

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

JULY 28, 2011

AGENDA PACKAGE

Harmony Community Development District

Severn Trent Services, Management Services Division
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July 21, 2011

Board of Supervisors
Harmony Community Development District


Dear Board Members:

The regular meeting Board of Supervisors of the Harmony Community Development District will be held on **Thursday, July 28, 2011 at 9:00 A.M.** at 7251 Five Oaks Drive, Harmony, Florida. Following is the advance agenda for this meeting:

1. **Roll Call**
2. **Approval of the Minutes of the June 23, 2011 Regular and Budget Workshop Meetings**
3. **Subcontractor Reports**
 - A. Landscaping – Luke Brothers
 - B. Aquatic Plant Maintenance - Pond Planting Proposal
 - C. Dockmaster/Field Manager - Buck Lake Boat Use Report
4. **District Manager's Report**
 - A. June 2011 Financial Statements
 - B. Invoice Approval #135 and Check Run Summary
 - C. Comments and Questions on the Proposed Budget for Fiscal Year 2012
 - D. Public Comments/Communication Log
 - E. Website Statistics
5. **Staff Reports**
 - A. Attorney
 - B. Engineer
 - C. Developer
 - i. Update on the ID Registration Process
 - ii. Discussion on the Concept Landscape Improvements for the West [Five Oaks] Entrance
 - iii. Discussion on Continuing Improvement Activities Along U.S. 192
6. **Supervisor Requests**
7. **Audience Comments**
8. **Adjournment**

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

Sincerely,



Gary Moyer/ir
District Manager

Minutes

MINUTES OF MEETING HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held Thursday, June 23, 2011, at 6:00 p.m. at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Robert D. Evans	Chairman
Mark LeMenager	Vice Chairman
Steve Berube	Supervisor
Kerul Kassel	Supervisor
Ray Walls	Supervisor

Also present were:

Gary L. Moyer	Manager: Moyer Management Group
Ken vanAssenderp	Attorney: Young vanAssenderp, P.A.
Steve Boyd	Engineer: Woolpert
Thomas Belieff	Dockmaster/Field Manager
Greg Gologowski	Harmony Development Company
Mike McMillan	Luke Brothers
Larry Medlin	Bio-Tech Consulting
Shad Tome	Harmony Development Company
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 May 26, 2011, Regular Meeting

Mr. Evans reviewed the minutes of the May 26, 2011, regular meeting, and requested any additions, correction, or deletions.

Mr. Walls stated page 10, second sentence from the bottom should read "It seems that Celebration is doing more plantings than we have done in the past." On page 11, second paragraph should read "Perhaps it is the Celebration model to plant densely on the banks of the ponds. Just based on the pictures, the density is much greater..."

On MOTION by Mr. LeMenager, seconded by Ms. Kassel, with all in favor, unanimous approval was given to minutes of the May 26, 2011, meeting, as amended.
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THIRD ORDER OF BUSINESS

Subcontractor Reports

A. Landscaping – Luke Brothers

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

Mr. Haskett stated things have improved a lot over the past couple months. The rain helped everything. They are current on their fertilizing and they had some work in that regard to make up for. They have been doing some deep-root fertilizations on some of the trees that were struggling. With all the struggles we have had over the past couple months, there have been vast improvements. I am extremely happy in the way things are going. There is always room for improvement. Looking over some of the plant material over the past couple months and even years, it just was not doing quite as well as it could have been, but they are starting to look much better because they have been getting the attention they have needed. There are turf areas that need some work and some irrigation areas that appear periodically. All in all, I think they are heading in the right direction.

Mr. Evans stated after the last meeting, Mr. Berube was going to meet with Mr. McMillan to count personnel. Has that been resolved?

Mr. Berube stated I am not going to say that we are happy, but we have an agreement on where we are with head counts. Since the last CDD meeting, at Mr. McMillan's request, we have had three meetings. Immediately after our CDD meeting, there were 13 people on site. A week or so later, there were 10 people on site. We met again last Friday and there were 13 people on site. That is a drop from the promise of 14 people that Mr. Pete Lucadano promised us very specifically from three months ago. Mr. McMillan counters that we have some days when there are 15 people here and other days when there are 13 or 14. The count in his estimation averages to 14, but I do not agree with that. I think the average is lower. However, having said that, take it for what it is worth. I do not think we are getting our 14 guaranteed staff members five days each week. Mr. LeMenager raised the issue about developer services being done with the same CDD crews, and I think that still happens from the regular crew.

Mr. McMillan stated when Mr. Lucadano submitted that proposal, he worked with Mr. Haskett on the number of 14 people, which also included doing work for the developer, for David Weekley Homes and the sales group. That work was included in the total number of personnel on site.

Mr. Evans asked is he getting the job done?

Mr. Haskett stated yes.

Mr. Evans stated we are not paying them on an hourly basis but on a contract basis. I am trying to look at the big picture. Luke Brothers is in a locked contract price. Fuel prices have varied greatly, as have labor prices. Fertilizer is hard to get a good figure on performing that work. There are many moving parts to get the job done at a fixed price. I am trying to figure out if we are more concerned with how many bodies we have on the job or are we more concerned with the quality for the project? It does not matter to me if it takes 2 people or 50 people. I believe we are more concerned with the quality of the product. We are trying to get the best product for the price we agreed to. I do not care how you do it.

Mr. LeMenager stated my wife and I go for walks most mornings, and we made it a point the past two mornings to look carefully at all the inhabited neighborhoods. We made a point to walk all the pocket parks and tried to take a close look at everything. My wife is a pretty good gardener, and the only area that seemed to be a letdown was the turf along Cat Brier bordering on the golf course. Other than that, especially above ground level, we thought it looked awfully good, and better than it has been especially edging the grass and how crisp that looks. Since the change in management, it is noticeable. There are still a few areas to improve, but given that we are in a record drought and how many millions of square feet of grass we have, I think they are doing certainly an acceptable job overall.

Mr. Walls stated I drive down Schoolhouse Road every day, and there is a lot of dead grass and weeds in the grass all along that roadway from the roundabout to the school. There are a lot of rough patches in there that I would like to see more attention.

Mr. McMillan stated the labor crews have fluctuated, and I am training my staff to correct the problems that have been here as far as fertilizing and trimming the shrubs. We have a good core of 14 crew members and a good crew working on the pocket parks. Some of the areas arose a couple weeks ago when we realized a problem with the irrigation system. We found the zones that were really bad, including Cat Brier north of the dog park by the golf course, Schoolhouse Road on the right side, Five Oaks Drive. Those zones were not running. I have been working with Mr. Mike Walker from MAXICOM for assistance on zones that I want to run more often because they have not been running for an undermined length of time. We saw the stress and started addressing

it immediately. If we had not been here, we would have lost pallets of sod and thousands of square feet of turf instead of just the rough patches that you see. I think the fertilizer helped that significantly, but we are still working to complete the entire area as well as keeping up with our schedule and utilizing the parks crew.

Ms. Kassel stated our contract with Luke Brothers does not specify how many people need to be on site. We are looking for compliance with the contract and a good-looking product. Our contention about the number of people you have on site is simply related to the fact that without the appropriate number of people, you will not be able to have the product. I think that has been the reason we focused on how many people are on site. Truthfully, it is not about how many people you have on site; it is about the job getting done. We assumed the job was not getting done because of the lack of people. It does look considerably better. It has a ways to go. It is quite interesting that all this time has lapsed with these zones not going on and no one knew about them. I wonder if there is some way you can ensure that kind of thing does not happen in the future.

Mr. McMillan stated I would at the very least request that I have the ability to log on to these systems so that if I see an area that is dry, I can check the computer over the past couple days and see if that zone is running or not. That would allow us to head off a lot of the problem.

Mr. Haskett stated when they perform their monthly inspections, they go to the controller—there are 23 on site—and log into the MAXICOM system. They will run those manually through their cycles to check all the heads. The heads all come on and get repaired as needed. That is completely different from the MAXICOM running the heads. Even though the zones will come on at the controller, MAXICOM is telling them to do a different thing. There were a few areas, especially on Cat Brier, that defaulted out to 10 or 11 minutes, compared to south Cat Brier that was running 37 or 38 minutes with the same kind of heads. We found they were running but not for a sufficient amount of time. Some areas were switched over to different zones, and it was probably getting by the past few years with the same issues. Now that the drought came on this year, it became evident that there was a problem, which is when we started looking into the MAXICOM system and all the reports that are generated.

Ms. Kassel stated we are paying Walker Services \$250 each month to monitor the MAXICOM system. How can this have happened when we are paying for him to monitor things?

Mr. Golgowski stated they do not check it daily but they check it several times a week. He monitors the system at a remote location and does not know what happens on the site. Over the years, adjustments have been made. For whatever reason, that did not get translated to the system. Finally we found someone who has some irrigation capabilities that we did not have before. We asked for a report and an audit and saw these deficiencies. We do not pay for daily reports but we can if that is the level that is needed.

Mr. Berube asked can we circumvent this and bring that monitoring in-house and give Mr. McMillan control of that system here? I understand it is web based.

Mr. Golgowski stated yes, you can do that. We looked into that to see if there was a way to allow Mr. McMillan access, but it is not setup that way. Mr. McMillan and his crew are competent. We are trying to manage our water resources adequately but yet still getting enough water from the system while not overdoing it. There are many companies who will open valves and let them run, but I would not recommend we turnover this service to any landscape company.

Mr. Walls stated my issue is that we hold our landscape company accountable that the grass is not green, so they may be getting blamed for something they cannot control. That is unfortunate. The fact is, we monitor the water bills every month. We all see them and we know how much we pay compared to the budget. I do not have a problem giving Luke Brothers control over the water so that they can do their job. If we see the water bills are getting incredibly high, then we talk with Mr. McMillan. If that is what it takes to satisfy the Board and the community, I do not have a problem with it.

Mr. Berube stated to address the concern about allowing Luke Brothers to control the water, I was going to have a different presentation tonight, which is why I met with Mr. McMillan last week to get his side. I talked with Mr. McMillan three weeks ago and told him to just turn on the water and see what happens, and if anyone has a problem with it, I will take responsibility for it. He did not do that because his cooler head prevailed and he knew the rules about running the water and staying within regulations. I understand Mr. Golgowski's concern about letting the landscaper turn on the water and just letting it go, resulting in huge water bills. I do not think Mr. McMillan will do that. We have a

contract that holds them responsible for keeping everything green and alive. The one thing that keeps it alive—water—he does not have control over. I do not think that is right. Along with the comment by Mr. Walls, we see the financials and the water bills every single month in detail. If we can, I would like Mr. McMillan to have on-site ability to run the water and reports as needed, whatever we can do. I think if Mr. McMillan can perform that function, then I would imagine we do not need the services of Walker.

Mr. McMillan stated I am very confident of our abilities to monitor that system. I have not used MAXICOM before but I have operated other systems like that one.

Mr. Berube stated the reality is, we got to the point where we are now with someone sitting in an office somewhere running it remotely without the right contact, and we have a mess out here. I am very confident that if we have to replace the square footage of sod that is damaged and dying, it will be a lot more than what our increase might be in water bills. There are thousands of square feet of sod that will probably need to be replaced because it does not have enough water, yet we are going to tell Luke Brothers it is their problem and they will say it is our problem. In the meantime, the water has not been on, at whoever's fault.

Ms. Kassel asked what I do not understand is if Mr. Walker was checking the system a couple times week, even so, how could he not have noticed that there was some difference? No one wants him to necessarily do this every day, but why can he not print and email a report so that our staff can be reviewing it? I do not understand why we are paying \$250 each month for services that we do not seem to be getting.

Mr. Evans stated if you run them manually, they work fine. Mr. Walker programmed it to run 30 minutes per cycle but it was only running 10 minutes per cycle. Was it something in the software or was he only programming it to run 10 minutes?

Mr. Golgowski stated the MAXICOM system receives data from the weather station that is here on site, and it calculates based on temperature, wind, evaporation and other things how much water is needed to replace what has been lost. That will vary from day to day, depending on the weather. There are different factors you insert as to if you want one-half-inch replacement, one-inch replacement or more. For some reason, the Cat Brier side was lower than everything else, and I do not know why. Other zones had been shut off entirely that were bubblers, which are hoses that go on new trees. After the trees are established, they are turned off, and that is what happened. When we added new turf in

the bubbler zones, they stayed turned off. The bubblers at the Swim Club were also shut off, and at some point the plants were replaced yet those bubblers were not turned back on. The communication was not happening. Mr. McMillan should be able to talk to Mr. Walker and indicate the changes that were made so the system could be adjusted. It is one thing to be able to work the MAXICOM system in the field and another thing to be able to work it in the office.

Mr. Berube stated I suspect there is more to this than having a glitch somewhere. Someone did not do as they needed to do. We have 25 recycled meters in our water bill. I looked at the bills for the last few months. In April and May, everyone will agree that we were really dry. The system should have been throwing water to make up for the lack of rain. Sixteen of the 25 water bills had flat usage or lower usage, while nine increased slightly over the yearly trend. The way I look at it, we should not have 16 out of 25 trending down during these dry months. This supports what Mr. McMillan told me the other day that seven zones were off completely.

Mr. McMillan stated not all the parks are on separate zones. Six of them had their own clock.

Mr. Berube stated the bottom line is, I think we need to give them an opportunity to bring this service in-house. The worst that happens is something goes wrong, but we already have a demonstration of what goes wrong now. We are spending \$250 each month for monitoring, and it is not in-house. We try to bring everything else in-house, so why not this? We are talking about running a water system?

Ms. Kassel stated I understand why you think that is a good idea. I think if the in-house knowledge base was comparable to the knowledge base that we are getting now with an outside contractor, that is an easy decision. But I do not think the inside people who will be monitoring this system have that knowledge. I am guessing that is why Mr. Gologowski feels quite strongly that it would be a bad idea because that knowledge is not there to run the system appropriately.

Mr. LeMenager stated I heard Mr. Gologowski say that we have a terrific person now but how do we know that his replacement will be savvy enough in the future to handle it.

Mr. Gologowski stated my comments are based on working with landscape companies for seven or eight years, and they are just not savvy enough on the system. The only reason we were able to make the change is because Mr. Walker knew what to do.

Mr. LeMenager stated I will go with Mr. Golgowski's recommendation. On a related matter, I want to applaud the wildflowers and trying to have a back-to-nature look, which I mentioned earlier today in our workshop. The bottom line is that our community along U.S. 192 does not look good. We had one month of beautiful red flowers and now, the first impression that anyone has coming to our community for the first time is that we are broke and cannot afford to landscape the front entrance. The red looked beautiful for one month, but let us not trade 11 months of "woe" for one month that looks beautiful. I do not know if that is an issue for Luke Brothers or not, but I think they are responsible for maintaining the CDD property in that area. We need to do something about it because it looks awful.

Mr. Evans asked is that part of the flower enhancement program?

Mr. Golgowski stated it was an experiment.

Mr. LeMenager stated it did not work.

Ms. Kassel stated I think most of it is due to the drought.

Mr. Golgowski stated there was an infestation and we had seed heads that kept regenerating. The soil was not conducive to this type of planting.

Mr. LeMenager stated right now all you see is the soil. My wife and I were looking at that driving out of town a couple days ago, and I commented to her that the County's park that they do not maintain at all looks better than ours. That says something.

Mr. Haskett stated the irrigation had broken heads at the fence line, which threw out water 15 feet, which is why you see a little bit of the wildflowers and anything to the pavement edge is not irrigated. The developer will work with Luke Brothers to see what it will take to install irrigation in that area to keep stuff alive. That part will get better.

Mr. LeMenager stated the problem is, you get a lot of weeds that grow up in there and someone has to physically remove the tall weeds. We are talking about the first thing people see when they drive up to the community. I have no problem with that along the walk from the pond behind the school. That is a nice wild look there, but not on our front door.

Mr. Evans asked is there a suggestion for them to plant something other than wildflowers?

Ms. Kassel stated this was an experiment, and the drought had something to do with its ineffectiveness. We need to make other plans and take those facts into consideration in creating a new plan for what we are going to do there.

Mr. Walls stated I would like to see a proposal to fix that up, but not just that strip but the whole entrance on the west side as I mentioned in the budget workshop. It is lacking and there is nothing good to look at there. I would like to see perhaps some crepe myrtles or something with color and some shrubs that can be trimmed neatly.

Mr. LeMenager stated Turtle Creek is bankrupt, but they look better at their front door than we do.

Mr. Haskett stated I will put something together for your consideration.

Mr. Berube asked have we decided that we are not going to give onsite control of the MAXICOM system to Luke Brothers? Can we at least have limited transfer of control to them?

Ms. Kassel asked or at least can we provide weekly reports to Mr. McMillan?

Mr. LeMenager stated weekly or as often as Mr. McMillan wants to receive them.

Mr. Berube stated I understand that Mr. McMillan will need to email Mr. Golgowski, who will request the reports from Mr. Walker.

Mr. Golgowski stated that is not efficient; Mr. McMillan can request them directly from Mr. Walker.

Mr. Haskett stated that has already been occurring.

Mr. Walls asked is that going to help?

Mr. McMillan stated yes, it will help. At the very least, I would like to be able to ask Mr. Golgowski questions about certain things that I see. I will work with Mr. Walker and try to develop that relationship. I would feel better if I could get on the system and note that a certain clock is not running like it needs to.

Ms. Kassel asked can you not do that based on a report that you will be receiving?

Mr. McMillan stated right now, I am getting reports only for that day, not for the past four or five days. If the turf shows signs of stress, it is not from what happened the day before but it can be from what happened up to a week ago. When trees show stress, it is from what happened in the past couple months. Shrubs take a couple weeks to show stress. That is what I want to be able to look at when we look at managing the entire landscaping.

Ms. Kassel asked the reports can only show a 24-hour period? They cannot show a week period of time?

Mr. Golgowski stated we can go back years and provide that data.

Ms. Kassel stated I suggest you continue with Mr. Walker and request the reports you need and then let us know next month how that communication process is going and how the reports are working. We can discuss it further at that time.

B. Aquatic Plant Maintenance

i. Bio-Tech Consulting Report

Mr. Medlin reviewed the monthly aquatic plant maintenance report as contained in the agenda package and is available for public review in the District Office during normal business hours.

Mr. Medlin stated we treated the ponds twice this month and started working on the buffers to install plants. Things are growing pretty well. The water is really low but our established and new plants are growing fine. They look good and are standing straight up. We have a few problems with algae in a few locations, but nothing major.

ii. Pond Management Proposals

Mr. Evans stated the Board now has a magnitude of dollars that we can consider applying before the end of this fiscal year after the discussion from our budget workshop earlier today. There were also some comments about the best utilization of those dollars. Should it be the density of planting that is proposed along the entire shoreline? There were a number of variables that were discussed. Since we have a scope of what we will consider spending, which is \$12,000 to \$15,000, we need you to tell us the best use of our resources for those plantings. We have a good idea of what it will cost to do Lakeshore Park but we can stretch out the dollars on that pond and have a lower density or not plant the entire shoreline.

Mr. Golgowski stated I would focus on one pond and get it where you want it. It is like with landscape, you can install it sparsely and hope that it will grow in, or you can focus on areas and plant cannas.

Mr. Evans stated we are looking for your best recommendation within that dollar amount. I would like to have your recommendation include the lake to plant, the mix of plants, and the densities which may vary in certain areas on the shoreline. Tell us where you think this program would be best to implement to achieve our objective.

Mr. Golgowski stated I would focus on that pond at Lakeshore Park. I would not plant the entire shoreline but I cannot tell you at this moment which areas need planting.

Mr. Berube stated it is 4,000 linear feet. We need to allow areas for ingress and egress for wildlife and a boat, so I estimate about 500 feet would not need to be planted due to various plants that are already there. That leaves about 3,500 feet to plant at \$4 per foot for a total of \$14,000.

Mr. Evans stated that is within that target range. We have a scope of what we want to pursue. Before we really did not know the magnitude and discussed maybe \$1,500 or \$2,000. What we really want is a proposal within that dollar range.

Mr. Berube asked is our estimation of 3,500 linear feet accurate? When we scale this up, since this price is based on 500-foot increments and we have seven increments of 500 feet, will this price be reduced or is this a fixed price?

Mr. Evans stated we want to achieve economies of scale, but now we have a much better idea of the scope.

Mr. Medlin stated we can pace off the plantings that are already in that pond. I think there is already a lot of coverage in the pond, maybe more than half. I do not know if that means we want to plant the bare areas really densely or if we want to double over on some of the plantings we have already done by perhaps adding a second or third row. There are a lot of different ways to look at planting this one pond.

Mr. Evans stated in the areas that are sparse, you may need to supplement those areas and there may be other areas that are totally bare that need many more plantings.

Mr. Berube stated I would suggest keeping in uniform. We have used Bio-Tech for a number of years and there is a certain trust factor where if you tell us how it will balance out and the associated price, I would believe that. If you pace it off to get this recommended density all the way around the pond and provide a price for that, I could accept that. I do not think we need an exact GPS drawing where every plant is going to be installed. I would like it to look rather uniform.

Mr. Medlin stated to get it to look like one of the ponds at the front, that will take years for the plants to grow. We master planned pond 27 with smaller plants and they had to re-establish themselves. So it will take a couple years for them to take off. If it was a different soil, they might grow faster. Every pond is a little different. It is hard for us to say that it will look great in a year or two because it might take longer.

Mr. Berube stated we understand that because we have the experience from what we already planted. We are asking for a proposal not to exceed \$15,000 for that pond and we would like to surround that pond with a mix, as close as you can get to our desired look, figuring in what is already established there. Perhaps we can have that proposal for next month. We would like to do this work before the end of the fiscal year.

Mr. Evans stated we want to do it before there is more water in the ponds and before October 1, 2011.

Mr. LeMenager stated if it is the right time to do it.

Mr. Medlin stated the existing plants are doing well right now. I am not sure if we should add new plants while the water keeps dropping. The others are doing well but they are somewhat established.

Mr. Berube asked is there a reason not to plant them in September? We do not know what the conditions will be at that time, but these plants are already growing somewhere out in the open when we receive them, so they are accustomed to the heat and dry conditions.

Mr. Medlin stated that is correct. They have a couple roots on them, which is all it takes to get them going again when we plant them back in the ground.

Mr. Berube asked is there a hazard in doing this work in September?

Mr. Medlin stated I will check with my staff.

Ms. Kassel stated \$12,000 to \$15,000 is a lot of money to spend on pond plantings. Granted, Long Pond is a very large pond and it could be the equivalent of three or four ponds elsewhere. One thing I want to state about these is that this proposal we received originally when we were discussing densities is not what Mr. Medlin is proposing or what Biosphere is proposing. This was actually for 60 plants in a 10-foot span, and he has just ruled out 24 of those plants, so now we are down to 36 plants from almost 60. What he is proposing at this price is not the density that we were considering originally. We are not getting proposals for what we requested. Also, one of the reasons we are doing this is to reduce our need for copper-based chemicals, hand removal and algae growth. We should leave enough of a cushion to possibly put in some kind of aeration system if we need it. How bad are the algae growth and the invasive plants in Long Pond?

Mr. Medlin stated right now that pond is looking pretty good. The only reason algae blooms are associated with that pond is because the floating plants, such as spikerush and

bladderwort, burn in the sun since they sit on the top. When the pond is cleaned out, the pond is nice and the water is algae free. That pond is probably not a good candidate for aeration, but it can be tested to confirm that.

Ms. Kassel stated my points are that (1) we did not receive what we requested in terms of proposals and (2) it seems like \$12,000 to \$15,000 for one pond for plantings is a lot to spend in one year. It depends on what we are going to do with it. If we are going to spend all that money on one pond in one year, I would like to have a better idea what that is going to look like, how much we really need to leave open and how many linear feet we really need to plant.

Mr. Berube stated the way I read Biosphere's proposal is 1,250 plants for 500 feet. Bio-Tech's proposal is 1,500 plants for 500 feet.

Ms. Kassel stated that is correct. The plan where we asked for an equivalent estimate was for six plants per foot, not three plants per foot.

Mr. LeMenager stated I echo what Ms. Kassel mentioned. Spending \$12,000 to \$15,000 on one pond is a lot of money. Part of it is that we are a little impatient. We discussed this in the workshop where there are a few places where plants are really growing. We only started this planting program two years ago.

Ms. Kassel stated we have actually been planting ponds with the help of residents for six or seven years.

Mr. LeMenager stated it just takes time.

Mr. Berube stated we are anticipating spending \$12,000 to \$15,000. Until someone goes down there and sees exactly what it will take to surround that pond, we are speculating. The cost might be much less.

Mr. Evans stated we defined the scope of magnitude in which we would be willing to spend this money so that Mr. Medlin can provide an appropriate proposal. We narrowed it down and we want to know what we can do within \$12,000 to \$15,000 on that pond. We might modify it up or down.

Ms. Kassel asked can we rephrase the request to be less than that cost range?

Mr. Berube stated we will request that he provide a proposal for the lower end of the range.

Mr. Evans stated we need to consider value.

Mr. Berube stated that pond will be our model for moving forward.

Mr. Medlin asked do you want it to be the finished appearance when it is planted or do you want to allow for growing time?

Mr. Berube stated there will be growing time.

Ms. Kassel stated we figure it will take at least two or three years before it looks filled in, but it will not take 10 or 15 years.

C. Dockmaster/Field Manager – Buck Lake Boat Use Report

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

Mr. LeMenager asked has anyone used the solar boat?

Mr. Belieff stated no but I did take someone on a tour in it.

Mr. Berube stated our article has not yet made the Harmony Notes.

FOURTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements

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

Mr. Moyer stated due to the tax certificate sales, for all practical purposes, we received 100% of our non-ad valorem assessments. We reviewed much of the financial information earlier this afternoon during your budget workshop.

B. Invoice Approval #134 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.

Mr. LeMenager stated on the invoice from the attorney, there was a charge for work they did on the sale of 2004 bonds. What was that?

Mr. Walls stated it looked like they were responding to the secondary market where some people called them

Mr. vanAssenderp stated I received a call from an investor wanting to know about collateral for your 2004 bonds. They were interested in purchasing some of the bonds from the initial bond investors. I explained to him there is no such thing. The bonds are amortized by the assessments, and the assessments are liened on the property. I will remove that as a charge but I did want to report that I had that conversation. You should know someone is trying to purchase bonds from one of the investors.

Mr. Evans stated they called Mr. Boyd as well and were asking him to prepare exhibits and an analysis and make some certifications and representations until Mr. Boyd called me and asked what he should do. I told him not to do anything. If they are going to pay you, that is one thing, but you cannot make a representation about anything in this regard. They were trying to get you to do their due diligence for something they should be doing.

Ms. Kassel stated and make us pay for it.

Mr. vanAssenderp stated I wrote that I wanted to report on that item but I did not mean for it to be charged. I will resend the bill to Mr. Moyer deleting any reference to that item. I will always report anything that we do whether or not we charge you for it.

Mr. Berube stated I did not print the bill, but there were multiple entries for that item.

Mr. vanAssenderp stated I show everything that I do, but that was not supposed to be charged to you. It was supposed to be disclosed but not charged. If you would like to approve the invoice subject to removing those entries, I will send a corrected bill to Mr. Moyer.

On MOTION by Mr. Walls, seconded by Mr. LeMenager, with all in favor, unanimous approval was given to the invoices as presented, with the corrections made to the Young vanAssenderp invoice, as discussed.

C. Public Comments/Communication Log

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

D. Authorization to Change Newspapers from the Orlando Sentinel to the Osceola News-Gazette

Ms. Kassel stated it is still unclear to me. The information provided says that advertisements shall be placed in the portion of the newspaper where legal notices and classified advertisements appear. The publication shall be published at least five days per week unless the only newspaper in the County is published fewer than five days per week. The Osceola News-Gazette is published only two days per week.

Mr. Moyer stated the Orlando Sentinel is not published in Osceola County at all.

Ms. Kassel stated I understand; it is not published in Osceola County but it is circulated in Osceola County. So publication and circulation are two different things according to the Florida Statutes.

Mr. Moyer stated that is correct.

Ms. Kassel asked therefore the Osceola News-Gazette is a qualified publication?

Mr. Berube stated yes. I read the memorandum and then called Mr. Tim Qualls to discuss it, asking if it was acceptable to publish in the Osceola News-Gazette, and he responded that it was.

Mr. Moyer stated Mr. Qualls will memorialize your actions by Resolution, but we will ask for a motion to make the change in newspapers for advertising.

On MOTION by Mr. LeMenager, seconded by Mr. Walls, with all in favor, unanimous approval was given to advertise in the Osceola News-Gazette for all future newspaper advertisements.
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E. Website Statistics

Mr. Moyer reviewed the website statistics as contained in the agenda package and available for public review in the District Office during normal business hours.

Mr. Berube stated it is interesting to note some of the names that are searched for our website.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. vanAssenderp stated the Bill sponsored by Senator Dean did pass and became law when the Governor signed it. That Bill requires budgets for government agencies to be posted on websites at least two days prior to the budget hearing. I will ask Mr. Qualls to send you whatever new procedures will be required by this new law.

B. Engineer

There being nothing to report, the next order of business followed.

C. Developer

i. Doggie Pots

Mr. Haskett stated the doggie pots that the Board approved a month or so ago have all been installed. To keep things symmetrical, we relocated all the new ones on Cat Brier along Long Park and we relocated the two or three existing ones in that area to the dog park itself. We put them in areas that are more accessible and they are at every entrance from the neighborhoods into Long Park. As Mr. Tome pointed out to me, the doggie pots were on the outside of the fence to the dog park, so when you are in the park, you would need to go all the way back out if you forgot to bring your supplies. These are now inside the dog parks where they should be.

Ms. Kassel stated the problem with the one in the large park is because it is closer to the benches, between May and September, the smell is very powerful. The farther away from the benches, the better. In the smaller dog park, the benches are pretty far away from the doggie pot, so we will see what happens in the large dog park.

ii. Drinking Fountains

Mr. Tome stated there are two drinking fountains in the large dog park and the valves are sticking since they are older. We are doing maintenance on them but I recommend replacing those. The last one we purchased for Central Bark was \$2,400. They do make different types. We need to make sure they are ADA accessible, and I will provide some recommendations and proposals to the Board at a future meeting.

iii. Access Card Registration

Mr. Haskett stated we had 24 residents register for the new access cards at our Flag Day event. I believe we are looking to have our first main registration day on Saturday, July 9, 2011, which works for Ms. Tschinkel to come back and register more people. The sooner everyone I registered, the sooner we can switch to the new card readers. All of the equipment is installed. When we have about 90% of our residents registered, then we can get rid of the locks and switch to the card reader.

Mr. Walls stated I recommend putting out signs and sending an e-blast to notify as many people as possible. I had no idea you were taking registrations for Flag Day.

Mr. Haskett stated we did not want to market it too heavily. It was a soft opening to make sure we were not forgetting anything.

Mr. LeMenager stated use a tripod for the camera. I think you will find that it will go faster, especially when you have hundreds of registrants.

Mr. Berube stated we originally allowed a 60-day window for free cards, so we need to address that.

Mr. Haskett stated I am thinking about a second registration day on a Saturday two weeks after July 9.

Mr. Berube stated we discussed providing several registration events for residents within a 60-day period and on the 61st day, the locks are removed and anyone else has to get their card in Celebration.

Mr. Haskett stated we planned two weeks after July 9, and shortly after that second registration will be another Board meeting. You can decide at that time if we have enough to have a third registration or to switch the locks.

iv. Lakeshore Park

Mr. LeMenager asked what is going on with the thinning of the underbrush at Lakeshore Park? Is any of that on our property?

Mr. Haskett stated no, it is all on Birchwood's private property.

Mr. Golgowski stated one location had been thinned once before but it had grown up again. We had the South Florida Water Management District regulate such things and the concept is to simply open up through the trees so you can see the lake at certain points. A big value of the lake is many people are using it. A lot of people do not know it is there. We are limited in the size of diameter tree that we can remove, so it is the younger, thinner trees and gray pines. It is intended to replicate what would happen in a fire where you lose the less mature trees.

v. No Fishing Signs

Mr. Golgowski stated I received approval on the language from the attorney. I have not ordered them yet since I was out of town for a little while. We want to have them commercially printed so they will be more durable, installed on a substantial post probably in concrete in the ground. The cost might be \$75. To keep the 500-foot spacing around the ponds, we will need 33 of them for all of the District's ponds.

Mr. Berube stated that is \$2,500.

Mr. LeMenager stated I do not think we need to put signs at all of the District's ponds. The key pond that I think we want to do as quickly as possible is the one behind Bracken Fern. I do not think there is any disagreement among all of us to sign that pond first. When it comes time to sign other ponds, we can decide that later, not now. I do not think we need the signs now on all six ponds. I am in complete agreement to do what we need for the residents on Bracken Fern.

Mr. Evans asked will there be a proposal for the next meeting?

Mr. Golgowski stated yes, unless the Board is comfortable authorizing signs for the Bracken Fern pond now.

Mr. Evans stated the developer wants to replicate the same sign to continue the nuances so they are consistent. The developer wants to put signs on some of their ponds and the golf course ponds.

Mr. LeMenager stated I have no problem right now in authorizing Mr. Golgowski to put signs on the pond at Bracken Fern.

Mr. Walls stated I would like to see the actual sign first.

Mr. Berube asked how many signs will we need at Bracken Fern? Eight?

Mr. LeMenager stated it is a fairly large pond and goes quite a ways back.

Mr. Berube stated I understand but we have 500 linear feet or where it goes around a corner, and I estimated eight signs.

Mr. Golgowski stated the perimeter is 1,950 feet, which is four signs.

Mr. Berube stated there is a requirement for corners. We need to be sure we comply.

Mr. Evans stated if we are going to post one pond, we should post them all. We passed the rules for no fishing, and all they are going to do is go from one lake to another.

Ms. Kassel stated that is correct. They will say that it is posted at one lake but not at another, which means they can fish there.

Mr. Berube stated that may be, but I would be willing to wait and see what happens. I do not want to go crazy with signs. We already have them everywhere.

Mr. Walls stated I agree.

Mr. LeMenager stated I have no problem authorizing Mr. Golgowski to take care of the Bracken Fern pond. We keep seeing emails from the residents about people using it.

Mr. Evans asked are there any economies of scale for the sign printing?

Mr. Golgowski stated I do not have any price estimates yet.

Mr. Evans stated I will ask Mr. Golgowski to provide a sign and pricing for next month's meeting and we can finalize it and authorize their installation.

vi. Luke Brothers Tree Nursery

Mr. Berube stated the tree nursery appears to have 50 or 60 trees. Are these the remainder of the trees we purchased in bulk?

Mr. Haskett stated yes.

Mr. Berube stated some of them look like they could use more water. A few might be beyond help. Things happen and we had a designated location for many of those trees. I thought we had another designated location for more.

Mr. Haskett stated some of them are trees that we have taken off the developer's property and they were taken to that nursery area to try to nurse them back to health. Some of those you see might be ones that we are giving a chance to make it. This heat has taken its toll on a few of them.

Mr. Berube stated maybe having them back there is not the best place for them if we can find a place to plant them.

Mr. Haskett stated I would like to see them be a little healthier before they are put out in public areas.

Mr. Berube stated I agree.

vii. Luke Brothers Invoices

Mr. Berube stated there were some invoices this month that looked different than ones in previous months having to do with spray nozzles. It is unusual for us to install spray nozzles. At first I thought it was part of the monthly monitoring and maintenance of the irrigation system, presuming they were broken.

Mr. Haskett stated I have discussed this with Mr. McMillan. Because of the drought conditions, I had him change out the nozzles to a larger gallon capacity. Some have been plugged up with shell. You all should check your systems as well because the little screens get pitted up and the shell comes up and can damage your nozzles. They billed for a few of them but I told them they would not be paid because that service is included within their scope of work. Things are being negotiated in the background but the ones included in the agenda package are legitimate expenses.

Mr. Berube stated I have no question about that. It is just unusual. I saw the scope of work that was done on Bear Grass Road. I understand what took place with the wrong pipe. There is a note to bill this back to Toho Water Authority. Is that probably a useless exercise

Mr. Haskett stated yes. It took a while to figure that one out. That park near the alley on Bear Grass Road had been struggling. The water line was run through from Primrose Willow all the way back to this alley park, which should not have been installed that way but it was originally. The home owner on that lot installed a propane tank and somehow pinched the water pipe. That is why the pressure went down and why it is all dug up. My reaction is that it was not our fault and it was Toho's responsibility to repair. The water line that was originally installed was within three feet of the house's foundation was not in our right-of-way; it was private property so I lost that argument with Toho. Luke Brothers has since put in a new water line. Toho did not charge for resetting the meter. Everything is back up and running at the correct pressure.

Mr. Berube asked our water line was in someone else's property?

Mr. Haskett stated yes, it was a surprise to me as well.

Ms. Kassel stated since it was not Toho's responsibility, then the CDD ends up having to pay for it.

Mr. Berube stated it was only \$150 but I noticed the note on the invoice.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. LeMenager stated on the shell path that the developer installed between the dog parks and Schoolhouse Road, unfortunately, the portion that is immediately next to the dog park is in the shade and is always muddy. Kids ride their bicycles through it and there are huge tire marks. Where it dries in the sun is fine, but that section, maybe 300 to 400 feet. It is where it used to be the dog park and it does not dry out very well. Anytime there is rain, it is a challenge to walk through.

Mr. Haskett stated there could also be irrigation hitting that area. It should dry out after it rains, but I will check into it and make the necessary corrections.

Mr. Berube stated along Schoolhouse Road in front of the Lakeshore Park pond, there is a missing section of sidewalk of 1,000 feet. It seems to me that at some point, the sidewalk should be connected and completed.

Ms. Kassel asked is there a reason why it was not installed there?

Mr. Haskett stated that was part of Lakeshore Park phase 2 improvements that slipped off our schedule.

Mr. Evans stated I think we ran out of money.

Ms. Kassel asked what about the capital projects fund?

Mr. Berube stated I discussed this with Mr. Boyd. It is 1,000 feet of sidewalk and it is about \$12,000 to install it four feet wide. If we are going to consider this, we need to add more than that, but he said that is their estimate. We should be able to get it done for considerably less than that. There is a slope to the land where the sidewalk is going, so I think we need to consider \$15,000 to \$18,000. I do not know how we pay for it. I was thinking of the capital projects fund, but I guess that cannot be used in that section. I bring this up for discussion because I think it is a worthwhile addition.

Mr. Walls stated I like it the way it is. I take my kids there all the time and I like going off the sidewalk. The grass is always cut so you are not walking through tall weeds.

Mr. Berube stated I will not argue that point, except that we have a section of sidewalk that is missing. Some people walk in the grass and some people step out into the street. If we have sidewalks in the rest of the community, then we ought to have one there. It is the only one that is missing except for empty lots. My second item is the Lakeshore Park playground. We have all this equipment for kids to play on but we have

no shade. For most of the summer, even the spring and fall, that equipment is hot enough that kids cannot play on it because it burns you to the touch. I am thinking of a shade structure over that playground equipment. My rough estimate is that will cost \$20,000, but I think that is a worthwhile addition, as well. We have all this playground equipment sitting there in the summertime and unless you go out there early in the morning or later in the evening, it is virtually unusable. I have no idea how we pay for this and we already had our budget workshop.

Mr. LeMenager stated we can still discuss changes to the budget for two more meetings.

Mr. Berube asked is the sidewalk a worthwhile project?

Mr. LeMenager stated at next month's meeting, we will have another draft of the budget and we can discuss it at that time. I like both ideas and I agree that it looks like the sidewalk is missing.

Ms. Kassel stated it does look like it is missing.

Mr. Evans stated I agree with Mr. LeMenager to wait and see where the budget numbers fall. We made a lot of changes to it. If we made enough savings, we can discuss these ideas further.

SEVENTH ORDER OF BUSINESS

Audience Comments

A Resident stated the Board for Ashley Park was trying to get in touch with residents to try to encourage them to pay their delinquencies. What they did was to disconnect their cable and internet connection. We sent them a notice and gave them an opportunity to reply. If they did not, then we contacted BrightHouse to disconnect their cable. Recently we had a resident who owed \$15,000 in fees. When we disconnected their cable, they contacted us and now we are working on a payment plan. That strategy worked. Our Board wants to know if we can look at other amenities or facilities that our owners are abusing, like the pools, if we can work with the CDD to do something similar by limiting their access to the pools.

Mr. Evans stated these are two totally unrelated issues. Their access to these facilities is paid through their non-ad valorem assessments on the tax bill. If they do not pay their property taxes, then a tax certificate is issued and those funds are being collected. Even if they are not paying their HOA or condominium fees, they are still in good standing with the CDD unless they breach the District's rules and policies. In that case, we can limit

their access to our facilities, but we cannot penalize them on public property because of a private matter.

Ms. Kassel stated we would love to help you but we cannot.

Mr. David Leeman stated on the irrigation issue, the monitoring company must have other customers. We cannot be their only customer, which means that they have rules and protocols for how they interact with their other customers and their landscape companies. It should be fairly easy to get Mr. Haskett, Mr. McMillan and Mr. Walker on the same page because they should already have that in place in dealing with their other customers. They should all talk to each other and learn how Mr. Walker does it with his other customers.

Mr. Evans stated I think that is where they are ending up. I think the challenge was that the software would not allow three people to access the information. I think they are going to do exactly as you described.

Mr. Leeman stated if they have other customers, they are obviously getting some value for their payments. There must be a way for us to receive that value before we get rid of them. As far as the pond plantings, I have to admit that I am dismayed that you are thinking of spending more than \$10,000 on one pond. If you spend \$12,000 on that pond, you might save \$500 a year on treatments for 24 years to break even. I have not heard anyone say that we need to really plant these ponds. You also have several other ponds that have nothing or very little plantings. Mr. Medlin already said that Long Pond is 50% covered. That occurred over five years, and we only installed a few plants in some areas, and it is already 50% covered. In my mind, that is not a good value for your money to plant a pond as a test to see how the rest will look eventually. It will be more valuable to plant the other ponds. I recall the first pond planting was \$3,600 and we received a lot of plants for that. There were not many installed but it looks pretty thick right now. It would be much more valuable and much better for the other ponds if we split up that money among all the ponds that need plantings. Not only that, there is still the option of using residents, like myself and others, who are willing to go dig up plants from some ponds and moving them to other ponds at a zero cost. They might not live as long as plantings for \$10,000, but all these other plantings were done for nothing and they are doing pretty good. Please reconsider spending that money. We might need it in the future. On the sidewalk issue, I have not heard any residents asking why the sidewalk is not there. At

least wait until someone complains. It is like fishing in the ponds. Now we know we have a problem and you can deal with it. No one cares about the sidewalk so let it go.

Mr. Berube stated the reason I raised the issue is because two people asked me about it.

Mr. LeMenager stated when we look at the budget, we will have only so much money. I tend to be in agreement with Mr. Leeman. Frankly, if we are going to spend \$12,000, it would be much better to build the sidewalk than to plant the ponds.

Mr. Evans stated we will receive proposals next month and we can evaluate all of them at that time.

A Resident asked have you all agreed that just the pond behind Bracken Fern will have No Fishing signs?

Ms. Kassel stated no. Mr. Golgowski offered an estimate of the cost of the signs at \$75 per sign and we will need 33 signs for all the District's ponds. Some of the Board members suggested that only the Bracken Fern pond should be signed and others of us said that if we are going to sign one pond, we should sign all the ponds at the same time. No decision has been made. Mr. Golgowski will provide a sample of the sign for us to look at and we will consider this item at the next Board meeting.

The Resident asked will the signs be enforceable?

Ms. Kassel stated yes.

Mr. Berube stated that is the point of these particular signs.

The Resident stated I see one young man throwing chickens in the ponds baiting the alligators.

Mr. Berube stated call the sheriff.

Mr. LeMenager stated that is against the laws of Florida.

Mr. Berube stated the Fish and Wildlife Commission (FWC) will respond to specific complaints like that, as well. Even without the No Trespassing signs, you can call FWC.

Mr. Walls stated that activity is illegal no matter what signs are or are not posted.

The Resident stated people must realize that alligators become aggressive in ponds where people fish but they do not always stay in those ponds. They go to ponds where there are no homes around it, like the golf course ponds. I would also like to say that I am in favor of plantings at my pond because it looks ugly. As far as I know, I may be one of the few people who has a service dog. There has been a major change in the Florida

Statute relating to service animals, and some of your documents online do not follow those changes. I often walk around with her and I prefer not to be interrogated. The changes include that dogs and horses are the only animals that can be service animals. There can only be two questions asked: (1) is the dog used as a service animal, and (2) is your dog healthy. I understand why I might be questioned in a big town, but in this little community, I do not think I should be questioned about my service dog. If she does not happen to be wearing her vest, I do not feel I should be questioned. She is still a service dog whether she is wearing the vest or not and she still is helping me. I do not feel like I need to be attacked or interrogated if I am someplace that maybe I should not be with a dog. The laws were changed on March 11, 2011.

A Resident asked on the pond signage, will it be feasible to secure or plant the signs in some way that will somehow prevent vandals from ripping them out?

Mr. Berube stated we are looking at having metal signs on metal posts inserted in concrete.

Mr. LeMenager stated the intent is to do that but the reality is we cannot prevent it.

Mr. Evans stated we will try to make them as durable as practical.

EIGHTH ORDER OF BUSINESS

Adjournment

The next meeting will be Thursday, July 28, 2011, at 9:00 a.m.

The meeting adjourned at 7:30 p.m.

Gary L. Moyer, Secretary

Robert D. Evans, Chairman

MINUTES OF WORKSHOP HARMONY COMMUNITY DEVELOPMENT DISTRICT

The budget workshop of the Board of Supervisors of the Harmony Community Development District was held Thursday, June 23, 2011, at 3:00 p.m. at 7251 Five Oaks Drive, Harmony, Florida.

Present from the Board were:

Robert D. Evans	Chairman
Mark LeMenager	Vice Chairman
Steve Berube	Supervisor
Kerul Kassel	Supervisor
Ray Walls	Supervisor

Also present were:

Gary L. Moyer	Manager: Moyer Management Group
Ken vanAssenderp	Attorney: Young vanAssenderp, P.A.
Steve Boyd	Engineer: Woolpert
Greg Gologowski	Harmony Development Company
Todd Haskett	Harmony Development Company
Shad Tome	Harmony Development Company
Residents and members of the public	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Evans called the workshop to order at 3:00 p.m.

Mr. Evans called the roll.

SECOND ORDER OF BUSINESS

Comments and Questions on the Proposed Budget for Fiscal Year 2012

Mr. LeMenager stated I provided each Supervisor with a history going back to 2007. Mr. Walls asked a question about how this has developed over time. The one thing this summary shows is that except for fiscal year 2009, we spend on average \$1.3 million every year. That is the level of expenditures we have had in the past. It appears from the information we received from Mr. Haskett that we will have more items for maintenance.

Mr. Evans stated I suggest we review this budget by line item and find the things we agree on and then narrow it down to the things we really need to the things we need to discuss further.

A. Administrative Expenditures

1. Board of Supervisors: Nothing changed on this line item.
2. Arbitrage Rebate: This item was further discussed with the contingency budget item.

Mr. Moyer stated the District pays \$600 per bond issue for this annual arbitrage calculation, totaling \$1,200 annually.

Mr. Berube stated the budget for fiscal year 2011 shows \$1,200 but the District spent \$3,000 so far in fiscal year 2011.

Mr. Moyer stated that would indicate their arbitrage calculation was for more than one year. They may have gone back to the 2004 bond series and did multiple years in one calculation. There is probably an explanation in the footnotes to the financial statements. For fiscal year 2012, we are anticipating they will perform calculations for one year at a fee of \$1,200.

Mr. LeMenager stated in 2007, we spent \$3,600 and in 2008, we spent \$3,600. It went down to \$1,200 in 2009 and it was zero in 2010. I wonder if what we paid this year was to catch up.

Mr. Moyer stated part of the higher costs in 2007 and 2008 is that prior to 2009, accountants and CPAs were charging about \$1,500 per bond issue. AMTEC came into the market with a program whereby they can do this work for \$600 per bond issue. Those fees in 2007 and 2008 are indicative of what the CPAs were charging versus AMTEC, who we are currently using. The reason we spent \$3,000 this year is because there were multiple years involved in the calculation. We have arbitrage calculated every year in order to establish in our accounting records any arbitrage liability that we have to set aside with the trustee. We may not have done it every year but we should be on a schedule where this is performed every year for accounting purposes. We have budgeted \$1,200 for one year, which is AMTEC's fee of \$600 per bond issue for one year. This District has two bond issues: Series 2001 and Series 2004.

3. Dissemination Agent: Nothing changed on this line item. This is another requirement of the bond issue.
4. Engineering: This item can be reduced.

Mr. Walls stated it looks like we will spend just under \$10,000 this year with the change in attendance. I think we can reduce the budget amount from \$18,000 to maybe \$14,000 or \$15,000.

Mr. Berube stated that is a good suggestion. I think we can reduce this line item somewhat. Your suggested savings will not be enough to cover Mr. Haskett's additional items, but it is a start.

Mr. LeMenager stated the engineer might need to be involved in some of those projects. The reason the cost is so low this year is because we did not have any big projects.

Mr. Moyer stated a lot of what the engineer incurred this year was paid out of the construction account because his time was directly related to construction activity. The general fund received the benefit from that.

5. Legal Services: Nothing changed on this line item.

6. Management Consulting Services: Nothing changed on this line item.

Mr. Walls stated I appreciate Mr. Moyer's staff and Severn Trent's efforts, but they are proposing a 3.5% increase for management services and assessment services. It has no bearing on the quality of work they provide, but it goes back to what I mentioned several months ago about their contract being perpetual. It was signed over 11 years ago. The details on this agreement reference Exhibit A, and at that time, the fee was \$35,000. There is no rational or justifiable basis or any explanation as to how the fee went from \$35,000 to where we are now at \$66,000 other than the Board arbitrarily setting the amount. If you look at any local government, I do not think you will find anyone who issues contracts for anywhere more than a maximum of five years without having to go back out and rebid that contract. It is a little unfair to the property owners. We cannot go to them and say that we know we are getting the best service at the best price because we competitively bid this contract. I think it is unfair to the business community at large because they do not have a chance to bid on this contract. I do not know if there are any other companies who might want this contract, but I think the least we can do is look. For that reason, I will not support this increase. What will go a long way to dissuade my concerns on that is if we did a request for information or something that did not lock us in like an RFP, but something to see if there might be other companies out there that might be interested in bidding for this particular contract and letting them tell us what their capabilities are and then letting us decide, if there is enough interest, if we want to go forward with an RFP. I want to stress that it has nothing to do with the service we receive. I have no complaints at all. It is a matter of principle for me, and we have several contracts like that in this District.

Mr. Evans asked who is going to write the specifications for the RFP? There is no standard.

Mr. Walls stated I understand that.

Mr. Evans stated there is no standard scope of services that I have found. There are a couple other firms who manage special Districts. Some of the ones I have had experience with were quite different than dealing with our current firm. We have raised this issue previously and I discussed it with Mr. vanAssenderp. The State Legislature has never truly defined the level of services that management companies should be providing. There is no minimum scope of services, unless so many other services where you can define those levels. Unless you have a set of specifications in mind to draft, you will have bids in a wide range. Most of the management companies originally worked for Mr. Moyer and they decided they wanted to go out on their own.

Mr. Moyer stated I can tell you what management means, but I cannot tell you how to scope sitting in meetings for three hours at a time and sending staff out here on weekends to do work that we do not charge for. I do not know how you define that part. I can tell you what management is, but this Board has to agree that is what it is and be comfortable with those services for \$55,000. You are getting a manager, an accounting staff, secretarial staff, and office support. I would rather have you look at it in terms of whether or not it is a good deal for our small government called the Harmony CDD. I do not know of anywhere else in local government where you will get that type of service for the fees that you are paying.

Mr. Walls stated I completely understand that. It is up to the Board to tell you what your job is. The fact is, I cannot go to anyone and say that I know for a fact that this price is a good deal. It may very well be but no one else has come to us and said they will perform these services for a certain price and we have not had any competitive bid.

Mr. LeMenager stated this is a discussion of the budget and it is not in any way an approval for the 3.5% increase.

Mr. Walls stated there have been increases in the past.

Mr. Moyer stated some years there has been no increase for the management company and some years there has been a cost-of-living factor included in the budget.

I review this budget before it is sent to you and if I feel that the increase is warranted because of the additional effort that staff has put in last year, then I approve the 3.5% increase. I will be honest with you; if you think that I will lose a contract over 3.5%, I will not do that. If you tell me to take it out, then we will take it out. I simply do not do business that way.

Mr. Walls stated I am not saying the 3.5% is unreasonable. This is a matter of principle. If you look at the contract language, the contract can go for 100 years. There is no specific dollar amount in the contract other than the \$35,000 it started at. I would never write a contract like that for anything I do personally. I am trying to look out for the District.

Mr. Berube stated on principle, I agree with Mr. Walls that these things compound over the years and we are 11 years into a contract at various percentage increases and I do not know how many times the compounding has happened. Over a period of time, it gets to be a big number. Mr. Walls raised this issue six months ago and in principle, I agree with you that they need to be looked at. The reality is, when I see what Mr. Moyer and Severn Trent do for us, most everything happens fairly seamlessly. Certain things are a little slow to get through especially with employee relations. I recognize that Mr. Moyer provides the website at no cost to us. When there is a problem with the website, you contact Ms. Brenda Burgess and it gets fixed. Any time I have had a conversation with any of the management staff, they are very responsive and I always get the information I request very quickly. Ms. Rosemary Tschinkel will be in Harmony to facilitate the access card registration, and again, that is at no charge to the District. I have not heard any discussion indicating we will be charged for this.

Mr. Moyer stated that is correct, there is no charge.

Mr. Berube stated it all gets blended in. There was a big issue about six months ago with a public records request that took a huge amount of time. I know we spent money on the attorneys but I did not see any extra bills from Mr. Moyer's firm. I am torn on this issue. Mr. Moyer is very integrated both horizontally and vertically, just like the engineer and the attorney. My conservative side wants to side with Mr. Walls and look at what needs to be done and what can be done better. My realistic side says

that we might be stepping from a large frying pan into a very large fire. I like the *status quo* as it relates to the management company.

Mr. Walls stated if that is the will of the Board, I will go along with it.

Mr. Berube stated I understand what Mr. Walls is saying, and in my personal shopping, I look everywhere to find the best deal. When I look at the picture that Mr. Moyer and his staff provide, there is not much that I can complain about.

Mr. Walls stated I totally agree. I am not saying we are getting a bad deal. It is a principle matter for me.

Mr. Berube stated the question should be to Mr. Moyer. Do you anticipate increasing management fees 3.5% this year?

Mr. Moyer stated it is currently proposed in the budget.

Mr. Evans stated I think that increase is well overdue. For reasons that everyone has mentioned, they have done so much work for us. We are not the easiest District to deal with. We are constantly calling them with all kinds of different issues and things. We are on this Board because we have some level of expertise in any variety of things, and it is that expertise we are supposed to bring to the Board for the benefit of this District. Otherwise, whenever something arises, we call the manager, the engineer or the attorney and ask them to tell us what we are supposed to know. If you do not know, that is fine. There are enough people on the Board that should be able to figure it out as opposed to constantly asking for legal opinions and all these exhibits and other information. They are here to support us. I think Mr. Moyer's firm and Mr. vanAssenderp's firm are both doing us a tremendous service. Mr. Walls indicated he did not have anything to compare with. I have 15 years to compare it with. That is not meant to mock you, but I have dealt with a lot of law firms, a lot of engineering firms, a lot of contractors, and all that goes along with it. You cannot look at price alone. If you find someone you are comfortable with who does a good job for you, they are invaluable because you do not have to worry. You are not constantly taking your time to chase down Mr. Moyer or Ms. Burgess asking for something you requested a week ago. Your time is very valuable and when you have to chase down someone, it becomes cumulative and you have to factor that in. I do not have to chase down any of our staff, and the advice that we receive is not mere ramblings. It is information on what we need to do in order to keep the Board out of jail.

Mr. Walls stated I wholeheartedly agree. The experience that I bring is from the government budgeting and finance side. We would never have a contract like this at the County level ever.

Mr. Evans stated it may be that we need to update the contract, but 10 or 11 years ago, even though I was not a part of this District but I was a part of Districts from the beginning through completion of construction, the magnitude of the scope of services that are provided in the beginning accelerate over time as the district developed. Mr. Moyer and Mr. vanAssenderp spend time looking at the rules and looking at policies and everything we are trying to do as we grow. That time and commitment grow along with it, which is why it is not a flat fee.

Mr. Walls stated my concern is not price or quality. It is just the contract language.

Mr. Moyer stated I will offer one thing if someone asks you why our contract is not bid. Any other company that I am aware of that manages CDDs in the State of Florida is essentially an entrepreneur company. Ten years ago, I would have said that is absolutely fine, but the reality is that Severn Trent is a large international company. There is good news and bad news with that. Mr. Berube commented about personnel issues, which is very cumbersome because of all the rules for personnel. Your District staff members are technically Severn Trent employees and I think that is a great benefit to you. I have seen some of these other entrepreneurial companies that made mistakes on assessments—they may not be large but only \$3,000—and if that happens with Severn Trent, then Severn Trent pays for that mistake. That is the nice thing about having a substantial company standing behind the management of any of these Districts. I do not know how you put a price tag on that.

Mr. Walls stated I just wanted to raise the issue. If the rest of the Board is fine with it, then I will register my discontent and we can move forward.

Ms. Kassel stated it is always a smart thing to know what price things cost in the market. If it was easy to do, then I would support doing it. As Mr. Evans pointed out, it is not an easy matter. If there was a way to figure out how to do it that made it feasible and reasonable, I might support doing it. When I think about the contract we have with them and the work they provide for us, which I know the quality is not an issue, I think about my experiences on other Boards for condominiums associations

and the management companies they had and the quality of services received. There is no contest. I am also aware, as Mr. Berube pointed out, of all the extra things they do for us that are not included in their contract that they gladly provide without any charge and the fact that they are so responsive and so knowledgeable and experienced. I have hired contractors who were less expensive but I could not count on them to be there when I needed them to be there or when they said they were going to be there. I could not count on them to follow up if something was not correct. That is not an issue we have with our management company. I find for myself in the contractors that I have hired that it is worth paying an extra 15%, 20%, sometimes even 30% for the quality, the timeliness, the breadth of service, the knowledge, and the expertise.

Mr. Walls asked can we add an addendum to the contract each year that updates the amount?

Mr. Moyer stated yes.

Mr. Walls stated that way we can see the progression.

Mr. Moyer stated I can provide a schedule that shows the amounts since the beginning of the contract period.

Mr. Walls stated the budget indicates referring to Exhibit A, but your Exhibit A is from 11 years ago. I would like that exhibit updated each year.

Mr. LeMenager stated I recall that last year, Mr. Moyer proposed an increase and this Board voted to approve it, specifically to approve a 3.5% increase.

Mr. Evans stated I thought we did that, also.

Ms. Kassel stated I do not think we voted specifically on the increase, but we voted on a budget that provided for that increase.

Mr. Walls stated if we can update Exhibit A each year, then we can see the progression each year.

Mr. LeMenager stated I am in complete agreement with that. Just because something is included in the budget does not mean it is approved. We will still discuss spending the money or not.

Mr. Evans stated hearing enough comments in favor to provide a 3.5% increase for fiscal year 2012, we will leave that number unchanged.

7. Special Assessments: Nothing changed on this line item.

Mr. Moyer stated this is for preparation of the assessment roll and certification of that roll to the tax collector.

Mr. Walls stated my comments about the 3.5% increase for management services apply to assessment services, as well.

8. Property Appraiser: Nothing changed on this line item.

Mr. Berube asked was the expense of \$779 related to the invoice we received that was not legitimately from the property appraiser? It was from the Board of County Commissioners.

Mr. LeMenager stated this is a new budget item because we have not budgeted for it in previous years.

Mr. vanAssenderp stated the property appraiser has not been willing to take this work back from the County since those services are provided by the County. I wrote a letter directing the District to pay that invoice until the property appraiser tells us differently. The property appraiser has requested the County send the District an invoice for her services; the County is doing her work and that is the way it should be.

Mr. Evans asked did we pay it or have we simply budgeted for it?

Mr. Berube stated it is in the Projected column, so it looks like it is scheduled to be paid.

Mr. LeMenager stated we have not paid it yet.

Mr. vanAssenderp stated the District has done all it can do. The property appraiser has to decide if she wants to continue in this regard. My suggestion is to pay her directly and then she can pay the County if she wants the County to do her work. She has said for the time being to pay the County and she will think about taking her work back from the County and do what she is supposed to do.

Mr. Berube stated we probably paid more for legal opinions than the amount of the invoice.

9. Trustee: Nothing changed on this line item.

Mr. Moyer stated this is a fixed number and is part of the bond issue.

10. Auditing Services: Nothing changed on this line item.

Mr. Moyer stated this is an annual fee of \$8,000 as provided in their engagement letter.

11. Telephone: Nothing changed on this line item.

Mr. Moyer stated this number is an estimate based on the previous year's usage.

12. Postage and Freight: Nothing changed on this line item.

Mr. Moyer stated this number is an estimate based on the previous year's usage.

13. Insurance – General Liability:

Mr. Evans asked are you projecting an increase in the insurance premium for 2012?

Mr. Moyer stated we call the insurance company and ask what our premium will be for the following year, and that number is reflected in the budget.

Mr. Evans stated it looks like it increases 10% annually.

Mr. LeMenager stated it is exactly 10% for next year.

Mr. Berube asked is our deductible high enough?

Mr. Moyer stated yes, we have a \$50,000 deductible. If it were not \$50,000, then the premium would probably be closer to \$60,000.

Mr. Berube asked what if we had a \$100,000 deductible and put the extra \$50,000 in an insurance account?

Mr. LeMenager stated it is \$50,000 per claim, not per year. If we had a couple claims in a year, the claims can add up pretty quickly.

Mr. Evans stated it is not like medical insurance where it is cumulative.

Mr. Berube asked are we designating \$23,000 every year for the insurance reserve?

Mr. Moyer stated we just went through this in Celebration, and it is cumulative. On an annual policy, it is an annual deductible for the policy year. If we are sued a couple times and paid the deductible with the first claim, the insurance company will pay the balance.

Mr. LeMenager stated in that case, I support Mr. Berube's suggestion to change it to \$100,000.

Mr. Berube asked should we investigate that?

Mr. Evans stated with a \$50,000 deductible, our premium went from \$60,000 down to \$20,000. If we put another \$50,000 at risk and the premium only drops \$5,000 or \$6,000, it does not make sense.

Mr. Moyer stated we will ask the question and find out what the premium would be for a \$100,000 deductible. I can tell you from experience that the \$50,000 deductible makes a big difference in the premium.

Mr. Berube stated we might be surprised by increasing it to \$100,000. I understand what you are saying, but if we save even \$5,000 a year and have no claims, that money compounds. If we have a claim, the compounding ceases, but I think we should at least see what the premium would be for a higher deductible.

14. Printing and Binding: Nothing changed on this line item.

Mr. Berube stated this looks like a good number based on current projections.

Mr. LeMenager stated we are spending less than we used to, which used to be about \$8,000 annually.

15. Legal Advertising: Nothing changed on this line item.

16. Assessment Collection Cost: Nothing changed on this line item.

Mr. Evans stated this is a derivative of the assessments that are collected.

Mr. Moyer stated that is correct; it is what the tax collector charges us to serve as our agent in collecting these assessments. Truthfully, it is the best use of money we spend in the whole budget.

17. Contingency:

Mr. Evans asked what do we typically budget for in this line item? We have a fairly detailed budget.

Ms. Kassel stated the narrative indicates it is for monthly bank charges and any other miscellaneous expenses that may be incurred during the year. It is for miscellaneous administrative expenses.

Mr. Evans stated I would like to reduce this to \$1,000 from the proposed amount of \$2,800.

Mr. Walls stated I would suggest reducing it to \$500. If we need it to pay bank charges, we can put that in a separate line item.

Mr. Moyer stated it essentially is for wire fees and what is shown to be expended this year is for CenterState Bank wiring fees for the non-ad valorem assessments that are sent electronically by the tax collector.

Mr. Evans stated if we expect to expend a total of \$678, I suggest we round it up to \$1,000.

Mr. LeMenager stated I am looking at the differences from the last version of the budget, and I see that there are two tiny changes. One is the arbitrage rebate item when down \$1,800 and this line item increased by \$1,800. I wonder if that was her intention. The grand total is exactly the same. From the first draft to the second draft, that is the only change made to administrative expenses. I wonder if one of the automatic formulas did something.

Mr. Moyer stated that could very well be.

Mr. LeMenager stated then arbitrage rebate calculation would go back to \$3,000, which is what we spent, and this would be reduced to \$1,000 as provided in the first draft. We should just leave the amounts as they were in the first draft.

18. Office Supplies: Nothing changed on this line item.

Mr. Moyer stated this number is an estimate based on the previous year's usage.

19. Annual District Filing Fee: Nothing changed on this line item.

20. Capital Outlay:

Mr. Evans stated we have not spent any money out of this line item in quite some time. I believe it was for purchasing file cabinets one year. Do we need this line item?

Mr. Moyer stated no.

B. Administrative Expenditures Summary

Mr. Evans stated arbitrage rebate services and contingency will be revised as provided in the first draft of the budget, with arbitrage rebate going to \$3,000 and contingency going to \$1,000. The only line item for administrative expenditures that we need to discuss further is engineering fees. Mr. Moyer will provide information on changing the insurance deductible to see what the resulting premium would be.

C. Discussion of Engineering Fees

Mr. LeMenager asked is Mr. Boyd aware of any projects that will be coming online during the next fiscal year that will require engineering services?

Mr. Boyd stated there are no capital projects planned, and I am not anticipating any other general maintenance activities at this time.

Mr. Evans stated we can discuss this further since there might be some projects that come up that will need engineering services.

Mr. LeMenager stated we have two more opportunities to discuss the budget.

D. Field Expenditures

1. Payroll – Salary: Nothing changed on this line item.
2. Payroll – Field Management: Nothing changed on this line item.

Mr. Walls asked do these payroll amounts go directly to the employees?

Mr. Moyer stated most of it will. There is an administrative overhead charge as well.

Mr. Berube asked do they receive it automatically or do we build in their increase? Is there an automatic pay increase for the staff?

Mr. Moyer stated not in the budget. For the assistant, there was an increase after his 90-day probationary period, which unfortunately took almost 90 days for that to become effective.

Mr. Berube stated if we are budgeting a 3.5% increase for our employees, I would like to make it automatic, provided their supervisors approve it, on their annual anniversary date, they should automatically receive that increase. It is not a large amount of money, but if we are paying it, they should be putting it aside and it should automatically happen. We should not have any hassle and should not have to track it down and go back and forth. On their anniversary date, that 3.5% increase should automatically be included in their paycheck. I think that is a decent policy.

Mr. Walls asked is that how it has worked? Technically, they are employees of Severn Trent, so Severn Trent sets their salary.

Mr. Moyer stated that is correct. Severn Trent has always been very responsive in that regard. If this Board is adding that money for those employees, they will do what we tell them to do relative to the increases for those employees.

Mr. Walls stated I support that.

3. Landscape – Refuse Removal:

Mr. Berube stated I thought we removed this from the Luke Brothers contract. Is there still some work they are doing within this line item?

Mr. Moyer stated there is still some refuse removal that is being done by Luke Brothers. Our staff performs the trash removal from trash cans.

Mr. Tome stated this is for landscape clippings and debris.

Mr. LeMenager stated we are projecting to spend zero for the rest of this fiscal year. What happened? We spent \$5,000 for the first half of the year but we are

anticipating spending zero the rest of the year, which coincides with the time when we hired the assistant field manager.

Mr. Moyer stated I will check on that.

Mr. Berube stated I thought this budget item ended when we hired the assistant field manager and removed it from their contract. There is nothing for this line item on their monthly invoices.

Mr. Walls stated the narrative indicates it is also for replacing damaged trash cans and things of that nature, so I presume that is what this budget item is for.

Mr. Tome stated Luke Brothers continued to remove trash for about two months after Mr. Rick Druckenmiller was hired, so there was a period of time we still paid them for trash removal. Once he started performing that service, then Luke Brothers stopped.

Mr. LeMenager stated I am not sure we should continue to budget for this line item.

Mr. Walls stated the narrative explains that this line item is also for supplies and replacing damaged trash cans. I do not know if the entire amount of this line item was originally intended to be for the contracted service by Luke Brothers.

Mr. Berube stated I would think we would put money for damaged trash cans into either Equipment or Parks and Facilities.

Mr. LeMenager stated we did repair those trash cans this year.

Mr. Moyer stated that is correct.

Mr. Evans stated we can revise the narrative. It references refuse removal but it includes more than hauling off trash.

Mr. Walls stated whether or not that is the right place for it, I do not know.

Mr. Berube stated we can leave it in that line item.

4. Landscape – Grounds: Nothing changed on this line item.

Mr. Berube asked why are we budgeting more money for fiscal year 2012 than we are projecting to spend this year?

Mr. LeMenager stated there are contingencies built in that we did not spend.

Mr. Moyer stated that is correct. The description in the narrative for almost all of these line items include Unscheduled Maintenance. Most of them are about \$2,000 or \$3,000, up to \$5,000. In total, there is \$26,730 in Unscheduled Maintenance.

Mr. Berube stated the reason I mentioned it is because we revised their contract last year and removed the annual increase.

Mr. Moyer stated that is correct.

Mr. Berube stated these are not for increases but just projections on what we might spend.

5. Landscape – Irrigation:

Mr. Haskett stated I was pleasantly surprised to see this line item was reduced rather than increased, although we did have some line breaks that we were told would not happen again. The fact still remains that the irrigation system has been stressed by all those pressure changes. What we are finding now is smaller cracks rather than big blow-outs of the whole system. The little cracks are seeping into the ground, so there is still a lot of wear and tear on the irrigation system. I would like the budget number to reflect what we spent for this year as a safeguard. History shows that we need to be prepared.

Mr. LeMenager stated that is correct, and we are looking at \$40,000 for this year. I think Mr. Haskett has a good point.

Mr. Evans stated I will go with Mr. Haskett's expertise. Should we change this to \$43,000 for the proposed 2012 budget amount?

Mr. Haskett stated yes.

Mr. Berube stated \$8,000 of that increase could potentially come from the engineering line item that we are saving from last year's numbers.

6. Landscape – Tree Trimming Services: Nothing changed on this line item.

7. Landscape – Trees and Trimming: Nothing changed on this line item.

8. Landscape – Turf Care: Nothing changed on this line item.

9. Landscape – Shrub Care: Nothing changed on this line item.

10. Landscape – Miscellaneous Services: Nothing changed on this line item.

Mr. Walls stated I would like to see some sprucing up of the west entrance to make it look more like the east entrance. It is shoddy and ratty looking in places. There is \$10,000 in this line, which includes landscape updates. I would like to see some money put toward that entrance, but I do not know how much without getting proposals.

Mr. LeMenager stated I was going to raise that in the regular meeting tonight.

Mr. Evans stated we still have money left in this year's budget to do that work this year.

Mr. LeMenager stated that would be nice to do it this year. The whole wildflower idea sounded great but I think what it has given us is one month of beautiful and 11 months of "wow." The first impression people have of Harmony is that this place cannot pay their bills.

Mr. Walls stated I am not talking just about the wildflower area, but the actual entrance itself. It needs some shrubs and sprucing up.

Mr. LeMenager stated I am in total agreement with you.

Mr. Evans stated this is the second driest spring on record.

Mr. LeMenager stated I understand, but that area looks really bad.

Mr. Evans stated our projected expenditures for this current fiscal year is about \$2,500 and we budgeted \$10,000, leaving about \$7,500. If we want to allocate to these project in this current fiscal year, we can do that. We can also anticipate that we will need to do some of this work in the next fiscal year and keep that line item at \$10,000.

Mr. Walls stated I am fine with that. Perhaps we can get a proposal worked up.

Ms. Kassel stated we can discuss this item further in our regular Board meeting.

11. Utility – General Electricity:

Mr. Evans stated our projection for this current fiscal year is \$32,000 but the proposed budget is for \$40,000.

Mr. Walls stated I received a notice from OUC that they are not going to seek a rate increase this year. I would be comfortable reducing that down to \$35,000.

12. Utility – Street Light Electricity: Nothing changed on this line item.

Mr. Moyer stated in the budget that was provided last month included one of the changes that I asked for, which was to increase the electricity back to \$385,000.

Mr. LeMenager asked is that a contracted amount?

Mr. Moyer stated yes.

Mr. Evans stated there is also a surcharge included in those street lighting agreements, and they have not yet implemented that surcharge.

Mr. Moyer stated that is correct. As I recall, the agreement entitles them to a 2% increase.

Mr. Berube asked if we are keeping general electricity the same, why are we increasing the street lighting?

Mr. LeMenager stated that is by contract. We have a specific contract with OUC to provide the street lights, fixtures and the electricity.

Mr. Berube stated we just discussed that they have not implemented their surcharge.

Mr. Evans stated we need to account for it in the budget in case they do. We factored in what they were entitled to charge us, which I believe is 2%, so we always budget that 2% in case they charged it to us.

13. Utility – Water and Sewer: Nothing changed on this line item.

Mr. Haskett stated this includes the irrigation water. Between November and April, we had line breaks which accounts for most of the increase in actual expenditures. In the past couple months, we have used more water because of drought conditions.

Mr. Evans stated we have \$104,000 projected expenses for this current year based on these trends. Is it reasonable to assume that we will need that volume of water going forward?

Mr. Berube stated yes.

Mr. Evans asked is most of it attributable to line breaks or just a small portion? Is most of it for watering the landscaping?

Mr. Berube stated I reviewed the water bills very carefully. More of them have been trending down the past two months, which surprised me, but then I found out there were some zones that have been turned off for any number of reasons. Our last two months have had artificially low bills, but there are many months when they were artificially high because of leaks and breaks and various other things. Now that these zones are back on, I expect we will see higher bills going forward.

Mr. Haskett stated that is correct. I would keep the proposed figure of \$105,000 for next year. We are proposing additional landscaping and enhancements and will use more water next year.

Ms. Kassel stated if we think of the fact that there are now some cracks in the lines that are not going to be as bad as the breaks we had and that our irrigation system is aging so we might have more breaks, we might anticipate more leakage

and, therefore, more water costs. In addition, if weather trends continue the way they are—Florida is one of the areas that the United Nations has forecast to become drier, not wetter—then we may see a trend needing to irrigate more because our weather patterns are such that they are not providing the rain we need to maintain our landscape.

Mr. Berube stated part of this also includes a 4.5% increase that we have been charged from Toho Water Authority. All of our base charges increased and our usage charges per gallon increased. There are other factors involved in this line item, but I would feel much more comfortable leaving it at \$105,000.

Mr. LeMenager stated in 2007, we spent \$143,000, so the money we spent on the water control system was money well spent. That is something we should consider investing in even further.

14. Operations and Maintenance – Lake and Wetland:

Ms. Kassel stated if we are considering installing more plantings, this line item needs to reflect that but it does not currently.

Mr. LeMenager stated that would not be under this contract line item.

Ms. Kassel stated it should be the same line item; however, we can include unscheduled maintenance, just like we did for all the landscaping items.

Mr. Walls stated it includes \$3,000 for unscheduled maintenance.

Mr. Evans stated at our last meeting, we requested Bio-Tech to provide a proposal based on some of these linear feet of the ponds.

Mr. Golgowski stated they provided a proposal for 500 linear feet at a cost of \$1,795.

Mr. Berube stated that averages to just under \$4 per linear foot.

Mr. Evans stated Mr. Golgowski also looked at the linear footage of the lakes.

Mr. Berube stated we thought about doing Lakeshore Park Lake, which is 4,080 feet and there is probably as much as 500 feet that already has a good amount of cannas and other plants growing there, which may not need to be touched. If we are going to plant 3,500 feet at \$4 per foot, it is about \$14,000 to install plantings on that one lake.

Ms. Kassel stated that would be if we did the entire lake at one time and at that planting density.

Mr. Berube stated if we are going to do one, we ought to do that lake since it is the most visible one we have. The developer has put in some openings through the woods to

show the lake behind it for safety reasons. If we are going to have a showpiece, I think that is the one. Did Biosphere provide an estimate for installing plantings?

Mr. Golgowski stated yes, but it is not an equal comparison. Biosphere's proposal was \$1,480 for 500 linear feet.

Mr. Berube stated that is just under \$3 per linear foot.

Mr. Evans stated the range is about \$15,000 for that one pond if we do the whole pond at one time.

Mr. Berube stated I think it is wise to do the whole pond at one time because there are changes that will need to be made in the way it is mowed and other reasons.

Ms. Kassel stated we discussed that you do want some open areas. You do not want the whole pond edge to be inaccessible. You want to be able to get a boat in there and some wildlife likes to drink from open areas. If we were to do perhaps 1,500 feet, that might suffice depending on the specific areas that were chosen and what areas were chosen to be left open.

Mr. Berube stated the reason I left out 500 feet was because there are a number of areas that have grown in heavily and other areas are fairly sparse. The actual count is 4,080 linear feet around the pond. Some of it we simply will not want to plant, but that is why I suggested 3,500 feet.

Mr. Evans asked do you want to do that this summer or include it in the budget for next year?

Ms. Kassel stated I think the spring is the best time to do this work.

Mr. Golgowski stated you could do it before the end of the fiscal year.

Mr. Evans stated we have the funds to do the work now if we choose to. I think we are in agreement that we want to do something. Is this something we want to do over a period of two years? Do we want to do one of the lakes now while we have the funds? Do we want to budget for another series of lakes for next fiscal year?

Mr. Berube stated I think we have \$15,000 in the current year budget for that plan. We could do Lakeshore Park Lake toward the end of the fiscal year and then budget \$15,000 for next year to do more plantings. All the other ponds are significantly smaller than Lakeshore Park. There are only six other ponds that the District owns. If we spend \$15,000 this year and \$15,000 next year, then we will have all our ponds planted.

Mr. Walls stated now is not the right time of year to install those plantings.

Mr. Golgowski stated it can still be done before the end of the fiscal year. When it rains, the pond levels change so much.

Mr. Berube stated these are tropical plants, anyway, so the heat should not burn them.

Mr. Evans stated if it starts to rain soon, you could plant these in August and perform the work in this fiscal year. We can discuss at the Board meeting tonight what we want to do for this fiscal year, and then we can include money in the budget for the next fiscal year, with the assumption that this year's plantings will be successful. We can increase the proposed budget for 2012 to \$35,000 to include those plantings.

Mr. LeMenager stated we used to spend over \$30,000 just on the contracted services. I find myself not in agreement in spending a lot of money trying to make our ponds look like Celebration when all we need to do is wait a number of years and then they will; otherwise, we are trying to achieve something artificially. We have already planted thousands of plants already but we need to give them time to grow. I support enhancing Lakeshore Park to make it more of a showpiece, but I do not necessarily support spending money on the rest of the ponds. We just need to wait for nature and it will take a while.

Mr. Berube stated some of Lakeshore Park is growing in now because of the plantings we installed this year. We are not bound to spend the money if we budget for it.

Mr. Walls stated \$35,000 will probably only cover Lakeshore Park.

Ms. Kassel stated that is only if we decide to do the entire linear circumference and if we decide to do it at that planting density.

Mr. Walls stated that is correct.

Ms. Kassel stated right now we are just discussing our options, including providing this extra money in the event we want to do that additional work. If we decide we do not want to do the work, we will just have that extra money in our account.

Mr. Evans stated it may be that after we do Lakeshore Park this fiscal year, we might decide that the other six ponds we can plant them with the excess that we are forecasting for the next fiscal year. There are certain economies of scale in doing the work all at once, and it will take time for the plants to fill in.

Mr. Golgowski stated there are a couple lakes, one in a field all by itself and another one on the golf course, with no activity and no problems. They are sparsely planted now, and at some point, those will be grown in.

Ms. Kassel stated I had a question at the last meeting related to what has already been planted. What has the density been and what has it gotten to now? I would like to have an idea of how quickly things will fill in.

Mr. Golgowski stated the density of the pond near this facility, the cannas were installed with two-foot centers, and now they are bumper to bumper. Those were planted about a year ago.

Mr. Berube stated it looks very pretty.

Mr. Moyer stated cannas are very good and they grow and fill in quickly.

Ms. Kassel stated that was a low density planting, two feet on center. In a year or two, it has really filled in. It is possible that we may be able to get away with a lower density and still achieve a benefit in a short period of time without spending quite as much money.

Mr. Berube stated if all this goes as planned, we ought to be able to reduce our monthly outlay for chemical treatments, as well.

Ms. Kassel stated that is a matter of having a contract that will reflect the proper treatment.

Mr. Berube stated I understand, and we are not there yet.

Mr. Moyer stated do not be totally misled. Even with all those beautiful pictures of Celebration, they still spend a lot of money on aquatic weed control.

Mr. Evans stated we will increase this to \$35,000 with the increase going to unscheduled maintenance for additional plantings.

15. Operations and Maintenance – Telephone:

Mr. Haskett stated I provided a proposal for a change in the cell phone service provider. The minutes were outweighing the contract, which is 700 minutes. Mr. Thomas Belieff uses his about 800 minutes each month, and Mr. Druckenmiller uses his about 700 minutes per month. We looked at a plan for 1,400 minutes with data capabilities for an additional \$80 per month, which will reduce the amount of overages we have been experiencing. It will provide Mr. Druckenmiller with a smart phone and a data plan. As an assistant dockmaster on certain days, the District office emails the boat reservations to Mr. Belieff and they will then be able to email them to Mr. Druckenmiller. Part of this line item is also for the two swimming pools to be able to access the online card access system remotely. The District office will also be able to access them through a remote

server on the internet, which eliminates the need for a separate laptop. It is all automated and no one will need to go to the physical access card location to upload information because it is all done online.

Mr. Walls asked how much is that access?

Ms. Kassel stated it looks to be \$3,500.

Mr. Haskett stated that is for the data access.

Mr. Walls asked what is the cost to install the lines to the access readers?

Mr. Haskett stated zero; BrightHouse is not charging to install the lines.

Ms. Kassel stated it looks like that is \$300 per month. With the extra \$80 for the new cell phone plan and the \$4,000 we already have budgeted along with the \$8,000 you are proposing, it looks to be \$3,300 to \$3,400 for these new lines to the pools.

Mr. Haskett stated it is about \$3,000 annually for the cell phone data plans.

Mr. Berube asked what kind of line is being installed?

Mr. Haskett stated it is an internet line.

Mr. Berube stated so it is high-speed access with a router.

Mr. Haskett stated that is correct.

Ms. Kassel asked why is that \$250 per month?

Mr. Haskett stated there are two different locations at \$125 per month.

Mr. Berube asked will we be able to tie in the cameras on those lines?

Mr. Haskett stated yes.

Mr. Berube asked will they be live all the time?

Mr. Haskett stated yes.

Mr. Berube stated on the cell phones, I do not remember us going over our minutes.

Mr. Haskett stated we are not yet but we are close each month and we accumulated minutes when there was just one employee.

Mr. LeMenager stated what he is saying is, we are living off the rollover minutes and after 12 months, there are no more rollover minutes and we will start paying more money each month.

Mr. Haskett stated that is correct.

Mr. Berube asked does the third phone figure into the rollover minutes?

Mr. Haskett stated that phone rarely has any minutes. It is provided to boat users if they do not have their own phone.

Mr. Berube stated that phone is not a cost, but it is providing additional minutes in addition to the other two phones.

Mr. Haskett stated that is correct.

Mr. Berube asked if we implement the changes that you are suggesting, will we continue to keep the third phone?

Mr. Haskett stated yes unless you change the policy that boat users do not need to have phone access with the dockmaster.

Mr. Berube stated I think the vast majority of people have their own phone.

Mr. Haskett stated I agree.

Mr. Berube stated I am not sure we need to be providing them with a phone. It is a minimal amount of money, and communication is important out on the boat. We should just tell boaters to bring their own phone. One of these days, someone will more than likely drop the phone into the water and then we will not have it anyway, so we will need to decide if we want to pay the early termination fee or if we will bill the boater.

Mr. Haskett stated eliminating the third phone will remove \$9.99 from the bills each month.

Mr. LeMenager stated for that amount of money, it is worth it to keep it.

Mr. Evans stated we will increase this line item to Mr. Haskett's proposal.

16. Operations and Maintenance – Common Area: Nothing changed on this line item.

Mr. Haskett stated this line item covers work efforts that Mr. Druckenmiller performs.

Mr. Berube stated this is where some of the money for the field manager was plugged into, which is why we went from \$3,000 to \$18,000. I think we need to keep the amount where it is because Mr. Druckenmiller is doing a lot of work and we need these funds available for his projects.

Mr. LeMenager stated I thought we discussed setting up some things for power washing, but it has not happened yet.

Mr. Haskett stated we purchased a power washing and he is using it today.

Mr. LeMenager stated some of the sidewalks in the parks are looking bad.

Mr. Evans stated we will leave this item at the proposed figure.

17. Operations and Maintenance – Equipment:

Mr. Berube stated the majority of expenses in this line item is related to the boats. This year we purchased two motors for boats and all the miscellaneous repairs, and we are still projected to spend half of what we budgeted. I anticipate next year will have similar expenses with the boats.

Ms. Kassel stated perhaps we can reduce this to \$15,000.

Mr. Berube stated we also have a mule and a golf cart that need to be maintained in a budget line item, and I think they are considered equipment within our budget.

Mr. Haskett stated that is correct.

Mr. Berube stated I am happy to provide my assistance with the golf cart and the mule, similar to what I provide for the boats. The mule is still under warranty and all we pay for is tires and oil changes. I would be comfortable reducing this line item to \$14,000.

Mr. Evans stated I suggest \$15,000 because the math is a little easier.

18. Operations and Maintenance – Pools:

Mr. Haskett stated we did some work on the pool last year but the tiles need to be replaced and refinished. I received some proposals in the past few months ranging from \$29,000 to \$37,000. We need to keep at least \$30,000 to refinish the pools either in this fiscal year or next fiscal year. We originally thought it would be \$20,000 and included that in this year's budget.

Mr. Berube stated we included \$20,000 and the rest of our expenditures stayed within budget, so we could schedule that work into this fiscal year.

Mr. LeMenager stated realistically we are looking to perform this work next fiscal year because we are not going to want to close the pool during the summer.

Mr. Haskett stated we are planning to schedule the work in October because that is the only heated pool we have.

Mr. Evans asked so do we need to increase this line item to \$65,000? Mr. Haskett estimated \$20,000 for this work, which resulted in the \$45,000 proposed for 2012.

Mr. Berube stated we will have spent \$33,000 this year and we budgeted \$58,000, so we should have \$25,000 leftover this year.

Ms. Kassel stated but the work will not be performed until next fiscal year.

Mr. Evans stated for normal maintenance, we spend about \$30,000 or \$33,000 annually. If we add \$30,000 for this refinishing project, we really should budget \$60,000 for next year.

Mr. LeMenager stated historically we have spent \$47,000, \$44,000, \$40,000 and this year is unusually low.

Ms. Kassel stated last year we had that unusual repair of \$16,000 for those heater coils.

Mr. LeMenager stated that is true.

Mr. Haskett stated I am looking at the narrative that breaks down the total budget amount for this line item, which does not include any carryover of surplus budget.

Mr. LeMenager stated no matter what we do for the pools, they always end up costing us more than we planned.

Ms. Kassel asked will \$65,000 be enough?

Mr. Walls stated I think we need to add \$30,000 to the proposed budget for this refinishing work.

Mr. Berube asked is this to refinish the interior of the pool as well as replace the tile?

Mr. Haskett stated yes.

Mr. Berube stated this year we repaired the pavers and there are still some openings on the bottom of the palm trees.

Mr. Haskett stated that has all been typical maintenance. The only major expense that I can see immediately coming out of this year's budget is computers for the two pools and the water feature to convert them to being chemically fed. I have a proposal for \$2,400 each to bring them up to Code.

Mr. Berube stated we are looking at another \$7,400 in addition to \$37,000, which is the higher proposal for refinishing the pool, so we need to add \$44,000.

Mr. Evans stated that brings our total for this line item to \$75,000.

Mr. Berube stated the chemical feed conversion will happen in this fiscal year, so we can reduce that \$75,000 to \$70,000.

19. Operations and Maintenance – Roads and Alleyways:

Mr. Boyd stated this budget item is for miscellaneous repairs that might need to be done as far as regular maintenance and is based on the reserve study we provided last

year. I am not aware of any repair items for the roads or alleys that have been brought to my attention.

Mr. Walls asked what is the replacement period on those?

Mr. Boyd stated 25 years for the alleys. The county owns and maintains the roadways.

Mr. Walls asked do you think the alleys will last 25 years?

Mr. Boyd stated that is what we are projecting at the current time. Most of the alleys are six years old, and we anticipate every ten years they will need some degree of repair. We anticipate every 25 years they will need to be milled and overlaid with asphalt.

Mr. Evans stated we are not envisioning many road or alley repairs, so we could reduce this from \$3,000 to \$1,000.

20. Operations and Maintenance – Sidewalks: Nothing changed on this line item.

Mr. Evans stated we have undergone a major sidewalk repair program and repaired the sidewalks last year. Can we do the same as we did with roads and alleys and reduce that to \$1,000?

Mr. LeMenager stated sidewalk maintenance is a never-ending battle. There are some areas where the grinding is so extreme that you almost need to replace the panels. We definitely need some work done.

Mr. Berube stated as the street trees grow, the roots push up sidewalks and get into irrigation lines.

Mr. LeMenager stated I think the amount of repairs next year will surprise. I would like to keep it where it is.

21. Operations and Maintenance – Parks and Facilities:

Mr. Haskett stated I would like to increase this to \$8,500 because we have repaired some park facilities, including the Lakeshore Park restrooms. Doors need to be replaced and other improvements need to be done to the Lakeshore Park facilities since it has higher use than other areas. That is work we can do with our District staff and we will just incur material costs.

Mr. Berube asked does this include painting?

Mr. Haskett stated yes.

Mr. Berube asked can we do without the vented doors?

Mr. Haskett stated yes, we have noticed with all of them, even on golf course property, that they retain water and cause maintenance problems.

22. Operations and Maintenance – Hardscape Cleaning: Nothing changed on this line item.

Mr. Berube stated if we now have a pressure washer, we might be able to reduce this item.

Mr. Haskett stated Luke Brothers pressure washes the fence running alongside U.S. 192 at \$2,800 twice a year, which accounts for the \$6,000 I recommend for next year's budget for that work. I do not think it is feasible to have a District employee out there pressure washing that fence for a week and a half.

Mr. LeMenager stated historically we have spent between \$5,000 and \$9,500 on this budget item. Perhaps the projection is unrealistic since they have not done that work yet.

Mr. Haskett stated they are doing that work this week.

23. Operations and Maintenance – Contingency: Nothing changed on this line item.

Mr. Haskett stated I included a number that I felt was reasonable for other items that need repair or replacement. The drinking fountains are starting to rust and degrade so I am scheduling the gradual replacement of those.

Mr. LeMenager stated I think that is also the accountant's plug number so that the grand total equals \$1,513,027. She has to back into one of the budget lines to get everything to total.

Mr. Moyer stated that is correct.

Mr. Berube asked is there a different style of fountain available?

Mr. Haskett stated yes, we have not been pleased with the performance of our current fountains.

Mr. Berube stated the new doggie pots look nice. They are not aluminum and they are not black, but it is a nice change.

24. Operations and Maintenance – Security Enhancements:

Mr. Moyer stated this is a number that I chose because we are spending a fair amount of money on security enhancements in this fiscal year. The original budget was \$30,000 and I reduced it to \$10,000, but it is open for discussion.

Mr. Haskett stated I was thinking of putting all our expenses related to the security gates in this line item.

Mr. LeMenager stated it gives us a better idea of what it costs us to do. That is a very good idea.

Mr. Moyer stated one phone bill will still be coded to Telephone for those lines.

Mr. Haskett stated it is a separate bill from BrightHouse so we will receive it on a separate bill and it could be coded for this line item.

Mr. Moyer stated that will work as long as it is a separate bill.

Ms. Kassel stated it is a different vendor, so hopefully that will remind the person coding the invoices. I think we should leave this at \$10,000. We keep having things come up that we did not count on, like the printer for the access cards and the access integration.

Mr. Berube stated that was included in the original \$30,000 proposal.

Ms. Kassel stated we did not think about paying \$250 per month for internet access. I would rather have more of a cushion than less. You could reduce this to \$5,000, but I think we need something in this line item.

Mr. Berube stated I support \$5,000.

Mr. Walls asked does it include the phone?

Ms. Kassel stated no, that is \$3,000.

Mr. Evans stated that was added to the Telephone line item.

Ms. Kassel stated we are talking about lowering the Telephone item back to \$4,000 or whether we are going to add it to this number.

Mr. Berube stated it is already built in and we can shift the line items later once we include everything.

Mr. LeMenager stated assuming that our goal is to have no increases in assessments, other than Mr. Haskett's items, we are reducing budget line items. Perhaps we have too much in contingency at this point. It is fine to have more money in some line items that we are unsure about.

25. Operations and Maintenance – Capital Outlay:

Mr. Haskett stated the Americans with Disabilities Act (ADA) is now requiring by March 15, 2012, wheelchair or handicapped accessibility to all of our pools. That means we need to install, at a minimum, chair lifts at both pools.

Mr. Walls asked that applies to existing pools?

Mr. Moyer stated yes, it applies to public-owned facilities. If it was an HOA amenity, it would not apply.

Mr. Haskett stated those average about \$4,200 each.

Mr. Evans stated you budgeted for \$12,000, and we show \$30,000 in the proposed budget. Can we change that to \$15,000?

Mr. LeMenager stated I thought we still had \$60,000 left in the capital account.

Ms. Kassel stated I would think this qualifies as a capital expense.

Mr. Moyer stated we will reduce this line item to \$15,000.

E. Budget Summary

Mr. Moyer stated as Mr. LeMenager indicated, we do not want to raise assessments because that is a very difficult process in terms of public notice and public hearings. To the degree that we have a problem and these numbers do not balance, then I will come back to the Board and suggest that some of Mr. Haskett's items, like refinishing the pool surface, be considered a renewal and replacement item to be funded from renewal and replacement dollars and not the general fund, or the operating budget. The numbers we have to reallocate are the \$15,000 left in capital outlay, \$29,550 in miscellaneous contingency, \$5,000 in security enhancements, and some reductions in some of the rest of the budget. I believe we will be fine when we tally these up.

Mr. Walls stated for revenues, you have \$15,000 to \$20,000 available if you review the interest income and even the special assessment discounts because those are very conservative numbers.

Mr. Moyer stated that is correct. Clearly, we should have about \$10,000 available in revenues.

Mr. LeMenager stated the reason I provided this long-term perspective is because every year we talk about coming up with a budget of \$1.5 million, but the reality is that we end up spending less than that, which is great. I have said many times, as long as the developer is willing to pay his share on a monthly basis, we should say thank you very much.

F. Allocation of Reserves

Mr. LeMenager stated the reserves for renewal and replacement, as shown on page 9 of the budget, should go from \$135,000 to \$170,000.

Mr. Berube stated we discussed last year adding \$50,000 each year.

Mr. Evans stated I discussed this with Mr. Boyd and asked him to expand on what he put together in looking at the expended useful life. What should we have reserved today to cover our facilities, and he came up with \$169,000. Our renewal and replacement fund is currently at \$135,000, so if we allocate \$35,000 next year, we will be at \$170,000.

Mr. LeMenager stated I am saying that we should be setting aside \$35,000 each year.

Mr. Berube stated according to the engineer's estimate, we should be at \$169,313 right now. We need to set aside more than \$35,000.

Mr. Moyer stated the handouts you received are different. The one I distributed is the one that Mr. Evans mentioned that includes the estimated useful life and remaining useful life.

Mr. LeMenager stated the numbers are way off.

Mr. Boyd stated the first one has omitted the alley repairs.

Mr. Berube stated to clarify, the engineer's recommendation is that we have \$169,313 now.

Mr. LeMenager asked is that now or by the end of next year?

Mr. Boyd stated that should be what you have accumulated up to today.

Mr. Berube stated that means we are \$35,000 short already.

Mr. LeMenager stated this shows how much we want in reserves by the end of next year.

Ms. Kassel stated that amount is \$205,000.

Mr. Berube stated I read through last year's minutes when we discussed this over a period of months. As best as I can tell, what we decided last year was to put \$50,000 each year into this line item. The numbers vacillated from \$25,000 to \$35,000 to \$50,000. I think our agreement was \$50,000. I do not have any problem with that because the money is available and I would rather be over in this category. Perhaps \$50,000 each year is not enough.

Mr. Evans stated if we add \$50,000 this year, then we will be caught up. That might be better than doing it all in one year. Whatever carry-forward surplus we have from this year can be added.

Mr. Moyer stated I believe we anticipate having \$147,000 in carry-forward surplus.

Mr. Evans stated we allocated \$250,000 for first-quarter operating capital.

Ms. Kassel stated I thought we increased that to \$300,000.

Mr. LeMenager stated it was \$250,000.

Mr. Evans stated I think we are going to get to \$300,000 eventually, but that takes up a good portion of that carry-forward surplus.

Mr. Walls stated this year it is \$200,000 and it is being increased to \$250,000 next year in the proposed budget.

Mr. Moyer stated three months' of expenses would equate to \$375,000.

Mr. Evans stated in round numbers, we have \$150,000 in carry-forward surplus. Of that, we move \$50,000 toward renewal and replacement and we move the remaining \$100,000 toward our first-quarter operating capital, bringing that line item to \$350,000. At the end of this year, we are solid in our operating and in our reserve funds.

Mr. Walls stated we also talked about increasing the insurance reserve, depending on what the savings in premium would be.

Mr. Evans stated in either direction, we will be in really good shape there.

Mr. Walls stated I am not overly concerned with the operating reserve. When you look at the total cash in the bank, we have over \$700,000.

Mr. Evans stated the way they pay the bills during the first quarter is from the money received from the direct assessment to the developer before they are received from the tax collector.

Mr. LeMenager stated we are building up this line item for the future when everything comes from the tax collector.

Mr. Walls stated we do not need to be in a huge hurry to do that now.

Mr. LeMenager stated you are correct. We have years to get there.

Mr. Berube stated the good news is, we can discuss how to shuffle money around and there is always money left over. There are many businesses and governments who have nothing left over, let alone being able to discuss shuffling dollars around. I think we are in a good position.

Mr. Evans stated we have a very detailed line item budget compared to a lot of Districts. Our management staff does a good job of reviewing every invoice and every line item with scrutiny to try to find out how to maximize value. I think that is a credit to everyone. It has been a tremendous pleasure having the Board members do that, as well.

Mr. Berube asked are we agreed to add \$50,000 to reserves?

Mr. Evans stated we are only earmarking it. We are not labeling it or putting it into an escrow account.

Ms. Kassel stated we will add \$50,000 to renewal and replacement, and \$100,000 to first-quarter operating expenses.

Mr. Moyer stated that will still leave you with about \$138,000 of undesignated fund balance.

Mr. Boyd stated since you included \$30,000 to resurface the pool for next year, I will modify my report to show a zero expended life.

G. Debt Service Budget

Mr. Berube stated these budgets are fixed so we really have no discussion or input into these numbers. This is the first year we can call bonds for the 2000 series. Is there any advantage to prepaying them? We are paying 6.75% to 7% interest.

Mr. Moyer stated outside of this District, the most highly respected Districts in the State of Florida are The Villages, who sold bonds are 7%, which was as of March 2011. There is really no reason to call bonds, and from what I understand, the market is moving away from us. The cost to refinance those bonds at the same interest rate does not make sense.

Mr. Berube stated I was not referring to refinancing. Do they not work like a mortgage where you prepay the interest? Can you do that?

Mr. Moyer stated you prepay principal and then you re-amortize the rest of the debt service schedule. I would rather have you keep that \$135,000 in fund balance to be used if a hurricane comes through or something of that nature where we may need that money, rather than paying \$100,000 in principal. You probably will not see much of a reduction in your annual amortization schedule.

Mr. Berube asked are there fees involved in paying them down?

Mr. Moyer stated yes.

THIRD ORDER OF BUSINESS

Discussion of GASB-54 Dealing with Reserves

Mr. Moyer stated this material is provided for your information.

THIRD ORDER OF BUSINESS

Resident Questions/Comments

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Adjournment

The workshop adjourned at 4:40 p.m.

Gary L. Moyer, Secretary

Robert D. Evans, Chairman

Third Order of Business

3A



HARMONY CDD MONTHLY LANDSCAPE MAINTENANCE REPORT
July 2011

LINE ITEM	#	SUB-SECTION	#	PERFORMANCE NOTES	
				COMPLETED	WILL BE COMPLETED
Turf Care	4.1	Mowing	4.1.1 4.1.2 4.1.3	<ul style="list-style-type: none"> Developed, undeveloped and SR192 turf has been adjusted to the following heights per turf. 4" for St. Augustine, 2.5" for Bahia, 2" for Zosia turf. 	<ul style="list-style-type: none"> St. Augustine turf is now being mowed an inch higher and Bahia is being mowed half an inch higher due to summer growth.
		Pest Control	4.1.4 4.1.6	<ul style="list-style-type: none"> Arena chinch bug insecticide has been applied to Chinch bug active areas as well as dry areas for a preventative application. 	<ul style="list-style-type: none"> IPM will be performed as needed. As communicated through Todd Haskett Chinch Bug applications have been ongoing.
		Fertilization	4.1.5	<ul style="list-style-type: none"> Significant enhancements were noticed from the fertilization as well as from the rain. 	<ul style="list-style-type: none"> Will reapply in areas that need a uniform application, as well as completing areas that have not been completed for July contract fertilization.
		Annuals	4.1.8	<ul style="list-style-type: none"> A total of 1350 seasonal annuals were installed which included Additional Potting media and fertilization added into the Potting media. 	<ul style="list-style-type: none"> A liquid fertilization will be applied every two weeks starting the week of July 25th.
Sports Turf	4.2	Mowing	4.2.1	<ul style="list-style-type: none"> Mowing is being completed when possible due to weather. 	<ul style="list-style-type: none"> Mowing will be performed per the contract.
		Pest Control	4.2.2 4.2.3	<ul style="list-style-type: none"> IPM has been performed as needed. 	<ul style="list-style-type: none"> IPM will be performed as needed.
		Fertilization	4.2.5	<ul style="list-style-type: none"> Liquid Iron and 20-20-20 was applied the week of 7/4/11. 	<ul style="list-style-type: none"> Liquid and granular applications will continue for a continuous dark green sports field.
Shrubs / Groundcover Care	4.3	Pruning	4.3.1	<ul style="list-style-type: none"> The shrub pruning rotation is 70% completed on common areas and 75% completed in parks. 	<ul style="list-style-type: none"> Shrub pruning will be completed throughout July.
		Weeding	4.3.2	<ul style="list-style-type: none"> The weeding rotation is 15% completed on common areas and 65% completed in parks. Sureguard has been applied with Round-up which acts as a growth inhibitor for potential weeds. 	<ul style="list-style-type: none"> Due to weed growth, all crews will be concentrating on this as they work in their designated areas.
		Fertilization	4.3.3		
		Pest Control	4.3.4	<ul style="list-style-type: none"> IPM has been performed as needed. 	<ul style="list-style-type: none"> Will perform IPM as needed.
		Mulching	4.3.5		
Tree Care	4.4	Pruning	4.4.1	<ul style="list-style-type: none"> Notable improved growth-patterns and growth flushes were noted as a result of past, proper pruning methods. 	<ul style="list-style-type: none"> Due to no wind storms, there have not been any broken branches hanging from trees but will be removed as needed. Branches are also being elevated as needed during our detail rotation with the health of the tree being of utmost concern.
		Fertilizer	4.4.3	<ul style="list-style-type: none"> A deep root fertilization was handled on trees that were struggling. 	
Irrigation System	4.5	General Requirements	4.5.1	<ul style="list-style-type: none"> Broken Parts have been turned in for approval for billing. We have been communicating with Walker Industries with great ease since phone conference with Mike Walker, Greg Gologowski, and Mike McMillan 	<ul style="list-style-type: none"> All broken irrigation parts are turned into Todd for inspection. As well as submitting a proposal for any and all work during our inspections.
		Monitoring	4.5.2	<ul style="list-style-type: none"> Monthly irrigation system inspections are 12% completed. 	<ul style="list-style-type: none"> All inspections and repairs as needed will be handled by the end of the month..
Unscheduled Maintenance	5	Unscheduled Maintenance	5.4	<ul style="list-style-type: none"> Seasonal Flowers were added to the West Entrance for some color.. Proposal requested for the West Entrance to add even more color with Crepe Myrtles and possibly plants. Sod has been marked and checked with Todd on 7.18.11 	

3B



July 18, 2011

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

Proj: Harmony Community – Osceola County, Florida
Re: Environmental Proposal – Summer Pond Plantings
(BTC Proposal No. 11-176)

Dear Board Members:

Attached please find a proposal with a per plant cost of several typical flowering pond species for the Harmony CDD Ponds. This proposal covers the cost of planting Pond 27 with 3,000 Golden Canna and 500 Giant Bulrush. The plantings of only Canna and Bulrush within Pond 27 is due to the fact that other native flowering plants including duck potato and pickerelweed already exist, though the spacing is sparse. Ponds 32 and 33 will be planted with the 500 foot increments of pond plantings as shown on the attached exhibit. The attached exhibit illustrates the typical plantings within a 500 foot section. Should you have any questions or require any additional information, please do not hesitate to contact me at (407) 894-5969. Thank you.

Sincerely,

Daniel Gough
Project Manager

attachment

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1000 N. Duval St.
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**PROPOSAL FOR ENVIRONMENTAL SERVICES – POND PLANTINGS
HARMONY COMMUNITY
BTC Proposal No. 11-176**

1. The following plant species will be planted in Pond 27 based on the attached exhibit:

3,000 Golden Canna (*Canna flaccida*), bareroot @ \$1.15/plant installed = \$3,450.00
500 Giant Bulrush (*Scripus californicus*), bareroot @ \$1.75/plant installed = \$875.00

Total Cost for Pond 27 = \$4,325.00

2. The following plant species will be planted in two (2) 500-foot increments along the edges of ponds 32 & 33 based on the attached exhibit:

300 Golden Canna (*Canna flaccida*), bareroot @ \$1.15/plant installed = \$345.00
500 Pickerelweed (*Pontedria cordata*), bareroot @ \$1.10/plant installed = \$550.00
500 Duck Potato (*Sagittaria latifolia*), bareroot @ \$1.10/plant installed = \$550.00
200 Giant Bulrush (*Scripus californicus*), bareroot @ \$1.75/plant installed = \$350.00


Total Cost per 500-foot Increment = \$1,795.00

Total Cost for Ponds 32 & 33 = \$3,590

Costs include materials, installation and one year warranty of 80% survival of planted material.

Bio-Tech Consulting's company policy requires that prior to initiation of this project, this Proposal for Environmental Services must be executed and returned via fax, email or post. The client will only be billed for the tasks and/or hours completed. Fees and all other charges will be billed monthly as the work progresses, and the net amount shall be due at the time of invoicing. Any Time and Materials work is based on a rate of \$100.00/hour and actual costs incurred. Any work requested outside of this Proposal for Environmental Services described above would require either an additional contract or written authorization for Time and Materials. Any balance remaining unpaid after 30 days of initial invoicing will be subject to an interest charge of 12% APR (not to exceed the maximum rate allowable by law). Client agrees, any balance remaining unpaid after 90 days from the date of the initial invoicing shall be deemed in default. Client further agrees, that in the event payment is not made and the amount is referred to a Collection Agency and/or an attorney, to pay all cost of collection, including but not limited to, all collection agency fees, attorney's fees, paralegal fees, court costs, and investigative fees. It is also agreed that if legal action is necessary to collect on the account, the State of Florida, Orange County, will retain jurisdiction and venue over the matter. Client agrees that Bio-Tech Consulting, Inc., and its staff and assigns, have full access to the identified property, for the purposes of completing the tasks identified in the above Proposal for Environmental Services.

MUTUALLY UNDERSTOOD AND AGREED:



John Miklos, President
Bio-Tech Consulting, Inc.

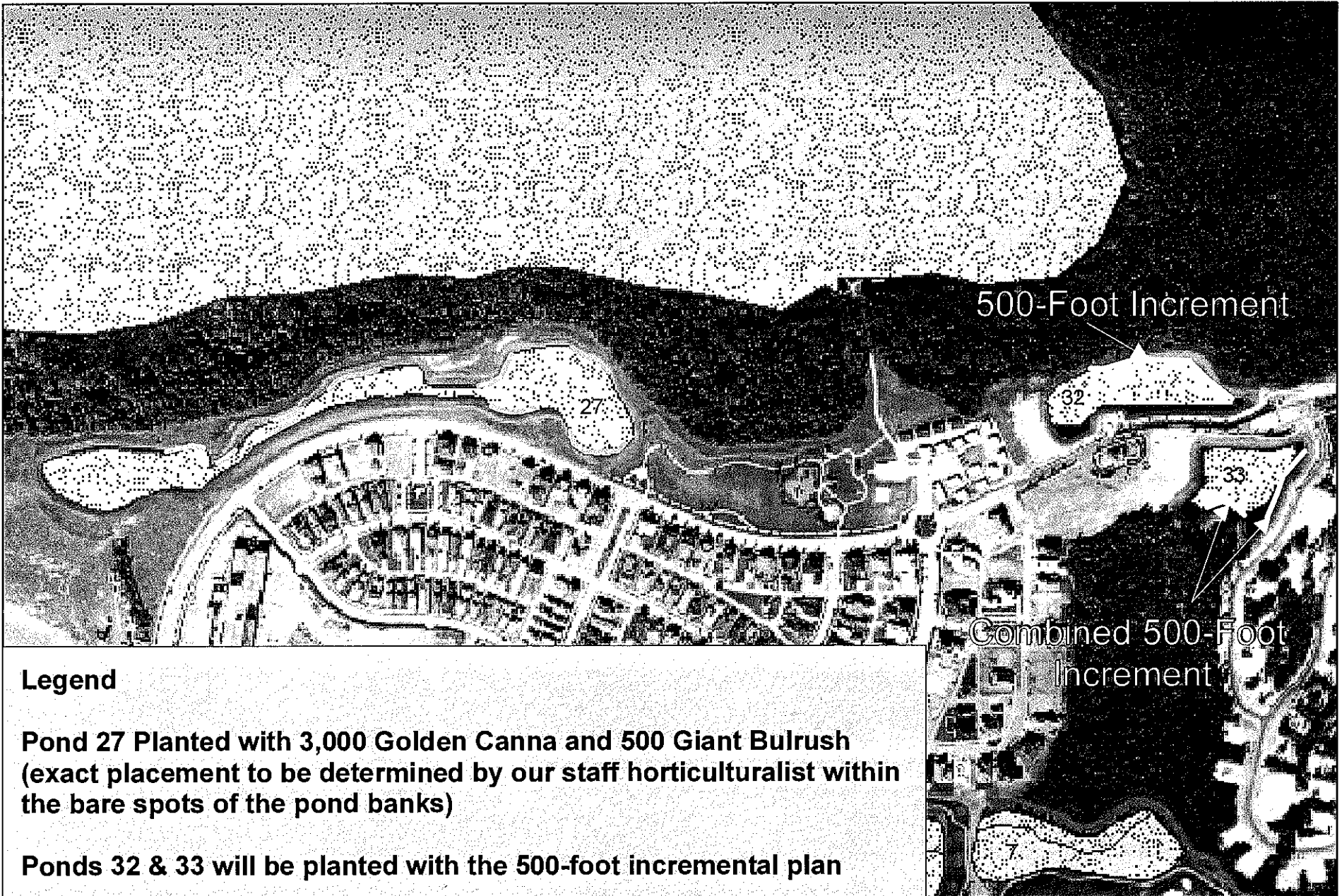
7-18-2011
Date

Harmony CDD Board

Date

Billing Information: Name: _____
Title: _____
Company: _____
Address: _____

Phone: _____
Fax: _____
E-mail: _____



500-Foot Increment

Combined 500-Foot Increment

Legend

Pond 27 Planted with 3,000 Golden Canna and 500 Giant Bulrush (exact placement to be determined by our staff horticulturalist within the bare spots of the pond banks)

Ponds 32 & 33 will be planted with the 500-foot incremental plan

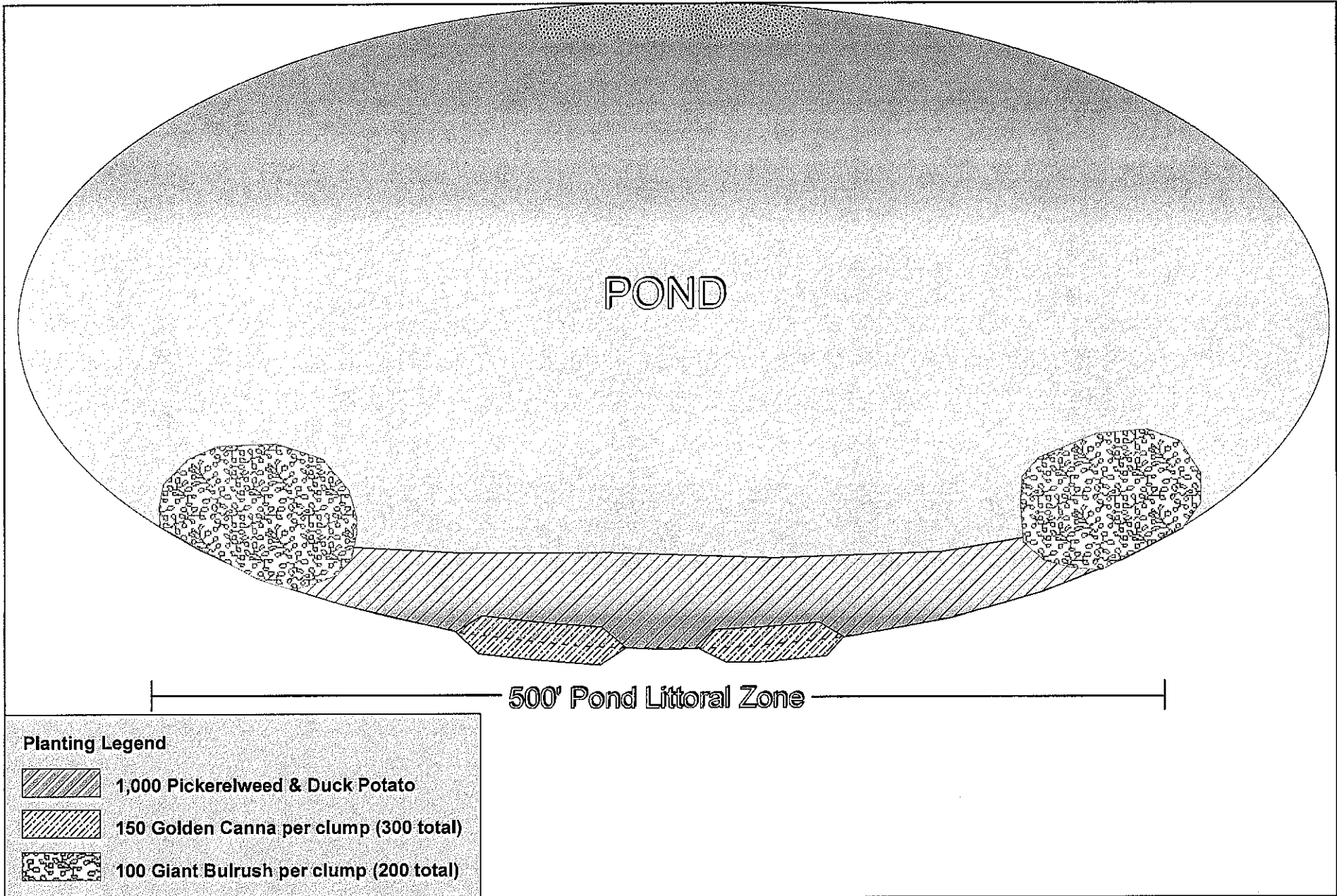
Bio-Tech Consulting Inc.
 Environmental and Permitting Services
 2002 E. Robinson St. Orlando, FL 32803
 Ph: 407-894-5969 Fax: 407-894-5970
 www.bio-techconsulting.com

Harmony CDD
 Osceola County, Florida
 Summer 2011 Pond Plantings

2

0 115 230 460 Feet

Project #: 582-03
 Produced By: DBG
 Date: 7/15/2011



3C

HARMONY CDD

Boat Reservations - July 2011

Date	Resident	Time	M-W-Th	F-S-S	Total Passengers	20' Pontoon	16' Pontoon	18' Boat	Bass Boat	Sail Boat	Solar Boat	Canoes	Kayaks	COMMENTS	PHONE
6/15/2011	Rachel Garwood	7--8:30 AM	x		2								x		
6/15/2011	Frank Bernanski	1:40 - 2:45 PM	x		2				x						407-797-1994
6/16/2011	Sean DeCoster	9:00-12:00	x		5	x									321-431-5996
6/18/2011	Turnisha Hall	7:30 AM												NO SHOW	407-802-9823
6/18/2011	Andy Brinkmueller	11-6 PM		x	4			x							
6/18/2011	Marilyn Ashmower	9:30 AM												CANCELLED	787-306-1300
6/18/2011	Raul Velez	2-4:00 PM		x	2								x		
6/18/2011	Tracy Gray	7:30-12 PM		x	3		x								
6/18/2011	Stephen Moore	8-11:30 AM		x	3	x									
6/19/2011	Scott Smith	9:00 AM												Cancelled	
6/19/2011	Tracy Gray	7--12 PM		x	4	x									
6/19/2011	Rodrigo Mella	2-6:00 PM		x	4	x								Extra Attention	
6/22/2011	Jay Kassens	9:30-12:00 PM	x		2				x						
6/26/2011	Jonathon Vaughan	7-12:00 PM		x	3				x						321-402-3516
6/26/2011	Alan SantaCruz	9-12:00 PM		x	5	x									407-715-1957
6/27/2011	Gustav Erikson	9:30 -- 1:50 PM	x		2				x						401-837-1842
6/27/2011	Don Rice	7:30 -- 9:40 AM	x		1		x								304-281-0010
6/29/2011	Norman Quisumbing	7:00 -- 10:40 AM	x		2				x						925-890-4515
6/30/2011	Joe Murray	7-11:00 AM	x		3			x							407-766-5051
6/30/2011	Marco Lopez	8-12:00 PM		x	3	x									407-222-6959
7/1/2011	Joe Murray	6-8:15 PM		x	8	x									
7/1/2011	Joe Murray	7:00 -- 11:00 AM		x	3		x								
7/2/2011	Joe Murray	7:30 -- 1:00 PM		x	3			x							
7/2/2011	Ray Walls	7-12:00 PM		x	4	x									
7/2/2011	Tracy Gray	7-10:00 AM		x	3		x								
7/2/2011	Phillip Llanon	5:00 PM												NO SHOW	
7/2/2011	Linda Greetham	11-2:00		x	4		x								
7/3/2011	Albert Sosa	8-12:00 PM		x	2			x							
7/3/2011	Jim Warren	2-6:00 PM		x	12	x						x	x		
7/3/2011	Linda Greetham	9:30-11:00 AM		x	4							x	x		
7/3/2011	Robert Brooks	1-4:00 PM		x	4								x		
7/3/2011	Maggie Walligia	9-1:00 PM		x	3										
7/4/2011	Jonathon Vaughan	7:00 -- 10:45 AM	x		7	x									
7/4/2011	Rachel Garwood	7:00 -- 8:45 AM	x		5							x	x		
7/4/2011	Joe Murray	7:00 -- 12:45 PM	x		3				x						
7/6/2011	Joe Murray	7:00 -- 10:45 AM	x		2	x									
7/6/2011	Sara Baretta	7:00 -- 11:00 AM	x		2								x		585-766-1329
7/7/2011	Stephen Moore	7-12:00 PM	x		3				x						
7/8/2011	Phillip Llanon	4:00 PM												Weather Bad	
7/9/2011	Erin Hemmrickh	7-11:00 AM		x	4								x		585-451-2153
7/9/2011	Curtis Grimes	2-6:30 PM		x	5		x								
7/10/2011	Alan SantaCruz	9-3:30 PM		x	2	x									407-715-1957
7/10/2011	Tracy Gray	7-10:00 AM		x	3		x								
7/13/2011	Melinda Lora	10:00-1:00 PM	x		5		x								330-550-7227
7/14/2011	Phillip Llanon	5-8:15 PM	x		2		x								
7/16/2011	Tracy Gray	8-11:00 AM		x	2							x			
7/16/2011	Phillip Llanon	5:00 PM		x			x								407-460-4715
7/16/2011	Thomas Belieff	10:00 AM		x		x								Orientation	
7/17/2011	Thomas Hawkins	8-1:00 PM		x	3		x								407-922-5517
7/17/2011	Ellen Delagado	8:00 AM		x		x									747-810-0987
July Totals					148										
			15	29		14	11	4	7	0	0	4	8		
Buck Lake is closed on Tuesdays.							Total trips	45							
						Last Month	110	Total Passengers							
							26	Total Trips							

THE TOWN OF HARMONY

District Dock & Maintenance Activities June 15 – July 15, 2011

Boat Maintenance

- All boats were cleaned as needed.
- Bilge pump replaced on 18' bass boat.
- All boat props were inspected and lubricated.
- Pontoon trailer maintenance.

Buck Lake Activities

- First Friday Fishing (July 1st), 20 in attendance.
- Kids Summer Time Fishing (Every Thurs at 8:30AM) averaging 6-8 kids per week.
- Boat Orientation Class – Held Saturday July 2nd, 7 attended.

Maintenance Activities

- Pressure washed – Swim Club facility, LSP restroom facility, Dog Park pavilion and hardscape, & LSP basketball court.
- Dog Park pavilion – repairs and painting complete.
- Mule utility vehicle – replaced 4 tires with dot tread tires.
- Water Feature – wye strainers cleaned, diaphragms inspected.
- 3 Step lights repaired in Town Square (possible lightening damage).
- Routine maintenance activities – Including light bulbs replaced, paint touch-up, minor facility repairs.
- Routine cleaning activities – Including restrooms, trash and doggie potty removal.
- Installed CDC signs at pool facilities.
- Reported to OUC various streetlight outages.
- Inspected facilities for cleanliness and/or damage after each scheduled event.

Fourth Order of Business

4A

**Harmony
Community Development District**

Financial Report

June 30, 2011

Prepared by



**Harmony
Community Development District**

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**Harmony
Community Development District**

Financial Statements

(Unaudited)

June 30, 2011

Balance Sheet
June 30, 2011

ACCOUNT DESCRIPTION	GENERAL FUND	2001 DEBT SERVICE FUND	2004 DEBT SERVICE FUND	2004 CAPITAL PROJECTS FUND	TOTAL
ASSETS					
Cash In Bank	\$ 341,450	\$ -	\$ -	\$ -	\$ 341,450
Cash On Hand/Petty Cash	500	-	-	-	500
Accounts Receivable	3,900	-	-	-	3,900
Assessments Receivable	12,053	38,828	-	-	50,881
Due From Other Funds	-	49,113	-	-	49,113
Investments:					
Certificates of Deposit - 450 Days	127,751	-	-	-	127,751
Money Market Account	478,698	-	-	-	478,698
Construction Fund	-	-	-	62,799	62,799
Prepayment Account	-	21,863	3,229	-	25,092
Reserve Fund	-	1,416,606	861,348	-	2,277,954
Revenue Fund	-	251,158	165,072	-	416,230
TOTAL ASSETS	\$ 964,352	\$ 1,777,568	\$ 1,029,649	\$ 62,799	\$ 3,834,368
LIABILITIES					
Accounts Payable	\$ 77,018	\$ -	\$ -	\$ -	\$ 77,018
Accrued Expenses	52,126	-	-	-	52,126
Deposits	1,250	-	-	-	1,250
Deferred Revenue	12,053	38,828	-	-	50,881
Due To Other Funds	49,114	-	-	-	49,114
TOTAL LIABILITIES	191,561	38,828	-	-	230,389
FUND BALANCES					
Reserved for Debt Service	-	1,738,740	1,029,649	-	2,768,389
Reserved for Capital Projects	-	-	-	62,799	62,799
Unreserved/Undesignated	772,791	-	-	-	772,791
TOTAL FUND BALANCES	\$ 772,791	\$ 1,738,740	\$ 1,029,649	\$ 62,799	\$ 3,603,979
TOTAL LIABILITIES & FUND BALANCES	\$ 964,352	\$ 1,777,568	\$ 1,029,649	\$ 62,799	\$ 3,834,368

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 1,500	\$ 1,125	\$ 4,142	\$ 3,017
Judgements and Fines	-	-	376	376
Interest - Tax Collector	-	-	75	75
Special Assmnts- Tax Collector	622,750	622,750	617,853	(4,897)
Special Assmnts- CDD Collected	914,363	685,773	685,773	-
Special Assmnts- Delinquent	-	-	640	640
Special Assmnts- Discounts	(24,910)	(24,910)	(11,142)	13,768
TOTAL REVENUES	1,513,703	1,284,738	1,297,717	12,979
EXPENDITURES				
Administrative				
P/R-Board of Supervisors	9,600	7,200	9,400	(2,200)
FICA Taxes	734	551	719	(168)
ProfServ-Arbitrage Rebate	1,200	1,200	3,000	(1,800)
ProfServ-Dissemination Agent	500	500	500	-
ProfServ-Engineering	18,000	13,500	4,972	8,528
ProfServ-Legal Services	23,000	17,253	16,692	561
ProfServ-Mgmt Consulting Serv	54,091	40,568	40,568	-
ProfServ-Special Assessment	11,422	11,422	11,422	-
ProfServ-Trustee	11,000	11,000	10,748	252
Auditing Services	8,000	8,000	4,500	3,500
Communication - Telephone	175	130	238	(108)
Postage and Freight	1,200	900	667	233
Insurance - General Liability	19,850	19,850	21,575	(1,725)
Printing and Binding	5,000	3,753	3,003	750
Legal Advertising	1,000	751	492	259
Misc-Assessmnt Collection Cost	12,455	12,455	12,133	322
Misc-Contingency	1,000	751	178	573
Office Supplies	1,500	1,125	505	620
Annual District Filing Fee	175	175	175	-
Capital Outlay	750	563	-	563
Total Administrative	180,652	151,647	141,487	10,160
Field				
Payroll-Salaries	60	60	60	-
ProfServ-Field Management	79,813	56,977	57,433	(456)
Total Field	79,873	57,037	57,493	(456)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Landscape				
Utility - Refuse Removal	11,482	10,204	5,096	5,108
R&M-Grounds	32,994	24,746	22,496	2,250
R&M-Irrigation	34,500	25,875	37,379	(11,504)
R&M-Tree Trimming Services	15,000	11,250	15,000	(3,750)
R&M-Trees and Trimming	21,115	15,836	16,435	(599)
R&M-Turf Care	283,001	212,251	208,501	3,750
R&M-Shrub Care	110,539	82,904	80,655	2,249
Miscellaneous Services	10,000	7,497	511	6,986
Total Landscape	518,631	390,563	386,073	4,490
Utility				
Electricity - General	40,000	29,997	23,350	6,647
Electricity - Streetlighting	385,220	288,914	282,894	6,020
Utility - Water & Sewer	83,000	62,253	93,098	(30,845)
Total Utility	508,220	381,164	399,342	(18,178)
Operation & Maintenance				
Contracts-Lake and Wetland	21,360	16,020	15,975	45
Communication - Telephone	3,950	2,961	2,640	321
R&M-Common Area	18,806	14,103	13,704	399
R&M-Equipment	21,000	15,750	7,793	7,957
R&M-Pools	58,187	44,211	24,693	19,518
R&M-Roads & Alleyways	3,000	2,250	-	2,250
R&M-Sidewalks	10,000	7,497	-	7,497
R&M-Parks & Amenities	6,000	4,500	866	3,634
R&M-Hardscape Cleaning	10,000	7,497	2,836	4,661
Misc-Contingency	44,025	33,019	24,090	8,929
Misc-Security Enhancements	30,000	20,000	23,933	(3,933)
Total Operation & Maintenance	226,328	167,808	116,530	51,278
TOTAL EXPENDITURES	1,513,704	1,148,219	1,100,925	47,294
Excess (deficiency) of revenues Over (under) expenditures	(1)	136,519	196,792	60,273
Net change in fund balance	\$ (1)	\$ 136,519	\$ 196,792	\$ 60,273
FUND BALANCE, BEGINNING (OCT 1, 2010)	575,999	575,999	575,999	
FUND BALANCE, ENDING	\$ 575,998	\$ 712,518	\$ 772,791	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 800	\$ 594	\$ 1,638	\$ 1,044
Special Assmnts- Tax Collector	1,038,106	1,038,106	1,028,803	(9,303)
Special Assmnts- Prepayment	-	-	35,400	35,400
Special Assmnts- CDD Collected	432,426	312,185	432,426	120,241
Special Assmnts- Delinquent	-	-	1,072	1,072
Special Assmnts- Discounts	(41,524)	(41,524)	(18,553)	22,971
TOTAL REVENUES	1,429,808	1,309,361	1,480,786	171,425
EXPENDITURES				
Administrative				
Misc-Assessmnt Collection Cost	20,762	20,762	20,202	560
Total Administrative	20,762	20,762	20,202	560
Debt Service				
Principal Debt Retirement	305,000	305,000	305,000	-
Principal Prepayments	-	-	30,000	(30,000)
Interest Expense	1,123,388	1,123,388	1,122,663	725
Total Debt Service	1,428,388	1,428,388	1,457,663	(29,275)
TOTAL EXPENDITURES	1,449,150	1,449,150	1,477,865	(28,715)
Excess (deficiency) of revenues Over (under) expenditures	(19,342)	(139,789)	2,921	142,710
Net change in fund balance	\$ (19,342)	\$ (139,789)	\$ 2,921	\$ 142,710
FUND BALANCE, BEGINNING (OCT 1, 2010)	1,735,819	1,735,819	1,735,819	
FUND BALANCE, ENDING	\$ 1,716,477	\$ 1,596,030	\$ 1,738,740	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 800	\$ 594	\$ 1,211	\$ 617
Special Assmnts- CDD Collected	1,198,145	864,774	826,295	(38,479)
TOTAL REVENUES	1,198,945	865,368	827,506	(37,862)
EXPENDITURES				
Debt Service				
Principal Debt Retirement	225,000	225,000	225,000	-
Interest Expense	1,000,688	1,000,688	1,000,688	-
Total Debt Service	1,225,688	1,225,688	1,225,688	-
TOTAL EXPENDITURES	1,225,688	1,225,688	1,225,688	-
Excess (deficiency) of revenues Over (under) expenditures	(26,743)	(360,320)	(398,182)	(37,862)
Net change in fund balance	\$ (26,743)	\$ (360,320)	\$ (398,182)	\$ (37,862)
FUND BALANCE, BEGINNING (OCT 1, 2010)	1,427,831	1,427,831	1,427,831	
FUND BALANCE, ENDING	\$ 1,401,088	\$ 1,067,511	\$ 1,029,649	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 75	\$ 75
TOTAL REVENUES	-	-	75	75
EXPENDITURES				
Construction In Progress				
Construction in Progress A	-	-	3,900	(3,900)
Total Construction In Progress	-	-	3,900	(3,900)
TOTAL EXPENDITURES	-	-	3,900	(3,900)
Excess (deficiency) of revenues Over (under) expenditures	-	-	(3,825)	(3,825)
Net change in fund balance	\$ -	\$ -	\$ (3,825)	\$ (3,825)
FUND BALANCE, BEGINNING (OCT 1, 2010)	-	-	66,624	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 62,799	

Notes to the Financial Statements
June 30, 2011

GENERAL FUND - BALANCE SHEET

ASSETS

CASH AND INVESTMENTS	See Cash and Investment Report on page 13 for details		
CASH ON HAND/ PETTY CASH	Small amount of cash on hand for miscellaneous small expenses.		
ACCOUNTS RECEIVABLE	Invoice from Doug Thompson Grading relating to Harmony Pipe Extension paid by the general fund. To be reimbursed by the construction fund.	\$	3,900
ASSESSMENTS RECEIVABLE, NET	Delinquent assessments from FY2006 and FY2010	\$	12,053

LIABILITIES

ACCOUNTS PAYABLE

Severn Trent Management Services - June 2011	\$	14,123
AT&T - June 2011		153
Biotech Consulting - May 2011		1,530
Chapco Fence LLC		21,653
City of St. Clouds		33,476
Home Depot		1,087
Propet Distributions Inc.		1,882
Robert's Pool Service - June 2011		1,180
Spies Pool - June 2011		1,446
Various invoices paid in July		487
Total	\$	77,017

ACCRUED EXPENSES

Biotech Consulting -June 2011	\$	1,530
Luke Brothers - June 2011		38,595
KUA - June 2011		12,000
Total	\$	52,125

DEPOSITS	Deposits for Pool Keys	\$	1,250
DEFERRED REVENUE	Delinquent assessments from FY2006 and FY2010	\$	12,053
DUE TO OTHER FUNDS	Assessments received in June and transferred in July	\$	49,114

**Notes to the Financial Statements
June 30, 2011**

GENERAL FUND - REVENUES AND EXPENDITURES

REVENUES

INTEREST- INVESTMENTS	Interest earned on operating and investment accounts
JUDGMENT AND FINES	Court-ordered restitution to be paid in monthly payments until total restitution amount is collected.
SPECIAL ASSMNTS - TAX COLLECTOR	Non-Ad Valorem assessment collected by the tax collector on all the platted parcel.
SPECIAL ASSMNTS - CDD COLLECTED	Non-Ad Valorem assessments collected monthly by the District on all the un-platted parcels.
SPECIAL ASSMNTS - DELINQUENT	Non-Ad Valorem delinquent assessments for FY2010, collected by the tax collector.
SPECIAL ASSMNTS - DISCOUNTS	Discounts on Non-Ad Valorem assessments collected by tax collector.

EXPENDITURES

ADMINISTRATIVE

P/R-BOARD OF SUPERVISORS	Payroll Board - Additional workshop in March		
PROFSERV-ARBITRAGE REBATE	Grau and Associates - Arbitrage Report for Series 2004 - FY2008 through FY2010		
PROFSERV-ENGINEERING	Woolpert Inc. - Services as of March 2011		
PROFSERV-LEGAL SERVICES	Young van Assenderp, P.A. services as of May 2011		
PROFSERV-TRUSTEE	Annual fees for Series 2001 and Series 2004 12/1/10 - 11/30/11		
AUDITING SERVICES	Audit is in progress		
COMMUNICATION - TELEPHONE	Unfavorable difference due to additional conference calls at meetings		
INSURANCE - GENERAL LIABILITY	Public Risk Agency - Paid in Full for FY 2011 - General Insurance Policy		
	Splash pad/ fountain was added to the insurance policy in October 2011, resulting in an increase in the premium.		
MISC-ASSESSMNT COLLECTION COST	Administrative and collection costs from Osceola County Tax Collector	\$	12,133
	This amount includes collection costs for delinquent assessments for FY2010		
MISC-CONTINGENCY	CenterState Bank Wire Fees for Non-Ad Valorem assessment sent electronically by the tax collector through April 2011.		

FIELD

PROFSERV - FIELD MANAGEMENT	Salary and benefits for full-time field manager/dockmaster. New full-time assistant was hired in December 2010. Increase of this expenditure is expected to be offset by elimination of certain field expenditures pertaining to facilities maintenance.
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LANDSCAPE

UTILITY - REFUSE REMOVAL	Luke Bros monthly fee for trash removal and litter control within District. The of trash removal was revise
R&M-GROUNDS	Luke Bros monthly fee to maintain ground cover and plant annuals within District
R&M-IRRIGATION	Luke Bros monthly fee for irrigation and maintenance. Walker Tech. monthly fee for Maxi-com. Unfavorable variance due to Luke Bros invoices for increased amount of irrigation repairs completed through April.

Notes to the Financial Statements
June 30, 2011

GENERAL FUND - EXPENDITURE LANDSCAPE (continued)

R&M-TREES AND TRIMMING	Luke Bros monthly fee for pruning and maintenance for trees under 10 feet Unfavorable variance due to replacement of dead trees within the District in January.
R&M-TURF CARE	Luke Bros monthly fee for mowing, edging and maintenance of turf within District
R&M-SHRUB CARE	Luke Bros monthly fee for pruning, mulching and maintaining shrubs within District

UTILITY

ELECTRICITY - GENERAL	City of St. Cloud - services through June
ELECTRICITY - STREET LIGHTING	City of St. Cloud - services through June
UTILITY - WATER & SEWER	KUA - services through May. Unfavorable variance due to increase of rates and usage.

OPERATION & MAINTENANCE

CONTRACTS-LAKE AND WETLAND	Bio-Tech Consulting monthly fees of \$1,530. Unfavorable variance due to extra pond plantings in April.
COMMUNICATION - TELEPHONE	AT&T paid through June 2011
R&M-COMMON AREA (DISTRICT FACILITIES)	District facility's expenditures; various invoices from Grainger, Northern Tool & Equipment Home Depot and Propet Distributors.
MISC-CONTINGENCY	Utility vehicle purchased from Five Star Tractor & Equipment Storage Unit from Williams Scotsman Inc., keys and jerseys for employees. Recycled fence repair and replacement.

**Notes to the Financial Statements
June 30, 2011**

DEBT SERVICE FUNDS (SERIES 2001 & 2004) - BALANCE SHEET

ASSETS

CASH AND INVESTMENTS	See Cash and Investment Report on page 13 for details		
ASSESSMENTS RECEIVABLES	Delinquent assessments from FY2006 and FY 2010	\$	38,828
DUE FROM OTHER FUNDS	Assessments received in June and transferred in July	\$	49,114

LIABILITIES

DEFERRED REVENUE	Delinquent assessments from FY 2006 and FY2010	\$	38,828
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DEBT SERVICE FUNDS (SERIES 2001 & 2004) - REVENUES

REVENUES

INTEREST- INVESTMENTS	Interest earned on investments on US Bank Accounts
SPECIAL ASSMNTS - TAX COLLECTOR	Non-Ad Valorem assessment collected by the tax collector on all the platted parcels
SPECIAL ASSMNTS - PREPAYMENT	Received payments for Debt Service prepayments
SPECIAL ASSMNTS - CDD COLLECTED	Non-Ad Valorem assessments collected by the District on all the un-platted parcels.
SPECIAL ASSMNTS - DELINQUENT	Non-Ad Valorem assessment collected by the tax collector for FY 2010
SPECIAL ASSMNTS - DISCOUNTS	Discounts on Non-Ad Valorem assessments collected by tax collector

SERIES 2004 CAPITAL PROJECTS FUND - BALANCE SHEET

ASSETS

CASH AND INVESTMENTS	See Cash and Investment Report for details
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Harmony
Community Development District

Non-Ad Valorem Special Assessments
Orange County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2011

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund	
					General Fund	Series 2001 Debt Service Fund
ASSESSMENTS LEVIED FY 2011				\$ 1,659,705	\$ 622,750	\$ 1,036,956
Allocation %				100%	38%	62%
11/08/10	\$ 2,186	\$ 128	\$ 45	\$ 2,359	\$ 885	\$ 1,474
11/9/2011 (1)	-	(210)	-	-	-	-
11/18/10	54,820	2,331	1,119	58,269	21,864	36,405
12/08/10	638,052	27,128	13,021	678,202	254,473	423,729
12/23/11	46,304	1,792	945	49,040	18,401	30,640
01/07/11	21,146	649	432	22,226	8,340	13,886
02/07/11	18,488	482	377	19,347	7,259	12,088
03/09/11	18,361	187	375	18,922	7,100	11,822
04/11/11	682,810	74	13,935	696,818	261,458	435,360
05/10/11	23,642	(528)	482	23,596	8,853	14,742
06/09/11	8,051	(239)	164	7,976	2,993	4,983
6/22/2011 (2)	70,558	(2,097)	1,440	69,901	26,228	43,673
TOTAL	\$ 1,584,416	\$ 29,695	\$ 32,335	\$ 1,646,656	\$ 617,853	\$ 1,028,803
% COLLECTED				99.21%	99.21%	99.21%
TOTAL OUTSTANDING				\$ 13,049	\$ 4,896	\$ 8,153

Note (1) - Interest collected on FY 2010 delinquent assessments.

Note (2) - Tax Certificate Sales

Harmony

Community Development District

Non-Ad Valorem Special Assessments - Delinquent
Orange County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2010

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund	
					General Fund	Series 2004 Debt Service Fund
DELINQUENT ASSESSMENTS LEVIED FY2010				\$ 3,372	\$ 1,260	\$ 2,112
Allocation %				100%	37.37%	62.63%
12/10/10	\$ 1,922	\$ (210)	\$ -	\$ 1,711	\$ 640	\$ 1,072
TOTAL	\$ 1,922	\$ (210)	\$ -	\$ 1,711	\$ 640	\$ 1,072
% COLLECTED				51%	51%	51%
TOTAL OUTSTANDING				\$ 1,660	\$ 620	\$ 1,040

Harmony

Community Development District

Cash and Investment Report June 30, 2011

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	CenterState Bank	Interest Bearing Account	n/a	0.05% / 0.30%	\$338,379
Checking Account	BankUnited	Business Checking Account	n/a	n/a	\$100
Checking Account	CenterState Bank	Business Checking Account	n/a	n/a	\$2,971
				Subtotal	\$341,450
Cash On Hand		Petty Cash	n/a	n/a	\$500
Certificate of Deposit	CenterState Bank	15 month CD	6/15/2011	1.75%	\$127,563
Money Market Account	CenterState Bank	Money Market Account	n/a	0.30%	\$277,303
Money Market Account	Florida Shores Bank	Money Market Account	n/a	0.85%	\$101,116
Money Market Account	BankUnited	Money Market Account	n/a	0.85%	\$100,279
				Subtotal	\$478,698

Debt Service and Capital Projects Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2001 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$21,863
Series 2001 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$1,416,608
Series 2001 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$251,158
Series 2004 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$3,229
Series 2004 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$801,347
Series 2004 Reserve Fund	US Bank	GE Money Bank CD	8/5/2011	0.45%	\$80,000
				Subtotal	\$861,348
Series 2004 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$165,072
Series 2004 Construction Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.15%	\$82,799
				Total	\$3,730,284

4B

Community Development District

Invoice Approval Report # 135

July 14, 2011

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
<u>ADVANCED MARINE SERVICES</u>	52751	A	\$ 531.02
	53221	A	\$ 154.95
	Vendor Total		\$ 685.97
<u>AT & T</u>	99337785806262011	R	\$ 153.06
	Vendor Total		\$ 153.06
<u>BIO-TECH CONSULTING INC</u>	12521	A	\$ 1,530.00
	Vendor Total		\$ 1,530.00
<u>BRIGHT HOUSE NETWORKS</u>	063011-41601	R	\$ 174.90
	Vendor Total		\$ 174.90
<u>CENTURY LINK</u>	060411-27636	R	\$ 48.69
	060711-83185	R	\$ 49.14
	062511-11308	R	\$ 45.20
	070711-83185	R	\$ 48.98
	070411-27636	R	\$ 48.52
	Vendor Total		\$ 240.53
<u>CHAPCO FENCE LLC</u>	1682	A	\$ 408.00
	Vendor Total		\$ 408.00
<u>CITY OF ST CLOUD</u>	061011	R	\$ 33,435.47
	Vendor Total		\$ 33,435.47
<u>FEDEX</u>	7-520-14190	R	\$ 7.39
	7-535-42695	R	\$ 19.70
	7-550-58266	R	\$ 7.46
	Vendor Total		\$ 34.55
<u>GRAINGER</u>	9576508130	R	\$ 180.85
	Vendor Total		\$ 180.85
<u>HOME DEPOT CREDIT SERVICES</u>	9015246	R	\$ 95.89
	7053966	R	\$ 201.93
	3044649	R	\$ 14.88
	9016610	R	\$ 157.50
	2021056	R	\$ 99.48
	8021644	R	\$ 12.81
	6021838	R	\$ 4.72
	Vendor Total		\$ 587.21

Harmony

General Fund

Community Development District**Invoice Approval Report # 135**

July 14, 2011

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
<u>HYDROCOM TECHNOLOGIES INC</u>	2364	R	\$ 1,892.00
		Vendor Total	\$ 1,892.00
<u>KISSIMMEE UTILITY AUTHORITY</u>	062411	R	\$ 11,892.53
		Vendor Total	\$ 11,892.53
<u>LEDESMA INNOVATIONS INC.</u>	061511	R	\$ 2,836.00
		Vendor Total	\$ 2,836.00
<u>NAPA AUTO PARTS</u>	597511	A	\$ 92.03
	597513	A	\$ 14.95
	600647	A	\$ 56.74
		Vendor Total	\$ 163.72
<u>ORLANDO SENTINEL</u>	036409001	R	\$ 53.00
		Vendor Total	\$ 53.00
<u>PROPET DISTRIBUTORS INC.</u>	80743	A	\$ 1,881.95
		Vendor Total	\$ 1,881.95
<u>ROBERTS POOL SERVICE & REPAIR</u>	061511	A	\$ 1,180.00
		Vendor Total	\$ 1,180.00
<u>SEVERN TRENT ENVIRONMENTAL SER</u>	2054683	A	\$ 14,123.30
		Vendor Total	\$ 14,123.30
<u>SPIES POOL LLC</u>	224688	A	\$ 433.35
	224687	A	\$ 173.75
	224882	A	\$ 539.75
	224885	A	\$ 299.50
		Vendor Total	\$ 1,446.35
<u>THE SHERWIN -WILLIAMS CO</u>	9127-2	R	\$ 87.86
	7868-7	R	\$ 32.39
	7348-6	R	\$ 75.96
	8120-2	R	\$ 68.78
	8121-0	R	\$ 12.68
	9438-3	R	\$ 103.17
	9568-7	R	\$ 171.95
		Vendor Total	\$ 552.79

Harmony

General Fund

Community Development District**Invoice Approval Report # 135**

July 14, 2011

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
<u>WALKER TECHNICAL SERVICES</u>	913	A	\$ 250.00
		Vendor Total	\$ 250.00
<u>WESCO FOUNTAINS INC.</u>	6638-S-14576	R	\$ 742.06
		Vendor Total	\$ 742.06
		Total	\$ 74,444.24
		Total	\$ 74,444.24

**Harmony
Community Development District**

Check Register

June 1 - June 30, 2011

**Harmony
Community Development District**

**Check Register by Fund
For the Period from 6/1/11 to 6/30/11
(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	52293	06/06/11	AT & T	993377858X05262011	#993377858 4/19-5/18	Communication - Telephone	541003-53910	\$153.05
001	52294	06/06/11	CENTURY LINK	052511-08324	#311908324 5/25-6/24	Communication - Telephone	541003-53910	\$44.58
001	52295	06/06/11	CHAPCO FENCE LLC	1640	FENCE INSTALLATION @ ASHLEY PK POOL	Misc-Contingency	549900-53910	\$1,550.00
001	52295	06/06/11	CHAPCO FENCE LLC	1639	FENCE INSTALLATION BUCK LAKE	Miscellaneous Services	549001-53910	\$3,928.00
001	52296	06/06/11	FEDEX	7-505-58835	#0012-7 5/19	Postage and Freight	541006-51301	\$69.25
001	52297	06/06/11	ID WHOLESALER	06012011-2	PHOTO ID PRINTING SYSTEM	Misc-Security Enhancements	549911-53910	\$3,795.00
001	52298	06/06/11	KISSIMMEE UTILITY AUTHORITY	052511	BILLING PERIOD 4/19-5/17	Utility - Water & Sewer	543021-53903	\$10,226.69
001	52299	06/09/11	GRAINGER	9552637291	SUPPLIES	R&M-Common Area	546016-53910	\$156.22
001	52299	06/09/11	GRAINGER	954884706	SUPPLIES	R&M-Common Area	546016-53910	\$20.13
001	52299	06/09/11	GRAINGER	9548584698	SUPPLIES	R&M-Common Area	546016-53910	\$168.37
001	52300	06/09/11	HARMONY DEVELOPMENT CO, LLC	060611	PURCHASE OF 2003 CLUB CAR PATHWAY FOR DOCKMASTER	R&M-Equipment	546022-53910	\$634.00
001	52302	06/15/11	CENTURY LINK	060411-27636	#407-892-7636 6/4-7/3	Communication - Telephone	541003-53910	\$48.69
001	52302	06/15/11	CENTURY LINK	060711-83185	#407-498-3185 6/7-7/6	Communication - Telephone	541003-53910	\$49.14
001	52303	06/15/11	CITY OF ST CLOUD	061011	BILLING PERIOD 5/9-6/9	Electricity - Streetlighting	543013-53903	\$31,462.07
001	52303	06/15/11	CITY OF ST CLOUD	061011	BILLING PERIOD 5/9-6/9	Electricity - General	543006-53903	\$1,973.40
001	52304	06/15/11	FEDEX	7-520-14190	#0012-7 5/27	Postage and Freight	541006-51301	\$7.39
001	52305	06/15/11	HOME DEPOT CREDIT SERVICES	9015246	#0-8018 SHELVES & TABLE FOR VIDEO EQUIP @ ASHLEY	R&M-Common Area	546016-53910	\$95.89
001	52305	06/15/11	HOME DEPOT CREDIT SERVICES	7053966	#0-8018 MISC SUPPLIES	R&M-Common Area	546016-53910	\$201.93
001	52305	06/15/11	HOME DEPOT CREDIT SERVICES	3044649	#0-8018 SPONGES/SOAP ETC	R&M-Common Area	546016-53910	\$14.88
001	52305	06/15/11	HOME DEPOT CREDIT SERVICES	9016610	#0-8018 COLUMN WRAPS TO REPLACE FOAM	R&M-Common Area	546016-53910	\$157.50
001	52305	06/15/11	HOME DEPOT CREDIT SERVICES	8021644	#0-8018 DRAIN/SHOWERHEAD	R&M-Common Area	546016-53910	\$12.81
001	52305	06/15/11	HOME DEPOT CREDIT SERVICES	6021838	#0-8018 NAILS	R&M-Common Area	546016-53910	\$4.72
001	52305	06/15/11	HOME DEPOT CREDIT SERVICES	2021056	#0-8018 POWER GRIP ADHESIVE:DOG PARKS	R&M-Common Area	546016-53910	\$99.48
001	52307	06/16/11	HYDROCOM TECHNOLOGIES INC	2364A	REPAIRS TO IRRIGATION SYSTEM	R&M-Irrigation	546041-53902	\$1,892.82
001	52308	06/20/11	WESCO FOUNTAINS INC.	6638-S-14576	REPLACED SPEED DRIVE	R&M-Equipment	546022-53910	\$742.06
001	52309	06/24/11	BIO-TECH CONSULTING INC	12344	AQUATIC PLANT MAINT-APRIL	Contracts-Lake and Wetland	534021-53910	\$1,530.00
001	52310	06/24/11	GRAU & ASSOCIATES	7638	FY 2010 PROGRESS BILLING	Auditing Services	532002-51301	\$500.00
001	52311	06/24/11	LUKE BROTHERS INC.	1105-90644	LAWN MAINT-MAY	R&M-Turf Care	546130-53902	\$7,833.07
001	52311	06/24/11	LUKE BROTHERS INC.	1105-90644	LAWN MAINT-MAY	R&M-Turf Care	546130-53902	\$9,943.13
001	52311	06/24/11	LUKE BROTHERS INC.	1105-90644	LAWN MAINT-MAY	R&M-Turf Care	546130-53902	\$2,474.38
001	52311	06/24/11	LUKE BROTHERS INC.	1105-90644	LAWN MAINT-MAY	R&M-Turf Care	546130-53902	\$2,916.18
001	52311	06/24/11	LUKE BROTHERS INC.	1105-90644	LAWN MAINT-MAY	R&M-Grounds	546037-53902	\$1,699.50
001	52311	06/24/11	LUKE BROTHERS INC.	1105-90644	LAWN MAINT-MAY	R&M-Shrub Care	546131-53902	\$8,961.56
001	52311	06/24/11	LUKE BROTHERS INC.	1105-90644	LAWN MAINT-MAY	R&M-Trees and Trimming	546099-53902	\$1,592.93
001	52311	06/24/11	LUKE BROTHERS INC.	1105-90644	LAWN MAINT-MAY	R&M-Trees and Trimming	546099-53902	\$2,375.00
001	52311	06/24/11	LUKE BROTHERS INC.	1105-90644	LAWN MAINT-MAY	R&M-Grounds	546037-53902	\$800.00
001	52311	06/24/11	LUKE BROTHERS INC.	J014360	IRRIGATION REPAIRS	R&M-Irrigation	546041-53902	\$194.50
001	52311	06/24/11	LUKE BROTHERS INC.	J014363	IRRIGATION REPAIRS	R&M-Irrigation	546041-53902	\$81.30
001	52311	06/24/11	LUKE BROTHERS INC.	J014362	IRRIGATION REPAIRS	R&M-Irrigation	546041-53902	\$150.00
001	52311	06/24/11	LUKE BROTHERS INC.	J014361	INSTALLATION OF SYCAMORE	Miscellaneous Services	549001-53902	\$210.00
001	52312	06/24/11	MOYER MANAGEMENT GROUP INC	052311	CONFERENCE CALL 4/28	Communication - Telephone	541003-51301	\$45.76

**Harmony
Community Development District**

**Check Register by Fund
For the Period from 6/1/11 to 6/30/11
(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	52313	06/24/11	PROPET DISTRIBUTORS INC.	78724	DOGIPOT LITTER PICK UP BAGS	R&M-Common Area	546016-53910	\$648.00
001	52314	06/24/11	ROBERTS POOL SERVICE & REPAIR	051511	POOL MAINT-MAY	R&M-Pools	546074-53910	\$1,475.00
001	52315	06/24/11	SEVERN TRENT ENVIRONMENTAL SER	2053944	MGT FEES-MAY	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,507.58
001	52315	06/24/11	SEVERN TRENT ENVIRONMENTAL SER	2053944	MGT FEES-MAY	ProfServ-Field Management	531016-53901	\$6,909.42
001	52315	06/24/11	SEVERN TRENT ENVIRONMENTAL SER	2053944	MGT FEES-MAY	Postage and Freight	541006-51301	\$25.48
001	52315	06/24/11	SEVERN TRENT ENVIRONMENTAL SER	2053944	MGT FEES-MAY	Printing and Binding	547001-51301	\$40.60
001	52315	06/24/11	SEVERN TRENT ENVIRONMENTAL SER	2053944	MGT FEES-MAY	Office Supplies	551002-51301	\$58.00
001	52315	05/24/11	SEVERN TRENT ENVIRONMENTAL SER	2053944	MGT FEES-MAY	Communication - Telephone	541003-51301	\$2.26
001	52315	06/24/11	SEVERN TRENT ENVIRONMENTAL SER	2053944	MGT FEES-MAY	Communication - Telephone	541003-51301	\$2.20
001	52316	06/24/11	WALKER TECHNICAL SERVICES	900	MAXI-COM MONITORING-JUNE	R&M-Irrigation	546041-53902	\$250.00
001	52317	06/24/11	WOOLPERT INC.	2011002826	ENG FEES-APRIL	ProfServ-Engineering	531013-51501	\$1,073.75
001	52317	06/24/11	WOOLPERT INC.	2011002290	ENG FEES-MARCH	ProfServ-Engineering	531013-51501	\$248.08
001	52318	06/24/11	YOUNG VAN ASSENDERP, P.A.	11179	LEGAL FEES-MAY	ProfServ-Legal Services	531023-51401	\$2,412.14
001	52318	06/24/11	YOUNG VAN ASSENDERP, P.A.	CR11179	DEDUCT BOND RELATED DISCUSSIONS	ProfServ-Legal Services	531023-51401	(\$206.25)
001	52318	06/24/11	YOUNG VAN ASSENDERP, P.A.	CR11179	DEDUCT BOND RELATED DISCUSSIONS	ProfServ-Legal Services	531023-51401	(\$269.50)
001	52323	06/27/11	LEDESMA INNOVATIONS INC.	061511	PRESSURE WASHING:POST & RAIL FENCE	R&M-Hardscape Cleaning	546312-53910	\$2,836.00
001	52324	06/27/11	ORLANDO SENTINEL	036409001	LEGAL AD-MTG 6/12	Legal Advertising	548002-51301	\$53.00
001	52325	06/30/11	FEDEX	7-535-42695	#0012-7 6/13-6/16	Postage and Freight	541006-51301	\$19.70
001	52327	06/30/11	THE SHERWIN -WILLIAMS CO	9127-2	PAINT	R&M-Common Area	546016-53910	\$87.86
001	52327	06/30/11	THE SHERWIN -WILLIAMS CO	7868-7	PAINT	R&M-Common Area	546016-53910	\$32.39
001	52327	06/30/11	THE SHERWIN -WILLIAMS CO	7348-6	PAINT	R&M-Common Area	546016-53910	\$75.96
001	52327	06/30/11	THE SHERWIN -WILLIAMS CO	8120-2	PAINT	R&M-Common Area	546016-53910	\$68.78
001	52327	05/30/11	THE SHERWIN -WILLIAMS CO	8121-0	PAINT	R&M-Common Area	546016-53910	\$12.68
001	52327	06/30/11	THE SHERWIN -WILLIAMS CO	9438-3	PAINT	R&M-Common Area	546016-53910	\$103.17
001	52328	05/30/11	KISSIMMEE UTILITY AUTHORITY	062411A	BILLING PERIOD 5/17-6/18	Utility - Water & Sewer	543021-53903	\$11,892.53
001	52319	06/28/11	MARK W. LEMENAGER	PAYROLL	June 28, 2011 Payroll Posting			\$377.40
001	52320	06/28/11	STEVEN P. BERUBE	PAYROLL	June 28, 2011 Payroll Posting			\$377.40
001	52321	06/28/11	RAYMOND D. WALLS, III	PAYROLL	June 28, 2011 Payroll Posting			\$377.40
001	52322	06/28/11	ROBERT D. EVANS	PAYROLL	June 28, 2011 Payroll Posting			\$377.40
Fund Total								\$132,663.81

2001 DEBT SERVICE FUND - 201

201	52301	06/15/11	US BANK NATIONAL ASSOC	061511	TRFR OF TAX RECEIPTS 2010/11 MAY	Due From Other Funds	131000	\$14,770.82
Fund Total								\$14,770.82

Total Checks Paid	\$147,454.63
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4C

HARMONY

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2012

(Version 4 - Modified Tentative Budget)

(Printed 7/20/11 at 12:00 pm)

Prepared by:



HARMONY

Community Development District

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Harmony

Community Development District

Operating Budget

Fiscal Year 2012

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2012 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2010	BUDGET FY 2011	THRU JUN-2011	JUL - SEP-2011	PROJECTED FY 2011	BUDGET FY 2012
REVENUES						
Interest - Investments	\$ 3,852	\$ 1,500	\$ 4,142	\$ 900	\$ 5,042	\$ 1,500
Judgements and Fines	-	-	376	-	376	-
Interest - Tax Collector	200	-	75	-	75	-
Special Assmnts- Tax Collector	621,490	622,750	617,853	4,897	622,750	622,472
Special Assmnts- CDD Collected	914,364	914,363	685,773	228,590	914,363	913,955
Special Assmnts- Delinquent	4,785	-	640	-	640	-
Special Assmnts- Discounts	(9,437)	(24,910)	(11,142)	-	(11,142)	(24,900)
TOTAL REVENUES	1,535,254	1,513,703	1,297,717	234,387	1,532,104	1,513,027
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	8,800	9,600	9,400	2,400	11,800	9,600
FICA Taxes	673	734	719	184	903	734
ProfServ-Arbitrage Rebate	-	1,200	3,000	-	3,000	1,200
ProfServ-Dissemination Agent	500	500	500	-	500	500
ProfServ-Engineering	19,747	18,000	4,972	4,900	9,872	15,000
ProfServ-Legal Services	21,461	23,000	16,692	8,346	25,038	23,000
ProfServ-Mgmt Consulting Serv	52,516	54,091	40,568	13,523	54,091	55,984
ProfServ-Special Assessment	11,089	11,422	11,422	-	11,422	11,822
ProfServ-Property Appraiser	-	-	-	779	779	779
ProfServ-Trustee	9,186	11,000	10,748	-	10,748	11,000
Auditing Services	8,000	8,000	4,500	3,500	8,000	8,000
Communication - Telephone	440	175	238	79	317	380
Postage and Freight	827	1,200	667	533	1,200	1,200
Insurance - General Liability	18,274	19,850	21,575	-	21,575	23,733
Printing and Binding	3,947	5,000	3,003	1,997	5,000	5,000
Legal Advertising	990	1,000	492	508	1,000	1,000
Misc-Assessmnt Collection Cost	7,612	12,455	12,133	98	12,231	12,449
Misc-Contingency	276	1,000	178	59	237	2,800
Office Supplies	716	1,500	505	995	1,500	1,500
Annual District Filing Fee	175	175	175	-	175	175
Capital Outlay	-	750	-	-	-	-
Total Administrative	165,229	180,652	141,487	37,901	179,388	185,856
<i>Field</i>						
Payroll-Salaried	3,761	60	60	-	60	-
ProfServ-Field Management	43,896	79,813	57,433	22,228	79,661	82,606
Total Field	47,657	79,873	57,493	22,228	79,721	82,606

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2012 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2010	ADOPTED BUDGET FY 2011	ACTUAL THRU JUN-2011	PROJECTED JUL - SEP-2011	TOTAL PROJECTED FY 2011	ANNUAL BUDGET FY 2012
<i>Landscape</i>						
Utility - Refuse Removal	34,521	11,482	5,096	-	5,096	-
R&M-Grounds	29,484	32,994	22,496	7,499	29,995	32,994
R&M-Irrigation	38,199	34,500	37,379	7,875	45,254	43,000
R&M-Tree Trimming Services	6,000	15,000	15,000	-	15,000	15,000
R&M-Trees and Trimming	20,252	21,115	16,435	4,779	21,214	21,115
R&M-Turf Care	269,846	283,001	208,501	69,500	278,001	283,001
R&M-Shrub Care	101,714	110,539	80,655	26,885	107,540	110,539
Miscellaneous Services	14,136	10,000	511	500	1,011	10,000
Total Landscape	514,152	518,631	386,073	117,037	503,110	515,649
<i>Utility</i>						
Electricity - General	32,529	40,000	23,350	7,783	31,133	35,000
Electricity - Streetlighting	375,959	385,220	282,894	94,386	377,280	385,000
Utility - Water & Sewer	93,452	83,000	93,098	31,033	124,131	105,000
Total Utility	501,940	508,220	399,342	133,202	532,544	525,000
<i>Operation & Maintenance</i>						
Contracts-Lake and Wetland	21,635	21,360	15,975	4,590	20,565	35,000
Communication - Telephone	3,261	3,950	2,640	750	3,390	8,000
R&M-Common Area	3,024	18,806	13,704	4,568	18,272	18,806
R&M-Equipment	9,726	21,000	7,793	4,598	12,391	15,000
R&M-Pools	39,377	58,187	24,693	8,231	32,924	70,000
R&M-Roads & Alleyways	2,900	3,000	-	1,000	1,000	1,000
R&M-Sidewalks	3,017	10,000	-	1,500	1,500	6,000
R&M-Parks & Facilities	2,069	6,000	866	1,200	2,066	8,500
R&M-Hardscape Cleaning	7,358	10,000	2,836	1,100	3,936	6,000
Misc-Contingency	-	44,025	24,090	5,000	29,090	15,610
Misc-Security Enhancements	-	30,000	23,933	6,067	30,000	5,000
Cap Outlay - Other	23,118	-	-	-	-	15,000
Total Operation & Maintenance	115,485	226,327	116,530	38,604	155,134	203,916
TOTAL EXPENDITURES	1,344,463	1,513,703	1,100,925	348,973	1,449,898	1,513,027
Excess (deficiency) of revenues						
Over (under) expenditures	190,791	(0)	196,792	(114,586)	82,206	-
Net change in fund balance	190,791	(0)	196,792	(114,586)	82,206	-
FUND BALANCE, BEGINNING	385,208	575,999	575,999	-	575,999	658,205
FUND BALANCE, ENDING	\$ 575,999	\$ 575,999	\$ 772,791	\$ (114,586)	\$ 658,205	\$ 658,205

**Budget Narrative
Fiscal Year 2012****REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessment – CDD Collected (Maintenance)

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

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisors compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services – Arbitrage Rebate

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on signed engagement letters for each Bond series at \$600 each.

Professional Services – Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates additional reporting requirements for unrelated bond issues and is performed by Digital Assurance Company. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Engineering

The District's engineer, Woolpert Inc., will be providing general engineering services to the District, i.e., attendance and preparation for monthly Board meetings, review of invoices, preparation of requisitions., etc. The budgeted amount for the fiscal year is based on anticipated activity.

Professional Services-Legal Services

The District's general counsel, Young van Assenderp, P.A., retained by the District Board, is responsible for attending and preparing for Board meetings and rendering advice, counsel, recommendations, and representation as determined appropriate or as directed by the Board directly or as relayed by the manager.

**Budget Narrative
Fiscal Year 2012****EXPENDITURES****Administrative** (continued)**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Severn Trent in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement, with a moderate proposed increase.

Professional Services - Special Assessment (Advisor)

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

Professional Services -Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The FY2012 budget for property appraiser costs was based on a unit price per parcel. In prior years, this cost was included in Misc.-Assessment Collection Cost.

Professional Services- Trustee

The District pays US Bank an annual fee for trustee services on the Series 2001 and Series 2004 Bonds. The budgeted amount for the fiscal year is \$4,500 for each series plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter with Grau & Associates.

Communication-Telephone

Telephone and fax transmission expenditures.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Governmental Insurance Trust (PGIT). They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the Orlando Sentinel.

Budget Narrative
Fiscal Year 2012

EXPENDITURES

Administrative (continued)

Miscellaneous-Assessment Collection Costs

The District reimburses the Osceola Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The FY2012 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Miscellaneous -Contingency

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Capital Outlay

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

Field

Professional Services – Field Management

\$82,606

Includes payroll and overhead costs for full-time field manager/dockmaster and assistant field manager as provided by Severn Trent Management Services. Primary responsibilities are related to docks and boats, with supplemental activities providing on-site field management and maintenance services.

Landscape

R&M-Ground

\$32,994

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

Existing Contract (Luke Brothers)	\$20,394
Existing Contract (Luke Brothers- Flowers)	\$9,600
Unscheduled maintenance	\$2,000

**Budget Narrative
Fiscal Year 2012**

EXPENDITURES

Landscape (continued)

R&M-Irrigation **\$43,000**

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

Existing Contract (Luke Brothers)	\$28,500
System Management (monitoring of the system)	\$2,000
Proposed System Upgrade	\$2,000
Unscheduled maintenance	\$10,500

R&M-Tree Trimming Services **\$15,000**

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

R&M-Tree Trimming **\$21,115**

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

Existing Contract (Luke Brothers)	\$19,115
Unscheduled maintenance	\$2,000

R&M-Turf Care **\$283,001**

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

Existing Contract (Luke Brothers)	\$278,001
Unscheduled maintenance	\$5,000

R&M-Shrub Care **\$110,539**

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

Existing Contract (Luke Brothers)	\$107,539
Unscheduled maintenance	\$3,000

Miscellaneous Services **\$10,000**

Unscheduled or one-time landscape maintenance expenses for other areas within the District that are not listed in any other budget category.

Utility

Electricity - General **\$35,000**

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

Electricity - Streetlighting **\$385,000**

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

**Budget Narrative
Fiscal Year 2012**

EXPENDITURES

Utility (continued)

Utility - Water & Sewer **\$105,000**

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

Operation & Maintenance

Contracts-Lake and Wetland **\$35,000**

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

Existing Contract (Bio-Tech Consulting)	\$18,360
Unscheduled maintenance	\$16,640

Communication – Telephone **\$8,000**

Telephone expenses for the dockmaster's phones and the irrigation line for the computerized Maxicom irrigation system.

R&M-Common Area **\$18,806**

- Benches: Unscheduled maintenance consists of replacing damaged benches and purchasing benches for added areas
- Miscellaneous cleaning supplies, light bulbs, and other supplies used throughout the District.
- District facility's expenditures relating to new assistant Field Manager
- Other miscellaneous common area expense not provided in other line items. It is anticipated some items originally installed in 2003 will need to be replaced in FY 2012, including trash cans, doggie pots and fountain

R&M-Equipment **\$15,000**

Supplies, maintenance and equipment needed for the boats.

Boat Operation, supplies and maintenance	\$7,000
Repairs and system upgrade	\$6,000
Miscellaneous	\$2,000

R&M-Pools **\$70,000**

This includes monthly pool service and any repairs and maintenance for the Swim Club and Ashley Park pools that may be incurred during the year by the District, including repair and replacement of pool furniture, shades, safety equipment, etc. Supplies for the pool and fountains such as chemicals and chlorine are provided by Spies Pool LLC. Various pool licenses and permits required for the pools are based on historical expenses.

Contract (Robert's Pool Service)	\$22,560
Repairs for Shade	\$3,000
Repairs for Furniture	\$3,000
Supplies	\$12,540
Licenses	\$900
Unscheduled Maintenance	\$28,000

R&M Roads and Alleyways **\$1,000**

Unscheduled maintenance of alleyways.

R&M Sidewalks **\$6,000**

Unscheduled maintenance consists of grinding uneven areas and replacement of concrete sidewalk. Pressure washing areas within the District as needed.

Budget Narrative
Fiscal Year 2012**EXPENDITURES****Operation & Maintenance** (continued)**R&M Parks and Facilities****\$8,500**

Maintenance or repairs to the basketball courts and athletic fields, including sod replacement, cleaning of basketball courts, dog parks and all miscellaneous park areas.

Lakeshore Park	\$6,500
Dog Parks	\$1,000
Miscellaneous Park Areas	\$1,000

R&M-Hardscape Maintenance**\$6,000**

Scheduled maintenance consists of pressure washing PVC fencing, bridges, and pavilions, restrooms and other Hardscape. Unscheduled maintenance consists of repairs and replacement of damaged areas, including columns.

Existing Contract (Luke Brothers)	\$5,270
Unscheduled maintenance	\$730

Misc-Contingency**\$15,610**

The FY2012 contingency represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

Misc-Security Enhancement**\$5,000**

Represents costs to update and improve security within the District. (Gates, camera's etc.) Unscheduled maintenance; includes repair or replacement of damaged cameras and any required upgrades.

Capital – Outlay**\$15,000**

The District will replace existing equipment or purchase new equipment for District facilities

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2012	\$ 658,205
Net Change in Fund Balance - Fiscal Year 2012	-
Reserves - Fiscal Year 2012 Additions	-
Total Funds Available (Estimated) - 9/30/2012	658,205

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	1,250
Subtotal	<u>1,250</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	250,000 ⁽¹⁾
Reserves - Insurance	50,000 ⁽²⁾
Reserves - Renewal and Replacement	135,000 ⁽³⁾
Subtotal	<u>435,000</u>

Total Allocation of Available Funds	436,250
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Total Unassigned (undesignated) Cash	\$ <u>221,955</u>
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Notes

- (1) Represents approximately 2 months of operating expenditures
- (2) Represents deductibles for Liability and Property insurance
- (3) Represents annual amount of approximate 10 year plan for renewal and replacement

Harmony
Community Development District

Debt Service Budgets
Fiscal Year 2012

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2012 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2010	ADOPTED BUDGET FY 2011	ACTUAL THRU JUN-2011	PROJECTED JUL - SEP-2011	TOTAL PROJECTED FY 2011	ANNUAL BUDGET FY 2012
REVENUES						
Interest - Investments	\$ 1,746	\$ 800	\$ 1,638	\$ 546	\$ 2,184	\$ 800
Special Assmnts- Tax Collector	1,040,281	1,038,106	1,028,803	8,153	1,036,956	1,037,752
Special Assmnts- Prepayment	7,974	-	35,400	-	35,400	-
Special Assmnts- CDD Collected	433,309	432,426	432,426	-	432,426	432,299
Special Assmnts- Delinquent	8,058	-	1,072	-	1,072	-
Special Assmnts- Discounts	(15,807)	(41,524)	(18,553)	-	(18,553)	(41,510)
TOTAL REVENUES	1,475,561	1,429,808	1,480,786	8,699	1,489,485	1,429,342
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	11,453	20,762	20,202	163	20,365	20,755
Total Administrative	11,453	20,762	20,202	163	20,365	20,755
<i>Debt Service</i>						
Principal Debt Retirement	285,000	305,000	305,000	-	305,000	325,000
Principal Prepayments	20,000	-	30,000	-	30,000	-
Interest Expense	1,144,413	1,123,388	1,122,663	-	1,122,663	1,099,100
Total Debt Service	1,449,413	1,428,388	1,457,663	-	1,457,663	1,424,100
TOTAL EXPENDITURES	1,460,866	1,449,150	1,477,865	163	1,478,028	1,444,855
Excess (deficiency) of revenues Over (under) expenditures	14,695	(19,342)	2,921	8,536	11,457	(15,513)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(19,342)	-	-	-	(15,513)
TOTAL OTHER SOURCES (USES)	-	(19,342)	-	-	-	(15,513)
Net change in fund balance	14,695	(19,342)	2,921	8,536	11,457	(15,513)
FUND BALANCE, BEGINNING	1,721,124	1,735,819	1,735,819	-	1,735,819	1,747,276
FUND BALANCE, ENDING	\$ 1,735,819	\$ 1,716,477	\$ 1,738,740	\$ 8,536	\$ 1,747,276	\$ 1,731,762

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	PREPAYMENT	INTEREST	TOTAL
11/01/11	\$ 15,160,000.00	7.25%	\$ -		\$ 549,550.00	\$ 1,424,100.00
05/01/12	\$ 15,160,000.00	7.25%	\$ 325,000.00		\$ 549,550.00	
11/01/12	\$ 14,835,000.00	7.25%	\$ -		\$ 537,768.75	\$ 1,425,537.50
05/01/13	\$ 14,835,000.00	7.25%	\$ 350,000.00		\$ 537,768.75	
11/01/13	\$ 14,485,000.00	7.25%	\$ -		\$ 525,081.25	\$ 1,425,162.50
05/01/14	\$ 14,485,000.00	7.25%	\$ 375,000.00		\$ 525,081.25	
11/01/14	\$ 14,110,000.00	7.25%	\$ -		\$ 511,487.50	\$ 1,422,975.00
05/01/15	\$ 14,110,000.00	7.25%	\$ 400,000.00		\$ 511,487.50	
11/01/15	\$ 13,710,000.00	7.25%	\$ -		\$ 496,987.50	\$ 1,423,975.00
05/01/16	\$ 13,710,000.00	7.25%	\$ 430,000.00		\$ 496,987.50	
11/01/16	\$ 13,280,000.00	7.25%	\$ -		\$ 481,400.00	\$ 1,427,800.00
05/01/17	\$ 13,280,000.00	7.25%	\$ 465,000.00		\$ 481,400.00	
11/01/17	\$ 12,815,000.00	7.25%	\$ -		\$ 464,543.75	\$ 1,424,087.50
05/01/18	\$ 12,815,000.00	7.25%	\$ 495,000.00		\$ 464,543.75	
11/01/18	\$ 12,320,000.00	7.25%	\$ -		\$ 446,600.00	\$ 1,428,200.00
05/01/19	\$ 12,320,000.00	7.25%	\$ 535,000.00		\$ 446,600.00	
11/01/19	\$ 11,785,000.00	7.25%	\$ -		\$ 427,206.25	\$ 1,429,412.50
05/01/20	\$ 11,785,000.00	7.25%	\$ 575,000.00		\$ 427,206.25	
11/01/20	\$ 11,210,000.00	7.25%	\$ -		\$ 406,362.50	\$ 1,427,725.00
05/01/21	\$ 11,210,000.00	7.25%	\$ 615,000.00		\$ 406,362.50	
11/01/21	\$ 10,595,000.00	7.25%	\$ -		\$ 384,068.75	\$ 1,428,137.50
05/01/22	\$ 10,595,000.00	7.25%	\$ 660,000.00		\$ 384,068.75	
11/01/22	\$ 9,935,000.00	7.25%	\$ -		\$ 360,143.75	\$ 1,430,287.50
05/01/23	\$ 9,935,000.00	7.25%	\$ 710,000.00		\$ 360,143.75	
11/01/23	\$ 9,225,000.00	7.25%	\$ -		\$ 334,406.25	\$ 1,433,812.50
05/01/24	\$ 9,225,000.00	7.25%	\$ 765,000.00		\$ 334,406.25	
11/01/24	\$ 8,460,000.00	7.25%	\$ -		\$ 306,675.00	\$ 1,433,350.00
05/01/25	\$ 8,460,000.00	7.25%	\$ 820,000.00		\$ 306,675.00	
11/01/25	\$ 7,640,000.00	7.25%	\$ -		\$ 276,950.00	\$ 1,433,900.00
05/01/26	\$ 7,640,000.00	7.25%	\$ 880,000.00		\$ 276,950.00	
11/01/26	\$ 6,760,000.00	7.25%	\$ -		\$ 245,050.00	\$ 1,435,100.00
05/01/27	\$ 6,760,000.00	7.25%	\$ 945,000.00		\$ 245,050.00	
11/01/27	\$ 5,815,000.00	7.25%	\$ -		\$ 210,793.75	\$ 1,431,587.50
05/01/28	\$ 5,815,000.00	7.25%	\$ 1,010,000.00		\$ 210,793.75	
11/01/28	\$ 4,805,000.00	7.25%	\$ -		\$ 174,181.25	\$ 1,433,362.50
05/01/29	\$ 4,805,000.00	7.25%	\$ 1,085,000.00		\$ 174,181.25	
11/01/29	\$ 3,720,000.00	7.25%	\$ -		\$ 134,850.00	\$ 1,434,700.00
05/01/30	\$ 3,720,000.00	7.25%	\$ 1,165,000.00		\$ 134,850.00	
11/01/30	\$ 2,555,000.00	7.25%	\$ -		\$ 92,618.75	\$ 1,420,237.50
05/01/31	\$ 2,555,000.00	7.25%	\$ 1,235,000.00		\$ 92,618.75	
11/01/31	\$ 1,320,000.00	7.25%	\$ -		\$ 47,850.00	\$ 1,415,700.00
05/01/32	\$ 1,320,000.00	7.25%	\$ 1,320,000.00		\$ 47,850.00	
			\$ 15,160,000.00	\$ 240,000.00	\$ 23,135,112.50	\$ 40,415,112.50

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2012 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2010	BUDGET FY 2011	THRU JUN-2011	JUL - SEP-2011	PROJECTED FY 2011	BUDGET FY 2012
REVENUES						
Interest - Investments	\$ 2,371	\$ 800	\$ 1,211	\$ 404	\$ 1,615	\$ 800
Net Incr (Decr) In FMV-Invest	(1,263)	-	-	-	-	-
Special Assmnts- CDD Collected	1,201,217	1,198,145	826,295	371,850	1,198,145	1,197,737
TOTAL REVENUES	1,202,325	1,198,945	827,506	372,254	1,199,760	1,198,537
EXPENDITURES						
<i>Debt Service</i>						
Principal Debt Retirement	210,000	225,000	225,000	-	225,000	245,000
Interest Expense	1,014,863	1,000,688	1,000,688	-	1,000,688	985,500
Total Debt Service	1,224,863	1,225,688	1,225,688	-	1,225,688	1,230,500
TOTAL EXPENDITURES	1,224,863	1,225,688	1,225,688	-	1,225,688	1,230,500
Excess (deficiency) of revenues						
Over (under) expenditures	(22,538)	(26,743)	(398,182)	372,254	(25,928)	(31,963)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(26,743)	-	-	-	(31,963)
TOTAL OTHER SOURCES (USES)	-	(26,743)	-	-	-	(31,963)
Net change in fund balance	(22,538)	(26,743)	(398,182)	372,254	(25,928)	(31,963)
FUND BALANCE, BEGINNING	1,450,369	1,427,831	1,427,831	-	1,427,831	1,401,903
FUND BALANCE, ENDING	\$ 1,427,831	\$ 1,401,088	\$ 1,029,649	\$ 372,254	\$ 1,401,903	\$ 1,369,940

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/1/2011	\$ 14,600,000.00	6.75%	\$ -	\$ 492,750.00	\$ 1,230,500.00
5/1/2012	\$ 14,600,000.00	6.75%	\$ 245,000.00	\$ 492,750.00	
11/1/2012	\$ 14,355,000.00	6.75%	\$ -	\$ 484,481.25	\$ 1,223,962.50
5/1/2013	\$ 14,355,000.00	6.75%	\$ 255,000.00	\$ 484,481.25	
11/1/2013	\$ 14,100,000.00	6.75%	\$ -	\$ 475,875.00	\$ 1,226,750.00
5/1/2014	\$ 14,100,000.00	6.75%	\$ 275,000.00	\$ 475,875.00	
11/1/2014	\$ 13,825,000.00	6.75%	\$ -	\$ 466,593.75	\$ 1,223,187.50
5/1/2015	\$ 13,825,000.00	6.75%	\$ 290,000.00	\$ 466,593.75	
11/1/2015	\$ 13,535,000.00	6.75%	\$ -	\$ 456,806.25	\$ 1,223,612.50
5/1/2016	\$ 13,535,000.00	6.75%	\$ 310,000.00	\$ 456,806.25	
11/1/2016	\$ 13,225,000.00	6.75%	\$ -	\$ 446,343.75	\$ 1,222,687.50
5/1/2017	\$ 13,225,000.00	6.75%	\$ 330,000.00	\$ 446,343.75	
11/1/2017	\$ 12,895,000.00	6.75%	\$ -	\$ 435,206.25	\$ 1,225,412.50
5/1/2018	\$ 12,895,000.00	6.75%	\$ 355,000.00	\$ 435,206.25	
11/1/2018	\$ 12,540,000.00	6.75%	\$ -	\$ 423,225.00	\$ 1,226,450.00
5/1/2019	\$ 12,540,000.00	6.75%	\$ 380,000.00	\$ 423,225.00	
11/1/2019	\$ 12,160,000.00	6.75%	\$ -	\$ 410,400.00	\$ 1,225,800.00
5/1/2020	\$ 12,160,000.00	6.75%	\$ 405,000.00	\$ 410,400.00	
11/1/2020	\$ 11,755,000.00	6.75%	\$ -	\$ 396,731.25	\$ 1,228,462.50
5/1/2021	\$ 11,755,000.00	6.75%	\$ 435,000.00	\$ 396,731.25	
11/1/2021	\$ 11,320,000.00	6.75%	\$ -	\$ 382,050.00	\$ 1,224,100.00
5/1/2022	\$ 11,320,000.00	6.75%	\$ 460,000.00	\$ 382,050.00	
11/1/2022	\$ 10,860,000.00	6.75%	\$ -	\$ 366,525.00	\$ 1,228,050.00
5/1/2023	\$ 10,860,000.00	6.75%	\$ 495,000.00	\$ 366,525.00	
11/1/2023	\$ 10,365,000.00	6.75%	\$ -	\$ 349,818.75	\$ 1,224,637.50
5/1/2024	\$ 10,365,000.00	6.75%	\$ 525,000.00	\$ 349,818.75	
11/1/2024	\$ 9,840,000.00	6.75%	\$ -	\$ 332,100.00	\$ 1,224,200.00
5/1/2025	\$ 9,840,000.00	6.75%	\$ 560,000.00	\$ 332,100.00	
11/1/2025	\$ 9,280,000.00	6.75%	\$ -	\$ 313,200.00	\$ 1,221,400.00
5/1/2026	\$ 9,280,000.00	6.75%	\$ 595,000.00	\$ 313,200.00	
11/1/2026	\$ 8,685,000.00	6.75%	\$ -	\$ 293,118.75	\$ 1,221,237.50
5/1/2027	\$ 8,685,000.00	6.75%	\$ 635,000.00	\$ 293,118.75	
11/1/2027	\$ 8,050,000.00	6.75%	\$ -	\$ 271,687.50	\$ 1,223,375.00
5/1/2028	\$ 8,050,000.00	6.75%	\$ 680,000.00	\$ 271,687.50	
11/1/2028	\$ 7,370,000.00	6.75%	\$ -	\$ 248,737.50	\$ 1,227,475.00
5/1/2029	\$ 7,370,000.00	6.75%	\$ 730,000.00	\$ 248,737.50	
11/1/2029	\$ 6,640,000.00	6.75%	\$ -	\$ 224,100.00	\$ 1,223,200.00
5/1/2030	\$ 6,640,000.00	6.75%	\$ 775,000.00	\$ 224,100.00	
11/1/2030	\$ 5,865,000.00	6.75%	\$ -	\$ 197,943.75	\$ 1,220,887.50
5/1/2031	\$ 5,865,000.00	6.75%	\$ 825,000.00	\$ 197,943.75	
11/1/2031	\$ 5,040,000.00	6.75%	\$ -	\$ 170,100.00	\$ 1,220,200.00
5/1/2032	\$ 5,040,000.00	6.75%	\$ 880,000.00	\$ 170,100.00	
11/1/2032	\$ 4,160,000.00	6.75%	\$ -	\$ 140,400.00	\$ 1,220,800.00
5/1/2033	\$ 4,160,000.00	6.75%	\$ 940,000.00	\$ 140,400.00	
11/1/2033	\$ 3,220,000.00	6.75%	\$ -	\$ 108,675.00	\$ 1,217,350.00
5/1/2034	\$ 3,220,000.00	6.75%	\$ 1,000,000.00	\$ 108,675.00	
11/1/2034	\$ 2,220,000.00	6.75%	\$ -	\$ 74,925.00	\$ 1,219,850.00
5/1/2035	\$ 2,220,000.00	6.75%	\$ 1,070,000.00	\$ 74,925.00	
11/1/2035	\$ 1,150,000.00	6.75%	\$ -	\$ 38,812.50	\$ 1,227,625.00
5/1/2036	\$ 1,150,000.00	6.75%	\$ 1,150,000.00	\$ 38,812.50	
			\$ 14,600,000.00	\$ 22,178,028.75	\$ 37,768,028.75

**Budget Narrative
Fiscal Year 2012****REVENUES****Interest-Investments**

The District earns interest income on its trust accounts with US Bank.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year.

Special Assessment – CDD Collected (Maintenance)

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

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****Miscellaneous-Assessment Collection Cost**

The District reimburses the Osceola Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The FY2012 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt service.

Interest Expense

The District pays interest expense on the debt service bonds twice a year.

Harmony

Community Development District

Supporting Budget Schedules

Fiscal Year 2012

HARMONY

Community Development District

2011-2012 Non-Ad Valorem Assessment Summary

Platted												
Neighborhood	Lot Type	Lot Width	2012 O & M Assessment	2011 O & M Assessment	2012 Debt Service Assessment	2011 Debt Service Assessment	2012 Total Assessment	2011 Total Assessment	% Change (Decrease) Increase	Units		
A-1	MF	n/a	\$ 393.97	\$ 394.14	\$ 676.34	\$ 676.57	\$ 1,070.31	\$ 1,070.72	0.0%	186		
B	B	80	\$ 1,245.45	\$ 1,246.01	\$ 2,138.14	\$ 2,138.86	\$ 3,383.59	\$ 3,384.87	0.0%	9		
	C	65	\$ 1,011.93	\$ 1,012.38	\$ 1,737.23	\$ 1,737.83	\$ 2,749.16	\$ 2,750.21	0.0%	25		
	E	52	\$ 809.54	\$ 809.91	\$ 1,389.79	\$ 1,390.26	\$ 2,199.33	\$ 2,200.17	0.0%	35		
	G	42	\$ 653.86	\$ 654.15	\$ 1,122.52	\$ 1,122.90	\$ 1,776.38	\$ 1,777.06	0.0%	22		
	H	35	\$ 544.88	\$ 545.13	\$ 935.43	\$ 935.75	\$ 1,480.32	\$ 1,480.88	0.0%	15		
C-1	B	80	\$ 1,224.99	\$ 1,225.54	\$ 2,103.00	\$ 2,103.72	\$ 3,327.99	\$ 3,329.25	0.0%	10		
	C	65	\$ 995.30	\$ 995.75	\$ 1,708.69	\$ 1,709.27	\$ 2,703.99	\$ 2,705.02	0.0%	30		
	E	52	\$ 796.24	\$ 796.60	\$ 1,366.95	\$ 1,367.42	\$ 2,163.19	\$ 2,164.02	0.0%	35		
	G	42	\$ 643.12	\$ 643.41	\$ 1,104.08	\$ 1,104.45	\$ 1,747.20	\$ 1,747.86	0.0%	30		
	H	35	\$ 535.93	\$ 536.17	\$ 920.06	\$ 920.38	\$ 1,456.00	\$ 1,456.55	0.0%	12		
C-2	B	80	\$ 1,273.81	\$ 1,274.38	\$ 2,186.82	\$ 2,187.57	\$ 3,460.64	\$ 3,461.95	0.0%	4		
	C	65	\$ 1,034.97	\$ 1,035.44	\$ 1,776.80	\$ 1,777.40	\$ 2,811.77	\$ 2,812.84	0.0%	14		
	E	52	\$ 827.98	\$ 828.35	\$ 1,421.44	\$ 1,421.92	\$ 2,249.41	\$ 2,250.27	0.0%	13		
	G	42	\$ 668.75	\$ 669.05	\$ 1,148.08	\$ 1,148.47	\$ 1,816.83	\$ 1,817.52	0.0%	31		
	H	35	\$ 557.29	\$ 557.54	\$ 956.74	\$ 957.06	\$ 1,514.03	\$ 1,514.60	0.0%	25		
D-1	B	80	\$ 1,316.03	\$ 1,316.62	\$ 2,259.31	\$ 2,260.08	\$ -3,575.34	\$ 3,576.70	0.0%	9		
	C	65	\$ 1,069.28	\$ 1,069.76	\$ 1,835.69	\$ 1,836.31	\$ 2,904.97	\$ 2,906.07	0.0%	20		
	E	52	\$ 855.42	\$ 855.80	\$ 1,468.55	\$ 1,469.05	\$ 2,323.97	\$ 2,324.86	0.0%	6		
D-2	E	n/a	\$ 781.74	\$ 782.09	\$ 1,342.05	\$ 1,342.51	\$ 2,123.79	\$ 2,124.59	0.0%	11		
E	Custom	n/a	\$ 2,085.82	\$ 2,086.75	\$ 3,580.84	\$ 3,582.06	\$ 5,666.67	\$ 5,668.82	0.0%	51		
G	E	52	\$ 941.61	\$ 942.03	\$ 1,616.51	\$ 1,617.06	\$ 2,558.11	\$ 2,559.08	0.0%	62		
	G	42	\$ 760.53	\$ 760.87	\$ 1,305.64	\$ 1,306.08	\$ 2,066.17	\$ 2,066.95	0.0%	85		
	H	35	\$ 633.77	\$ 634.06	\$ 1,088.03	\$ 1,088.40	\$ 1,721.81	\$ 1,722.46	0.0%	39		
Unplatted												
A-2	MF		\$ 348.41	\$ 348.57	\$ 598.14	\$ 598.34	\$ 946.55	\$ 946.91	0.0%	44		
H-1/H-2	MF		\$ 598.89	\$ 599.16	\$ 1,028.15	\$ 1,028.50	\$ 1,627.04	\$ 1,627.66	0.0%	222		
F	MF		\$ 463.10	\$ 463.30	\$ 795.03	\$ 795.30	\$ 1,258.12	\$ 1,258.60	0.0%	120		
M	MF		\$ 225.89	\$ 225.99	\$ 387.79	\$ 387.93	\$ 613.68	\$ 613.91	0.0%	120		
I/J	TBD		\$ 468.73	\$ 468.94	\$ 804.70	\$ 804.97	\$ 1,273.43	\$ 1,273.91	0.0%	600		
K	TBD		\$ 431.56	\$ 431.75	\$ 740.88	\$ 741.13	\$ 1,172.43	\$ 1,172.88	0.0%	220		
L	TBD		\$ 462.42	\$ 462.63	\$ 793.86	\$ 794.13	\$ 1,256.28	\$ 1,256.76	0.0%	180		
Comm	Comm		\$ 26,409.64	\$ 26,421.45	\$ 45,338.89	\$ 45,354.32	\$ 71,748.52	\$ 71,775.77	0.0%	7.58		
Office	Office		\$ 91,771.75	\$ 91,812.79	\$ 157,549.64	\$ 157,603.27	\$ 249,321.39	\$ 249,416.06	0.0%	26.34		
TC	Town Center		\$ 105,394.67	\$ 105,441.79	\$ 180,936.85	\$ 180,998.44	\$ 286,331.51	\$ 286,440.24	0.0%	30.25		
GC	Golf Course											

2,349.17

4D

HARMONY CDD LOG

DATE	CONCERN	LOCATION	ACTION TAKEN	STATUS	NAME	PHONE
04/04/11	concerns over park at Buttonbush Loop		Luke Bros. aware of concerns	Complete TH	Jeanna McGinness	
04/06/11	dog bin full and no bags for several days	opposite 3362 Cat Brier Trl	Staff corrected issue	Complete TH	Jim Warren	
04/19/11	splash pad not working	will be repaired by 4/22/11	Fixed 4/20/11	Complete TH	Amber Sorrels	407-925-7596
04/22/11	large ant mound	Birchwood park		Complete TH	Kerul Kassel	201-406-0244
04/30/11	concern over replacement trees	6929 Cupseed Lane	Luke addressing concerns	Complete TH	Jason Roberson	
05/05/11	lack of irrigation for new plantings	Primrose Willow by dog park	being addressed w/Toho & Luke	Complete TH	Kerul Kassel	
05/17/11	complaint about noisy ice cream truck	7132 Indian Grass	Osceola Code Enforcement Issue	Complete TH	Scott Smith	321-431-5996
05/27/11	landscape mowers damaged metal fence	7006 Bluestem	Luke made repairs	Complete TH	Mark Frankenburg	321-217-4621
06/13/11	broken irrigation/leakage	large dog park	Luke repairing leak	Complete TH	Dave Leeman	201-406-0244
06/13/11	broken irrigation/leakage	large dog park	Luke repairing leak	Complete TH	Dave Leeman	201-406-0244
06/14/11	irrigation turned off	3310 Catbrier Trail	TOHO issue	Complete TH	Lori Brooks	270-977-7355
06/20/11	broken irrigation/gusher	Five Oaks by circle	Luke repaired	Complete TH	Dave Leeman	201-406-0244
06/23/11	sprinkler problem	alley-Beargrass & schoolhouse	Luke repaired	Complete TH	Pam LeMenanger	
06/28/11	right of way tree is dead	6971 Blue Stem Rd.	Scheduled for Fall	Pending	Ben Falleur	407-319-8793
07/05/11	vandalism	lakeshore park	Sheriff Report Filed	Complete TH	Todd Haskett	
07/05/11	tree down at park	Sundrop Triangle Park	Luke staked tree	Complete TH	Jonathon	

4E

Harmony CDD
Website Statistics as of July 18, 2011
(counter setup March 25, 2011)

OVERVIEW

• Total Visitors:	897	• Visitors, June:	353
• Total Page Views:	4,517	• Page Views, June:	1,416
• Total Spiders:	2,828	• Visitors, July:	292
• Total Feeds:	202	• Page Views, July:	840

TOP-DAYS

• June 30, 2011:	232	• May 9, 2011:	163
• July 9, 2011:	175	• June 7, 2011:	148
• July 14, 2011:	174		

OPERATING SYSTEMS

• Windows XP:	1,886	• iPhone:	60
• Windows 7:	688	• Windows Server 2003:	53
• Windows Vista:	407	• Android Linux:	39
• MAC OS X Snow Leopard:	267	• Windows NT 4:	38
• Windows 2000:	68	• iPad:	36

BROWSERS

• Internet Explorer 8:	1,074	• Firefox 3:	324
• Mozilla:	689	• Google Chrome:	241
• Internet Explorer 7:	655	• Internet Explorer 9:	188
• Internet Explorer 6:	562	• Firefox 4:	76
• Safari:	354	• Opera:	68

SEARCH ENGINES

• Google:	218
• Yandex:	24
• Yahoo:	14
• Incredimail	1

TOP PAGES

• Home:	1,759
• About Harmony:	224
• /index.php	209
• Agendas:	190
• Recreational Facilities	176

TOP SEARCH TERMS *(shown as typed in the search engines)*

• Harmony CDD	79	• cdd stories	4
• harmonycdd.org	35	• celebration florida ponds for fishing	3
• harmony community development district	28	• www.harmony.cdd	3
• www.harmonycdd.org	17	• Harmony Florida wastewater	2
• harmony fl cdd	10	• harmony swim club	2
• harmony florida cdd	5	• "harmony cdd"	2
• cache:6MgNJucPNAoJwww.harmonycdd.org/harmony fl	5	• boil water alert harmony,fl April 2011	2
• harmony community water problems	5	• harmony, fl cdd	2
• cdd harmony	4	• c dd 2000	2
		• harmonycdd	2
		• harmonycdd fl	2

TOP DAYS UNIQUE VISITORS

• June 30, 2011:	70
• July 9, 2011:	48
• July 12, 2011:	35
• April 19, 2011:	30
• June 27, 2011	29

TOP DAYS PAGE VIEWS

• June 30, 2011:	187
• July 9, 2011:	146
• June 10, 2011:	124
• May 9, 2011	97
• June 7, 2011:	96