

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

NOVEMBER 19, 2009

AGENDA PACKAGE

10/21/09

Harmony Community Development District

Severn Trent Services, Management Services Division
210 North University Drive, Suite 702 • Coral Springs, Florida 33071
Telephone: (954) 753-5841 • Fax: (954) 345-1292

November 12, 2009

Board of Supervisors
Harmony Community Development District

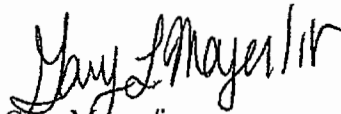
Dear Board Members:

The regular meeting of the Board of Supervisors of the Harmony Community Development District will be held on **Thursday, November 19, 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 October 29, 2009 Meeting**
- 3. District Manager's Report**
 - A. October 2009 Financial Statements
 - B. Invoice Approvals #115 and Check Run Summary
 - C. Public Comments/Complaints
 - D. Consideration of Resolution 2010-01 Amending the Fiscal Year 2009 General Fund Budget
- 4. Staff Reports**
 - A. Attorney
 - B. Engineer
 - C. Dockmaster/Field Manager
 - D. Landscaping – Luke Brothers
 - E. Aquatic Maintenance – Bio Tech
 - F. Developer
- 5. Supervisor Requests**
- 6. Audience Comments**
- 7. Adjournment**

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

Sincerely,



Gary Meyer/ir
District Manager

MINUTES

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, October 29, 2009, at 6:00 p.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 L. Moyer	Manager: Moyer Management Group
Tim Qualls	Attorney: Young vanAssenderp, P.A.
Steve Boyd	Engineer: Woolpert
Thomas Belieff	Dockmaster
Brenda Burgess	Moyer Management Group
Greg Gologowski	Harmony Development Company
Daniel Gough	Bio-Tech Consulting
Todd Haskett	Harmony Development Company
John Miklos	Bio-Tech Consulting
Shad Tome	Harmony Development Company
Tim Nicholson, Sr.	Luke Brothers
Residents and members of the public	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Evans called the meeting to order at 6:00 p.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 September 24, 2009 Meeting

Mr. Evans reviewed the minutes of the September 24, 2009, regular meeting, and asked for any additions, correction, or deletions.

Ms. Snyder stated I do not have any changes for the minutes, but in Section 5 of the agenda in the email from Severn Trent, they reference Mr. Kassel and it should be Ms. Kassel.

Mr. Qualls stated on page 2 where it references the County going through the tax certificate sales process, it should reference the Tax Collector rather than just the County.

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, approval was given to the minutes of the September 24, 2009, regular meeting, as amended.

THIRD ORDER OF BUSINESS

District Manager's Report

A. Financial Statements

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

Mr. LeMenager stated on the General Fund statement of revenues, we are significantly below collections in special assessments, off roll. Is that a timing issue?

Mr. Moyer stated yes, we have carried that consistently for a number of months and it is a timing issue.

B. Invoice Approval #114 and Check Run Summary

Mr. Moyer reviewed the invoices and check summary, which are included in the agenda package and available for public review in the District Office during normal business hours, and requested approval.

Ms. Kassel stated I presume the invoice from Home Depot was for items at the Swim Club. There were two bills totaling about \$2,500. I find the invoices hard to read because the print is very small. It looked like we bought plants and other things to improve the Swim Club, but I do not know if that was what the entire \$2,500 was for.

Mr. Evans stated the copy I have shows a breakdown of the invoice and what those items were for. The majority was for the Swim Club.

Ms. Kassel asked is the Hydrocom Technologies invoice for the watering system?

Mr. Moyer stated it is for the MAXICOM system.

Ms. Kassel asked did we need \$1,600 in repairs?

Mr. Golgowski stated yes, we had two controllers that controlled various zones on the project that were not communicating any longer. The circuit boards were replaced on both.

Ms. Kassel asked was there a warranty?

Mr. Golgowski stated yes, when they were first installed many years ago. The new ones will have a warranty.

Mr. LeMenager stated we received an email for the bill from Baker & Hostetler. Is it going to be part of this check run or for next month?

Mr. Moyer stated since we were able to get it to you, we would like you to consider it as part of this check run. If you need more time, you can defer it to give you more time to review it. It deals with the release of the blanket easement as part of the platting process that Mr. Evans and Mr. Boyd were involved in. Rather than having to recreate a lot of title work in terms of the documents related to that easement, they had that information related to prior activities of the developer, and this is why it is here for your consideration.

Mr. LeMenager stated I note that their hourly rate is \$270. We pay \$275 for Mr. vanAssenderp and \$125 for Mr. Qualls. It seems like \$270 is a fairly high rate.

Mr. Evans stated they are familiar with all title work and it took them far less time than it would have taken Mr. Qualls to get all of that information.

Mr. LeMenager stated on the Woolpert invoice, I noted Mr. Boyd billed us for five hours for attending the August meeting. The meeting was not five hours long.

Mr. Boyd stated we have historically charged for time to prepare for the meeting and not the full amount of travel time, but a portion of the travel time.

Mr. LeMenager stated it looks like we were charged two hours to prepare for the meeting and then five hours to attend, while the Attorney charged us 2.13 hours for the same meeting.

Mr. Boyd stated I keep a log of my time at my office, and I am happy to share it with you. I will make the utmost effort to make sure I am accurate and fair to the CDD with the time we record. I can show you that for this particular meeting, the physical time I spent preparing and attending the meeting exceeded the amount of time I charged the District. I understand this Board is sensitive to that, and if there is a concern, I will provide additional documentation.

Mr. Evans stated leading up to that meeting was when we were reviewing bids for various projects.

Mr. Boyd stated that is correct; we were reviewing waterline bids and alley work.

Mr. Evans stated he was working on a lot of items related to the meeting.

Mr. LeMenager stated perhaps that should be put in a different line item since the meeting was not five-hours long.

Mr. Boyd stated I will clarify the notes as I add comments to my time, so it does not suggest a five-hour meeting when it clearly was not five hours.

Mr. Snyder stated at our 9:00 a.m. meetings, we have coffee, which costs \$40. Most people come in with their own cup. Do we really need to be spending that amount of money? It is a very small issue.

Mr. Evans stated I do not think so.

Ms. Burgess stated I do not know that we ever actually requested it. I think they have been providing it and billing us. I do not know that we have made a request one way or the other, and we can certainly modify that with the room setup.

Mr. Evans stated let us do that going forward.

On MOTION by Ms. Snyder, seconded by Ms. Kassel, with all in favor, approval was given to the invoices as presented.
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C. Public Comments/Complaints

Mr. Moyer reviewed the complaint log, included in the agenda package and available for public review in the District Office during normal business hours.

Mr. Moyer stated I was surprised to see there were no listings for the month, so I called and, in fact, there were no calls to the District Office during the month.

Mr. LeMenager stated I noted everything on here was for 2008 and there was nothing for 2009. I wonder if the calendar function went wrong somewhere.

Ms. Burgess stated I briefly saw it, also, and noticed the dates. I am not sure if something happened between emailing it from our office to the recording office. I will check on what happened and get a revised report.

Mr. LeMenager asked are there any outstanding items?

Mr. Moyer stated I am sure there are, but we need to clarify this for you.

Ms. Kassel stated we were supposed to keep completed items on this list for a few months so we could see if there are recurrences.

Mr. Moyer stated we will send you an accurate report as soon as possible; we will not wait until next month, but we did not receive any new calls during the past month.

Mr. Tome stated I can confirm that is correct because I receive those emails. The things that are outstanding are what we know from a landscaping perspective or potholes and other projects we are working on.

D. Consideration of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year 2009

Mr. Moyer reviewed the engagement letter with Grau & Associates to perform the Audit for fiscal year 2009, in the amount of \$8,000. Last year we paid \$15,000 for the preparation of the fiscal year 2008 audit, and we budgeted a similar amount for fiscal year 2010. This current year proposal, given the amount of work the District is doing, is a very good fee.

On MOTION by Mr. LeMenager, seconded by Ms. Kassel, with all in favor, approval was given to the engagement letter with Grau & Associates to perform the audit for fiscal year 2009, in the amount of \$8,000.

E. Trust Account Investments

Mr. Moyer stated the agenda package included a memo from the Financial Manager for Severn Trent. I think we are moving in the right direction, but interest rates are not substantial. Keep in mind there are only one or two Trustees that do CDDs, but because of the number of defaults of other bond issues, Trustees are very sensitive and concerned about having funds available on May 1 and November 1 to make those payments. Since we now know with certainty that we have funds for the November 1 payment in the trust account, we will invest in the debt service reserve an amount of funds that will mature just before May 1 and the balance of the funds to mature before November 1. Having said that, the rates will not be much; 1% to 1.5%, but it is still better than what we are currently getting. The only other fund to discuss is the construction account, but since we just awarded a contract for that work, we probably will not invest in that fund. I am asking for authorization for staff to invest those funds to mature in close proximity to the May 1 and November 1 payments.

Ms. Kassel moved to authorize staff to invest debt service reserve funds, as presented and discussed and Mr. LeMenager seconded the motion.

Ms. Snyder stated the memo recommends after November 1, 2009 investing in Treasury bills that mature April 29, 2009. Should that be April 2010?

Mr. Moyer stated yes.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the above motion.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. LeMenager asked can we determine when you attend by phone or in person?

Mr. Qualls stated I feel it is very important for me to be here, just to see people and be able to read body language. You never know what issue will come up and many times, the phone connection is bad. That being said, we can work something out where occasionally I call in. It is my preference and I think it is best for me to be here. It enables me to provide a better service to the District.

Ms. Snyder stated I agree. We never know what issues will come up.

B. Engineer

Mr. Boyd stated regarding a construction update, the surveying is nearly complete for the waterline construction. We had pre-construction meetings with Toho Water Authority and with the developer and walked the entire alignment. It has been flagged, and they are supposed to start directional drilling next week. In next month's agenda, you will see the first pay application for the contract. On the alleys, the contract was not executed as quickly as I had wanted, but this has been taken care of and work will begin shortly on the alleys.

Mr. Evans asked how long will it take for the pipeline?

Mr. Boyd stated it should go fairly quickly. It will probably take two months to completely finish construction, and then there will be some testing involved. It will be probably three months until the lines are open.

Mr. LeMenager stated we decided not to put in a covered walkway because of the outrageous price. Are we doing anything to create a path where this work will be?

Mr. Boyd stated it will be a directional drill under the wetland to avoid any impacts to the wetland, so you will not be able to tell there is a pipe in the ground. They are starting to stockpile various materials. They will come into the northeast corner of the Estates. There is a swath of upland area that is not a wetland where they will be burying the pipe in the ground up to the wetland on both sides, so you will see them trenching and burying pipe up to the wetland buffer.

C. Dockmaster/Field Manager

Mr. Belieff reviewed the Monthly Boat Report, included in the agenda package and available for public review in the District Office during normal business hours.

Ms. Kassel stated thank you for the pad at the dog park. It is already making a difference and people are much less uptight. Thanks to the hardware around the fence, the digging has stopped, although the dogs are chewing on the pine bark nuggets. When you replace them, please make sure they are not treated with insecticide. Everything looks so much nicer.

Mr. Nicholson stated the pine bark is not treated.

Ms. Snyder asked are all the boats working?

Mr. Belieff stated yes.

D. Landscaping – Luke Brothers

Mr. Nicholson reviewed the Monthly Landscaping Report, included in the agenda package and available for public review in the District Office during normal business hours.

Ms. Kassel stated we discussed the idea of having a price to spray individual lots with chinch bugs. If we do not do that, how it will affect your sod replacements?

Mr. Nicholson stated in the past two months, many residents are getting more pest control than normal. Someone is spreading the word that they need to do something about it. Next year we will start in February before warm weather starts. Right now they are under control.

Mr. Evans stated we cannot authorize him to spray private property. When we know they are spraying, we may be able to inform the residents if they want to engage with him directly to spray at that time. They should be able to be more competitive versus a landscape company coming out for that purpose.

Mr. Nicholson stated two residents have asked us to do some landscape design and work, and I have no problem doing that, as long as it is not exotic and is within the plant palette approved for the community.

Mr. Evans stated if we want to inform residents that they can contact you directly when you are going to be spraying for chinch bugs, we need a way to announce for them to contact you to have their yard sprayed at the same time.

Mr. Nicholson stated I can place an advertisement in a newsletter. We will be spraying throughout the month of November because of the heat. There will be a minimum charge of \$25 or \$30 per home for us to spray.

Mr. Tome stated send the notice to us and we can get it out through an e-blast.

Ms. Kassel stated so many people do not get that.

Mr. Tome stated we are at 68%. We would just need to know some details, such as how to get you paid.

Mr. Evans stated there is a balance between us endorsing and informing. We have a problem in the entire community. The District can only do so much but we can try to inform them. They can select whatever company they want, but they may want to choose Luke Brothers because they have the most knowledge and constant spraying application.

Mr. Steve Berube asked what about having a cooperative advertisement in Harmony Notes?

Mr. Evans stated coordinate with Mr. Tome on what you can do for the timing and sequence for this.

Mr. Haskett stated it would be beneficial for Luke Brothers to contact homeowners in the affected areas. A homeowner may not know they have chinch bugs, so a notice will not mean anything to them.

Mr. Berube stated we are forgetting about the empty houses. Maybe that comes under self-help.

Ms. Kassel stated that is under the purview of the HOA.

Mr. Haskett stated if they do not have irrigation or electricity, it will not be effective.

Ms. Snyder asked can you spray even if you do not have them on your lawn now?

Mr. Nicholson stated yes, we can certainly spray for them if you want it done.

Mr. Qualls stated I know this is understood, but nothing contemplated is that any public funds will be spent on spraying private property.

Ms. Kassel asked as CDD Board members, even if we are personally paying for it, does that constitute a conflict of interest or the appearance of something wrong?

Mr. Qualls stated this is a private arrangement between a private citizen and a corporation. As long as the same charge is being applied and no special favors are incurred, there is no issue.

Mr. Evans stated we will let Mr. Nicholson and Mr. Tome work out the notification details.

Mr. Nicholson stated I re-did the proposal that Ms. LeMenager and Ms. Kassel and I have worked on, which I provided to the Board for your review.

Mr. LeMenager asked when do we need to start this program?

Mr. Nicholson stated whenever you are ready.

Ms. Kassel asked do we want time to review it since we just received it?

Mr. Evans stated yes, I think we want some time to review it.

Ms. Kassel stated it is the same thing we saw last month, but Ms. LeMenager and I made some adjustments in terms of plant materials, and we have added a few plant beds that were not included in Long Park.

Mr. LeMenager stated it looks like there are 67 areas where we want to replace plantings.

Mr. Nicholson stated we will be transplanting and shuffling the plant materials, based on the health of the plants.

E. Developer

Mr. Haskett stated we received the drinking fountain and it will be installed by Monday or Tuesday. We made sure we had all the parts and will be an easy install. Regarding a security gate for the dock area, I am working on a design that I will send to a couple of manufacturers since I cannot find anything on the internet or something local. I think the cost will be reasonable, about \$3000 or less is what I am estimating, which is cheaper than repairing the boats every month. I should have a report next month.

Mr. LeMenager stated we were out for a walk recently, and there appeared to be construction where the boats are.

Mr. Haskett stated Mr. Belieff has been straightening up pilings on the floating dock that the boats rest against. They are getting loose and Mr. Belieff is experienced in repairing pilings.

F. Aquatic Plant

Mr. Miklos introduced his staff and described the activities for the aquatic plant maintenance that started October 1, 2009.

Mr. Miklos stated we are trying to use fewer herbicides and chemicals, and are doing a lot of hand removal to maintain a natural look while reducing the use of herbicides. We will be providing weekly management reports to Mr. Golgowski.

Mr. Evans stated a number of months ago, there was an issue on one of the ponds, a dead end section with a film on top. I recall it was the decomposition of duck weed that had accumulated.

Mr. Golgowski stated that is spike rush, and we are organizing some strategies to get rid of it or reduce it.

Mr. Evans asked what is the film? It has the appearance of an oily substance on top of the water. Does it generate that?

Mr. Gough stated we have seen this in several of the ponds. It is a planktonic algae, and it looks like a film. It is actually a thin layer of algae that that looks like an oil film and it moves with the wind and gets into pockets. That is typically what we have seen in just three or four ponds. We have been treating and taking care of it.

Mr. Leeman asked have you noticed any difference in the ponds that have a lot of plantings around them as opposed to the ones that have none?

Mr. Gough stated yes.

Mr. Leeman asked is there a positive or negative difference?

Mr. Gough stated it is a positive difference with the plantings. It helps to cycle the nutrients to keep a natural balance in the ponds. There are only one or two with no littoral zone, and that may be something we recommend to plant in those ponds to get that natural nutrient cycling and get everything back to a natural state.

Mr. Miklos stated once we have been out here a month or two and become more familiar, we will bring some recommendations to the Board.

FIFTH ORDER OF BUSINESS

Supervisor Requests

Ms. Snyder stated I want to point out that there are about the same number of people here tonight who are normally here for a morning meeting.

Mr. Berube stated part of that may be because no one knew about the meeting.

Ms. Kassel stated there were no signs posted.

Mr. LeMenager stated we did not get our email blast.

Ms. Kassel asked can we find out what happened to the signs?

Mr. Berube asked is it safe to presume that the schedule on website will stay? We use that for notification of these meetings.

Mr. Evans stated not necessarily, because if it needs to be adjusted, it may change. This should be pretty consistent, though.

Ms. Kassel asked what happened to the signs? Did the policy change or was it an oversight?

Mr. Tome stated the process that is in place is one person tells another person and it works its way down to the Activity Director who is not HOA or CDD but just does it, but

this month it was forgotten. If there is another method, we would prefer that because this task is not assigned to anyone.

Mr. Belieff stated I am happy to put up the signs a few days ahead of the meeting.

Mr. Haskett stated we could come up with two generic signs to cover morning and evening meetings.

Mr. LeMenager stated the main locations are at the circles where everyone comes in.

SIXTH ORDER OF BUSINESS

Audience Comments

A resident asked why we are lighting the Estates at Harmony at night?

Mr. Evans stated when the District enters into contracts with OUC for the street lights, we lease those lights. Part of the contract is for the poles and for the power so it is all combined. Part of it is how they amortize that cost. It is all one contract, so there is not a separate bill for the amortization of the poles. Once they put them up, they turn them on. It also helps with vandalism to the extent that it can.

Mr. LeMenager stated if the lights were off, the people who will save money is OUC.

Ms. Kassel stated energy use is another consideration, but we have to weigh the energy use against the safety issues.

Mr. Berube stated a lot of things happen, including people shooting guns at deer in the morning. The Sheriff was out here a couple weeks ago acting like a Surveyor. The Sheriff ran them off so apparently it was not illegal.

Mr. Evans stated yes, it is. Trespassing with a firearm on private property in a construction area is an automatic seven years.

Ms. Kassel asked do signs need to be posted?

Mr. Evans stated there are signs posted.

Mr. Berube stated the construction signs are gone. There is not a "No Trespassing" sign before the Estates. They have not been back, so they got the message.

Ms. Kassel stated I wonder if we need signs for enforceability, not just for this instance, but in any other situation where a sign has to be posted regarding any kind of misconduct on that property.

Mr. Evans stated if you are hunting on private property without written permission from the landowner of your right to be on that property, that is poaching. They should have been arrested.

Mr. Berube stated I agree and I did not see the interaction. It happened around the 14th, but they have been gone and have not been back. That is the important thing.

Ms. Kassel stated my point about the "No Trespassing" sign was not just about poaching, but anyone doing something they should not be doing. Do we need a no "No Trespassing" sign to enforce this?

Mr. Evans stated these are public roads and they can ride back in there, but they cannot be on a designated construction site. I thought the signs were still posted. They cannot walk or drink on private property without the written permission of the owner. The developer owns the lots, the District owns the area between the sidewalk and the street, and the County owns the roads.

SEVENTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 6:50 p.m.

Gary L. Moyer, Secretary

Robert D. Evans, Chairman

THIRD ORDER OF BUSINESS

3A

**Harmony
Community Development District**

Financial Statements

October 31, 2009

**HARMONY CDD
BALANCE SHEET
OCTOBER 31, 2009**

	GENERAL	2001 DEBT SERVICE	2004 DEBT SERVICE	2004 CAPITAL PROJECTS	TOTALS
ASSETS	\$	\$	\$	\$	\$
CASH	307,512	-	-	-	307,512
CASH ON HAND	500	-	-	-	500
ASSESSMENTS RECEIVABLE, NET	92,415	44,476	-	-	136,891
DUE FROM OTHER FUNDS	18,143	-	361,497	-	379,640
DUE FROM OTHER GOVERNMENTS	6,065	10,047	-	-	16,112
INVESTMENTS:					
CONSTRUCTION FUND	-	-	-	230,473	230,473
PREPAYMENT ACCOUNT	-	22,299	3,229	-	25,528
RESERVE FUND	-	1,430,769	861,350	-	2,292,119
REVENUE FUND	-	933,914	230,058	-	1,163,972
TOTAL ASSETS	<u>\$ 424,635</u>	<u>\$ 2,441,505</u>	<u>\$ 1,456,134</u>	<u>\$ 230,473</u>	<u>\$ 4,552,747</u>
LIABILITIES & FUND BALANCES					
LIABILITIES	\$	\$	\$	\$	\$
ACCOUNTS PAYABLE	20,982	-	-	-	20,982
ACCRUED EXPENSES	43,613	-	-	2,392	46,005
DUE TO OTHER FUNDS	-	361,529	-	18,110	379,639
ACCRUED TAXES PAYABLE	92	-	-	-	92
DEPOSITS	500	-	-	-	500
DEFERRED REVENUE	4,785	8,058	-	-	12,843
TOTAL LIABILITIES	<u>69,972</u>	<u>369,587</u>	<u>-</u>	<u>20,502</u>	<u>460,061</u>
FUND BALANCES					
RESERVED FOR DEBT SERVICE	-	2,071,918	1,456,133	-	3,528,051
RESERVED FOR CAPITAL PROJECTS	-	-	-	209,970	209,970
UNRESERVED/UNDESIGNATED	354,663	-	-	-	354,663
TOTAL FUND BALANCES	<u>354,663</u>	<u>2,071,918</u>	<u>1,456,133</u>	<u>209,970</u>	<u>4,092,684</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 424,635</u>	<u>\$ 2,441,505</u>	<u>\$ 1,456,133</u>	<u>\$ 230,472</u>	<u>\$ 4,552,745</u>

NOTE: MINOR DIFFERENCES IN STATEMENT TOTALS
ARE A DIRECT RESULT OF ROUNDING TO WHOLE DOLLARS.

HARMONY CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING OCTOBER 31, 2009

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
REVENUE				
INTEREST - INVESTMENTS	500	42	74	33
SPECIAL ASSMNTS- TAX COLLECTOR	622,750	-	-	-
SPECIAL ASSMNTS- CDD COLLECTED	914,364	76,197	76,197	0
SPECIAL ASSMNTS- DISCOUNTS	(24,911)	-	-	-
TOTAL REVENUE	1,512,703	76,238	76,271	33
EXPENDITURES				
ADMINISTRATIVE				
P/R-BOARD OF SUPERVISORS	9,600	800	600	200
FICA TAXES	734	61	46	15
WORKERS' COMPENSATION	2,000	167	-	167
PROFSERV-ARBITRAGE REBATE	3,000	-	-	-
PROFSERV-DISSEMINATION AGENT	500	-	-	-
PROFSERV-ENGINEERING	18,000	1,500	-	1,500
PROFSERV-LEGAL SERVICES	24,000	2,000	-	2,000
PROFSERV-MGMT CONSULTING SERV	52,516	4,376	4,376	0
PROFSERV-SPECIAL ASSESSMENT	11,089	-	-	-
PROFSERV-TRUSTEE	11,000	-	-	-
AUDITING SERVICES	15,500	-	-	-
COMMUNICATION - TELEPHONE	175	15	6	9
POSTAGE AND FREIGHT	2,000	167	125	42
INSURANCE - GENERAL LIABILITY	19,500	19,500	19,151	349
PRINTING AND BINDING	7,000	583	319	264
LEGAL ADVERTISING	2,500	208	92	116
MISC-ASSESSMNT COLLECTION FEE	12,456	-	779	(779)
MISC-CONTINGENCY	1,000	83	-	83
OFFICE SUPPLIES	1,000	83	61	22
ANNUAL DISTRICT FILING FEE	175	175	175	-
CAPITAL OUTLAY	750	63	-	63
TOTAL ADMINISTRATIVE	194,495	29,781	25,730	4,051
OPERATIONS AND MAINTENANCE				
FIELD				
PAYROLL-SALARIED	4,800	400	435	(35)
FICA TAXES	3,725	310	-	310
PROFSERV-FIELD MANAGEMENT	43,896	3,658	3,658	-
TOTAL FIELD	52,421	4,368	4,093	275
LANDSCAPE				
UTILITY - REFUSE REMOVAL	32,576	2,715	2,548	167
R&M-GROUNDS	32,994	2,750	2,500	250
R&M-IRRIGATION	37,500	3,125	2,625	500
R&M-TREE TRIMMING SERVICES	15,000	1,250	-	1,250
R&M-TREES AND TRIMMING	21,115	1,760	1,593	167
R&M-TURF CARE	283,001	23,583	23,167	416
R&M-SHRUB CARE	110,539	9,212	8,962	250
MISCELLANEOUS SERVICES	10,000	833	-	833
TOTAL LANDSCAPE	542,725	45,227	41,395	3,832

HARMONY CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING OCTOBER 31, 2009

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
UTILITY				
ELECTRICITY - GENERAL	40,000	3,333	2,200	1,133
ELECTRICITY - STREETLIGHTING	385,220	32,102	31,330	772
UTILITY - WATER & SEWER	90,000	7,500	7,300	200
TOTAL UTILITY	<u>515,220</u>	<u>42,935</u>	<u>40,830</u>	<u>2,105</u>
OPERATION & MAINTENANCE				
CONTRACTS-LAKE AND WETLAND	33,250	2,771	2,783	(12)
COMMUNICATION - TELEPHONE	2,500	208	139	69
R&M-COMMON AREA	10,500	875	-	875
R&M-EQUIPMENT	21,000	1,750	-	1,750
R&M-POOLS	45,213	3,768	2,404	1,364
R&M-ROADS & ALLEYWAYS	5,000	417	-	417
R&M-SIDEWALKS	9,000	750	25	725
R&M-PARKS & AMENITIES	10,600	883	851	32
R&M-HARDSCAPE CLEANING	10,000	833	-	833
MISC-CONTINGENCY	20,000	1,667	-	1,667
TOTAL OPERATION & MAINTENANCE	<u>167,063</u>	<u>13,922</u>	<u>6,202</u>	<u>7,720</u>
TOTAL EXPENDITURES	<u>1,471,924</u>	<u>136,233</u>	<u>118,250</u>	<u>17,983</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>40,779</u>	<u>(59,995)</u>	<u>(41,979)</u>	<u>18,016</u>
OTHER FINANCING SOURCES				
RESERVE - SELF INSURANCE	(40,779)	(40,779)	-	40,779
TOTAL OTHER FINANCING SOURCES (USES)	<u>(40,779)</u>	<u>(40,779)</u>	<u>-</u>	<u>40,779</u>
NET CHANGE IN FUND BALANCES	<u>(0)</u>	<u>(100,774)</u>	<u>(41,979)</u>	<u>58,795</u>
FUND BALANCE, BEGINNING (OCT 1, 2009)	<u>396,640</u>	<u>-</u>	<u>396,640</u>	<u>396,640</u>
FUND BALANCE, ENDING	<u>\$ 396,640</u>	<u>\$ (100,774)</u>	<u>\$ 354,661</u>	<u>\$ 455,435</u>

HARMONY CDD
2001 DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING OCTOBER 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	2,083	35	(2,048)
SPECIAL ASSMNTS- TAX COLLECTOR	1,071,740	-	-	-
SPECIAL ASSMNTS- PREPAYMENT	-	-	7,974	7,974
SPECIAL ASSMNTS- CDD COLLECTED	433,379	-	280,612	280,612
SPECIAL ASSMNTS- DISCOUNTS	(42,869)	-	-	-
TOTAL REVENUE	<u>1,487,250</u>	<u>2,083</u>	<u>288,621</u>	<u>286,538</u>
EXPENDITURES				
ADMINISTRATIVE				
MISC-ASSESSMNT COLLECTION FEE	21,435	-	-	-
TOTAL ADMINISTRATIVE	<u>21,435</u>	<u>-</u>	<u>-</u>	<u>-</u>
DEBT SERVICE				
PRINCIPAL DEBT RETIREMENT	290,000	-	-	-
INTEREST EXPENSE	1,144,775	-	-	-
TOTAL DEBT SERVICE	<u>1,434,775</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL EXPENDITURES	<u>1,456,210</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>31,040</u>	<u>2,083</u>	<u>288,621</u>	<u>286,538</u>
NET CHANGE IN FUND BALANCES	<u>31,040</u>	<u>2,083</u>	<u>288,621</u>	<u>286,538</u>
FUND BALANCE, BEGINNING (OCT 1, 2009)	<u>1,783,298</u>	<u>-</u>	<u>1,783,298</u>	<u>1,783,298</u>
FUND BALANCE, ENDING	<u>\$ 1,814,338</u>	<u>\$ 2,083</u>	<u>\$ 2,071,919</u>	<u>\$ 2,069,836</u>

HARMONY CDD
2004 DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING OCTOBER 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	1,667	22	(1,645)
SPECIAL ASSMNTS- CDD COLLECTED	<u>1,201,223</u>	<u>-</u>	<u>31,498</u>	<u>31,498</u>
TOTAL REVENUE	<u>1,221,223</u>	<u>1,667</u>	<u>31,520</u>	<u>29,853</u>
DEBT SERVICE				
PRINCIPAL DEBT RETIREMENT	210,000	-	-	-
INTEREST EXPENSE	<u>1,014,863</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL DEBT SERVICE	<u>1,224,863</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL EXPENDITURES	<u>1,224,863</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(3,639)</u>	<u>1,667</u>	<u>31,520</u>	<u>29,853</u>
NET CHANGE IN FUND BALANCES	<u>(3,639)</u>	<u>1,667</u>	<u>31,520</u>	<u>29,853</u>
FUND BALANCE, BEGINNING (OCT 1, 2009)	<u>1,424,613</u>	<u>-</u>	<u>1,424,613</u>	<u>1,424,613</u>
FUND BALANCE, ENDING	<u>\$ 1,420,974</u>	<u>\$ 1,667</u>	<u>\$ 1,456,133</u>	<u>\$ 1,454,466</u>

HARMONY CDD
2004 CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING OCTOBER 31, 2009

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
FUND BALANCE, BEGINNING (OCT 1, 2009)	\$ -	\$ -	\$ 209,970	\$ 209,970
FUND BALANCE, ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 209,970</u>	<u>\$ 209,970</u>

Harmony Community Development District

Notes to the Financial Statements

October 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
	Delinquent assessments from FY2009	4,785
	Birchwood O&M invoice for October 2009	76,197
		Total <u>\$ 92,415</u>
DUE FROM OTHER FUNDS	Due from Capital Project Series 2004	\$ 18,110
	Reclassification of delinquent assessments from FY 2008	33
		<u>\$ 18,143</u>
DUE FROM OTHER GOVERNMENTS	Excess fees from tax collector for FY 2009	\$ 5,966
	Interest income on collected assessments from tax collector	99
		Total <u>\$ 6,065</u>

LIABILITIES

ACCOUNTS PAYABLE	Robert Pool Services & Repair - October services	\$ 1,594
	Severn Trent Management Services - October services	8,936
	Kissimmee Utility Authority - September services	7,301
	Woolpert Inc. - September services	2,103
	Various invoices for October 2009	1,048
		Total <u>\$ 20,982</u>
ACCRUED EXPENSES	Kissimmee Utility Authority - Water & Sewer from 10/19 - 11/18/09	\$ 7,300
	City Of St. Cloud - electricity general from 10/10 - 11/9/09	2,200
	City Of St. Cloud - electricity streetlight 10/10 - 11/9/09	31,330
	Aquatic System, Inc. - services for October	2,783
		Total <u>\$ 43,613</u>
DEPOSITS	Deposits for Pool Keys	\$ 500
DEFERRED REVENUE	Delinquent assessments from FY2009	\$ 4,785

Harmony Community Development District

Notes to the Financial Statements

October 31, 2009

GENERAL FUND - REVENUES AND EXPENDITURES

REVENUES

INTEREST- INVESTMENTS	Interest earned with money market account
SPECIAL ASSMNTS - CDD COLLECTED	Accrued Birchwood Acres monthly assessment bill - \$76,197

EXPENDITURES

ADMINISTRATIVE

PROFSERV-ENGINEERING	No invoices as of October 2009
PROFSERV-LEGAL SERVICES	No invoices as of October 2009
INSURANCE - GENERAL LIABILITY	Public Risk Agency - Paid in Full for FY 2010 for General Insurance Policy
MISC-ASSESSMNT COLLECTION FEE	Oceola County Board of City Commissioner - Administration fees for the 2009 Tax roll

FIELD

PAYROLL-SALARIED	Annual salary and benefits for full-time field manager/dockmaster
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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
R&M-TREES TRIMMING SERVICE	Luke Bros monthly fee for pruning and maintenance for trees over 10 feet
R&M-TREES AND TRIMMING	Luke Bros monthly fee for pruning and maintenance for trees under 10 feet
R&M-TURF CARE	Luke Bros monthly fee for pruning,mulching and maintaining shrubs within District
R&M-SHRUB CARE	Luke Bros monthly fee for mowing, edging and maintenance of turf within District
MISCELLANEOUS SERVICES	No invoices as of October 2009

UTILITY

ELECTRICITY - GENERAL	City of St. Cloud - accrued October services
ELECTRICITY - STREETLIGHTING	City of St. Cloud - accrued October services
UTILITY - WATER & SEWER	KUA - accrued October services

Harmony Community Development District

Notes to the Financial Statements

October 31, 2009

OPERATION & MAINTENANCE

CONTRACTS-LAKE AND WETLAND	Aquatic System monthly fees of \$2,388 and \$395
COMMUNICATION - TELEPHONE	AT&T and Embarq monthly fee paid through October 2009
R&M-COMMON AREA	No invoices as of October 2009
R&M-EQUIPMENT	No invoices as of October 2009
R&M-POOLS	Jan Pro and Robert's Pool Service monthly fee \$1,180 A-1 Home Inspection Service - Pest Control monthly fee - \$75 Roberts Pool Service & Repair -replaced motor/seal at kiddie pool
R&M-ROADS & ALLEYWAYS	No invoices as of October 2009
R&M-SIDEWALKS	No invoices as of October 2009
R&M-PARKS & AMENITIES	Grainer - Water cooler
R&M-HARDSCAPE CLEANING	No invoices as of October 2009
MISC-CONTINGENCY	No invoices as of October 2009

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	\$ 36,418
	Delinquent assessment FY 2009	<u>8,058</u>
		Total <u>44,476</u>
DUE FROM OTHER GOVERNMENTS	Excess fees from tax collector for FY 2009	10,047

LIABILITIES

DUE TO OTHER FUNDS	Debt Service payment due to Series 2004	\$361,497
	Reclassification of delinquent assessments from FY 2008	<u>33</u>
		Total <u>\$361,529</u>
DEFERRED REVENUE	Delinquent assessments from FY2009	\$ 8,058

SERIES 2001 DEBT SERVICE FUND - REVENUES AND EXPENDITURES

REVENUES

INTEREST- INVESTMENTS	Interest earned on US Treasury Bill
SPECIAL ASSMNTS - PREPAYMENT	Received prepayments
SPECIAL ASSMNTS - CDD COLLECTED	Received funds for Debt Service payment on 11/1/09

**Harmony
Community Development District**

Notes to the Financial Statements

October 31, 2009

SERIES 2004 DEBT SERVICE FUND - BALANCE SHEET

ASSETS

CASH AND INVESTMENTS	See Cash and Investment Report for details	
DUE FROM OTHER FUNDS	Series 2001 received entire amount for the Debt Service payment on 11/1/09 Transferred the portion for Series 2004 on 11/2/09	\$361,497

SERIES 2004 DEBT SERVICE FUND - REVENUES AND EXPENDITURES

REVENUES

INTEREST- INVESTMENTS	Interest earned on US Treasury Bill	
SPECIAL ASSMNTS - CDD COLLECTED	Received funds for Debt Service payment on 11/1/09	

SERIES 2004 CAPITAL PROJECTS FUND - BALANCE SHEET

ASSETS

CASH AND INVESTMENTS	See Cash and Investment Report for details	
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LIABILITIES

ACCRUED EXPENSES	Accrued requisitions # 235 - 239	\$ 2,392
DUE TO OTHER FUNDS	Due to General Fund	\$ 18,110

**Harmony
Community Development District**

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

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Checking Account- Operating Cash On Hand	Centerstate Bank	0.25%	\$ 307,512 500 (1)
DEBT SERVICE AND CAPITAL PROJECT FUNDS			
Series 2001 Prepayment Fund	US Bank	0.05%	22,299
Series 2001 Reserve Fund	US Bank	0.05%	1,430,769
Series 2001 Revenue Fund	US Bank	0.05%	933,914
Series 2004 Prepayment Fund	US Bank	0.05%	3,229
Series 2004 Reserve Fund	US Bank	0.05%	861,350
Series 2004 Revenue Fund	US Bank	0.05%	230,058
Series 2004 Contruction Fund	US Bank	0.05%	230,473
		Subtotal	\$ 3,712,092 (2)
		Total	\$ 4,020,104

NOTE 1 - PETTY CASH.

NOTE 2 - INVESTED IN FIRST AMERICAN GOVERNMENT OBLIGATION FUND - RATING AAAM/AAA
SOLD ON 10/27/09 FOR 11/1/09 PAYMENT. WILL BE RE-INVESTINED IN NOVEMBER.

3B

Harmony CDD

November 9, 2009

Invoice Approval #115

<u>PAYEE</u>	<u>Invoice Number</u>	<u>A=Approval</u> <u>R=Ratification</u>	<u>General Fund</u>
<u>Advanced Marine Services</u>			
	#42693	A	\$633.99
	#42943	A	\$778.18
	#43158	A	\$273.32
		<u>Vendor Total</u>	<u>\$1,685.49</u>
<u>AT & T</u>			
	#99377858X10262009	R	\$98.96
		<u>Vendor Total</u>	<u>\$98.96</u>
<u>Century Link</u>			
	#102509-11308	R	\$43.05
		<u>Vendor Total</u>	<u>\$43.05</u>
<u>City of St Cloud</u>			
	Billing Period 9/9-10/9	R	\$33,317.24
		<u>Vendor Total</u>	<u>\$33,317.24</u>
<u>FedEx</u>			
	Inv#9-378-17400	R	\$43.00
	Inv#9-362-21831	R	\$12.78
		<u>Vendor Total</u>	<u>\$55.78</u>
<u>Grainger</u>			
	#9105241294	R	\$814.11
		<u>Vendor Total</u>	<u>\$814.11</u>

Jan-Pro Cleaning

#11770

A	\$735.39
Vendor Total	\$735.39

Kissimmee Utility Authority

Billing Period 9/18-10/19

R	\$7,301.20
Vendor Total	\$7,301.20

Luke Brothers Inc.

#0910-96336

R	\$41,143.75
Vendor Total	\$41,143.75

NAPA Auto Parts

#493789
#493790
#495212
#495213
#496132

A	\$443.77
A	\$55.56
A	\$107.67
A	\$11.49
A	\$96.13
Vendor Total	\$714.62

Orlando Sentinel

#761555002
#761555001

R	\$45.80
R	\$45.80
Vendor Total	\$91.60

Public Risk Insurance

#11364

R	\$19,151.00
Vendor Total	\$19,151.00

Roberts Pool Service

#101309
#101509

A	\$414.00
A	\$1,180.00
Vendor Total	\$1,594.00

Severn Trent Services

#2043923

A	\$8,936.25
Vendor Total	\$8,936.25

Walker Technical Services

#680

A	\$250.00
Vendor Total	\$250.00

Woolpert

#2009007995

A	\$2,102.50
Vendor Total	\$2,102.50

GRAND TOTAL \$118,034.94

**Harmony
Community Development District**

Check Register

October 31, 2009

HARMONY CDD
Check Register By Fund
For The Period from 10/1/09 to 10/31/09

Fund No.	Check No.	Posting Date	Vendor Name	Vendor Inv. No.	Posting Description	G/L Description	G/L / Org	Check Amount
001	51698	10/2/2009	AT & T	993377858X09262009	#993377858 9/11-9/18	Communication - Telephone	541003 - 53910	157.49
001	51699	10/2/2009	KISSIMMEE UTILITY AUTHORITY	092509	BILLING 8/19-9/18	Utility - Water & Sewer	543021 - 53903	6,953.36
001	51700	10/2/2009	ORLANDO SENTINEL	741411002	LEGAL AD-MTG 9/24	Legal Advertising	548002 - 51301	45.80
001	51700	10/2/2009	ORLANDO SENTINEL	741411001	LEGAL AD-MTG SCHEDULE	Legal Advertising	548002 - 51301	44.00
001	51704	10/9/2009	M & W CONCRETE INC.	1048	INSTALL 100 S.F CONCRETE PAD W DRAIN/PUMP	R&M-Landscape Pet Park	546304 - 53902	1,100.00
001	51705	10/13/2009	EMBARQ	092509-11308	#4078911308 9/25-10/24	Communication - Telephone	541003 - 53910	43.08
001	51706	10/13/2009	HARMONY GOLF PRESERVE	000999	ROOM RENTAL MTG 9/24	Misc-Contingency	549900 - 51301	46.22
001	51707	10/13/2009	OSCEOLA COUNTY BOARD OF CTY CO	100109	ADMINISTRATION FEES-2009 TAX YEAR ROLL	Misc-Assessmnt Collection Fee	549070 - 51301	779.00
001	51708	10/13/2009	OSCEOLA COUNTY PERMIT MGT	082709-02314	SIGNAGE PERMIT FEES #PO9-002314	Misc-Licenses & Permits	549066 - 53910	269.16
001	51708	10/13/2009	OSCEOLA COUNTY PERMIT MGT	082709-02315	SIGNAGE PERMIT FEES#PO9-002315	Misc-Licenses & Permits	549066 - 53910	269.16
001	51708	10/13/2009	OSCEOLA COUNTY PERMIT MGT	082709-02313	SIGNAGE PERMIT FEES#PO9-002313	Misc-Licenses & Permits	549066 - 53910	269.16
001	51709	10/14/2009	DEPARTMENT OF COMMUNITY AFFAIR	21710	DISTRICT FILING FEES-FY 2009/10	Annual District Filing Fee	554007 - 51301	175.00
001	51710	10/14/2009	EMBARQ	100709-83185	#4074983185 10/7-11/6	Communication - Telephone	541003 - 53910	48.95
001	51710	10/14/2009	EMBARQ	100409-27636	#4078927636 10/4-11/3	Communication - Telephone	541003 - 53910	46.59
001	51711	10/14/2009	FEDEX	9-353-96507	#2506-5623-8	Postage and Freight	541006 - 51301	6.33
001	51712	10/14/2009	HOME DEPOT CREDIT SERVICES	4163149	FLOORING	R&M-Common Area	546016 - 53910	63.05
001	51712	10/14/2009	HOME DEPOT CREDIT SERVICES	6010879	KEYS	R&M-Common Area	546016 - 53910	212.84
001	51712	10/14/2009	HOME DEPOT CREDIT SERVICES	40836	PATCH/CLEANER/PRIMER	R&M-Parks & Amenities	546135 - 53910	36.67
001	51713	10/14/2009	FEDEX	9-355-08499	#2514-7930-5	Postage and Freight	541006 - 51301	6.33
001	51714	10/21/2009	CITY OF ST CLOUD	101309	BILLING PERIOD 9/9-10/9	Electricity - Streetlighting	543013 - 53903	31,329.93
001	51714	10/21/2009	CITY OF ST CLOUD	101309	BILLING PERIOD 9/9-10/9	Electricity - General	543006 - 53903	1,987.31
001	51715	10/21/2009	FEDEX	9-362-21831	#2506-5623-8	Postage and Freight	541006 - 51301	12.78
001	51716	10/22/2009	PUBLIC RISK INSURANCE AGENCY	11364	#PKFL1049401009-04	Insurance - General Liability	545002 - 51301	5,500.00
001	51716	10/22/2009	PUBLIC RISK INSURANCE AGENCY	11364	#PKFL1049401009-04	Insurance - General Liability	545002 - 51301	13,651.00
001	51717	10/28/2009	LUKE BROTHERS INC.	0910-96336	MONTHLY MAINT-OCT 2009	R&M-Turf Care	546130 - 53902	7,833.07
001	51717	10/28/2009	LUKE BROTHERS INC.	0910-96336	MONTHLY MAINT-OCT 2009	R&M-Turf Care	546130 - 53902	9,943.13
001	51717	10/28/2009	LUKE BROTHERS INC.	0910-96336	MONTHLY MAINT-OCT 2009	R&M-Turf Care	546130 - 53902	2,474.38
001	51717	10/28/2009	LUKE BROTHERS INC.	0910-96336	MONTHLY MAINT-OCT 2009	R&M-Turf Care	546130 - 53902	2,916.18
001	51717	10/28/2009	LUKE BROTHERS INC.	0910-96336	MONTHLY MAINT-OCT 2009	R&M-Grounds	546037 - 53902	1,699.50
001	51717	10/28/2009	LUKE BROTHERS INC.	0910-96336	MONTHLY MAINT-OCT 2009	R&M-Shrub Care	546131 - 53902	8,961.56
001	51717	10/28/2009	LUKE BROTHERS INC.	0910-96336	MONTHLY MAINT-OCT 2009	Utility - Refuse Removal	543020 - 53902	2,548.00
001	51717	10/28/2009	LUKE BROTHERS INC.	0910-96336	MONTHLY MAINT-OCT 2009	R&M-Irrigation	546041 - 53902	2,375.00
001	51717	10/28/2009	LUKE BROTHERS INC.	0910-96336	MONTHLY MAINT-OCT 2009	R&M-Grounds	546037 - 53902	800.00
001	51717	10/28/2009	LUKE BROTHERS INC.	0910-96336	MONTHLY MAINT-OCT 2009	R&M-Tree Trimming Services	546098 - 53902	1,592.93
001	51718	10/30/2009	A-1 HOME INSPECTION SVC	100109	PEST CONTROL-OCT	R&M-Pools	546074 - 53910	75.00
001	51719	10/30/2009	GARYS LOCK & SAFE INC.	47907	50 DUPLICATE KEYS	R&M-Pools	546074 - 53901	152.50
001	51720	10/30/2009	HARMONY DEVELOPMENT CO, LLC	102109	REIMBURSE-GATE REPAIR/LEGAL/AT&T DOCKMASTER	R&M-Common Area	546016 - 53910	316.00
001	51720	10/30/2009	HARMONY DEVELOPMENT CO, LLC	102109	REIMBURSE-GATE REPAIR/LEGAL/AT&T DOCKMASTER	ProfServ-Legal Services	531023 - 51401	945.00
001	51720	10/30/2009	HARMONY DEVELOPMENT CO, LLC	102109	REIMBURSE-GATE REPAIR/LEGAL/AT&T DOCKMASTER	Communication - Telephone	541003 - 53910	266.21
001	51721	10/30/2009	HYDROCOM TECHNOLOGIES INC	2041	TRHEE IRRIGATION CONTROLLERS	R&M-Irrigation	546041 - 53902	1,608.64
001	51722	10/30/2009	JAN-PRO OF ORLANDO	100109	JANITORIAL SVCS-OCT	R&M-Pools	546074 - 53910	735.39
001	51723	10/30/2009	LEDESMA INNOVATIONS INC.	092809	PRESSURE WASHING-4 PAVILLIONS/POST & RAIL FENCE	R&M-Hardscape Cleaning	546312 - 53910	792.00
001	51723	10/30/2009	LEDESMA INNOVATIONS INC.	092809	PRESSURE WASHING-4 PAVILLIONS/POST & RAIL FENCE	R&M-Hardscape Cleaning	546312 - 53910	740.00
001	51723	10/30/2009	LEDESMA INNOVATIONS INC.	092809	PRESSURE WASHING-4 PAVILLIONS/POST & RAIL FENCE	R&M-Hardscape Cleaning	546312 - 53910	2,836.00
001	51724	10/30/2009	ROBERTS POOL SERVICE & REPAIR	091509	POOL MAINT-SEPT	R&M-Pools	546074 - 53901	1,180.00



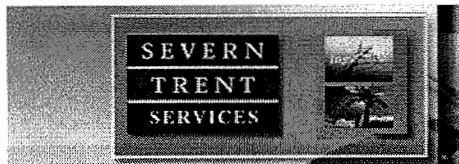
HARMONY CDD
Check Register By Fund
For The Period from 10/1/09 to 10/31/09

Fund No.	Check No.	Posting Date	Vendor Name	Vendor Inv. No.	Posting Description	G/L Description	G/L / Org	Check Amount
001	51725	10/30/2009	SEVERN TRENT ENVIRONMENTAL SER	2043290	MGT FEES-SEPT	ProfServ-Mgmt Consulting Serv	531027 - 51201	4,228.33
001	51725	10/30/2009	SEVERN TRENT ENVIRONMENTAL SER	2043290	MGT FEES-SEPT	ProfServ-Field Management	531016 - 53901	3,568.00
001	51725	10/30/2009	SEVERN TRENT ENVIRONMENTAL SER	2043290	MGT FEES-SEPT	ProfServ-Field Management	531016 - 53901	600.00
001	51725	10/30/2009	SEVERN TRENT ENVIRONMENTAL SER	2043290	MGT FEES-SEPT	Postage and Freight	541006 - 51301	69.70
001	51725	10/30/2009	SEVERN TRENT ENVIRONMENTAL SER	2043290	MGT FEES-SEPT	Printing and Binding	547001 - 51301	476.40
001	51725	10/30/2009	SEVERN TRENT ENVIRONMENTAL SER	2043290	MGT FEES-SEPT	Office Supplies	551002 - 51301	55.00
001	51725	10/30/2009	SEVERN TRENT ENVIRONMENTAL SER	2043290	MGT FEES-SEPT	Communication - Telephone	541003 - 51301	6.28
001	51725	10/30/2009	SEVERN TRENT ENVIRONMENTAL SER	2043290	MGT FEES-SEPT	Communication - Telephone	541003 - 51301	0.80
001	51726	10/30/2009	SPIES POOL LLC	203530	POOL SUPPLIES	Op Supplies-Pool and Fountain	552008 - 53910	159.95
001	51726	10/30/2009	SPIES POOL LLC	203531	POOL SUPPLIES	Op Supplies-Pool and Fountain	552008 - 53910	35.75
001	51727	10/30/2009	WALKER TECHNICAL SERVICES	669	MAXI-COM OCT	R&M-Irrigation	546041 - 53902	250.00
001	51728	10/30/2009	WOOLPERT INC.	2009007013	ENG FEES-AUG 2009	ProfServ-Engineering	531013 - 51501	1,803.59
001	51729	10/30/2009	YOUNG VAN ASSENDERP, P.A.	8950	LEGAL FEES- 5/28-8/27	ProfServ-Legal Services	531023 - 51401	2,056.50
001	51729	10/30/2009	YOUNG VAN ASSENDERP, P.A:	9047	LEGAL FEES-SEPT	ProfServ-Legal Services	531023 - 51401	797.75
001	51701	10/6/2009			ROBERT D. EVANS	PAYROLL		184.70
001	51702	10/6/2009			NANCY M. SNYDER	PAYROLL		184.70
001	51703	10/6/2009			MARK W. LEMENAGER	PAYROLL		184.70
001	51730	10/30/2009			ROBERT D. EVANS	PAYROLL		184.70
001	51731	10/30/2009			NANCY M. SNYDER	PAYROLL		184.70
001	51732	10/30/2009			MARK W. LEMENAGER	PAYROLL		184.70

Credits	
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Sub Total	\$ 129,059.95
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Total Checks Paid	\$ 129,059.95
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Municipal Management Division

Treasury Services Department

3C

HARMONY CDD COMMUNICATION LOG

Date	Description of complaint	Location	Action taken	Work Status	Completed by:	Date	Name	Phone Number	Email
5/26/2009	pool monopolized by school wrestling club, mischief	Ashley Park Pool	board needs to address	Ongoing					
6/10/2009	concerns regarding pool security & safety		emailed Brenda	Ongoing			Steve Berube	407-491-3469	spberube@earthlink.net
7/13/2009	numerous landscape issues	Beargrass, Bluestem, Schoolhouse	Todd to address w/Luke Bros.	Pending	Luke Bros.				
7/24/2009	landscape concern	west entrance, light pole & trees, main road		Pending			Ray Walls		wallsr@dbiz.cc
8/3/2009	foul smelling water at drinking fountains/dog park hoses	Cat Brier Trail	flushed lines	Complete	Todd	8/3/2009	Jim Warren		jim@ij-telecoms.com
8/3/2009	dog bins full	opposite 3363 Cat Brier Trail		Complete	Luke Bros.	8/3/2009	Jim Warren		
8/3/2009	grass dying	3358 Cat Brier Trail		Complete	Luke Bros.	8/3/2009			
8/5/2009	broken sprinkler head--"geyser"	7114 Five Oaks		Complete	Todd	8/5/2009			
8/11/2009	chinch bugs	3324 Cat Brier Trail	Luke Bros. will be replacing CDD turf	Complete	Luke Bros.	8/13/2009	Ken Gilbert	407-709-1486	ken@gemsevent.com
8/13/2009	upset with condition of CDD grass	3330 Cat Brier Trail		Complete			Andrew Gross	321-482-2584	andrew.gross@hotmail.com
8/14/2009	alligator	Bracken Fern	Greg G. found him to be no threat, will monitor	Complete	Greg G.	8/15/2009			
8/17/2009	sidewalk needing grinding still not repaired	Schoolhouse Rd.	forwarded to Brenda, Gary	Complete	Brian	8/21/2009	Jean Scharpa		b53knons@aol.com
8/17/2009	large dog park has fire ant mounds	Primrose Willow		Complete	Luke Bros.	8/17/2009	Kerul Kassel		
8/17/2009	large dog park has large depression in it			Complete	Luke Bros.	8/17/2009	Kerul Kassel		
8/17/2009	request to powerwash sidewalks	Ashley Park condos	HOA issue	Complete			Cheryl Stuart, HOA		cdrake@sentrymgt.com
8/21/2009	request from County to clear landscape around K--8 School		emailed Todd	Complete	Luke Bros.	8/21/2009	Joe/Osceola County		
8/24/2009	Irrigation water leak	front of the community School	emailed Todd	Complete	Luke Bros.	8/25/2009	Steve Berube	407-491-3469	spberube@earthlink.net
8/25/2009	sidewalks need grinding	Five Oaks Road	Given to Brian	Complete	Russ	9/21/2009			
8/28/2009	non-harmony residents using pool	Ashley Park	Shad confirms the problem	Complete	Shad	8/28/2009		407-506-6328	osceolajeeclub@yahoo.com
8/28/2009	sprinklers in parks running non-stop	6882 Sundrop St.	emailed Todd/Luke Bros. aware of problem	Complete	GREG&TODD	Sept. 2009			
8/28/2009	unhappy with lanscape maintenance/chiggers	6882 Sundrop St.	ADDRESSING WITH LUKE BROS	Pending					
9/3/2009	staff member rude to guest of owner/threatened police action	fishing pier	emailed Shad	Resolved		9/4/2009	Rob Allen	410-937-7935	
9/8/2009	public phone at swim club by the Tavern is vandalized		removing phone	Complete	Todd	9/8/2009			
9/8/2009	tiles broken on the rim of the Tavern pool	son's hand cut by tiles	repairing tiles	Complete	Todd	9/8/2009			
9/11/2009	"self-help" maintenance not on schedule		HOA issue	Not Applicable		N/A	Steve Berube		
9/16/2009	pool gate not secured well			Complete	Todd	9/16/2009	Chad		osceolajeeclub@yahoo.com
9/30/2009	women's restroom not working properly	Pool at Lakeside	Shad getting cleaners in	Complete		9/30/2009			
10/2/2009	purple irrigation hose leaking	6882 Sundrop St.	TOHO repair	Complete	TOHO	10/2/2009	Monique Struble	407-401-3756	
10/29/2009	resident wants to replace light on outside of home	7130 Five Oaks Drive	HOA /Sentry Management	Complete	Sentry Mgmt.	10/29/2009	Monica Stone	313-310-3044	

3D

RESOLUTION 2010-1

**A RESOLUTION AMENDING THE HARMONY COMMUNITY
DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR
FISCAL YEAR 2009**

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Harmony Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for Fiscal Year 2009, and

WHEREAS, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 19th November, 2009 and be reflected in the monthly and Fiscal Year End September 30, 2009 Financial Statements and Audit Report of the District.

**HARMONY
Community Development District**

By: _____
Robert D. Evans
Chairman

Attest:

By: _____
Gary Moyer
Secretary

**HARMONY CDD
GENERAL FUND
BUDGET AMENDMENT
FOR THE PERIOD ENDING SEPTEMBER 30, 2009**

EXHIBIT "A"

	Original Budget	Final Budget	YTD Actual
	\$	\$	\$
REVENUE			
Interest - Investments	5,728	1,000	638
Interest - Tax Collector	-	259	358
Special Assmnts - On Roll	622,750	622,750	617,964
Special Assmnts - Off Roll	914,363	914,363	914,405
Special Assmnts - Delinquent	-	1,066	1,066
Special Assmnts - Discounts	(24,910)	(7,634)	(7,634)
Other Miscellaneous Revenues	-	2,000	1,836
TOTAL REVENUE	1,517,931	1,533,804	1,528,633
EXPENDITURES			
ADMINISTRATIVE			
P/R-Board of Supervisors	12,000	9,800	9,800
FICA Taxes	918	750	750
Workers' Compensation	2,000	2,000	-
ProfServ-Arbitrage Rebate	3,000	1,200	1,200
ProfServ-Dissemination Agent	500	500	500
ProfServ-Engineering	26,000	30,000	29,948
ProfServ-Legal Services	20,000	33,000	32,062
ProfServ-Mgmt Consulting Serv	50,740	50,740	50,740
ProfServ-Special Assessment	10,714	10,714	10,714
ProfServ-Trustee	10,000	10,748	10,748
Auditing Services	15,500	15,500	15,500
Communication - Telephone	250	250	182
Postage and Freight	3,400	2,000	1,223
Insurance - General Liability	23,000	18,484	18,484
Printing and Binding	7,000	7,000	6,796
Legal Advertising	3,000	2,000	1,581
Misc-Assessmnt Collection Fee	12,455	7,908	7,908
Misc-Contingency	1,000	1,000	296
Office Supplies	1,000	1,000	987
Annual District Filing Fee	175	175	175
Capital Outlay	750	-	-
TOTAL ADMINISTRATIVE	203,402	204,769	199,592

NOTE: MINOR DIFFERENCES IN STATEMENT TOTALS ARE
A DIRECT RESULT OF ROUNDING TO WHOLE DOLLARS.

HARMONY CDD
GENERAL FUND
BUDGET AMENDMENT
FOR THE PERIOD ENDING SEPTEMBER 30, 2009

EXHIBIT "A"

	Original Budget	Final Budget	YTD Actual
	\$	\$	\$
OPERATIONS AND MAINTENANCE			
FIELD			
ProfServ-Field Management	-	32,712	32,712
TOTAL FIELD	-	32,712	32,712
LANDSCAPE			
Utility - Refuse Removal	-	13,800	13,759
R&M-Grounds	-	13,500	13,497
R&M-Irrigation	22,000	27,500	27,179
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-Trees and Trimming	15,000	25,602	25,602
R&M-Turf Care	-	125,500	125,101
R&M-Shrub Care	-	49,000	48,392
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
Miscellaneous Services	10,000	8,000	7,540
TOTAL LANDSCAPE	641,100	619,163	617,331

HARMONY CDD
GENERAL FUND
BUDGET AMENDMENT
FOR THE PERIOD ENDING SEPTEMBER 30, 2009

EXHIBIT "A"

	Original Budget	Final Budget	YTD Actual
	\$	\$	\$
UTILITY			
Electricity - General	21,000	29,000	28,762
Electricity - Streetlighting	371,000	375,500	375,011
Utility - Water & Sewer	120,000	85,000	84,986
TOTAL UTILITY	512,000	489,500	488,759
OPERATION & MAINTENANCE			
Payroll-Salaried	30,889	2,513	2,513
FICA Taxes	2,111	200	192
Contracts-Lake and Wetland	40,000	34,000	33,328
Communication - Telephone	2,700	3,300	3,345
R&M-Common Area	12,000	14,000	13,351
R&M-Equipment	5,000	22,000	21,954
R&M-Pools	25,000	32,000	31,016
R&M-Landscape Lakeshore Park	4,000	-	-
R&M-Hardscape Cleaning	10,000	10,000	9,638
Misc-Licenses & Permits	900	2,200	2,180
Misc-Parks	3,600	2,000	1,903
Misc-Contingency	12,000	54,447	17,893
Op Supplies-Pool and Fountain	7,500	11,000	10,593
TOTAL OPERATION & MAINTENANCE	155,700	187,660	147,906
RESERVES			
1st Quarter Operating Reserves	173,924	-	-
TOTAL RESERVES	173,924	-	-
TOTAL EXPENDITURES	1,686,126	1,533,804	1,486,300
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(168,195)	-	42,333
OTHER FINANCING SOURCES			
Reserve - Self Insurance	(50,000)	(50,000)	-
TOTAL OTHER FINANCING SOURCES (USES)	(50,000)	(50,000)	-
NET CHANGE IN FUND BALANCES	(218,195)	(50,000)	42,333
FUND BALANCE, OCTOBER 1	381,906	354,305	354,305
FUND BALANCE, ENDING	\$ 163,711	\$ 304,305	\$ 396,638

FOURTH ORDER OF BUSINESS

4C

**Harmony CDD
Buck Lake Boat Use
10/13/09-11/8/09**

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 *	2								2
Fri, Sat, Sun	40	32			8				
Totals	42	32	0	0	8	0	0	0	2
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 *	1								1
Fri, Sat, Sun	13	8			5				
Totals	14	8	0	0	5	0	0	0	1
Comments	* Buck Lake is closed on Tuesday & Wednesday								

Last Month

Passengers	38	11	13	0	12	0	0	2	0
Trips	12	2	3	0	6	0	0	1	0