8,386.09
		Vendor Total	\$8,386.09
<u>Spies</u>			
#201358		A	\$136.75
#201359		A	\$508.75
		Vendor Total	\$645.50
<u>Walker Technical Services</u>			
#646		A	\$250.00
		Vendor Total	\$250.00
<u>Woolpert</u>			
#2009005507		A	\$902.65
		Vendor Total	\$902.65
<u>Young Van Assenderp</u>			
#8688		A	\$550.00
#8837		A	\$2,065.75
		Vendor Total	\$2,615.75
		TOTAL	\$107,635.46

Harmony
Community Development District

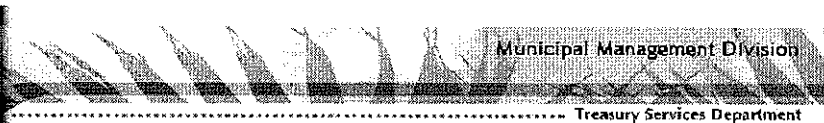
Check Register
July 1 - July 31, 2009

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Check Register By Fund

For The Period from 7/01/09 to 7/31/09

Fund No.	Check No.	Posting Date	Vendor Name	Vendor Inv. No.	Posting Description	G/L Description	G/L / Org	Check Amount
001	51595	7/1/2009	FEDEX	9-228-86907	#2506-5623-8	Postage and Freight	541006 - 51301	5.05
001	51595	7/1/2009	FEDEX	9-236-94710	#2506-5623-8	Postage and Freight	541006 - 51301	57.22
001	51596	7/1/2009	KISSIMMEE UTILITY AUTHORITY	062409	BILLING EPRIOD 5/19-6/17	Utility - Water & Sewer	543021 - 53903	4,703.77
001	51601	7/7/2009	AT & T	993377858X06262009	#993377858 5/19-6/18	Communication - Telephone	541003 - 53910	62.56
001	51602	7/7/2009	EMBARQ	0625009-11308	#4078911308 6/25-7/24	Communication - Telephone	541003 - 53910	43.23
001	51603	7/10/2009	HARMONY GOLF PRESERVE	000996	MTG ROOM RENTAL-6/25	Misc-Contingency	549900 - 51301	46.22
001	51605	7/16/2009	CITY OF ST CLOUD	071309-34228	BILLING PERIOD 6/8-7/9	Electricity - Streetlighting	543013 - 53903	31,329.93
001	51605	7/16/2009	CITY OF ST CLOUD	071309-34228	BILLING PERIOD 6/8-7/9	Electricity - General	543006 - 53903	2,076.32
001	51606	7/16/2009	EMBARQ	070709-83185	#4077983185 7/7-8/6	Communication - Telephone	541003 - 53910	48.95
001	51606	7/16/2009	EMBARQ	070409-27636	#4078927636 7/4-8/3	Communication - Telephone	541003 - 53910	46.60
001	51607	7/16/2009	FEDEX	9-252-39393	#2506-5623-8	Postage and Freight	541006 - 51301	6.06
001	51608	7/16/2009	HOME DEPOT CREDIT SERVICES	070709-08018	#603532202490818 THRU 7/7	R&M-Common Area	546016 - 53910	16.55
001	51608	7/16/2009	HOME DEPOT CREDIT SERVICES	070709-08018	#603532202490818 THRU 7/7	R&M-Common Area	546016 - 53910	213.98
001	51608	7/16/2009	HOME DEPOT CREDIT SERVICES	070709-08018	#603532202490818 THRU 7/7	R&M-Common Area	546016 - 53910	58.12
001	51609	7/16/2009	KISSIMMEE UTILITY AUTHORITY	070709-74870	#1525420-774870 6/17-6/30	Utility - Water & Sewer	543021 - 53903	3.50
001	51609	7/16/2009	KISSIMMEE UTILITY AUTHORITY	070809-12210	#1525420-812210 5/19-6/17	Utility - Water & Sewer	543021 - 53903	122.10
001	51610	7/16/2009	LUKE BROTHERS INC.	J010048	IRRIGATION WORK	R&M-Irrigation	546041 - 53902	423.50
001	51610	7/16/2009	LUKE BROTHERS INC.	J010048A	IRRIGATION REPAIRS	R&M-Irrigation	546041 - 53902	597.00
001	51610	7/16/2009	LUKE BROTHERS INC.	0907-95876	MONTHLY MAINT-JULY	R&M-Turf Care	546130 - 53902	9,399.68
001	51610	7/16/2009	LUKE BROTHERS INC.	0907-95876	MONTHLY MAINT-JULY	R&M-Turf Care	546130 - 53902	11,931.76
001	51610	7/16/2009	LUKE BROTHERS INC.	0907-95876	MONTHLY MAINT-JULY	R&M-Turf Care	546130 - 53902	2,969.26
001	51610	7/16/2009	LUKE BROTHERS INC.	0907-95876	MONTHLY MAINT-JULY	R&M-Turf Care	546130 - 53902	3,499.43
001	51610	7/16/2009	LUKE BROTHERS INC.	0907-95876	MONTHLY MAINT-JULY	R&M-Grounds	546037 - 53902	2,039.40
001	51610	7/16/2009	LUKE BROTHERS INC.	0907-95876	MONTHLY MAINT-JULY	R&M-Shrub Care	546131 - 53902	10,753.88
001	51610	7/16/2009	LUKE BROTHERS INC.	0907-95876	MONTHLY MAINT-JULY	R&M-Trees and Trimming	546099 - 53902	1,911.52
001	51610	7/16/2009	LUKE BROTHERS INC.	0907-95876	MONTHLY MAINT-JULY	Utility - Refuse Removal	543020 - 53902	3,057.60
001	51610	7/16/2009	LUKE BROTHERS INC.	0907-95876	MONTHLY MAINT-JULY	R&M-Irrigation	546041 - 53902	2,850.00
001	51610	7/16/2009	LUKE BROTHERS INC.	0907-95876	MONTHLY MAINT-JULY	R&M-Grounds	546037 - 53902	960.00
001	51611	7/16/2009	ORLANDO SENTINEL	698623001	LEGAL AD-MTG 4/30	Legal Advertising	548002 - 51301	44.60
001	51611	7/16/2009	ORLANDO SENTINEL	69487001	LEGAL AD-REQ FOR PROPOSALS	Legal Advertising	548002 - 51301	48.80
001	51613	7/24/2009	FEDEX	9-260-18613	#2506-5623-8	Postage and Freight	541006 - 51301	7.79
001	51614	7/31/2009	WALKER TECHNICAL SERVICES	633	MONITORING OF MAXI-COM JULY	R&M-Irrigation	546041 - 53902	250.00
001	51615	7/31/2009	ADVANCED MARINE SERVICES	40724	REPLACE BRGS IN LOWER/ RESEAL	R&M-Equipment	546022 - 53910	328.98
001	51615	7/31/2009	ADVANCED MARINE SERVICES	40872	BOAT REPAIRS	R&M-Equipment	546022 - 53910	2,364.21
001	51615	7/31/2009	ADVANCED MARINE SERVICES	40310	BOAT REPAIRS	R&M-Equipment	546022 - 53910	4,465.08
001	51615	7/31/2009	ADVANCED MARINE SERVICES	40496	BOAT SUPPLIES	R&M-Equipment	546022 - 53910	1,330.70
001	51616	7/31/2009	AQUATIC SYSTEMS, INC	0000125203	MTHLY LAKE & WETLAND-JULY	Contracts-Lake and Wetland	534021 - 53910	395.00
001	51616	7/31/2009	AQUATIC SYSTEMS, INC	0000125185	MTHLY LAKE & WETLAND-JULY	Contracts-Lake and Wetland	534021 - 53910	2,388.00
001	51617	7/31/2009	A-1 HOME INSPECTION SVC	070809	PEST CONTROL JULY	R&M-Pools	546074 - 53910	75.00
001	51618	7/31/2009	FOLSOM SERVICES INC.	0000005571	CHANGED 11 GFCS/INSTALLED BOXES	R&M-Common Area	546016 - 53910	1,120.03
001	51619	7/31/2009	GARYS LOCK & SAFE INC.	47156	50 DUPLICATE KEYS	R&M-Pools	546074 - 53901	152.50
001	51620	7/31/2009	HARMONY DEVELOPMENT CO, LLC	07142009	MAINTENANCE-JULY	R&M-Common Area	546016 - 53910	270.00
001	51620	7/31/2009	HARMONY DEVELOPMENT CO, LLC	07142009	MAINTENANCE-JULY	R&M-Common Area	546016 - 53910	226.00
001	51620	7/31/2009	HARMONY DEVELOPMENT CO, LLC	07142009	MAINTENANCE-JULY	R&M-Common Area	546016 - 53910	120.00
001	51620	7/31/2009	HARMONY DEVELOPMENT CO, LLC	07142009	MAINTENANCE-JULY	R&M-Common Area	546016 - 53910	269.00
001	51620	7/31/2009	HARMONY DEVELOPMENT CO, LLC	07142009	MAINTENANCE-JULY	R&M-Common Area	546016 - 53910	80.00
001	51621	7/31/2009	JAN-PRO OF ORLANDO	10952	JANITORIAL SVCS-JULY	R&M-Pools	546074 - 53910	735.39
001	51622	7/31/2009	JOHN DEERE LANDSCAPES	23661540	WEATHER STATION REPAIR	R&M-Irrigation	546041 - 53902	318.59
001	51623	7/31/2009	NAPA AUTO PARTS	472162	PARTS	R&M-Equipment	546022 - 53910	257.82
001	51623	7/31/2009	NAPA AUTO PARTS	472567	PARTS	R&M-Equipment	546022 - 53910	61.21
001	51623	7/31/2009	NAPA AUTO PARTS	472568	PARTS	R&M-Equipment	546022 - 53910	31.77
001	51623	7/31/2009	NAPA AUTO PARTS	473490	PARTS	R&M-Equipment	546022 - 53910	35.82



HARMONY COMMUNITY DEVELOPMENT DISTRICT
Check Register By Fund
For The Period from 7/01/09 to 7/31/09

Fund No.	Check No.	Posting Date	Vendor Name	Vendor Inv. No.	Posting Description	G/L Description	G/L / Org	Check Amount
001	51623	7/31/2009	NAPA AUTO PARTS	473491	PARTS	R&M-Equipment	546022 - 53910	325.85
001	51623	7/31/2009	NAPA AUTO PARTS	468617	PARTS	R&M-Equipment	546022 - 53910	57.21
001	51623	7/31/2009	NAPA AUTO PARTS	469651	PARTS	R&M-Equipment	546022 - 53910	30.91
001	51623	7/31/2009	NAPA AUTO PARTS	471927	PARTS	R&M-Equipment	546022 - 53910	431.66
001	51624	7/31/2009	ROBERTS POOL SERVICE & REPAIR	061509	POOL MAINTENANCE-JUNE	R&M-Pools	546074 - 53910	1,475.00
001	51625	7/31/2009	SEVERN TRENT ENVIRONMENTAL SER	2042022	MGT FEES-JUNE 2009	ProfServ-Mgmt Consulting Serv	531027 - 51201	4,228.33
001	51625	7/31/2009	SEVERN TRENT ENVIRONMENTAL SER	2042022	MGT FEES-JUNE 2009	ProfServ-Field Management	531016 - 53901	3,568.00
001	51625	7/31/2009	SEVERN TRENT ENVIRONMENTAL SER	2042022	MGT FEES-JUNE 2009	Postage and Freight	541006 - 51301	74.24
001	51625	7/31/2009	SEVERN TRENT ENVIRONMENTAL SER	2042022	MGT FEES-JUNE 2009	Printing and Binding	547001 - 51301	718.80
001	51625	7/31/2009	SEVERN TRENT ENVIRONMENTAL SER	2042022	MGT FEES-JUNE 2009	Office Supplies	551002 - 51301	56.50
001	51625	7/31/2009	SEVERN TRENT ENVIRONMENTAL SER	2042022	MGT FEES-JUNE 2009	Communication - Telephone	541003 - 51301	4.93
001	51626	7/31/2009	SPIES POOL LLC	198965	POOL SUPPLIES-ASHLEY PK	Communication - Telephone	541003 - 51301	60.20
001	51626	7/31/2009	SPIES POOL LLC	194406	POOL SUPPLIES-ASHLEY PK	Op Supplies-Pool and Fountain	552008 - 53910	240.40
001	51626	7/31/2009	SPIES POOL LLC	197600	POOL SUPPLIES-ASHLEY PK	Op Supplies-Pool and Fountain	552008 - 53910	71.85
001	51626	7/31/2009	SPIES POOL LLC	198966	POOL SUPPLIES	Op Supplies-Pool and Fountain	552008 - 53910	222.85
001	51626	7/31/2009	SPIES POOL LLC	197599	POOL SUPPLIES	Op Supplies-Pool and Fountain	552008 - 53910	264.10
001	51626	7/31/2009	SPIES POOL LLC	198433	POOL SUPPLIES	Op Supplies-Pool and Fountain	552008 - 53910	247.10
001	51626	7/31/2009	SPIES POOL LLC	200692	BULK BLEACH	Op Supplies-Pool and Fountain	552008 - 53910	474.90
001	51626	7/31/2009	SPIES POOL LLC	200693	BULK BLEACH	Op Supplies-Pool and Fountain	552008 - 53910	361.50
001	51627	7/31/2009	SYMBIONT SERVICE CORP.	23577/64	HARMONY SWIM CLUB HEATER	Op Supplies-Pool and Fountain	552008 - 53910	400.25
001	51628	7/31/2009	WOOLPERT INC.	2009004505	ENG FEES-MAY	R&M-Pools	546074 - 53910	300.56
001	51629	7/31/2009	YOUNG VAN ASSENDERP, P.A.	8601	LEGAL FEES-GEN COUNSEL JUNE	ProfServ-Engineering	531013 - 51501	5,756.25
001	51629	7/31/2009	YOUNG VAN ASSENDERP, P.A.	8688	LEGAL FEES-GENERAL COUNSEL JUNE	ProfServ-Legal Services	531023 - 51401	2,463.13
001	51630	7/31/2009	REW LANDSCAPE CORP.	705177	DUMPSTER PULLS 4/6 & 5/7	ProfServ-Legal Services	531023 - 51401	550.00
001	51594	7/3/2009			THOMAS E. HALE	R&M-Common Area	546016 - 53910	985.72
001	51597	7/8/2009			JAMES C. O'KEEFE	PAYROLL		60.03
001	51598	7/8/2009			ROBERT D. EVANS	PAYROLL		184.70
001	51599	7/8/2009			NANCY M. SNYDER	PAYROLL		184.70
001	51600	7/8/2009			MARK W. LEMENAGER	PAYROLL		184.70
001	51604	7/17/2009			THOMAS E. HALE	PAYROLL		36.94

Credits	
Sub Total	\$ 128,815.49

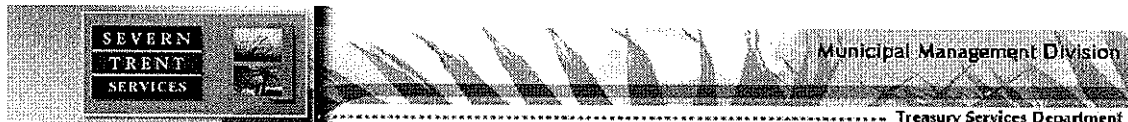
Fund No.	Check No.	Posting Date	Vendor Name	Vendor Inv. No.	Posting Description	G/L Description	G/L / Org	Check Amount
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201	51612	7/20/2009	US BANK NATIONAL ASSOC	071709	TRANSFER OF TAX RECEIPTS 2008/09	Due From Other Funds	131000 -	69,069.74
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Credits	
Sub Total	\$ 69,069.74

Total Checks Paid	\$ 197,885.23
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Date of Report
8/18/2009



4C

**Notice Of Meetings
Harmony
Community Development District**

The Board of Supervisors of the Harmony Community Development District will hold their meetings for Fiscal Year 2010 at Harmony/Greensides, 7251 Five Oaks Drive, Harmony, Florida at 9:00 a.m. on the last Thursday of each month as follows unless otherwise indicated:

October 29, 2009
November 19, 2009 (Third Thursday)
December 17, 2009 (Third Thursday)
January 28, 2010
February 25, 2010
March 25, 2010
April 29, 2010
May 27, 2010
June 24, 2010
July 29, 2010
August 26, 2010 (6:00 P.M.)
September 30, 2010

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 753-5841 at least two (2) calendar days prior to the meeting.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Gary L. Moyer
Manager

4D

HARMONY FY 2009 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		
5/20/2009	can't grow grass in area that sidewalk was repaired	3325 Pond Pine Rd	asking Brian				Scott Woodward	407-552-7255	
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	
6/13/2009	not mowing grass, not emptying doggie pots		Todd to address w/Luke Bros.				Randy Odden		
6/20/2009	water cooler has been removed from Lakeshore Park		emailed Todd				6913 Beargrass Road		
7/6/2009	drinking fountain on permanently	dog park	emailed Todd						
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		
7/13/2009	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		
7/24/2009	landscape concern	west entrance,	Todd to address w/Luke Bros.				RAY Walls		
7/28/2009	landscape concern in common areas	Bracken Fern	CDD not to mow, per Todd	Complete		7/28/2009	Shirley	407-891-9470	
8/3/2009	foul smelling water at drinking fountains	dog park at Cat Brier Trail	Todd to check out	Complete		8/3/2009	Jim Warren		
8/3/2009	dog bins full	opposite 3363 Cat Brier Trail	Todd to address w/Luke Bros.	Complete	Luke Bros	8/3/2009	Jim Warren		
8/3/2009	grass dying	3358 Cat Brier Trail	Todd to address w/Luke Bros.		Luke Bros				
8/5/2009	broken sprinkler head	7114 Five Oaks	Todd to address w/Luke Bros.	Complete?	Luke Bros				
8/11/2009	chinch bugs	3324 Cat Brier Trail	Luke Bros. will replace CDD grass at correct time		Luke Bros		Ken Gilbert	407-709-1486	
8/13/2009	upset w/cdd grass condition	3330 Cat Brier Trail	Todd to address w/Luke Bros.		Luke Bros		Andrew Gross	321-482-2584	
8/14/2009	alligator	Bracken Fern	Greg found him not aggressive	will keep monitoring	Greg Gologowski				
8/17/2009	sidewalks still needs grinding	Schoolhouse Road	Brian to address	pending			Jean Scharpa		
8/17/2009	large dog park has fire ant mounds	Primrose Willow	emailed Shad	pending	Luke Bros		Kerul Kassel		
8/17/2009	large depression needs to be filled in	large dog park/Primrose Willow	emailed Shad	pending	Luke Bros		Kerul Kassel		
8/17/2009	wants reimbursement for chinch bug destruction	3358 Cat Brier Trail	emailed Todd again				Ken Gilbert		
8/17/2009	broken sprinkler head	3351 Schoolhouse Rd.	emailed Shad	pending	Luke Bros		Pam Yeager	407-414-5570	

From: Ken Gilbert [mailto:ken@gemsevents.com]
Sent: Tuesday, August 11, 2009 10:20 AM
To: orlando@melrose-sovereign.com
Subject: Bugs Eating the Lawn in Front of 3324 Catbrier Trail

Hello All,

I have been a resident of Harmony, Florida for the past five years, and over the past three years Chinch Bugs have eaten the grass between the sidewalk and the street. This has caused a great expense to me because they have crossed the sidewalk and have eaten away at my lawn. I have had to treat and replace my lawn three times and I have my maintenance man treat the lawn numerous times at my cost.

I am now getting threatening letters from the Homeowners Association that I will be fined if my lawn is not in compliance. Since I live on the main street on 3324 Catbrier Trail, the portion of the lawn that is affected is owned and operated by the CDD. I have tried to explain this to the Homeowners Association and still received additional letters from them.

I spoke to an individual from the Homeowners Association regarding this and she informed me that she did not know that this land was maintained by the CDD, I asked her to contact them and inform them of this and to copy me via e-mail on the outcome. It has not been over thirty days and the situation is worse. Now both sides of my front lawn are affected even though I re-sodded the right side of my front lawn in May. I have not heard anything back from the Homeowners Association representative nor was any action taken.

I need some assistance and or someone to reimburse me the expense of fixing the front of my lawn. Our house is a custom built house and is on the main street of Harmony and we take pride in the upkeep of our residence. We hired a professional to maintain our lawn, trees and shrubs. We are now having to pay additional monies to him every month to treat and repair our lawn because of the lack of maintenance on the part of the CDD and the Homeowners Association which apparently does not know who is responsible for what.

Please respond ASAP with a resolution to this problem because it is getting worse daily. If you would like, I will fix the whole lawn and send you the invoice, or at the least you need to fix the portion of my lawn that is infected because of the lack of attention to this problem.

I do not want to so please do not leave me with the choice to contact my Attorney as you know the cost goes up every time we get legal involved

Thank you for you immediate attention to this matter.

I do not know who Todd Haskett is but he is supposed to be the one in charge of this please make sure he is copied

Ken Gilbert
G.E.M.S
895 Central Florida Parkway
Orlando Florida 32824
407-709-1486
407-438-5002 office
407-852-0286 fax
gemsevents.com
Ken@gemsevents.com

From: Todd Haskett [thaskett@Birchwoodacres.com]
Sent: Tuesday, August 11, 2009 11:02 AM
To: Rosemary Tschinkel
Cc: Michelle Bibeau; marenas@melrose-sovereign.com
Subject: RE: Bugs Eating the Lawn in Front of 3324 Catbrier Trail

Rosemary:

The turf area in question is being monitored and treated accordingly by Luke Bros. The turf within the CDD Landscape Utility Tract will be replaced as soon as conditions allow.

As for the HOA sending letters to this homeowner, I was made aware of the Management Company's property boundary discrepancy and have since met with the representative to correct.

The homeowners request for reimbursement would have to be approved by the Board; however, I do not suggest or support such a request. "Chinch Bugs" are a common maintenance issue and are sometimes difficult to quickly eliminate, as the homeowner has pointed out as it relates to his landscape contractors attempt to cure.

I will follow up with the HOA representative to ensure she is made aware of this issue and corrects her violation records to reflect as such.

Thank you,

Todd Haskett
Project Coordinator
Harmony Development Co.
3500 Harmony Square Dr. West
Harmony, Florida 34773
Ph. 407-891-1616
Fax 407-891-1620
www.harmonyfl.com

FIFTH ORDER OF BUSINESS

5C

**Harmony CDD
Buck Lake Boat Use
July 13-August 16, 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 *	23	10	2		11				
Fri, Sat, Sun	62	44	6		12				
Totals	85	54	8	0	23	0	0	0	0
Comments									

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 *	8	3	1		4				
Fri, Sat, Sun	21	12	3		6				
Totals	29	15	4	0	10	0	0	0	0
Comments	* Buck Lake is closed on Tuesday & Wednesday								

Last Month

Passengers	67	25	7	4	21	0	3	2	5
Trips	27	5	3	3	10	0	2	2	2

5D



LUKE BROTHERS INC.
LANDSCAPE SERVICES

**MONTHLY MAINTENANCE REPORT
AUGUST 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: August 15, 2009

Irrigation Work

- Monthly Irrigation inspection has been performed and repairs are being made as per Todd's approval for the month of July.
 - Made adjustment to heads, as needed, in the playground 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 to not become leggy and unsightly as you look into the areas.
- At this time, the existing annuals will remain through the summer months.

Mowing

- Schedule is coming along very well.
- Each week, we are becoming more acclimated with the property and have been staying on our schedule which is based on the weekly site map that we provided to Todd.
- We have taken over additional areas of mowing, along the roadway adjacent to Harmony Elementary school, at no additional cost to the CDD.

Detail

- Remains on schedule to ensure that all beds remain weed free, shrubs stay tightly trimmed, and herbicide spray is being used to keep weeds under control. With the late afternoon showers, the herbicide is being washed out so we will start spraying early in the day.

- We continue to remove dead / sparse plants in planter beds, as needed, which will give the planter beds a cleaner look. Detail crew will not remove any plants until I look over the planter beds to ensure they are not removing any dormant plants.

Elevation of trees

- Trees throughout the property need service badly. We are at the point of completion until the end of the summer season, at which time we will remove any necessary branches which are creating a safety hazard to pedestrians or are unhealthy to remain on the trees.

Removal of Old Staking

- Remaining old staking needs to be removed as requested (please note some trees staking will remain because of weak root systems, as needed, through the end of the hurricane season.)

Fertilizing

- All turf fertilizing is being performed throughout the property, as directed by myself and the PC/FERT technician.

Pest Control

- Has been performed throughout the property, as needed. Chinch bugs are popping up throughout the property. This has been the worst year for chinch bug outbreaks throughout the state of Florida, which is occurring from Jacksonville, down to Naples and across the state to the Miami areas.
- Areas with chinch bugs have been treated throughout the property. As needed, we will continue this treatment until we have chinch bugs under control.
- We are currently treating areas in which we will be replacing sod once we have the chinch bugs under control in these areas.
- We are cutting all turf at (4.5") (St Augustine turf) with the temp at 95 degrees. We don't want to cut too low as 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, the old mounds get washed out and they spread creating new and more ant mounds in other areas. This is why you will tend to see more frequent occurrences following rains.

Proposals

- I am currently working on a plant replacement proposal for the August monthly meeting.

Submitted by
Tim Nicholson, Sr – Orlando Sr Account Manager - Orlando Branch
Luke Brothers Landscape Services
(407) 362 - 8035