

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

MARCH 25, 2010

AGENDA PACKAGE

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Harmony Community Development District

Severn Trent Services, Management Services Division

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March 18, 2010

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, March 25, 2010 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 February 25, 2010 Meeting**
- 3. Subcontractor Reports**
 - A. Landscaping – Luke Brothers
 - B. Aquatic Plant Maintenance – Bio Tech
 - C. Dockmaster/Field Manager
- 4. District Manager's Report**
 - A. February 2010 Financial Statements
 - B. Invoice Approval #119 and Check Run Summary
 - C. Public Comments/Complaints
 - D. Discussion of Meeting Notice Publication
- 5. Staff Reports**
 - A. Attorney
 - B. Engineer
 - D. Developer
- 6. Supervisor Requests**
- 7. Audience Comments**
- 8. Adjournment**

I have enclosed under Supervisor Requests the answer to the question the Board posed at the last meeting regarding late charges on KUA bills.

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

Sincerely,

Gary Moyer/ir
District Manager

Minutes

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held on Thursday, February 25, 2010, at 6:00 P.M. at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Nancy Snyder <i>(by phone)</i>	Vice Chairman
Steve Berube	Supervisor
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
Greg Golgowski	Harmony Development Company
Todd Haskett	Harmony Development Company
Shad Tome	Harmony Development Company
Jason Shafer	Luke Brothers
Residents and members of the public	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Snyder called the meeting to order at 6:05 P.M.

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

SECOND ORDER OF BUSINESS

Approval of the Minutes of the January 28, 2010, Meeting

Ms. Snyder reviewed the minutes of the January 28, 2010 regular meeting, and asked for any additions, correction, or deletions.

On MOTION by Ms. Kassel seconded by Mr. LeMenager, with all in favor, approval was given to the minutes of the January 28, 2010, regular meeting.

THIRD ORDER OF BUSINESS

Subcontractor Reports

A. Landscaping – Luke Brothers

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

Mr. Berube stated last month I commented about three trees that were not mulched across the street from the Harmony Realty Sales Office and a small section of sod that

was removed near the school. Those items remain incomplete. About half of the trees in the Estates are not mulched.

Mr. Shafer stated we ran out of mulch earlier this week and we received another load yesterday, so those will be complete.

B. Aquatic Plant Maintenance – Bio-Tech Consulting

Mr. Golgowski reviewed the Monthly Aquatic Maintenance Report, which was included in the agenda package and available in the District Office for public review during normal business hours.

Ms. Kassel stated there is no information on the report we received.

Mr. Golgowski stated for some reason, the forms you received were blank but I will distribute what they should have looked like.

Mr. Berube stated I took pictures yesterday of the pond at Lakeshore Park. Algae seem to be growing around 100% of the perimeter of the lake. The pond between the school and the dog park is showing similar growth. I realize Bio-Tech just took over our pond maintenance, but I am very familiar with this pond since it is near my home. There is more and more algae. I want to go on record that we have this problem and it seems to be getting worse. There are also some growths in the middle of the pond. It is getting worse instead of better.

Ms. Snyder stated I would like Mr. Golgowski to report back to us on the response from Bio-Tech.

Ms. Kassel stated it would be helpful to receive this information prior to the next meeting if you can provide it.

Mr. Berube stated it may not be detrimental to the pond, but it is visually unappealing and not something people want to look at.

C. Dockmaster/Field Manager

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

Mr. Berube stated we had one incident with a broken motor. I repaired the motor and it appears to be working fine now. Someone had taken the boat out and improperly tilted the motor, which broke the motor cover. We have a deposit system in place and people are supposed to pay for damages that they caused. Clearly, this is one of those instances. The ultimate repair cost less than \$50 and two hours of my time. We never billed anyone

for damage to a boat and I know we have credit card information on file for most boat users. How much are we going to bill them and how are we going to collect the money?

Mr. Moyer stated we will send them a bill and give them a period of time to pay, similar to a utility bill, perhaps two weeks or 30 days. At the end of that time, if they do not pay, we will see whether our credit card system works.

Mr. Qualls stated the rule says if someone provides a credit card, the charge will be against the credit card. Section 2.3 of the rules indicate that at the conclusion of boat use and upon inspection, the District shall either return the damage deposit to the boat user if there is no damage or charge the boat user for any damage to the District's property and apply the damage to the deposit charged. There is a system in place that just needs to be followed.

Mr. Berube asked is there an administrative cost to us to bill that?

Mr. Moyer stated yes, there is time spent in generating letters or bill or other correspondence. There is no cost to the District unless it is something that is a lot of work, but I will come to the Board to discuss that with you. If it is a periodic issue of one or two bills per month, there is no charge to the District. There will be the time and effort to prepare those bills, but I will not bill the District for that time.

Mr. Berube asked since this repair was approximately \$50, are we going to bill the user of the boat for that cost or absorb it?

Mr. LeMenager asked do we have receipts for what needs to be repaired?

Mr. Berube stated yes.

Mr. LeMenager asked what documentation do we have that could be used as proof that it was this particular user who caused the damage?

Mr. Belieff stated he signed all the paperwork accepting responsibility for damages and we inspected it before he took the boat out. He returned after his designated time, which I believe was part of the problem.

Mr. LeMenager asked did he clearly notify you when he turned the boat in that he damaged it?

Mr. Belieff stated when he returned to the dock, the cover was hanging off and it was clearly broken. I asked him what happened and he said it was like that when he took it out. I informed him that it was not in that condition.

Mr. Berube stated these are motors with a plastic cover with a steel handle that comes out and has a throttle dial on it, which you use to tilt the motor. If he took it out like that, it would be very difficult to use because the whole control handle is dangling.

Mr. LeMenager stated he signed a piece of paper indicating that the boat was in good condition and he returned it not in the same condition. I think we assess him the cost of the repair.

Mr. Qualls stated the rules give you no discretion. If someone pays the \$250 deposit, the rules say the District shall charge the boat user for any damage. With a credit card, the rules say that the District reserves the right to utilize the credit card. That would imply you have some discretion since you are reserving the right, but with a \$250 deposit, you can charge the boat user.

Ms. Kassel stated that seems to be an oversight in applying the same rule to each.

Mr. Berube stated someone wrote it differently with the same intent.

Mr. Qualls stated the discretion is yours.

Mr. Berube stated if it will cost us \$100 for the Management Company to administer a \$50 bill, that is clearly a loss. If the administrative cost is zero to collect \$50, then we should do it.

Mr. Moyer stated I think sending the message to the community is probably a good thing to do.

Mr. Berube stated we had a tough system before in administering it, but this one is fairly clear.

Mr. Moyer stated if you will send me copies of the invoices and the person who used the boat, we will send them a letter.

Mr. Gologowski stated I have not seen the damage. Are we comfortable that this is not normal wear and tear?

Mr. Berube stated it is not wear and tear. There was a part that was, which was a bolt that secures the motor was bent, but this is separate from the damage to the motor.

Mr. Belieff asked do they have the right to give their side of the story?

Mr. Berube stated yes. When he returned the boat, he had a hard time controlling it because the controller was dangling in his hand and the cover was broken off. It was not like that when he took the boat out.

Ms. Snyder stated I want to thank Mr. Berube for the work he has done with the boats.

Mr. Berube stated we have some more work to be done to get the boats in bringing them up to date, but the temperatures were too cold this week. There are some things that can be done to improve the boats. I want to be clear it is not Mr. Belieff's fault, but Advanced Marine has not done everything to my standards. For now, everything is running fine.

Mr. LeMenager stated I want to say how nice the gate looks. It looks professional and terrific.

FOURTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements

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

Mr. Moyer stated we received an assessment distribution on February 5, 2010, showing that we are currently about 49% collected. Last year at this time, we were 44% collected.

Mr. LeMenager asked is the balance of \$91,166 in our Capital Projects Fund an accurate reflection of the balance after the water main extension?

Mr. Boyd stated Mr. Moyer presented that question to me and I did not have an opportunity to research it prior to the meeting. I do know that all the invoices to the contractor have been paid. My firm has one invoice outstanding for our services that you will see next month. You will probably have about \$80,000 left after the easements have been completed and the utilities have been transferred to Toho Water Authority.

Mr. LeMenager stated that is significantly better than we estimated last year when we thought we would have \$50,000 remaining. Good work for getting the water main project done in a cost-effective manner.

B. Invoice Approval #118 and Check Run Summary

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

Mr. Berube stated we have three cell phones with AT&T. One is for Mr. Belieff, one is for the assistant and the third one was activated in August of 2009 and is listed with Birchwood Acres. Who has that cell phone and what is it used for?

Mr. Golgowski stated the one shown for Birchwood Acres is being used by Mr. Thomas Hale, the Assistant Dockmaster. The Assistant Dockmaster's phone as identified on the bills is an extra phone that is given to boaters if they need one to communicate back to shore.

Mr. Berube stated the Assistant Dockmaster's phone is being used 600 to 800 minutes a month as well as text messages and data messages. Would we expect that kind of usage on this phone?

Mr. Golgowski stated it should not be that high. There was 631 minutes this month that is still within the plan. We have now blocked text messaging on all three phones since it is not part of the service plan.

Mr. Berube stated they are small amounts of money, but I was concerned because it is a recently acquired phone with a lot of usage and many text messages. If that phone is given to boaters, that obviously needs to change. I would rather that be in the hands of Mr. Belieff. It seems to be significant usage for an Assistant Dockmaster.

Mr. Golgowski stated it is a lot of usage and Mr. Belieff is in contact with Mr. Hale off hours on projects to be done.

Mr. Berube stated my question has been answered satisfactorily. I have another question on the land line phones. There appear to be three lines dedicated to the MAXICOM system. We are paying \$150 per month for those land lines and \$250 per month to monitor that system, ostensibly to save us water. Our monthly water bill is about \$5,000 for recycled water. MAXICOM does not cover the entire project, and I think we are starving our water to plant material and turf that we spend \$45,000 per month to keep green. I do not know if this is a positive or a negative, but I do know what the MAXICOM system costs. Two months ago, we paid \$1,000 for circuit boards for that system. I wonder if spending money to save water, the most important ingredient in keeping our landscape green, is a wise thing to do. How much do we spend on saving water?

Ms. Snyder stated there was an analysis done a year or so ago that indicated it saved us a huge amount of money.

Mr. Berube stated I went back over the past 20 months' of bills comparing the usage graphs. I do not recall the analysis that was done, but my analysis is that usage is erratic and there is no trend with what is occurring with water usage. I am just bringing up how much money we are spending on the MAXICOM system to save water for our landscape. The supplier is going to tell us that it is saving us money by having them monitor our water. I would like to hear from Luke Brothers if we are irrigating enough. Are we doing the right thing or should we be watering more?

Mr. Shafer stated I have not seen anything starving for water. I think MAXICOM is worth the money and it will save money in the long term. I have been on properties where sprinklers are going when it is raining, so we turn them off. MAXICOM keeps up with all of that.

Mr. Berube stated I want to be sure that the money we are spending to save water is worth it and that we are not going to end up this summer where we do not have enough water. If everyone is telling me it is worth it, then I am fine with it.

Mr. LeMenager stated we can go back a few years to check, but I think you will find that we used to spend \$150,000 per year and now we are spending less than \$100,000, so it is a substantial amount. I do not think we should lose sight of the fact that this has been an exceptional winter in terms of frost. Even Disney does not look like it normally does and they spend a tremendous amount of money on their landscaping. I appreciate what you are saying, though.

Mr. Berube stated I understand about the frost, but I am looking at the ongoing expenses. It will get more and more expensive to potentially save something that perhaps we should not be saving on. If we are all in agreement to keep the MAXICOM system going, then I am fine with it.

Mr. LeMenager stated we are saving substantial amounts of money from what we spent three years ago.

Mr. Berube stated I looked at 20 months of graphs and there was no particular pattern.

Mr. LeMenager stated it is a single line item in our budgets and those might be helpful for you to look at. It is a worthwhile concern, but we save a lot of money.

Ms. Kassel stated over the last few years, other neighborhoods have come online, which increases our water usage. It may look like usage has increased because it has with

new neighborhoods. But on a per-area basis, we saved money as well as water, which is becoming a scarce resource.

Mr. Berube stated I agree and I want to make sure that we maintain this very expensive landscaping.

Ms. Snyder stated I noticed on the KUA bills we are incurring late fees. These bills are due on the 15th, but our meetings are at the end of the month. My bottom line is that we not pay any late fees.

Mr. Moyer stated I will check with the Accounting Department but on recurring invoices like utility bills, they are supposed to pay them before they are due and before we incur late fees.

Ms. Kassel stated on the invoice summary, there is a code for certain invoices to be approved and others to be ratified. I assume KUA is among those to be ratified, which means they paid it but we just ratify the payment.

Ms. Snyder stated I think that is the case and I do not think we are paying late fees.

Mr. Moyer stated they are pretty good about that and I do not think we are paying late fees.

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

C. Public Comments/Complaints

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

Mr. LeMenager stated I sent an email a couple weeks ago about a sprinkler head that is not on the list. It looks like they fixed it.

Mr. Moyer stated I will have to check on that for you.

Ms. Kassel stated there is only one item that appears not to have been addressed, dated January 14 for sprinklers that are on three days a week for 30 minutes at a time at Dahoon Holly Neighborhood Park. A few people have noted that the sprinklers are on at times that are not the Toho Water Authority watering times and some sprinklers are on daily instead of twice a week.

Mr. Berube stated I noticed that and I was going to take a picture of it. Some were going for 10 minutes on a Monday afternoon. It turns out Luke Brothers was running the

sprinklers. Usually when they are going off like that, they are in the immediate neighborhood. That may be the reason.

Mr. LeMenager stated whenever you see sprinklers on during the day, it is almost always Luke Brothers testing the system.

Ms. Kassel stated someone reported that they had seen sprinklers on in a particular location daily.

Mr. Haskett stated that was reported and was taken care of.

Mr. Shafer stated some clocks still had a summer schedule programmed on them. A few clocks were are not connected to the MAXICOM system that are turned on manually. I thought we had them all of them reprogrammed but we might have missed some.

Ms. Kassel asked is Dahoon Holly Neighborhood Park one of those that has to be done manually?

Mr. Shafter stated yes.

Ms. Kassel asked has it been completed, but not marked that it is done?

Mr. Shafer stated yes.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Qualls stated regarding Senate Bill 664, I had a good discussion with Ms. Deborah Marks, the Attorney representing the sponsor of this Bill. She was nice enough to call and say she was working on a strike-all amendment. When there are so many changes to a Bill, rather than doing an amendment for every change, they simply strike the whole thing and provide a new Bill. She let me see the strike-all amendment with track changes. Section 2 is completely scratched out. It has been sent to Bill drafting. I did follow up and the first Committee of reference the Bill will go to is Community Affairs. I called a staffer in that office and asked if they noticed any changes between the original Bill and the strike-all amendment. She said that Section 2 was missing. It looks like everything is on track and the only thing left to do is monitor that Bill through Session to make sure it does not reappear in an amendment somewhere else. I do not believe that will happen. If you look up that Bill on the Senate's website, you likely will not see the strike-all amendment yet because it will be introduced at the Committee

meeting. If the Senators vote to accept the strike-all amendment, that is when you will see it published on the website. That is good news to report.

B. Engineer

Mr. Boyd stated we were asked to check on a couple things at the last meeting. Regarding the garbage trucks in the alleys, I had a conversation with Commissioner Fred Hawkins a couple weeks ago and the Field Supervisor this past Monday. From what I have been told, everything should be corrected now. Ms. Snyder asked me to look at a box that was missing a top and I reported that to OUC.

C. Field Manager

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

Ms. Kassel asked what was the notation for gate latches to the dog parks?

Mr. Haskett stated they were broken. They simply wore out.

D. Developer

Mr. Haskett stated I distributed two proposals to repaint the Swim Club. Over the past year, it has started to degrade quite a bit and we recommend painting it. We have used both companies in the past. Their proposals came in at \$3,230 and \$5,700 for the Swim Club structure, the trellis work and the two lighted palms at the front as well as the trellis by the pool area. I would like to introduce another color palette because darker colors on structures help with insects, cobwebs and other maintenance issues. That is one reason this building was painted darker. It will last longer between pressure washings and has a better appearance.

Ms. Kassel stated all of the colors look fine to me.

Mr. Berube stated I like the center one because it is the darkest and while it is not the same color scheme, we should go darker. It is time for a little color since most everything started as white or light tan.

Mr. LeMenager stated I do not see that either proposal gives a length of the guarantee that they are giving with respect to their workmanship. One is more expensive, but if they are providing a longer guarantee, it could actually be cost effective.

Mr. Haskett stated most painters go by the manufacturer's warranty on the paint itself. We have not encountered issues with either the paint or the painting company.

Mr. LeMenager asked how long has the current paint job lasted?

Mr. Haskett stated it was built in 2003.

Ms. Kassel stated I noticed that the trellis was painted in the last couple years and is already showing a lot of wear.

Mr. Haskett stated I agree, which is why we would like to consider a different color palette. There was also an issue with the construction of the trellis, where some nails popped up and the rust was starting to show through the paint. Most likely the wrong nail was used. The park out here has also taken some abuse from vandalism.

Ms. Kassel stated I noticed on top of the pergola, the grain of the wood looks like it has absorbed water and paint has flaked off. That is my concern.

Mr. Haskett stated I have not noticed that on the clubhouse side, but I have on the Swim Club side. Those have not been repainted but they have been touched up.

Ms. Kassel asked what budget line item does this come from?

Mr. Moyer stated R&M-Common Area and R&M-Parks and Amenities. We are currently under budget on both of those categories.

Ms. Kassel stated we have a line item for pools and I think this should go to that line item, which is already over budget for the heating coil we replaced.

Mr. Berube stated we do not have a line item for that building.

Ms. Kassel stated no, we do not. We just have a line item for common area maintenance and one for parks and amenities.

Mr. Moyer stated I would probably take that out of R&M-Parks and Amenities for the full amount and then monitor it going forward. We will probably be on budget for that category at the end of the year but if not, we will re-allocate some surplus monies for R&M-Common Area.

Mr. Haskett stated I have used both companies for painting jobs throughout the community and they both do fine work.

Mr. Berube asked is there \$2,500 worth of difference to take the higher proposal?

Mr. Haskett stated they are both good companies.

Ms. Kassel stated the Ledesma proposal includes the Harmony Swim Club and then goes into detail on the arbor front lattice and two front columns. It does not mention the pool house.

Mr. Haskett stated the Swim Club is the pool house. I can ask them to clarify that in their proposal.

Mr. Berube stated I would feel more comfortable if we had a printed warranty. Ask what they will give us. Anything is better than what we have now, which is zero. The warranty should be from the painting company, not from them through Sherwin Williams. Their warranty should be part of the proposal, however long it is.

Ms. Kassel stated the proposal says to furnish equipment and labor only in accordance with the above specifications. Does that mean the paint will cost extra?

Mr. LeMenager stated no.

Ms. Kassel stated it indicates one coat of sealer and one coat of paint. Just above the total in small print, it says *equipment and labor only*, which tells me paint is not included. Line 9 is only what they propose to use, but it does not mean they propose to include the cost of the paint.

Mr. Berube stated he is not looking to try to add the cost of paint to his proposal.

Ms. Kassel stated in the past, they included labor, but they did not include paint.

Mr. LeMenager stated one proposal states material and labor, and this one says equipment and labor.

Ms. Kassel stated I would like that clarified in their proposal. Do we want to approve this pending those changes?

Mr. LeMenager asked is there any rush to get this done?

Mr. Berube stated the last time we did this for tree trimming, we approved it temporarily at the meeting, but at the next meeting, we received the revised scope and it changed the price. I would like to get the clarifications made and include the warranty, if paint is included and then bring it back next month.

Mr. Haskett stated I would like to see this work done before it starts getting used more often. May I email the clarifications to everyone?

Ms. Kassel asked what is the protocol? Does that mean we tentatively approve it here?

Mr. Moyer stated you can approve it with conditions. If the conditions are met and clarified in written form, then Mr. Haskett will proceed. If the conditions are not met, then he will provide another proposal for you.

On MOTION by Ms. Kassel seconded by Mr. LeMenager, with all in favor, approval was given to the Ledesma proposal to paint the Swim Club and other structures, as outlined in the proposal, in the amount of \$3,230, subject to clarifications of paint being included, the Swim Club pool house included and a written minimum one-year warranty provided.

Mr. Haskett stated the Board just needs to select the color palette.

Mr. LeMenager stated I think Mr. Haskett should choose the colors.

Ms. Kassel stated I surveyed the residents in attendance and they did not have a specific opinion as to the color.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. Kassel stated we discussed the dog park and anything that may need to be done there in terms of enforcing guidelines and policies. I attended the Harmony Community Companion Animal and Wildlife Committee meeting. We are working on what to do about that, which will include an educational component. It will go to all the residents. I think for now we can table the discussion about that until this Committee does its work. If we need to address it further, then we can.

Mr. Berube stated one of the issues we came up with is finding an easy way for people to register their pets. It became part of the discussion that we have a website for the CDD and we are considering adding a link for Pets, which can link to another website or database to store the information. Currently it is done on paper and that does not work anymore. We need to remove the weight of pet registration from the Welcome Center and we need to put it somewhere else. We already have signs throughout the community saying if you have a complaint or comment for the community, go to the CDD website. If we advertise this as a way to register your pets, we can have a spreadsheet there. There has to be a cost to this and Mr. Moyer can discuss this with Ms. Burgess. Can we do this? It will be an excel spreadsheet with the name, address, telephone number and the picture of the dog. There should be some search capabilities of the database, which is something we need. I would like to know the cost of setting it up and maintaining it.

Mr. LeMenager stated that seems to be getting a little far away from what a CDD should be when we talk about pet registries?

Ms. Kassel stated I am not so sure. The dog parks are a CDD facility that the CDD is obligated to maintain. Because our residents are the ones who are allowed to use that

facility with their pets, it is a wise policy to know who is appropriately using that facility and who is not. If someone loses a pet, the registry is an added bonus.

Mr. Carl Fsadni stated I understand it is a CDD park. Does that mean you will start registering people who use our public parks?

Ms. Kassel stated our public parks are public, but we have rules saying "*Only residents with their pets may use the dog parks unless you are a guest*".

Mr. Fsadni asked who will enforce that? It is great to have rules, but the database will not enforce who is there and who is not.

Mr. Berube stated there are definitely lines being crossed with this issue. At our Companion Animal Committee Meeting, I indicated that I will discuss this issue at our CDD meeting because this Board has to agree since it is not clear. You are correct; we do not register people but we want to register pets. The CDD has a rule if you want to use the parks or sidewalks or have a dog anywhere in the community, they need to be registered.

Mr. LeMenager asked do we have a rule?

Mr. Qualls stated there is not one that I am aware of. Let us not forget that the single purpose of the District is the maintenance of infrastructure. You can never restrict public access. You can monitor and regulate public access. It is similar to a City swimming pool. It is a public pool, but there are rules in place. I have not pondered the question, but I do not know how a dog registering system helps maintain or is focused on the single purpose of the District, which is to maintain infrastructure. I think you can debate that and it is something to think about, but it is somewhat of a stretch to me.

Mr. Moyer stated the answer may be influenced in part on whether or not we can do it inexpensively. If there is a large cost to the District, then that changes the dynamic of the discussion. If it is something we can do without incurring a lot of costs, perhaps you want to do it on a database so people can access it. But we, the District, would not be involved in anything related to it other than it is a place for people to check on dogs included in the registry.

Mr. LeMenager asked is this what a CDD should be doing? I am of the opinion that the answer is no, but it is worthwhile to discuss.

Mr. Berube stated I agree but it blends over to the covenants and restrictions. This entire place is dog friendly. We have doggie pots and dog parks. It is a stretch about the

database, but when you look at the bigger picture, we encourage dogs and cats and companion animals and we budget monies to provide facilities for property owners to exercise and run their dogs. One of our rules says that you need to register them. Is it too far of a stretch to provide a database at a minimal cost?

Mr. Dave Leeman stated there was a rule when the Institute was in charge of the dog parks that non-residents had to pay a fee to use the dog parks. Is that rule no longer enforced?

Mr. LeMenager stated it is an issue of whose rule it is. I am not sure it is a CDD rule.

Mr. Gologowski stated the program for registering pets is one of the Residential Owners Association. To assist in implementing that policy, the CDD adopted a policy that only registered pets may use the CDD parks and sidewalks. Others have to pay a use fee if they are not residents.

Ms. Kassel stated currently no one is enforcing that, but it does not mean that we cannot dismiss this when in the future, there is a possibility of utilizing that. Just having it allows the people in the dog park, if someone who comes is not a resident and has a dog that is disruptive, we can point out the rule and end some kind of confrontation or incident. I do not think it is a bad idea.

Mr. LeMenager stated this is a jurisdictional question. Is this ROA or CDD?

Ms. Kassel stated considering that this is a policy on the part of the CDD that non-residents have to pay, I do not think it is that big of a stretch. I think the bigger question is, can the Management Company place a Pet tab on the website and have it go to this new educational flier that explains the pet policies?

Mr. Moyer stated I will look into it.

Mr. Belieff stated I did ask some people to leave who were not from the community whose dogs were not getting along with the other dogs. We pointed out the rules to them. There are a lot of people who come to these parks who do not live here.

Ms. Kassel stated we will simply look for an update at the next meeting under Mr. Moyer's report.

Mr. Berube stated in June, we purchased 50 keys for the Swim Club and wherever else we need keys. In September, we purchased 50 more keys and in January, we purchased 50 keys. In six months, we purchased 150 keys. The key deposit has remained at \$500, but we have only 508 homes. That many keys in six months strikes me as a lot of

keys. It is not the money, but where all these keys are going and who has them. I do not think we should be giving out 150 keys every six months.

Ms. Kassel stated every house is now entitled to two keys, not just one.

Mr. Berube stated I understand that, but if everyone gets two keys, only 75 people picked up their two keys.

Mr. LeMenager stated we also have renters. You said we have a key deposit?

Mr. Berube stated when you pick up a key, you pay a \$25 deposit and when you return the key, you get your \$25 deposit back.

Ms. Kassel asked has anyone ever given their keys back?

Mr. Haskett stated no.

Mr. Berube stated that is because no deposit was taken. There is no financial to get a key or return it. I have walked into the Welcome Center and requested two keys and I have not paid a deposit. The concern is we have had security issues at the pool and have tightened up the locks and other measures. Yet we continue to pass out keys.

Mr. Haskett stated an alternative to that is to go to a card system. You will never resolve the key issue.

Mr. LeMenager stated I am in complete agreement with Mr. Haskett. The only way to resolve this is to get electronic cards you can deactivate. Keys never work.

Ms. Kassel stated if you have that kind of a system, you also have to have a way to make sure people renew annually. Otherwise, you do not have a way of keeping track of who moves out.

Mr. LeMenager stated you very simply tell them what day their card expires. When they use their card it after it expires, the system will remind them to renew their card. That is how it works in Artisan Park in Celebration where I used to live.

Mr. Berube stated we can also change the locks and re-issue new keys every 6 to 12 months, but that passes the load to the staff at the Welcome Center. I would like to know what it costs for a card access system.

Ms. Kassel asked who then will take care of that system?

Mr. LeMenager stated I want to point out that we are a body designed to put itself out of business. We will not be around forever and we need to determine who we pass this onto and how do we do that. It is part of a larger discussion. We must have one of the most unique CDDs in the State in terms of the kinds of things we are doing.

Mr. Qualls stated I think you have one of the best Districts in the State just by virtue of the care that is taken and the focus given to managing and maintaining infrastructure. There are some unique facilities here.

Mr. LeMenager stated those are the things we have to start thinking about at some point. This is not a forever body. Who will we turn this over to? Clearly, it will not be the County. We need to think about who will take care of this in the long term. When you talk about pet registration and controlling keys and things of that nature, I think that should be handled by the HOA.

Mr. Berube stated we tightened up security at the gates so they cannot get through easily or climb over them. Maybe this has created a rash of people coming in to get keys. However, no one is collecting deposits for keys.

Mr. Haskett stated I was informed that they were collecting them if necessary, if it is a second key or a replacement key. Anything more than two keys requires a deposit. I will research it.

Mr. Berube stated the reason I question the collection of deposit is because that line item in the budget has been \$500 as far back as you can go. That suggests nothing has changed. I would like to know what is going on and if we are not collecting the deposit, we need to look at what needs to be changed. We need to know what is going on, but that is a lot of keys.

Ms. Kassel stated I wonder if that is something best handled by Mr. Belieff to distribute keys, receive deposits, forward the deposits to the management office, and keep track on a pad of paper who you gave keys to and their address. If you do that, then we can have a policy of changing the lock every six months or once a year. What we spend on doing that will be less expensive in three to five years than going with another kind of system.

Mr. Berube stated the keys have Do Not Duplicate stamped on them and no stores seem to want to duplicate them. I tried it at Home Depot and they would not do it.

A Resident stated I did have one duplicated at Home Depot.

Ms. Kassel stated I still think it will reduce the number of outside people and it is less expensive than a card system.

Mr. Berube stated we can discuss this next month once we know what is going on at the Welcome Center.

Mr. Qualls stated the rates, fees and charges in the rules that you adopted for non-resident recreational use of the recreational facilities is an annual non-resident membership fee of \$1,000 for a family of four and \$250 for each additional person. That goes to my point that you cannot restrict access, but you can regulate it.

Ms. Kassel asked are you referring to the pool or the dog park?

Mr. Qualls stated that is for all recreational facilities.

Mr. Berube stated perhaps we should key the dog park.

Ms. Kassel stated I do not know how feasible that is.

Mr. Berube stated if you do not register your dog, you do not get a key. That is an incentive. I do have one request. A couple months ago at Ms. Snyder's request to save \$40 a month, we eliminated serving coffee at these meetings. It seems that every month we pay \$45 a month to the Orlando Sentinel to advertise these meetings. Is it really required or it has to be advertised somewhere?

Mr. Moyer stated it has to be advertised in a newspaper of general circulation within the County that is published at least five days per week.

Mr. Qualls stated the only required notice is in the newspaper, as Mr. Moyer indicated. Anything else you do helps to advertise the meeting, but they are not required, just the newspaper of general circulation within the County.

Mr. LeMenager stated it does not address when there are no newspapers.

Mr. Qualls stated there is a Bill to allow Districts to advertise on the internet.

Mr. Moyer stated there is another part of the requirement in Chapter 189, Florida Statutes. We are only required to advertise our annual meeting schedule once per year, which is why we adopt a meeting schedule at the beginning of every fiscal year. All of my CDD clients also advertise their individual meetings in an abundance of caution that we notify people of the meetings. If you want to take the position only to notice the minimum, that would be one time per year.

Mr. LeMenager stated we have already published the fiscal year schedule, so we should not need to publish anymore notices.

Mr. Berube stated there are not many people who read the Orlando Sentinel anymore.

Mr. Qualls stated let me research this very briefly and confirm that in a memorandum.

Mr. Moyer asked do I have the consensus of the Board that if we do not need to advertise individual meetings, we discontinue monthly advertising and publish just once per year?

Ms. Kassel stated I would like to get confirmation from Mr. Qualls first.

Mr. Moyer stated we will include this on the agenda for next month.

SEVENTH ORDER OF BUSINESS Audience Comments

Mr. Leeman stated I realize the law was written when most people received and read the newspaper. Considerably more people are on the e-blast email list than read the Sentinel. It would be more appropriate to send an email to everyone of the meetings.

Mr. Moyer stated the District does not have everyone's email addresses, but I am sure the developer's office would send that email.

Mr. Leeman stated you can also post it on the website.

Mr. LeMenager asked as a registered voter, do we give out our email address when we register? Can we check with the Supervisor of Elections office for email addresses of voters? I am interested in finding other ways to notify people. That might be a way to expand the email blast list.

Mr. Qualls stated there are some requirements that you have to advertise budget hearings and other meetings with special notice provisions. I will send you a memorandum confirming the advertisement schedule.

Mr. Berube stated even if we can reduce the monthly advertising bill by nine meetings, at \$45 per meeting, that is \$400 of the people's money that we can spend somewhere else.

Mr. LeMenager stated I want to publicly thank the two members of the audience and Mr. Shafer for staying to the conclusion of the meeting. We appreciate your attendance.

EIGHTH ORDER OF BUSINESS Adjournment

The meeting adjourned at 7:30 p.m.

Gary L. Moyer, Secretary

Nancy Snyder, Vice Chairman

Third Order of Business

3B

MAINTENANCE REPORT

CUSTOMER Harmony DATE 2-10-10

BTC ACCOUNT NO. 582-01

BIOLOGIST / TECHNICIAN Larry

TREATMENT SERVICES

POND SITE INSPECTED	EMERG. VEG.	SUBMERG. VEG.	FLOATING VEG.	ALGAE	AQUASTAR	AQUATHOL k	COPPER SULFATE	CUTRINE	POND DYE	REWARD	SONAR	WEEDAR	OTHER
14		x		x				x		x			
8	x												
10				x				x		x			
19				x				x		x			
24		x		x				x		x			
27		x		x				x		x			
3				x				x		x			
20				x				x		x			
2	x												
TOTAL:													

TARGETED VEGETATION 14: Treated filamentous algae along perimeter. 8: Hand pulled scattered cattails

10: Treated filamentous algae along perimeter. 19: Spot treated planktonic algae. 24: Treated perimeter for spikerush, bladderwort

and filamentous algae. 27: Treated south side of pond for algae and bladderwort. 3: Treated for filamentous algae along perimeter.

ADDITIONAL NOTES / CONCERNS 20: Treated pond for filamentous algae. 2: Hand pulled scattered cattails.

MAINTENANCE REPORT

CUSTOMER Harmony DATE 2-25-10

BTC ACCOUNT NO. 582-01

BIOLOGIST / TECHNICIAN Larry

TREATMENT SERVICES

POND SITE INSPECTED	EMERG. VEG.	SUBMERG. VEG.	FLOATING VEG.	ALGAE	AQUASTAR	AQUATHOL k	COPPER SULFATE	CUTRINE	POND DYE	REWARD	SONAR	WEEDAR	OTHER
14				X				X		X			
15				X				X		X			
12				X				X		X			
8				X				X		X			
7				X				X		X			
3				X				X		X			
20				X				X		X			
				TOTAL:									

TARGETED VEGETATION 14: Treated for filamentous algae and spikerush.

15, 12, 8, 7, 20: Treated for filamentous algae. 3: Treated pond for algae, bladderwort and spikerush.

ADDITIONAL NOTES / CONCERNS _____

MAINTENANCE REPORT

CUSTOMER Harmony DATE 3-11-10

BTC ACCOUNT NO. 582-01

BIOLOGIST / TECHNICIAN Larry

TREATMENT SERVICES

POND SITE INSPECTED	EMERG. VEG.	SUBMERG. VEG.	FLOATING VEG.	ALGAE	AQUASTAR	AQUATHOL k	COPPER SULFATE	CUTRINE	POND DYE	REWARD	SONAR	WEEDAR	H191
													OTHER
27		X		X			X	X					X
32		X		X			X	X					X
33		X		X			X	X					X
20				X			X	X	X				
7				X			X	X	X				
8				X			X	X	X				
19		X		X			X	X	X				
16				X			X	X	X				
14				X			X	X	X				
TOTAL:													

TARGETED VEGETATION 27: Treated south side of pond for spikerush and filamentous algae.

32, 33: Treated for scattered patches of bladderwort, spikerush and algae. 20: Treated algae along perimeter of pond. 7, 8: Treated algae along perimeter of pond. 19: Treated scattered algae patches

ADDITIONAL NOTES / CONCERNS and spikerush below water surface. 16, 14: Treated

16, 14: Treated algae along perimeter of pond. Moderate rain throughout the day during treatment.

3C

Buck Lake Boat Use
2/7/2010-3/8/2010

Name	Date	Time	M-W-TH	F-S-S	Total Passengers	20' Pontoon	16' Pontoon	18' Boat	Bass Boat	Sail Boat	Canoes	Kayaks	Solar
Burton, Kathleen	2/21/2010	130-5p		x	2								
Burton, Kathleen	2/27/2010	8-9a		x	2						x		
Engelhart, Eric	2/11/2010	1-2p	x		2		x						
Engelhart, Eric	2/20/2010	8-11a		x	2								
Engelhart, Eric	3/6/2010	4-5p		x	2			x					
Flowers, Tim	2/21/2010	7-1030a		x	2		x						
Flowers, Tim	3/7/2010	8-1p		x	2		x						
Garwood, Don	2/19/2010	10-12p		x	6						x	x	
Goldberg, Ron	3/7/2010	830-10a		x	2						x		
Gross, Andrew	2/27/2010	9-1p		x	3		x						
Hubbard, Mike	2/22/2010	11-2p	x		4		x						
Miller, George	3/6/2010	1-2p		x	2		x						
Reid, Randy	2/18/2010	930-12	x		3				x				
Rice, Don	2/8/2010	8-12p	x		2		x						
Rice, Don	2/19/2010	8-2p		x	1		x						
Rice, Don	2/27/2010	8-12p	x		2		x						
Rice, Don	2/28/2010	8-2p		x	2		x						
Rice, Don	3/1/2010	8-1p	x		5	x							
Rice, Don	3/7/2010	8-1p		x	1			x					
Rice, Don	3/8/2010	8-1p	x		1		x						
Scaipa, Bernard	2/8/2010	7-1pm	x		1			x					
Scaipa, Bernard	2/15/2010	7-1pm	x		2			x					
Scaipa, Bernard	2/22/2010	7-1pm	x		2			x					
Scaipa, Bernard	3/1/2010	7-2p	x		1			x					
Scaipa, Bernard	3/6/2010	4-6p		x	1	x							
Scappiello, Scott	2/21/2010	9-11a		x	5	x							
Slattery, Kathy	2/21/2010	2-530p		x	3	x							
Vaughan, Johnathan	2/20/2010	7-12p		x	2			x					
Vaughan, Johnathan	2/26/2010	3-6p		x	2			x					
Walls, Ray	2/21/2010	8-12p		x	2		x						
Whitmore, Stacy	2/20/2010	10-1p		x	3		x						

72	4	13	8	0	1	3	1	0
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30 Total Trips

Fourth Order of Business

4A

**Harmony
Community Development District**

Financial Statements

February 28, 2010

**HARMONY CDD
BALANCE SHEET
FEBRUARY 28, 2010**

	GENERAL	2001 DEBT SERVICE	2004 DEBT SERVICE	2004 CAPITAL PROJECTS	TOTALS
ASSETS	\$	\$	\$	\$	\$
CASH	310,885	-	-	-	310,885
CASH ON HAND	500	-	-	-	500
ASSESSMENTS RECEIVABLE, NET	92,415	44,476	-	-	136,891
DUE FROM OTHER FUNDS	18,110	-	-	-	18,110
INVESTMENTS:					
MONEY MARKET ACCOUNT	149,976	-	-	-	149,976
CONSTRUCTION FUND	-	-	-	98,703	98,703
PREPAYMENT ACCOUNT	-	12,329	3,229	-	15,558
RESERVE FUND	-	1,430,739	861,350	-	2,292,089
REVENUE FUND	-	489,729	84,229	-	573,958
PREPAID ITEMS	781	-	-	-	781
TOTAL ASSETS	<u>\$ 572,667</u>	<u>\$ 1,977,273</u>	<u>\$ 948,808</u>	<u>\$ 98,703</u>	<u>\$ 3,597,451</u>
LIABILITIES & FUND BALANCES					
LIABILITIES	\$	\$	\$	\$	\$
ACCOUNTS PAYABLE	32,553	-	-	-	32,553
ACCRUED EXPENSES	41,160	-	-	-	41,160
DUE TO OTHER FUNDS	-	-	-	18,110	18,110
ACCRUED TAXES PAYABLE	92	-	-	-	92
DEPOSITS	500	-	-	-	500
DEFERRED REVENUE	4,785	8,058	-	-	12,843
TOTAL LIABILITIES	<u>79,090</u>	<u>8,058</u>	<u>-</u>	<u>18,110</u>	<u>105,258</u>
FUND BALANCES					
RESERVED FOR DEBT SERVICE	-	1,969,215	948,808	-	2,918,023
RESERVED FOR CAPITAL PROJECTS	-	-	-	80,592	80,592
UNRESERVED/UNDESIGNATED	493,577	-	-	-	493,577
TOTAL FUND BALANCES	<u>493,577</u>	<u>1,969,215</u>	<u>948,808</u>	<u>80,592</u>	<u>3,492,192</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 572,667</u>	<u>\$ 1,977,273</u>	<u>\$ 948,808</u>	<u>\$ 98,702</u>	<u>\$ 3,597,450</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 FEBRUARY 28, 2010

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
REVENUE				
INTEREST - INVESTMENTS	500	208	434	227
INTEREST - TAX COLLECTOR	-	-	89	89
SPECIAL ASSMNTS- TAX COLLECTOR	622,750	415,168	304,747	(110,421)
SPECIAL ASSMNTS- CDD COLLECTED	914,364	380,985	380,985	0
SPECIAL ASSMNTS- DISCOUNTS	(24,911)	(16,608)	(11,962)	4,646
TOTAL REVENUE	1,512,703	779,752	674,293	(105,459)
EXPENDITURES				
ADMINISTRATIVE				
P/R-BOARD OF SUPERVISORS	9,600	4,000	3,400	600
FICA TAXES	734	306	260	46
WORKERS' COMPENSATION	2,000	833	-	833
PROFSERV-ARBITRAGE REBATE	3,000	3,000	-	3,000
PROFSERV-DISSEMINATION AGENT	500	500	-	500
PROFSERV-ENGINEERING	18,000	7,500	6,189	1,311
PROFSERV-LEGAL SERVICES	24,000	10,000	5,361	4,639
PROFSERV-MGMT CONSULTING SERV	52,516	21,882	21,882	(0)
PROFSERV-SPECIAL ASSESSMENT	11,089	11,089	11,089	-
PROFSERV-TRUSTEE	11,000	11,000	9,186	1,814
AUDITING SERVICES	15,500	7,750	6,500	1,250
COMMUNICATION - TELEPHONE	175	73	28	45
POSTAGE AND FREIGHT	2,000	833	332	501
INSURANCE - GENERAL LIABILITY	19,500	19,500	18,274	1,226
PRINTING AND BINDING	7,000	2,917	1,647	1,270
LEGAL ADVERTISING	2,500	1,042	229	813
MISC-ASSESSMNT COLLECTION COST	12,456	8,303	6,635	1,668
MISC-CONTINGENCY	1,000	417	143	274
OFFICE SUPPLIES	1,000	417	304	113
ANNUAL DISTRICT FILING FEE	175	175	175	-
CAPITAL OUTLAY	750	313	-	313
TOTAL ADMINISTRATIVE	194,495	111,848	91,634	20,214
OPERATIONS AND MAINTENANCE				
FIELD				
PAYROLL-SALARIED	4,800	2,000	2,310	(310)
FICA TAXES	3,725	1,552	-	1,552
PROFSERV-FIELD MANAGEMENT	43,896	18,290	18,290	-
TOTAL FIELD	52,421	21,842	20,600	1,242
LANDSCAPE				
UTILITY - REFUSE REMOVAL	32,576	13,573	12,740	833
R&M-GROUNDS	32,994	13,748	12,498	1,250
R&M-IRRIGATION	37,500	15,625	12,022	3,603
R&M-TREE TRIMMING SERVICES	15,000	6,250	6,000	250
R&M-TREES AND TRIMMING	21,115	8,798	8,146	652
R&M-TURF CARE	283,001	117,917	117,909	8
R&M-SHRUB CARE	110,539	46,058	44,808	1,250
MISCELLANEOUS SERVICES	10,000	4,165	600	3,565
TOTAL LANDSCAPE	542,725	226,134	214,723	11,411

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

REPORT DATE: 3/12/2010

HARMONY CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2010

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
UTILITY				
ELECTRICITY - GENERAL	40,000	16,665	15,511	1,154
ELECTRICITY - STREETLIGHTING	385,220	160,508	156,650	3,858
UTILITY - WATER & SEWER	90,000	37,500	30,889	6,611
TOTAL UTILITY	515,220	214,673	203,050	11,623
OPERATION & MAINTENANCE				
CONTRACTS-LAKE AND WETLAND	33,250	13,854	7,650	6,204
COMMUNICATION - TELEPHONE	2,500	1,042	1,110	(69)
R&M-COMMON AREA	10,500	4,375	1,459	2,916
R&M-EQUIPMENT	21,000	8,750	3,711	5,039
R&M-POOLS	45,213	18,839	29,220	(10,381)
R&M-ROADS & ALLEYWAYS	5,000	2,083	-	2,083
R&M-SIDEWALKS	9,000	3,750	25	3,725
R&M-PARKS & AMENITIES	10,600	4,417	1,225	3,192
R&M-HARDSCAPE CLEANING	10,000	4,167	2,950	1,217
MISC-CONTINGENCY	20,000	8,335	-	8,335
TOTAL OPERATION & MAINTENANCE	167,063	69,610	47,350	22,260
TOTAL EXPENDITURES AND RESERVES	1,471,924	644,107	577,357	66,750
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND RESERVES	40,779	135,645	96,936	(38,709)
OTHER FINANCING SOURCES				
RESERVE - SELF INSURANCE	(40,779)	(40,779)	-	40,779
TOTAL OTHER FINANCING SOURCES (USES)	(40,779)	(40,779)	-	40,779
NET CHANGE IN FUND BALANCES	(0)	94,866	96,936	2,070
FUND BALANCE, BEGINNING (OCT 1, 2009)	396,640	-	396,640	396,640
FUND BALANCE, ENDING	\$ 396,640	\$ 94,866	\$ 493,576	\$ 398,710

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

HARMONY CDD
2001 DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2010

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
REVENUE				
INTEREST - INVESTMENTS	25,000	10,417	182	(10,235)
SPECIAL ASSMNTS- TAX COLLECTOR	1,071,740	714,492	509,401	(205,091)
SPECIAL ASSMNTS- PREPAYMENT	-	-	7,974	7,974
SPECIAL ASSMNTS- CDD COLLECTED	433,379	-	280,612	280,612
SPECIAL ASSMNTS- DISCOUNTS	(42,869)	(28,580)	(20,050)	8,530
TOTAL REVENUE	1,487,250	696,329	778,119	81,790
EXPENDITURES				
ADMINISTRATIVE				
MISC-ASSESSMNT COLLECTION COST	21,435	14,290	9,814	4,476
TOTAL ADMINISTRATIVE	21,435	14,290	9,814	4,476
DEBT SERVICE				
PRINCIPAL DEBT RETIREMENT	290,000	-	-	-
PRINCIPAL PREPAYMENTS	-	-	10,000	(10,000)
INTEREST EXPENSE	1,144,775	572,388	572,388	(1)
TOTAL DEBT SERVICE	1,434,775	572,388	582,388	(10,001)
TOTAL EXPENDITURES AND RESERVES	1,456,210	586,678	592,202	(5,525)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND RESERVES	31,040	109,651	185,917	76,266
NET CHANGE IN FUND BALANCES	31,040	109,651	185,917	76,266
FUND BALANCE, BEGINNING (OCT 1, 2009)	1,783,298	-	1,783,298	1,783,298
FUND BALANCE, ENDING	\$ 1,814,338	\$ 109,651	\$ 1,969,215	\$ 1,859,564

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

HARMONY CDD
2004 DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2010

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
REVENUE				
INTEREST - INVESTMENTS	20,000	8,335	128	(8,207)
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>8,335</u>	<u>31,626</u>	<u>23,291</u>
DEBT SERVICE				
PRINCIPAL DEBT RETIREMENT	210,000	-	-	-
INTEREST EXPENSE	<u>1,014,863</u>	<u>507,431</u>	<u>507,431</u>	<u>0</u>
TOTAL DEBT SERVICE	<u>1,224,863</u>	<u>507,431</u>	<u>507,431</u>	<u>0</u>
TOTAL EXPENDITURES AND RESERVES	<u>1,224,863</u>	<u>507,431</u>	<u>507,431</u>	<u>0</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND RESERVES	<u>(3,639)</u>	<u>(499,096)</u>	<u>(475,805)</u>	<u>23,291</u>
NET CHANGE IN FUND BALANCES	<u>(3,639)</u>	<u>(499,096)</u>	<u>(475,805)</u>	<u>23,291</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>\$ (499,096)</u>	<u>\$ 948,808</u>	<u>\$ 1,447,904</u>

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

HARMONY CDD
2004 CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2010

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
REVENUE				
INTEREST - INVESTMENTS	-	-	44	44
TOTAL REVENUE	-	-	44	44
CONSTRUCTION IN PROGRESS				
CONSTRUCTION IN PROGRESS A	-	-	129,421	(129,421)
TOTAL CONSTRUCTION IN PROGRESS	-	-	129,421	(129,421)
TOTAL EXPENDITURES AND RESERVES	-	-	129,421	(129,421)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND RESERVES	-	-	(129,377)	(129,377)
NET CHANGE IN FUND BALANCES	-	-	(129,377)	(129,377)
FUND BALANCE, BEGINNING (OCT 1, 2009)	-	-	209,970	209,970
FUND BALANCE, ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 80,593</u>	<u>\$ 80,593</u>

**Harmony
Community Development District**

Notes to the Financial Statements

February 28, 2010

GENERAL FUND - BALANCE SHEET

ASSETS

CASH AND INVESTMENTS

See Cash and Investment Report for details

ASSESSMENTS RECEIVABLE, NET

Delinquent assessments from FY2006	\$	11,433
District tried to collect directly, will be added to Assessment roll.		
Delinquent assessments from FY2009		4,785
Birchwood O&M invoice for February 2010		76,197
	Total \$	<u>92,415</u>

DUE FROM OTHER FUNDS

Due from Capital Project Series 2004	\$	18,110
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PREPAID ITEMS

US Bank Trustee Fee- Series 2004 (10/1 -11/30 2010) -2 months.	\$	781
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LIABILITIES

ACCOUNTS PAYABLE

Severn Trent Management Services - February services	\$	8,587
A Cut Above - Arborist Tree Service		6,000
Kissimmee Utility Authority - February services		5,272
Chapco Fence LLC.		2,950
Grau & Associates		2,000
Boi-Tech Consulting Inc.		1,530
Woopert Inc.		1,495
Young van Assenderp, P.A. February services		1,246
Robert's Pool service - February services		1,180
Various invoices for February 2010		2,294
	Total \$	<u>32,553</u>

ACCRUED EXPENSES

Kissimmee Utility Authority - Water & Sewer from 2/10 - 3/09/2010	\$	3,300
City Of St. Cloud - Electricity General from 2/10 - 3/9/2010		31,330
City Of St. Cloud - Electricity Streetlight from 2/10 - 3/9/2010		5,000
Bio- Tech Consulting - Contracts Lake and Wetland for February 2010		1,530
	Total \$	<u>41,160</u>

DEPOSITS

Deposits for Pool Keys	\$	500
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DEFERRED REVENUE

Delinquent assessments from FY2009	\$	4,785
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Harmony Community Development District

Notes to the Financial Statements

February 28, 2010

GENERAL FUND - REVENUES AND EXPENDITURES

REVENUES

INTEREST- INVESTMENTS	Interest earned on operating accounts
SPECIAL ASSMNTS - TAX COLLECTOR	See Assessment Collection Schedule for details
SPECIAL ASSMNTS - CDD COLLECTED	Accrued Birchwood Acres monthly assessment bill - \$76,197
SPECIAL ASSMNTS - DISCOUNTS	Discounts on assessments collected by tax collector See Assessment Collection Schedule for details

EXPENDITURES

ADMINISTRATIVE

PROFSERV-ENGINEERING	Woolpert Inc. - services as of January 2010	
PROFSERV-LEGAL SERVICES	Young van Assenderp, P.A. services as of February 2010	
PROFSERV-TRUSTEE	US Bank annual fees plus expenses for Series 2001 (10/1/09-9/30/2010)	\$ 5,280
	Series 2004 (12/1/2009 - 9/30/2010)	<u>3,906</u>
		Total \$ <u>9,186</u>
INSURANCE - GENERAL LIABILITY	Public Risk Agency - Paid in Full for FY 2010 - General Insurance Policy	
MISC-ASSESSMNT COLLECTION COST	Administrative cost to prepare FY 2009-2010 roll	\$ 779
	FY 2009-2010 Assessment roll	<u>5,856</u>
		Total \$ <u>6,635</u>

FIELD

PAYROLL-SALARIED	Salary and benefits for full-time field manager/dockmaster Extra hours were necessary during the holiday season
FICA TAXES	Payroll taxes on field compensation

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	A Cut Above Tree & Landscape - Arborist Tree Service
R&M-TURF CARE	Luke Bros monthly fee for mowing, edging and maintenance of turf within District Luke Bros monthly fee for weed removal on Schoolhouse Rd. and Park near Primrose Rd.
R&M-SHRUB CARE	Luke Bros monthly fee for pruning, mulching and maintaining shrubs within District
MISCELLANEOUS SERVICES	Luke Bros monthly fee for relocating Trees from US 192

UTILITY

ELECTRICITY - GENERAL	City of St. Cloud - accrued February services
ELECTRICITY - STREET LIGHTING	City of St. Cloud - accrued February services
UTILITY - WATER & SEWER	KUA - accrued February services

Harmony Community Development District

Notes to the Financial Statements

February 28, 2010

OPERATION & MAINTENANCE

CONTRACTS-LAKE AND WETLAND	Bio-Tech Consulting monthly fees of \$1,530	
COMMUNICATION - TELEPHONE	AT&T paid through January and Century Link paid through February 2010	
R&M-COMMON AREA	Supplies for Dog Park/Dog Park Wash Station. Repairs to Time Clock and Flag Pole	
R&M-EQUIPMENT	Supplies and parts for boat /dock from NAPA Auto Parts.	\$ 1,932
	Advanced Marine Services	<u>1,778</u>
		Total \$ <u>3,711</u>
R&M-POOLS	Jan Pro \$735.39 and Robert's Pool Service \$1,180 monthly service	\$9,579
	A-1 Home Inspection Service - Pest Control monthly fee - \$75	300
	Roberts Pool Service & Repair -replaced motor/seal at kiddy pool, service	861
	Spies Pool Llc.- Pool supplies	2,001
	Symbiont Service Corp - Thermal Pool Heat/ Cool Unit Repair	16,287
	Various Invoices through February 2010	<u>192</u>
		Total \$ <u>29,220</u>
R&M-ROADS & ALLEYWAYS	No invoices as of February 2010	
R&M-SIDEWALKS	Supplies for sidewalk repair	
R&M-PARKS & AMENITIES	Grainer - Water cooler and dog park supplies	
R&M-HARDSCAPE CLEANING	Chapco Fence LLC. - Fence Installation- Buck Lake Park	
MISC-CONTINGENCY	No invoices as of February 2010	

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 from FY 2009	<u>8,058</u>
		Total \$ <u>44,476</u>

LIABILITIES

DEFERRED REVENUE	Delinquent assessments from FY2009	\$ 8,058
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SERIES 2001 DEBT SERVICE FUND - REVENUES AND EXPENDITURES

REVENUES

INTEREST- INVESTMENTS	Interest earned on US Treasury Bill
SPECIAL ASSMNTS - TAX COLLECTOR	See Assessment Collection Schedule for details.
SPECIAL ASSMNTS - PREPAYMENT	Received prepayments
SPECIAL ASSMNTS - CDD COLLECTED	Received revenue for Debt Service payment on 2/5/2010
SPECIAL ASSMNTS - DISCOUNTS	Discounts on assessments collected by tax collector
	See Assessment Collection Schedule for details

**Harmony
Community Development District**

Notes to the Financial Statements

February 28, 2010

SERIES 2004 DEBT SERVICE FUND - BALANCE SHEET

ASSETS

CASH AND INVESTMENTS

See Cash and Investment Report for details

SERIES 2004 DEBT SERVICE FUND - REVENUES AND EXPENDITURES

REVENUES

INTEREST- INVESTMENTS

Interest earned on US Treasury Bill

SPECIAL ASSMNTS - CDD COLLECTED

Received revenue for Debt Service payment on 2/5/2010

SERIES 2004 CAPITAL PROJECTS FUND - BALANCE SHEET

ASSETS

CASH AND INVESTMENTS

See Cash and Investment Report for details

LIABILITIES

DUE TO OTHER FUNDS

Due to General Fund

\$ 18,110

**Harmony
Community Development District**

**Cash and Investment Report
February 28, 2010**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Checking Account- Operating	Centerstate Bank	0.25%	\$ 310,885
Money Market Account	Centerstate Bank	1.00%	\$ 149,976
Cash On Hand			500 (1)
 DEBT SERVICE AND CAPITAL PROJECT FUNDS			
Series 2001 Prepayment Fund	US Bank	0.00%	12,329
Series 2001 Reserve Fund	US Bank	0.00%	-
Series 2001 Revenue Fund	US Bank	0.00%	489,729
Series 2004 Prepayment Fund	US Bank	0.00%	3,229
Series 2004 Reserve Fund	US Bank	0.00%	44
		Subtotal	\$ 505,330 (2)
Series 2001 Reserve Fund	US Bank	0.19%	715,370
Series 2004 Reserve Fund	US Bank	0.19%	430,631
		Subtotal	\$ 1,146,001 (3)
Series 2001 Reserve Fund	US Bank	0.10%	715,370
Series 2004 Revenue Fund	US Bank	0.10%	84,229
Series 2004 Reserve Fund	US Bank	0.10%	430,675
Series 2004 Contruction Fund	US Bank	0.10%	98,703
		Subtotal	\$ 1,328,977 (4)
		Total	\$ 3,441,669

NOTE 1 - PETTY CASH.

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

NOTE 3 - INVESTED IN US TREASURY BILL MATURES 10/29/2010

NOTE 4 - INVESTED IN US BANK N.A. OPEN IN MONTHLY COMMERCIAL PAPER

Report Date: 3/12/2010

Harmony

COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COLLECTIONS SCHEDULE - OSCEOLA COUNTY TAX COLLECTOR
FISCAL YEAR ENDING SEPTEMBER 30, 2010

Date Received	Net Amount Received	Discount / (Penalty) Amount	Collection Costs	Gross Amount	General Fund Gross Assessments	Series 2001 Debt Service Gross Assessments
Assessments Levied				\$ 1,666,513	\$ 622,750	\$ 1,043,763
Allocation %				100%	37%	63%
10/9/09 (1)	\$ -	\$ -	\$ 779	\$ -	\$ -	\$ -
11/18/09	3,282	186	67	3,534	1,321	2,214
11/19/09	36,051	1,533	736	38,320	14,319	24,000
12/3/09 (2)	(1,370)	-	-	(1,370)	-	(1,370)
12/07/09	622,334	26,460	12,701	661,495	247,190	414,305
12/21/09	65,462	2,691	1,336	69,489	25,967	43,522
01/11/10	19,104	603	390	20,096	7,510	12,587
02/05/10	21,603	540	441	22,584	8,439	14,145
TOTAL	\$ 766,467	\$ 32,012	\$ 16,449	\$ 814,149	\$ 304,747	\$ 509,402
% COLLECTED				48.94%	48.94%	48.94%
TOTAL OUTSTANDING				\$ 852,364	\$ 318,003	\$ 534,361

- Note (1) Administrative cost to prepare FY 2009-2010 roll .
 Note (2) Resident - Paid debt service portion twice in error.

4B

Harmony CDD

March 15, 2010

Invoice Approval #119

PAYEE	Invoice Number	A=Approval R=Ratification	General Fund
<u>A Cut Above</u>			
	#2249	A	\$6,000.00
		Vendor Total	\$6,000.00
<u>Advanced Marine</u>			
	#44802	A	\$25.00
	#44939	A	\$68.00
		Vendor Total	\$93.00
<u>AT & T</u>			
	#993377858X02262010	R	\$100.15
		Vendor Total	\$100.15
<u>Beyers Welding</u>			
	#12153	A	\$4,900.00
		Vendor Total	\$4,900.00
<u>Bio-Tec Consulting Inc.</u>			
	#9597	A	\$1,530.00
		Vendor Total	\$1,530.00
<u>Century Link</u>			
	407-892-7636	R	\$46.73
	407-498-3185	R	\$49.08
	407-891-1308	R	\$43.19
		Vendor Total	\$139.00
<u>Chapco Fence LLC</u>			
	#1392	A	\$2,950.00
		Vendor Total	\$2,950.00

City of St Cloud

Billing Period 1/8-2/8

R	\$34,757.08
Vendor Total	\$34,757.08

Folsom Services

#0000025953

A \$181.27

#0000006132

A \$675.00

Vendor Total	\$856.27
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Grau and Associates

#5762

A \$2,000.00

Vendor Total	\$2,000.00
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Hydrocom Technologies

#2119

A \$286.00

Vendor Total	\$286.00
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Jan-Pro Cleaning

#12686

A \$735.39

Vendor Total	\$735.39
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KUA

Billing Period 1/21-2/18

R \$5,271.63

Vendor Total	\$5,271.63
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Luke Brothers

#1001-96796

R \$41,143.75

J011337

A \$181.60

J0111338

A \$299.86

Vendor Total	\$41,625.21
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Orlando Sentinel

#825380001

R \$45.80

Vendor Total	\$45.80
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Roberts Pool Service

#021510

A \$1,180.00

Vendor Total	\$1,180.00
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Severn Trent Services

#2045507

A	\$8,587.28
Vendor Total	\$8,587.28

Spies Pools

#207961

A	\$177.45
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#207962

A	\$247.45
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Vendor Total	\$424.90
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Vasari CDD

#022610

R	\$6.39
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Vendor Total	\$6.39
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Walker Technical Svcs

#725

A	\$250.00
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Vendor Total	\$250.00
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Woolpert

#2010000906

A	\$1,495.00
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Vendor Total	\$1,495.00
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Young Van Assenderp, P.A.

#9462

A	\$933.03
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#9579

A	\$312.50
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Vendor Total	\$1,245.53
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GRAND TOTAL **\$114,478.63**

**Harmony
Community Development District**

Check Register

February 1 - February 28, 2010

**Harmony
Community Development District**

**Check Register by Fund
For the Period from 2/1/2010 to 2/28/2010
(Sorted by Check No.)**

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
GENERAL FUND - 001								
001	51830	02/03/10	CENTURY LINK	012510-11308	#4078911308 1/25-2/24	Communication - Telephone	541003-53910	\$43.19
001	51831	02/03/10	KISSIMMEE UTILITY AUTHORITY	012810	BILLING PERIOD 12/18-1/21	Utility - Water & Sewer	543021-53903	\$5,927.63
001	51832	02/08/10	LUKE BROTHERS INC.	1002-96940	MONTHLY MAINT-FEB	R&M-Turf Care	546130-53902	\$7,833.07
001	51832	02/08/10	LUKE BROTHERS INC.	1002-96940	MONTHLY MAINT-FEB	R&M-Turf Care	546130-53902	\$9,943.13
001	51832	02/08/10	LUKE BROTHERS INC.	1002-96940	MONTHLY MAINT-FEB	R&M-Turf Care	546130-53902	\$2,474.38
001	51832	02/08/10	LUKE BROTHERS INC.	1002-96940	MONTHLY MAINT-FEB	R&M-Turf Care	546130-53902	\$2,916.18
001	51832	02/08/10	LUKE BROTHERS INC.	1002-96940	MONTHLY MAINT-FEB	R&M-Grounds	546037-53902	\$1,699.50
001	51832	02/08/10	LUKE BROTHERS INC.	1002-96940	MONTHLY MAINT-FEB	R&M-Shrub Care	546131-53902	\$8,961.56
001	51832	02/08/10	LUKE BROTHERS INC.	1002-96940	MONTHLY MAINT-FEB	R&M-Trees and Trimming	546099-53902	\$1,592.93
001	51832	02/08/10	LUKE BROTHERS INC.	1002-96940	MONTHLY MAINT-FEB	Utility - Refuse Removal	543020-53902	\$2,548.00
001	51832	02/08/10	LUKE BROTHERS INC.	1002-96940	MONTHLY MAINT-FEB	R&M-Irrigation	546041-53902	\$2,375.00
001	51832	02/08/10	LUKE BROTHERS INC.	1002-96940	MONTHLY MAINT-FEB	R&M-Grounds	546037-53902	\$800.00
001	51832	02/08/10	LUKE BROTHERS INC.	J010869	WEED TURF-SCHOOLHOUSE RD	R&M-Turf Care	546130-53902	\$864.20
001	51832	02/08/10	LUKE BROTHERS INC.	J010871	IRRIGATION REPAIR-CAT BRIAR	R&M-Irrigation	546041-53902	\$229.68
001	51832	02/08/10	LUKE BROTHERS INC.	J010870	WEED TURF-PARK @ PRIMROSE	R&M-Turf Care	546130-53902	\$1,210.50
001	51832	02/08/10	LUKE BROTHERS INC.	J011259	LANDSCAPE WORK:RELOCATION OF TREES	Miscellaneous Services	549001-53902	\$600.00
001	51832	02/08/10	LUKE BROTHERS INC.	J011258	IRRIGATION REPAIRS-DOG PARK	R&M-Irrigation	546041-53902	\$456.00
001	51833	02/10/10	CENTURY LINK	020410-27636	#4078927636 2/4-3/3	Communication - Telephone	541003-53910	\$46.73
001	51834	02/12/10	LUKE BROTHERS INC.	1001-96796	MONTHLY MAINT-JAN SVC	R&M-Turf Care	546130-53902	\$7,833.07
001	51834	02/12/10	LUKE BROTHERS INC.	1001-96796	MONTHLY MAINT-JAN SVC	R&M-Turf Care	546130-53902	\$9,943.13
001	51834	02/12/10	LUKE BROTHERS INC.	1001-96796	MONTHLY MAINT-JAN SVC	R&M-Turf Care	546130-53902	\$2,474.38
001	51834	02/12/10	LUKE BROTHERS INC.	1001-96796	MONTHLY MAINT-JAN SVC	R&M-Turf Care	546130-53902	\$2,916.18
001	51834	02/12/10	LUKE BROTHERS INC.	1001-96796	MONTHLY MAINT-JAN SVC	R&M-Grounds	546037-53902	\$1,699.50
001	51834	02/12/10	LUKE BROTHERS INC.	1001-96796	MONTHLY MAINT-JAN SVC	R&M-Shrub Care	546131-53902	\$8,961.56
001	51834	02/12/10	LUKE BROTHERS INC.	1001-96796	MONTHLY MAINT-JAN SVC	R&M-Trees and Trimming	546099-53902	\$1,592.93
001	51834	02/12/10	LUKE BROTHERS INC.	1001-96796	MONTHLY MAINT-JAN SVC	Utility - Refuse Removal	543020-53902	\$2,548.00
001	51834	02/12/10	LUKE BROTHERS INC.	1001-96796	MONTHLY MAINT-JAN SVC	R&M-Irrigation	546041-53902	\$2,375.00
001	51834	02/12/10	LUKE BROTHERS INC.	1001-96796	MONTHLY MAINT-JAN SVC	R&M-Grounds	546037-53902	\$800.00
001	51835	02/16/10	CENTURY LINK	020710-83185	#4074983185 2/7-3/6	Communication - Telephone	541003-53910	\$49.08
001	51836	02/16/10	CITY OF ST CLOUD	020910-34228	#101546-34228 1/8-2/8	Electricity - Streetlighting	543013-53903	\$31,329.93
001	51836	02/16/10	CITY OF ST CLOUD	020910-34228	#101546-34228 1/8-2/8	Electricity - General	543006-53903	\$3,427.15
001	51838	02/26/10	BIO-TECH CONSULTING INC	9358	MITIGATION-DEC	Contracts-Lake and Wetland	534021-53910	\$1,530.00
001	51839	02/26/10	GRAU & ASSOCIATES	5616	FY 2009 AUDIT PROGRESS BILLING	Auditing Services	532002-51301	\$4,000.00

**Harmony
Community Development District**

**Check Register by Fund
For the Period from 2/1/2010 to 2/28/2010
(Sorted by Check No.)**

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
001	51840	02/26/10	JAN-PRO OF ORLANDO	12494	JANITORIAL SVCS-FEB	R&M-Pools	546074-53910	\$735.39
001	51841	02/26/10	ROBERTS POOL SERVICE & REPAIR	011510	POOL MAINTENANCE-JAN	R&M-Pools	546074-53901	\$1,180.00
001	51842	02/26/10	SEVERN TRENT ENVIRONMENTAL SER	2045079	MGT FEES-JAN	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,376.33
001	51842	02/26/10	SEVERN TRENT ENVIRONMENTAL SER	2045079	MGT FEES-JAN	ProfServ-Field Management	531016-53901	\$3,658.00
001	51842	02/26/10	SEVERN TRENT ENVIRONMENTAL SER	2045079	MGT FEES-JAN	Capital Outlay	564043-51301	\$300.00
001	51842	02/26/10	SEVERN TRENT ENVIRONMENTAL SER	2045079	MGT FEES-JAN	Postage and Freight	541006-51301	\$10.56
001	51842	02/26/10	SEVERN TRENT ENVIRONMENTAL SER	2045079	MGT FEES-JAN	Printing and Binding	547001-51301	\$264.60
001	51842	02/26/10	SEVERN TRENT ENVIRONMENTAL SER	2045079	MGT FEES-JAN	Office Supplies	551002-51301	\$55.00
001	51842	02/26/10	SEVERN TRENT ENVIRONMENTAL SER	2045079	MGT FEES-JAN	Communication - Telephone	541003-51301	\$3.16
001	51843	02/26/10	SYMBIONT SERVICE CORP.	41387	SERVICE CALL/REPAIR	R&M-Pools	546074-53910	\$90.00
001	51844	02/26/10	WALKER TECHNICAL SERVICES	712	MAXI-COM SYSTEM MONITORING-FEB	R&M-Irrigation	546041-53902	\$250.00
001	51845	02/26/10	WOOLPERT INC.	2009010405	ENG FEES- NOV	ProfServ-Engineering	531013-51501	\$1,992.21
001	51845	02/26/10	WOOLPERT INC.	2010000397	ENG FEES-DEC	ProfServ-Engineering	531013-51501	\$1,865.80
001	51846	02/26/10	YOUNG VAN ASSENDERP, P.A.	9366	LEGAL FEES-LOBBYING DEC	ProfServ-Legal Services	531023-51401	\$770.00
001	51846	02/26/10	YOUNG VAN ASSENDERP, P.A.	9365	LEGAL FEES-GEN COUNSEL DEC	ProfServ-Legal Services	531023-51401	\$394.00
001	51846	02/26/10	YOUNG VAN ASSENDERP, P.A.	9463	LEGAL FEES-JAN	ProfServ-Legal Services	531023-51401	\$399.00
001	51826	02/04/10	MARK W. LEMENAGER	PAYROLL	February 04, 2010 Payroll Posting			\$184.70
001	51827	02/04/10	STEVEN P. BERUBE	PAYROLL	February 04, 2010 Payroll Posting			\$184.70
001	51828	02/04/10	ROBERT D. EVANS	PAYROLL	February 04, 2010 Payroll Posting			\$184.70
001	51829	02/04/10	NANCY M. SNYDER	PAYROLL	February 04, 2010 Payroll Posting			\$184.70
001	51847	02/26/10	MARK W. LEMENAGER	PAYROLL	February 26, 2010 Payroll Posting			\$184.70
001	51848	02/26/10	STEVEN P. BERUBE	PAYROLL	February 26, 2010 Payroll Posting			\$184.70
001	51849	02/26/10	NANCY M. SNYDER	PAYROLL	February 26, 2010 Payroll Posting			\$184.70
Fund Total								\$149,638.54

2001 DEBT SERVICE FUND - 201

201	51837	02/16/10	US BANK NATIONAL ASSOC	021610	TRANSFER OF TAX RECEIPTS 2009/10	Due From Other Funds	131000	\$13,530.61
Fund Total								\$13,530.61

Total Checks Paid \$163,169.15

4C

HARMONY COMMUNICATION LOG

Date	Description of complaint	Location	Action taken	Work Status	Completed by:	Date	Resident contacted	Name
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
8/28/2009	unhappy with landscape maintenance/chiggers	6882 Sundrop St.	addressing with Luke Bros.	Pending				
12/2/2009	complaint regarding website		Brenda posted note on home page--should be viewed with Internet Explorer	Complete	Brenda	12/2/2009		anonymous
12/15/2009	incident at dog park: vagrant, broken bench		vagrant removed, bench repaired	Complete				Patrice DeNike
12/30/2009	sidewalk needs grinding	7142 Forty Banks		Complete	Alan	1/12/2010		Chad/HOA Pres
12/31/2009	irrigation leak	elemntary school/Blue Stem	emailed Todd	Complete	Luke Bros.			Jane
1/14/2010	sprinklers on for 3 days/week, 30 minutes at a time	Dahoon Holly neighborhood park	emailed Todd				1/14/2010	Randy Odden
1/28/2010	raccoon droppings	swim club pool decks	Thomas will clean	Complete			2/1/2010	
2/10/2010	broken glass at first entrance into Harmony		emailed Todd	Complete		2/10/2010		
2/11/2010	unhappy with garbage pickup time		Shad contacted garbage company/Not CDD	N/A				Linda Balash
2/15/2010	irrigation head gushes	3315 Schoolhouse Rd.	emailed Todd	Complete	Luke Bros.	2/15/2010		Mark LeMenager
2/17/2010	irrigation head gushes	Ashley Park	emailed Todd	Complete	Luke Bros.	2/19/2010		Chad
2/18/2010	leaking around shower in home	3583 Clay Brick Rd.	referred to Shad	N/A	builder warranty			Nancy Albert
2/18/2010	irrigation head gushes	near 3311 Schoolhouse Rd. in common area	emailed Todd	Complete	Luke Bros.	2/19/2010		Frank Delfino
3/11/2010	street parking by high school	Clay Brick Road	County roads--not CDD	N/A				Carl Fsadni
3/11/2010	street light out	Dahoon Holly # 166065	OUC issue--referred home owner to OUC	N/A				Carl Fsadni
3/11/2010	fence needs repair/weeds need to be eradicated	Large Dog Park	Fence to Todd, weeds to Luke Brothers					Jane Christensen
3/16/2010	red ants	Large Dog Park	Luke Brothers to address		Luke Bros			Jane Christensen

Sixth Order of Business

From: Ritter, Wendy
Sent: Monday, March 15, 2010 11:47 AM
To: Khan, Fazeela
Subject: RE: Harmony CDD

Ilana,

I have reviewed all of the KUA invoices and no invoices show or have incurred any late fees.

We never hold back time-sensitive invoices. They are placed on agenda for ratification purposes only. If any incurred a late fee, we should get a credit because all are paid timely.

The amount past due is **00.00 on all.**



Wendy Ritter
Accounts Payable Specialist
Severn Trent Management Services

210 N. University Drive, Ste 702 ■ Coral Springs,
FL 33071
Tel 954-753-5841 Ext 2039 ■ Fax 954-345-1292
writter@severntrentms.com

From: Khan, Fazeela
Sent: Monday, March 15, 2010 11:30 AM
To: Ritter, Wendy
Subject: Harmony CDD

Hi Wendy,

We have a question about the KAU bills.

Why are the KUA bills incurring late fees?

Can we pay them as soon as we get them?

For utilities, do we still need board approval?

Thanks

Faz



Fazeela Khan
Accountant
Severn Trent Management Services

610 Sycamore Street, Ste 150 ■ Celebration, FL
34747
Tel 407 566 4099 ■ Fax 407 566 4128
FKhan@severntrentms.com